

AMENDING OFFICIAL ZONING MAP

1306-1310 ROOSEVELT COURT, 1307-REAR, 1308-REAR, 1309-REAR, 1310-REAR & 1310-NEAR ROOSEVELT COURT

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 LI** (Light Industrial) to **City LI** (Light Industrial).

The area is described as follows:

BEGINNING at a point in the existing Greensboro satellite city limits (as of December 15, 2014), said point being the southernmost corner of that 12.547-acre satellite annexation approved by Ordinance 14-147 on December 2, 2014; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS with the eastern line of Millstream Business Park, Section 2, Phase 1, as recorded in Plat Book 149, Page 120 in the office of the Register of Deeds of Guilford County, S 17°37'31" W 315.48 feet to a corner in the eastern line of Lot 13 in said Phase 1; thence with said Phase 1 eastern line S 22°08'49" W 248.22 feet to a sanitary sewer manhole at the southernmost corner of said Phase 1; thence with the southwest line of said Phase 1 the following four courses and distances: 1) N 69°55'02" W 392.46 feet to a sanitary sewer manhole, 2) N 72°14'16" W 297.39 feet to a sanitary sewer manhole, 3) N 51°06'02" W 250.29 feet to a point, and 4) S 48°09'33" W 52.92 feet to a sanitary sewer manhole at the southwestern corner of said Phase 1; thence with the western line of said Phase 1 N 11°43'36" W 404.33 feet to a 3/4 inch iron pin in the western line of Lot 16 in said Phase 1; thence continuing with the western line of said Lot 16 N 19°03'54" E 140.45 feet to the northwest corner of said Lot 16; thence with the northern line of said Lot 16 S 86°37'05" E 354.91 feet to the northeastern corner of said Lot 16, a point in the western right-of-way line of Roosevelt Court; thence with said right-of-way line the following six courses and distances: 1) with a curve to the right having a radius of 605.00 feet and a chord bearing and distance of N 07°17'42" E 205.07 feet to the northeastern corner of Lot 17 in said Phase 1, 2) N 17°03'09" E 77.70 feet to a point, 3) with a curve to the left having a radius of 545.00 feet and a chord bearing and distance of N 12°36'54" E 84.33 feet to a the northeast corner of Lot 18 in said Phase 1, 4) with a curve to the left having a radius of 545.00 feet and a chord bearing and distance of N 01°11'58" E 132.42 feet to a point, 5) N 05°46'42" W 107.01 feet to a point, and 6) with a curve to the left having a radius of 30.00 feet and a chord bearing and distance of N 50°45'51" W 42.42 feet to a point in the southern right-of-way line of Millstream Road (State Road 3143); thence with said right-of-way line N 84°15'00" E 120.00 feet to a point on the eastern right-of-way line of Roosevelt Court; thence with said right-of-way line the following six courses and distances: 1) with a curve to the left having a radius of 30.00 feet and a chord bearing and distance of S 39°14'09" W 42.44 feet to a point, 2) S 05°46'42" E 106.95 feet to a point, 3) with a curve to the right having a radius of 605.00 feet and a chord bearing and distance of S 02°37'47" E 66.46 feet to a the northwest corner of Lot 10 in said Phase 1, 4) with a curve to the right having a radius of 605.00 feet and a chord bearing and distance of S 08°47'08" W 173.98 feet to the southwest corner of said Lot 10, 5) S 17°03'09" W 77.70 feet to a point, and 6) with a curve to the left having a radius of 545.00 feet and a chord bearing and distance of S 07°00'32" W 190.09 feet to the southwestern corner of Lot 11 in said Phase 1; thence with the southern line of said Lot 11 S 88°35'48" E 162.36 feet to the northeastern corner of Lot 12 in said Phase 1; thence continuing with said southern line S 86°39'17" E 430.41 feet to a point in the western line of a Drainageway

and Open Space and Utility Easement in said Phase 1; thence with the western line of said Drainageway and Open Space and Utility Easement the following three courses and distances: 1) N 08°27'55" E 68.31 feet to a point, 2) N 43°45'12" E 123.00 feet to a point, and 3) N 24°16'22" W 180.35 feet to a point in the Greensboro satellite city limits; THENCE PROCEEDING WITH THE SATELLITE CITY LIMITS the following seven courses and distances: 1) N 62°04' 18" E 25.53 feet to a point, 2) S 48°55'08" E 131.02 feet to a point, 3) S 43°15'52" E 54.44 feet to a point, 4) S 04°06'49" W 81.43 feet to a point, 5) S 21°58'04" W 346.31 feet to a point, 6) S 23°23'50" E 66.12 feet to a point, and 7) S 43°20'59" E 50.19 feet to the point and place of BEGINNING, and containing approximately 18.38 acres.

Section 2. This property will be perpetually bound to the uses authorized and subject to the development standards of the **LI** (Light Industrial) 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.