

## AMENDING OFFICIAL ZONING MAP

### EXTENSIONS OF EAST CONE BOULEVARD AND NEALTOWN ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

**Section 1.** The Official Zoning Map is hereby amended by original zoning from **County AG** (Agricultural) to **City R-5** (Single Family Residential).

The area is described as follows:

BEGINNING at a point in the existing Greensboro city limit line (as of October 31, 2013), said point being the southeast corner of Lot 1 of Phase 1 of Evangel Word Ministries Inc., as recorded in Plat Book 145, Page 109; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS along the eastern line of said Lot 1 the following 2 courses and distances: (1) N3°27'54"W 47.58 feet to a point, and (2) N20°44'42"W 37.53 feet to a point on the northern right-of-way line of the proposed E. Cone Boulevard extension as shown on City of Greensboro Engineering Drawing G-966-A; THENCE DEPARTING FROM THE EXISTING CITY LIMITS and following the northern and eastern lines of property acquired in fee simple for the E. Cone Boulevard and Nealtown Road extension project the following 70 courses and distances, along lines and curves as shown on City of Greensboro Engineering Drawings G-966-A and G-966-B: (1) (C13) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S88°59'21"E 423.96 feet to a point, (2) (L80) N17°12'12"W 22.08 feet to a point, (3) (L81) N72°47'48"E 20.00 feet to a point, (4) (L82) S17°12'12"E 29.52 feet to a point, (5) (C11) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S86°37'04"E 12.50 feet to a point, (6) (L83) N17°12'12"W 33.92 feet to a point, (7) (L66) N72°47'48"E 15.11 feet to a point, (8) (L65) N72°47'48"E 21.89 feet to a point, (9) (L84) S17°12'12"E 48.00 feet to a point, (10) (C9) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S84°47'34"E 277.11 feet to a new iron pipe, (11) (C14) ) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S83°22'17"E 10.15 feet to a point, (12) (L95) N16°17'46"E 52.50 feet to a point, (13) (L96) N16°17'46"E 8.68 feet to a point, (14) (L97) S28°42'14"E 12.18 feet to a point, (15) (L98) S28°42'14"E 16.10 feet to a point, (16) (L99) S16°17'46"W 37.83 feet to a point, (17) (C16) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S82°39'12"E 94.37 feet to a point, (18) (L103) N7°48'49"E 20.00 feet to a point, (19) (L104) S82°06'41"E 15.21 feet to a point, (20) (L105) S7°57'49"W 20.00 feet to a point, (21) (C18) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S81°37'47"E 82.21 feet to a new iron pipe, (22) (C19) with a curve to the right having a radius of 5,789.58 feet and a chord bearing and distance of S80°20'59"E 176.44 feet to a new iron pipe, (23) (L106) S79°28'36"E 44.54 feet to a new iron pipe, (24) S79°28'36"E 414.24 feet to a point, (25) (L151) N6°27'49"W 43.23 feet to a point, (26) (L150) N6°27'49"W 10.37 feet to a point, (27) ( L149) N83°32'11"E 20.00 feet to a point, (28) (L148) S6°27'49"E 12.96 feet to a point, (29) (L147) S6°27'49"E 46.75 feet to a point, (30) (L140) S79°28'36"E 33.98 feet to a point, (31) (L146) N6°27'49"W 43.61 feet to a point, (32) (L145) N83°32'11"E 31.50 feet to a point, (33) (L144) S6°27'49"E 53.23 feet to a point, (34) (L138) S79°28'36"E 131.64 feet to a new iron pipe, (35) (C51) with a curve to the left having a radius of 840.00 feet and a chord bearing and distance of S86°49'15"E 214.75 feet to a new iron pipe, (36) (L137) N85°50'06"E 46.74 feet to a point, (37) N85°50'06"E 130.81 feet to a new iron pipe, (38) (L365) N52°58'36"E 40.28 feet to a

