

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 4802 CLOVER ROAD AND 3819-3825 MCCONNELL
ROAD – 4.4 ACRES)

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

BEGINNING at a point in the existing Greensboro city limit line (as of June 30, 2018), said point being the intersection of the east right-of-way line of McConnell Road and the south right-of-way line of Clover Road; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with said south right-of-way line, , N 86° 50' 58" E 260.78 feet to an iron pipe at the northwest corner of Gregory K. and Mary M. Jenkins, as recorded in Deed Book 3609, Page 892, said iron pipe also being NC Grid NAD 83 (CORS 96.2002) N 840,565.897, E 1,795,784.465; thence along the west line of Jenkins the following two courses and distances: S 21° 43' 27" E 95.21 feet to a bent angle iron and S 22° 42' 12" E 103.38 feet to an iron pipe, said iron pipe being NC Grid NAD 83 (CORS 96.2002) N 840,382.078, E 1,795,859.606; thence with the south lines of Lots 2 and 3 of Revision of C. H. Huffling Subdivision, as recorded in Plat Book 25, Page 57, S 88° 36' 06" E 214.81 feet to an existing iron pipe at the southeast corner of said Lot 3; thence with the east line of Tract 1 of Shiv Sumangala, LLC, as recorded in Deed Book 8055, Page 3014, S 00° 31' 59" W 224.17 feet to an existing iron pipe at the southeast corner of said Tract; thence with the east line of another property of Shiv Sumangala, LLC, as recorded in Deed Book 8059, Page 1656, S 01° 29' W 144 feet to an axle at the southeast corner of said property; thence with the south line of said property and the westwardly projection of said line N 86° 05' W approximately 385 feet to a point in the existing city limit line; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a generally northerly direction approximately 670 feet to the point and place of BEGINNING, containing approximately 4.4 acres, of which approximately 4.3 acres lies outside existing street right-of-way. The deeds and plats referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

Section 2. 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 owner shall be fully responsible for extending water and sewer service to the property at said owner's 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 October 16, 2018, the liability for municipal taxes for the 2018-2019 fiscal year shall be prorated on the basis of 8/12 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, 2019. Municipal ad valorem taxes for the 2019-2020 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.