

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 2732-ZZ PLEASANT RIDGE ROAD – 28.7 ACRES)

Section 1. Pursuant to G.S. 160A-31, the hereinafter described territory is hereby annexed to City of Greensboro:

BEGINNING at a point in the existing Greensboro city limit line (as of January 31, 2016), said point being the northeast corner of Phase 2 of Highland Grove, as recorded at Plat Book 122, Page 67; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the west line of Lot 2 on Sheet 2 of Properties of 2712, 2732 & 2732 Rear Pleasant Ridge Road, as recorded at Plat Book 191, Page 26, N 01° 14' 35" E 321.61 feet to a new iron pin at the northwest corner of said Lot 2; thence with the north line of said Lot 2 the following three courses and distances: 1) S 88° 45' 00" E 208.89 feet to a new iron pin, 2) S 58° 19' 23" E 552.23 feet to a new iron pin, and 3) S 86° 38' 48" E 155.40 feet to a new iron pin at the northeast corner of said Lot 2, a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the east line of said Lot 2 S 03° 21' 12" W 1,379.63 feet to the southeast corner of said Lot 2; thence with the south line of said Lot 2 N 88° 11' 41" W 500.33 feet to an existing iron pin in the north line of Lot 36 of Phase 5 of Highland Grove, as recorded at Plat Book 129, Page 130; thence with the north line of said Phase 5 N 88° 08' 50" W 289.76 feet to a point in the east line of Lot 32 of Phase 3 of Highland Grove, as recorded at Plat Book 125, Page 17; thence with the east lines of said Phases 3 and 2 N 01° 15' 56" E 1,334.56 feet to the point and place of BEGINNING, being all of said Lot 2 and containing 28.700 acres. The plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. The owners agree 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 owners shall be fully responsible for extending water and sewer service to the property at said owners' 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 May 17, 2016, the liability for municipal taxes for the 2015-2016 fiscal year shall be prorated on the basis of 1/12 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, 2016.

Municipal ad valorem taxes for the 2016-2017 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.