

AMENDING OFFICIAL ZONING MAP

TERMINUS OF WATERLYN AND LANGSTON ROADS

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 CU-PDM** (Conditional Use Planned Development Mixed) to **City R-7** (Residential Single Family).

The area is described as follows:

Beginning at an existing iron pin, the Northeast corner of lot 67 as shown on Plat of Creekside Phase II-A (PB 171, Pg 138); Thence, following the Northern property line of lot 67, S 75 deg. 57 min. 56 sec. W a distance of 157.60 feet to an existing iron pin, said pin being located in the Eastern Right of Way of Waterlyn Drive; Thence, following said Right of Way N 14 deg. 22 min. 22 sec. W a distance of 50.00 feet to a point; thence S 74 deg. 19 min. 51 sec. W a distance of 50.01 feet to a point; Thence S 14 deg. 22 min. 22 sec. E a distance of 50.00 feet to an existing iron pin, said pin being located in the Western Right of Way of Waterlyn Drive and the Northeastern corner of Lot 135 (PB 171, Pg 138); Thence S 70 deg. 30 min. 55 sec. W a distance of 205.84 feet to an existing iron pin, said pin being a corner of lot 137; Thence S 35 deg. 09 min. 25 sec. W a distance of 107.91 feet to an existing iron pin, said pin being a corner of Lot 138; Thence S 06 deg. 07 min. 42 sec. E a distance of 58.59 feet to an existing iron pin, said pin being a common corner of Lot 138 (PB 171 Pg 138) and Lot 126 as shown on Plat of Creekside Phase –B (PB 171, Pg 61); Thence following the Northern property line of lot 126, S 88 deg. 08 min. 38 sec. W a distance of 142.40 feet to an existing iron pin, said pin being located in the Eastern Right of Way of Langston Drive; Thence, following said Right of Way, a curve to the right having a radius of 315.00 feet and a chord bearing and distance of N 02 deg. 47 min. 31 sec. E a distance of 50.14 feet to a point; Thence N 82 deg. 38 min. 36 sec. W a distance of 50.00 feet to a point; thence following a curve to the left having a radius of 365.00 feet and a chord bearing and distance of S 02 deg. 15 min. 04 sec. W a distance of 64.96 feet to an existing iron pin, said pin being located on the Western Right of Way of Langston Drive and the Northeastern corner of Lot 98; Thence, following to the Northern property line of said Lot 98, S 85 deg. 30 min. 13 sec. W a distance of 56.74 feet to an existing iron pin be a common corner with said Lot 98 and Common Element of Creekside Phase II-B; Thence, following the Northern property line of said Common Elements, N 87 deg. 11 min. 40 sec. W a distance of 163.29 feet to an existing iron pin, thence N 63 deg. 30 min. 57 sec. W a distance of 277.24 feet to a point, said point being located on a common line with James Landreth property (DB 2796, pg 218); Thence, following common property lines with said Landreth property, N 03 deg. 41 min. 39 sec. E a distance of 295.43 feet to a point. Thence N 83 deg. 58 min. 33 sec. E a distance of 333.08 feet to a point, Thence N 56 deg. 10 min. 43 sec. E a distance of 61.35 feet to a point, Thence N 66 deg. 16 min. 53 sec. E a distance of 111.71 feet to a point, Thence N 33 deg. 24 min. 53 sec. E a distance of 194.87 feet to a point, thence N 14 deg. 17 min. 53 sec. E a distance of 203.25 feet to a point, Thence N 00 deg. 06 min. 07 sec. W a distance of 248.86 feet to a point; Thence N 29 deg. 53 min. 53 sec. E a distance of 285.63 feet to a point; Thence S 46 deg. 33 min. 37 sec. E a distance of 46.93 feet to a point, said point being a common corner with said Landreth property and City of Greensboro property (PB 99, pg 1); Thence, following common property lines with said City of Greensboro property, S 43 deg. 37 min. 47 sec. W a distance of 101.18 feet to a point, Thence S 49 deg. 28 min. 29 sec. W a distance of 14.92 feet to a point; Thence S 61 deg. 39 min. 41 sec. E a distance of 233.09 feet to a point, Thence S 04 deg. 05 min. 37 sec. E a distance of 242.77 feet to an existing iron pin, said iron pin being a common corner with

City of Greensboro property and Yes Companies LLC property (PB 99, pg 1); Thence, following common property lines with said Yes Companies, S 17 deg. 59 min. 52 sec. E a distance of 177.07 feet to an existing iron pin; Thence S 17 deg. 54 min. 21 sec. E a distance of 151.53 feet to an existing iron pin; Thence S 20 deg. 58 min. 30 sec. E a distance 306.13 feet to an existing iron pin; Thence S 10 deg. 49 min. 40 sec. E a distance of 45.59 feet to an existing iron pin, said pin being the Point and Place of beginning, containing 16.88 acres.

Section 3. This property will be perpetually bound to the uses authorized and subject to the development standards of the **R-7** (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 4. 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 5. This ordinance shall be effective on February 3, 2015.