

## AMENDING OFFICIAL ZONING MAP

### 2335 AND 2351 CAMPGROUND ROAD, GENERLALY DESCRIBED AS SOUTH AND EAST OF CAMPGROUND 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 LI (Light Industrial)** and **County CU-LI (Conditional Use Light Industrial)** to **City BP (Business Park)**.

The area is described as follows:

“BEGINNING at a point in the existing Greensboro city limit line (as of March 31, 2018), said point being an iron pipe found in the west line of Realty Income Corporation (the Wet’n Wild Emerald Pointe property), as recorded at Deed Book 5555, Page 131, said point also being the northeast corner of Oliver Enterprises of Greensboro, LLC, as recorded at Deed Book 4865, Page 1571; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 04° 41’ 25” W 607.89 feet with said west line to the southeast corner of said LLC, also being the northeast corner of Landreth Properties/Campground, LLC, as recorded at Deed Book 6567, Page 3040 and shown on Plat Book 147, Page 12; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the north line of Landreth Properties/Campground, LLC N 88° 59’ 44” W 705.43 feet to an iron pipe found; thence with said north line N 88° 54’ 21” W 447.92 feet to a pinch top iron at the southeast corner of Ellen J. Fields, as recorded at Deed Book 1609, Page 468; thence with the south line of Fields N 86° 45’ W 101.27 feet to a new iron pipe in the new eastern right-of-way line of Campground Road; thence with said right-of-way line, as described at Deed Book 5096, Page 55, N 12° 54’ 23” W 83.17 feet to a point; thence with said right-of-way line with a curve to the left having a radius of 360.8917 feet, a chord bearing and distance of N 26° 00’ 55” W 121.47 feet, and an arc distance of 122.05 feet to a rebar found in the eastern margin of Campground Road, said rebar having NC Grid NAD 83(2002) coordinates of, N: 822,217.22, E: 1,749,840.21; thence along said eastern margin the following five (5) courses: 1) N 30° 39’ 04” W 13.78 feet to a rebar found, 2) N 37° 51’ 55” W 114.82 feet to a rebar found, 3) a curve to the right having a radius of 229.67 feet and a chord bearing and distance of N 16° 40’ 04” W 164.60 feet and an arc length of 168.35 feet to a rebar found, 4) N 04° 17’ 30” E crossing a rebar found at 61.97 feet and a PK nail found at 154.33 feet for a total distance of 218.16 feet to an iron pipe set, and 5) N 31° 24’ 38” E 22.84 feet to a concrete monument; thence with the southeastern right-of-way line of Campground Road the following six (6) courses: 1) N 58° 53’ 59” E 160.68 feet to an iron pipe set, 2) S 31° 53’ 16” E 23.87 feet to a rebar found, 3) N 58° 45’ 35” E 139.70 feet to an iron pipe found, 4) N 60° 41’ 07” E 162.90 feet to a rebar found, 5) N 61° 54’ 13” E 98.53 feet to an iron pipe found, and 6) N 62° 02’ 48” E 109.99 feet to a pinch pipe set, said pipe having NC Grid NAD 83(2002) coordinates of, N: 823,027.36, E: 1,750,339.48 and being the westernmost corner of Iris Oliver Fields, Heirs, as recorded at Deed Book 1594, Page 488; thence with the south line of said Fields heirs the following three (3) courses: 1) S 88° 09’ 14” E 428.84 feet to a rebar found, 2) S 04° 35’ 51” W 378.09 feet to an iron pipe found, and 3) S 86° 50’ 22” E 494.46 feet to the point and place

of BEGINNING, SAVE AND EXCEPT two special purpose lots of 10,000 square feet each as described below, leaving 26.338 acres included in this description.

SAVE AND EXCEPT Special Purpose Lot 1, as recorded at Plat Book 116, Page 150, BEGINNING at the northwest corner of said lot; thence S 88° 22' 37" E 100.00 feet with the north line of said lot to its northeast corner; thence S 01° 37' 23" W 100.00 feet with the east line of said lot to its southeast corner; thence N 88° 22' 37" W 100.00 feet with the south line of said lot to its southwest corner; thence N 01° 37' 23" E 100.00 feet with the west line of said lot to the point and place of BEGINNING and Lot 1, as recorded at Plat Book 120, Page 97, BEGINNING at the northwest corner of said lot; thence S 88° 22' 45" E 100.00 feet with the north line of said lot to its northeast corner; thence S 01° 37' 15" W 100.00 feet with the east line of said lot to its southeast corner; thence N 88° 22' 45" W 100.00 feet with the south line of said lot to its southwest corner; thence N 01° 37' 15" E 100.00 feet with the west line of said lot to the point and place of BEGINNING.

All deeds and plats referred to herein are recorded in the Office of the Register of Deeds of Guilford County. Note: the term "right-of-way" in the above description applies to property designated as street right-of-way and to property held in fee simple by the North Carolina Department of Transportation for highway purposes."

**Section 2.** This property will be perpetually bound to the uses authorized and subject to the development standards of the **BP (Business Park)** 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 July 17, 2018.