

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS (LOCATED AT 128 BIRCH CREEK ROAD – 24.41 ACRES)

Section 1. Pursuant to G.S. 160A-58.1, the hereinafter described territory is hereby annexed to City of Greensboro:

BEGINNING at a point in the existing Greensboro satellite city limits (as of August 1, 2014), said point being an axle at the northeast corner of Lot 125 on Sheet 1 of Phase III of Birch Creek Ridge, as recorded in Plat Book 156, Page 135, said point also being the southeast corner of Jackson P. and Helen W. Keeton, et al, as recorded in Deed Book 2632, Page 176; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS along Keeton's east line N 03° 03' 02" E 407.85 feet to an existing iron pipe; thence along said line N 05° 57' 35" E 155.66 feet to an existing axle at the southernmost corner of Charles G. and Virginia M. Duke, as recorded in Deed Book 4408, Page 430; thence N 06° 46' 49" E 505.12 feet along Duke's east line to a new iron pipe at Duke's northeast corner; thence N 88° 43' 26" W 98.00 feet along Duke's north line to a point in the right-of-way of McLeansville Road (NCSR 2819); thence N 52° 22' 19" E 144.00 feet to a point in said right-of-way; thence S 11° 45' 38" E 92.83 feet along the west line of Betty Lou Neese, as recorded in Deed Book 4410, Page 1999, to a new iron pipe at Neese's southwest corner; thence S 88° 43' 26" E 258.94 feet along Neese's south line to an existing iron pipe at her southeast corner; thence N 04° 44' 26" W 112.64 feet along Neese's east line to a new iron pipe in the south line of Curtis G. Clapp, as recorded in Deed Book 2889, Page 420; thence N 71° 40' 54" E 76.76 feet along Clapp's south line to an existing iron pipe at his southeast corner; thence N 10° 16' 31" W 176.11 feet along Clapp's east line to an existing iron pipe in the right-of-way of McLeansville Road; thence N 54° 35' 25" E 251.53 feet to a point in said right-of-way; thence S 23° 01' 16" E 107.14 feet to a point in the west line of the 60-foot right-of-way of Birch Creek Road (NCSR 2826); thence with said right-of-way line the following three courses and distances: (1) S 18° 02' 25" W 368.03 feet to a new iron pipe, (2) along the arc of a curve to the left having a radius of 730.13 feet and a chord bearing and distance of S 01° 30' 28" W 415.53 feet to a new iron pipe, and (3) S 15° 01' 29" E 969.77 feet to an existing iron pipe at the northeast corner of Jannette D. Dumas, as recorded in Deed Book 2743, Page 595; thence S 74° 23' 22" W 365.80 feet along Dumas' north line to an existing iron pipe at her northwest corner; thence S 05° 36' 30" W 233.66 feet along Dumas' west line and the west line of a second lot of said Dumas, as recorded in Deed Book 2656, Page 678, to an existing iron pipe at the northeast corner of Lot 186 of Birch Creek Ridge, Phase II, Section A, as recorded in Plat Book 136, Page 76, said point being in the existing satellite city limits; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS along the north line of said Section A N 86° 57' 53" W 489.38 feet to an existing iron pipe in the east line of Phase II, Section B of Birch Creek Ridge, as recorded in Plat Book 143, Page 61; thence along said east line N 06° 26' 43" E 220.15 feet to an existing iron pipe at the northeast corner of Lot 159 in said Section B; thence along the east line of Sheet 1 of Phase III N 06° 26' 07" E 376.67 feet to the point and place of BEGINNING, and containing approximately 24.41 acres. All plats and deeds referred to above are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. The owner agrees to pay to the City of Greensboro an acreage fee of five hundred eighty dollars (\$580.00) per acre for water service and five hundred eighty dollars (\$580.00) per acre for sewer service immediately prior to the time of annexation, provided that each of these utilities are available at the time of annexation. Any utility line assessments which may have been levied by the County shall be collected either by voluntary payment or through foreclosure of same by the City. Following annexation, the property annexed shall receive the same status regarding charges and rates as any other property located inside the corporate limits of the City of Greensboro.

Section 3. The owner shall be fully responsible for extending water and sewer service to the property at said owner's expense.

Section 4. From and after the effective date of annexation, the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force within the City and shall be entitled to the same privileges and benefits thereof, subject to the provisions in Sections 2 and 3 above.

Section 5. From and after September 30, 2014, the liability for municipal taxes for the 2014-15 fiscal year shall be prorated on the basis of 9/12 of the total amount of taxes that would be due for the entire fiscal year. The due date for prorated municipal taxes shall be September 1, 2015. Municipal ad valorem taxes for the 2015-16 fiscal year and thereafter shall be due annually on the same basis as any other property within the city limits.

Section 6. That this ordinance shall become effective upon adoption.