point, (39) (L406) N2°08'20"E 37.37 feet to a point, (40) (L405) S87°43'18"E 15.00 feet to a point, (41) (C33) ) with a curve to the right having a radius of 7,674.44 feet and a chord bearing and distance of N2°39'12"E 100.46 feet to a new iron pipe, (42) (L363) S86°58'14"E 5.60 feet to a new iron pipe on the western right-of-way line of White Elder Road (SR 2844), as recorded on Property of James T. Plummer & Wf. Linda H. Plummer in Plat Book 131, Page 88, (43) S86°58'14"E approximately 57.09 feet to a point on the eastern right-of-way line of White Elder Road, as recorded on Mrs. Helen G. Watkins plat in Plat Book 60, Page 39, (44) (L390) S86°58'14"E 7.31 feet to a new iron pipe, (45) (C35) with a curve to the left having a radius of 7,604.44 feet and a chord bearing and distance of S2°41'27"W 89.59 feet to a point, (46) (L403) S87°38'48"E 15.00 feet to a point, (47) (L404) S2°13'52"W 32.29 feet to a point, (48) (L392) S48°42'41"E 35.87 feet to a new iron pipe, (49) (L393) N85°50'06"E 45.44 feet to a point, (50) (L394) N85°50'06"E 9.47 feet to a point, (51) (L395) N85°50'06"E 73.11 feet to a new iron pipe on the eastern line of Lot 2 of said Watkins plat, (52) (L387) S2°24'07"W 60.40 feet with said line to a point, (53) S2°24'07"W 60.40 feet with said line to a new iron pipe, (54) (L409) S85°50'06"W 48.95 feet to a point, (55) (L410) S85°50'06"W 5.32 feet to a point, (56) (L411) S85°50'06"W 59.93 feet to a new iron pipe, (57) (L412) S55°39'40"W 29.76 feet to a point, (58) (L432) S0°35'26"W 24.55 feet to a point, (59) (L431) S0°35'26"W 24.09 feet to a point, (60) (L430) N89°24'34"W 30.41 feet to a point, (61) (C38) with a curve to the left having a radius of 7,604.44 feet and a chord bearing and distance of S0°08'42"W 103.35 feet to a new iron pipe, (62) (L414) S0°14'40"E 156.34 feet to a point, (63) (L415) S0°14'40"E 18.89 feet to a point, (64) (L425) S81°22'51"E 21.07 feet to a point, (65) (L424) S81°22'51"E 84.30 feet to a point, (66) (L423) S7°02'39"W 131.71 feet to a point, (67) (L422) S64°14'33"E 60.43 feet to a point, (68) (L421) S65°24'11"W 47.67 feet to a point, (69) (L420) N64°14'33"W 64.85 feet to a point, (70) (L419) S0°14'40"E approximately 78.96 feet to a point in the existing Greensboro city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a southwesterly direction approximately 209 feet to a point; THENCE DEPARTING FROM THE EXISTING CITY LIMITS and following the western and southern lines of property acquired in fee simple for the E. Cone Boulevard and Nealtown Road extension project the following 69 courses and distances, along lines and curves as shown on City of Greensboro Engineering Drawings G-966-A and G-966-B: (1) N0°14'40"W approximately 231.74 feet to a point, (2) (L327) N0°14'40"W 41.33 feet to a new iron pipe, (3) (L332) N0°14'40"W 76.05 feet to a new iron pipe, (4) (L333) N89°45'20"E 28.98 feet to a point, (5) (L334) N89°45'20"E 5.00 feet to a point, (6) (L335) N89°45'20"E 6.01 feet to a new iron pipe, (7) N0°14'40"W 194.29 feet to a point, (8) (L350) N89°06'13"W 7.96 feet to a point, (9) (L351) N89°06'13"W 5.00 feet to a point, (10) (L352) N89°06'13"W 52.43 feet to a point, (11) (L353) S49°54'44"W 164.34 feet to a point on the western line of Lot 2 of said Plummer plat, (12) (L354) with said line N2°38'03"E 40.84 feet to a point, (13) (L355) N49°54'44"E 124.12 feet to a point, (14) (L356) N0°53'47"E 101.76 feet to a point, (15) (L343) S88°10'12"W 45.18 feet to a point, (16) (L342) N04°09'54"W 26.72 feet to a point, (17) (L341) N04°09'54"W 25.83 feet to a point, (18) (L340) S85°50'06"W 37.10 feet to a new iron pipe, (19) (L229) S85°50'06"W 32.44 feet to a new iron pipe, (20) (C58) with a curve to the right having a radius of 960.00 feet and a chord bearing and distance of S86°39'09"W 27.40 feet to a point, (21) (L426) S2°31'47"E 24.26 feet to a point, (22) (L417) S2°31'47"E 24.69 feet to a point, (23) (L277) S13°55'56"E 46.46 feet to a point, (23) (L276) S76°04'04"W 129.25 feet to a point, (24) (L275) S13°04'50"W 157.64 feet to a point, (25) (L274) N81°08'47"W 22.36 feet to a point, (26) (L273) N22°29'59"W 39.01 feet to a point, (27) (L272) N13°03'54"E 137.19 feet to a point, (28) (L271) N51°21'32"W 23.85 feet to a point, (29) (L270) N13°55'56"W 41.73 feet to a point, (30) (L247) N07°54'10"E 15.00 feet to a point, (31) (L248) N07°54'10"E 43.89 feet to a point, (32) (C30) with a curve to the right having a radius of 960.00 feet and a chord bearing and distance

