GREENSBORO
PLANNING

GREENSBORO ANNEXATION PETITION

Date 1/16/19

TO THE CITY COUNCIL OF THE CITY OF GREENSBORO:

☒ CONTIGUOUS: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-31. The area to be annexed is contiguous to the City of Greensboro and the boundaries of such territory are described below by metes and bounds:

☐ NON-CONTIGUOUS: We the undersigned, being all the owners of the real property described in Paragraph 2 below, respectfully request that such property be annexed to the City of Greensboro, pursuant to N.C.G.S. 160A-58.1.The area to be annexed is non-contiguous to the City of Greensboro and within an area that the City of Greensboro is permitted to annex pursuant to N.C.G.S. 160A-58.1, and the boundaries of such territory to be annexed are described below by metes and bounds:

(You may print "See Attached" and attach the description.)

SEE ATTACHED

We acknowledge that any zoning vested rights** acquired pursuant to N.C.G.S. 160A-385.1 or N.C.G.S. 153A-344.1 must be declared and identified on this petition. We further acknowledge that failure to declare such vested rights on this petition shall result in a termination of such vested rights previously acquired for the property. (If zoning vested rights are claimed, indicate below and attach proof.)

	Print or Type Name and Address	Do you declare vested rights?** (Indicate yes or no.)	Signature
1.	CPT Farm, LLC 3725 McConnell Road Greensboro, NC 27405	No	(See Attached)
2.	CPT Farm, LLC 3725 McConnell Road Greensboro, NC 27405	No	(See Attached)
3.	J. Boyd Clapp Revocable Trust of 2005 3799 Filton Drive Greensboro, NC 27406	No	(See Attached)

Important: Both husband and wife must sign, if applicable.

**These are a special type of vested rights obtained only after the approval of a "site specific development plan" following a public hearing on that plan. Only a small number of plans have received such an approval.

Date Received: 1/16/19 Received By: SK

3712 McCONNELL RD.

All that certain lot or parcel of land situate in the **County of Guilford**, State of North Carolina, and being more particularly described as follows:

BEING All of Tract V as shown on Sheet 3 of 3 of plat entitled "Survey for Mary Belle Tuttle and husband, Neal C. Tuttle, Gertrude C. Peacock, Edna C. Martin (deceased) and husband, James O. Martin (deceased), and J. Boyd Clapp and wife, Ruth J. Clapp" recorded in Plat Book 142, Page 148, Guilford County Registry.

Being a portion of the property conveyed to CPT Farm, LLC, a North Carolina limited liability company by Deed dated October 26, 2001 and recorded in Book 5373, Page 974, Guilford County Registry.

3724 McCONNELL RD.

All that certain lot or parcel of land situate in Jefferson Township, Guilford County, State of North Carolina, and being more particularly described as follows:

BEGINNING at a point in McConnell Road, also known as State Road 3000, said beginning point being the Southeast corner of the Edna C. Martin tract of real estate, and running thence in McConnell Road along the South property line of Edna C. Martin the following courses and distances: North 61° 34' 19" West 94.53 feet; North 82° 05' 19" West 96.39 feet; and North 84° 23' 50" West 60.17 feet to a point, the Southeast corner of the Gertrude C. Peacock tract of real estate; thence South 05° 34' 19" West 477.87 feet to a point in the Kate C. Reynolds North property line; thence along the North property line of Kate C. Reynolds South 84° 14' 56" East 199.83 feet; thence continuing along the North property line of Kate C. Reynolds and L. W. Gaulden and crossing McConnell Road South 84° 14' 56" East 900 feet to a point; thence North 57° 11' 59" West 962.94 feet along the South property line of Mary Belle Tuttle to the point of BEGINNING, being a tract or parcel of real estate containing 6.93 acres, more or less, according to survey dated September 18, 1975, prepared by Southern Mapping & Engineering Company.

LESS and excepting that portion of the aforementioned Tract conveyed in fee simple to the Department of Transportation by Fee Simple Deed recorded in Book 3730, at Page 112 in the Office of the Register of Deeds for Guilford County, North Carolina.

ALSO less and excepting that portion of the aforementioned Tract conveyed in fee simple to the Department of Transportation by Fee Simple Deed recorded in Book 3730, at Page 113 in the Office of the Register of Deeds for Guilford County, North Carolina.

ALSO less and excepting that portion condemned in fee simple by the Department of Transportation in Condemnation Action filed in 97-CVS-6365, as evidenced by Memorandum of Action recorded in Book 4544, at Page 1161 and Consent Judgment recorded in Book 4719, at Page 259 in the Office of the Register of Deeds for Guilford County, North Carolina.

