

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT 4408 NEAR SUMNER CHURCH ROAD, 601  
KALLAMDALE ROAD, 5200-5216 (EVEN) CAROL AVENUE, AND  
I-85 RIGHT-OF-WAY - 56.7-ACRES)

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

BEGINNING at an existing iron pipe in the existing (as of November 30, 2018) Greensboro satellite city limits, said iron pipe being at the northwest corner of that annexation shown on City of Greensboro Annexation Drawing D-3072 and also being at the southwest corner of Tract II of Keystone Group, Inc., recorded in Deed Book 5868, Page 1863; THENCE PROCEEDING WITH THE EXISTING SATELLITE CITY LIMITS with the southern line of Keystone Group, Inc. N 79°11'49" E 685.51 feet to a point; thence with the southwestern line of Keystone Group, Inc. S 67°00'22" E 713.28 feet to northernmost corner of Mark Michael, recorded in Deed Book 6568, Page 139, and being Lots 41 through 65 of Plat No. Two, Carol Hills, recorded in Plat Book 19, Page 31; thence, with the northwestern line of said Michael (Lots 41-45) S 41°48'01" W 231.36 feet to the southwest corner of said Lot 45; thence with the western line of said Michael (Lots 46 through 65) S 01°54'06" E 501.13 feet to the southwest corner of said Lot 65; THENCE DEPARTING FROM THE EXISTING SATELLITE CITY LIMITS with the southern line of said Lot 65 N 85°16'06" E 270.89 feet to a point on the western right-of-way line of Carol Avenue, a 50-foot public right-of-way; thence with said right-of-way line N 05°02'19" W 629.92 feet to an existing iron pipe; thence with the terminus of the right-of-way of Carol Avenue S 70°26'49" E 55.98 feet to an existing iron pipe; thence with the southwestern line of Keystone Group, Inc. S 70°26'49" E 64.88 feet to westernmost corner of Tract 1 of Barry S. Siegal and M. Willard Tucker, as recorded in Deed Book 4550, Page 469; thence with the southern line of Siegal and Tucker S 74°07'17" E 100.35 feet to an existing iron pipe; thence continuing with said southern line S 73°47'44" E 467.73 feet to an existing iron pipe; thence continuing with said southern line S 88°06'22" E 571.26 feet to the southeast corner of said Tract 1; thence with the eastern line of said Tract 1 N 06°03'27" E 216.05 feet to the northwest corner of Shelda P. Donathan, et al; thence continuing with said eastern line N 87°08'15" E 477.33 feet to a point within the right-of-way of Sumner Church Road; thence N 44°38'15" E 114.10 feet to a point; thence N 42°49'24" E 107.31 feet to an existing iron pipe in the southern right-of-way line of Interstate 85; thence in a northerly direction approximately 360 feet across I-85 to the southeast corner of Lot 5 of Pecan Ridge, recorded in Plat Book 171, Page 32, a point in the existing Greensboro city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a westerly direction with the northern right-of-way line of I-85 2,845.94 feet to the southeast corner of Lot 76B of Meadow Oaks, Phase 3, recorded in Plat Book 173, Page 111; THENCE DEPARTING FROM THE EXISTING CITY LIMITS in a southwesterly direction across I-85 approximately 540 feet to the northwest corner of Tract II of Keystone Group, Inc.; thence with the western line of said Tract II S 20°09'43" W 263.63 feet to an existing iron pipe; thence continuing with said line S 20°09'43" W 76.33 to the southeast corner of Lot 2 of Wayne M. McCraw & wife Aileen S. McCraw, recorded in Plat Book 70,

Page 29, said corner having NC state plane coordinates (NAD 83-2011) of N:819967.92, E:1757930.91; thence S 38°38'04" W 87.31 feet to the point and place of BEGINNING, containing 56.65 acres, more or less (30.67 acres of which is outside of right-of-way). All deeds and plats referred to hereinabove are recorded in the Register of Deeds Office 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 May 21, 2019, the liability for municipal taxes for the 2018-2019 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, 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.