of N80°47'13"W 43.90 feet to a new iron pipe, (33) (L244) N79°28'36"W 59.35 feet to a point, (34) (L245) S10°31'24"W 53.66 feet to a point, (35) (L246) S10°31'24"W 5.25 feet to a point, (36) (L268) S26°24'24"W 20.50 feet to a point, (37) (L267) N84°13'44"W 73.93 feet to a point, (38) (L266) S14°45'50"W 39.03 feet to a point, (39) (L265) N77°02'00"W 142.00 feet to a point, (40) (L264) N12°58'00"E 104.59 feet to a point, (41) (L263) N12°58'00"E 5.09 feet to a point, (42) (L262) N12°58'00"E 8.05 feet to a point, (43) N79°28'36"W 399.87 feet to a new iron pipe, (44) (C29) with a curve to the left having a radius of 5,669.58 feet and a chord bearing and distance of N80°13'38"W 148.53 feet to a point, (45) (L257) S9°07'50"W 20.76 feet to a point, (46) (L256) S9°07'50"W 5.03 feet to a point, (47) (L255) S9°07'50"W 96.96 feet to a point, (48) (L254) N80°52'10"W 161.10 feet to a point, (49) (L253) S33°15'47"W 102.40 feet to a point, (50) (L252) N54°25'17"W 45.25 feet to a point, (51) (L251) N34°08'04"E 62.65 feet to a point, (52) (L250) N9°07'50"E 57.97 feet to a point, (53) (L249) N80°52'10"W 54.84 feet to a point, (54) (L213) N80°52'10"W 14.16 feet to a point, (55) (L212) N 15°56'16"E 60.25 feet to a point, (56) (L238) N 15°56'16"E 11.62 feet to a point, (57) (L239) N 15°56'16"E 2.64 feet to a point, (58) (C55) with a curve to the left having a radius of 5,669.58 feet and a chord bearing and distance of N84°29'13"W 139.90 feet to a point, (59) (L234) S0°50'12"W 11.68 feet to a point, (60) (L235) S0°50'12"W 29.64 feet to a point, (61) (L211) S84°03'01"W 78.59 feet to a point, (62) (L210) S19°48'33"W 15.00 feet to a point, (63) (L209) S70°11'27"E 87.68 feet to a point, (64) (L208) S0°50'12"W 43.57 feet to a point, (65) (L207) S90°00'00"W 210.40 feet to a point, (66) (L206) ) N0°00'00"W 123.45 feet to a point, (67) (L218) N0°00'00"W 16.94 feet to a point, (68) (L216) N0°00'00"W 10.31 feet to a point, (69) (C53) with a curve to the left having a radius of 5,669.58 feet and a chord bearing and distance of N89°05'57"W 347.13 feet to a point in the existing Greensboro city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N14°03'06"W 38.14 feet to the point and place of BEGINNING, and containing approximately 12.410 acres. All deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

**Section 2.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-5** (Residential Single Family) zoning district unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

**Section 3.** Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

**Section 4.** This ordinance shall be effective on February 3, 2015.