3742 McCONNELL RD.

All that certain lot or parcel of land situate in the **County of Guilford**, State of North Carolina, and being more particularly described as follows:

BEGINNING at a point lying 158.40 feet northerly of and normal to Survey Line L; and lying on the western property line of the Department of Transportation, formerly Leslie W. Gauldin; thence northerly along and with the common property line between the Department of Transportation and Erma P. Michael, now or formerly, to an existing iron pin, said pin being the northwestern property corner of the Department of Transportation formerly Leslie W. Gauldin, same being the southwest property corner of G. C. Peacock, now or formerly; thence easterly along and with the northern property line of the Department of Transportation formerly Leslie W. Gauldin to a point on the northwestern controlled access right of way boundary of State Project 8.U492303, said point lying 98.43 feet northwesterly of and normal to Survey Line R1; thence southwesterly along and with the northwestern controlled access right of way boundary of the project, running at all points 98.43 feet northwesterly of and normal to Survey Line R1, to a point lying 98.43 feet northwesterly of and normal to Survey Station 3+00, Survey Line R1; thence southwesterly along and with the northwestern controlled access right of way boundary of the project, running at all points 98.43 feet northwesterly of and normal to Survey Line R1 to a point lying 98.43 feet northwesterly of and normal to Survey Station 2+00, Survey Line R1; thence southwesterly along and with the northwestern controlled access right of way boundary of the project to the point of BEGINNING.

This description was taken from the Master Plans for State Highway Project 8.U492303, Guilford County, with the aforesaid Master Plans being on file in the Offices of the Department of Transportation in Raleigh, North Carolina.

SIGNATURE PAGE TO ANNEXATION PETITION
FOR PROPERTY LOCATED AT
3724 MCCONNELL ROAD, GREENSBORO, NC

J. BOYD CLAPP REVOCABLE TRUST OF 2005:

By: Carolyn C. Whitley Date: 1-4-19
Carolyn C. Whitley
Trustee and Beneficiary of the J. Boyd Clapp
Revocable Trust of 2005

By: Betsy C. Peacock Date: 1-6-19
Betsy C. Peacock
Beneficiary of the J. Boyd Clapp Revocable
Trust of 2005

SIGNATURE PAGE TO ANNEXATION PETITION
FOR PROPERTY LOCATED AT
3712 AND 3742 MCCONNELL ROAD, GREENSBORO, NC

CPT FARM, LLC:

By: Betsy C. Peacock Date: 1-6-19
Betsy C. Peacock
Authorized Member

By: _____ Date: _____
Diane LeBosse
Attorney-in Fact for Gertrude C. Peacock
Authorized Member

By: _____ Date: _____
Lisa Waite
Attorney-in Fact for Gertrude C. Peacock
Authorized Member

By: Mary Belle Tuttle Date: 1-3-19
Mary Belle Tuttle
Authorized Member

By: Carolyn C. Whitley Date: 1-4-19
Carolyn C. Whitley
Authorized Member

SIGNATURE PAGE TO ANNEXATION PETITION
FOR PROPERTY LOCATED AT
3712 AND 3742 MCCONNELL ROAD, GREENSBORO, NC

CPT FARM, LLC:

By: _____ Date: _____
Betsy C. Peacock
Authorized Member

By: Diane LeBosse Date: 01/04/19
Diane LeBosse
Attorney-in Fact for Gertrude C. Peacock
Authorized Member

By: _____ Date: _____
Lisa Waite
Attorney-in Fact for Gertrude C. Peacock
Authorized Member

By: _____ Date: _____
Mary Belle Tuttle
Authorized Member

By: _____ Date: _____
Carolyn C. Whitley
Authorized Member

SIGNATURE PAGE TO ANNEXATION PETITION
FOR PROPERTY LOCATED AT
3712 AND 3742 MCCONNELL ROAD, GREENSBORO, NC

CPT FARM, LLC:

By: _____ Date: _____
Betsy C. Peacock
Authorized Member

By: _____ Date: _____
Diane LeBosse
Attorney-in Fact for Gertrude C. Peacock
Authorized Member

By: Lisa P. Waite Date: 1/4/2019
Lisa Waite
Attorney-in Fact for Gertrude C. Peacock
Authorized Member

By: _____ Date: _____
Mary Belle Tuttle
Authorized Member

By: _____ Date: _____
Carolyn C. Whitley
Authorized Member