

RESOLUTION AUTHORIZING ACCEPTANCE OF DEDICATION OF
FIFTEEN DRAINAGE WAY, FLOODPLAIN, AND OPEN SPACE PARCELS FROM
WESTMINSTER COMPANY, CAROLINA WOODS ASSOCIATES LIMITED
PARTNERSHIP, WAYNE L. STUTTS / SALTY GLASS LLC, CARROLLAND
CORPORATION / STORRINGTON HOMEOWNERS ASSOCIATION, BRASSFIELD
REALTY ASSOCIATES LIMITED PARTNERSHIP, FIRST CHOICE SERVICES /
HIGHLAND MEADOWS HOMEOWNERS' ASSOCIATION, INC., THE NEW
FORTIS CORPORATION / K. HOVNANIAN HOMES OF NORTH CAROLINA,
INC., PHILADELPHIA LAKE, INC., CONE MILLS CORPORATION, PROJECT
HOMESTEAD, INC., HARVEST HILL PROPERTY OWNERS' ASSOCIATION,
WINDSOR INVESTMENTS, LLC, BRIARMEADE HOMEOWNERS ASSOCIATION

WHEREAS, pursuant to North Carolina General Statutes Section 160A-374, the approval of a plat does not constitute the acceptance by a city or the public of the dedication of any street or other ground or public facility shown on the plat; however, a city council may by resolution accept the dedication made to the public of lands or facilities for streets, parks, public utility lines, or other public purposes;

WHEREAS, Parcel #89046 was dedicated by the Westminster Company to the City of Greensboro for flood plain and open space on the Plat of the Holderness Property also known as Candlewick Point at Guilford Greene Section 2, Map 2 recorded in Plat Book 83 Page 133 on November 13, 1986 and re-recorded in Plat Book 84 Page 75 on January 5, 1987. This parcel, also known as 5204 Candlewick Road, is approximately 0.68 acres, zoned PUD, and is located in Council District 3;

WHEREAS, Parcel #48235 was dedicated by the Carolina Woods Associates Limited Partnership to the City of Greensboro as flood plain and open space on the Plat for Carolina Woods Associates Limited Partnership, A Delaware Limited Partnership recorded in Plat Book 97 Page 15 on January 8, 1990. This parcel, also known as 3325 N. O'Henry Boulevard, is approximately 1.49 acres, zoned RM-12, and is located in Council District 2;

WHEREAS, Parcel #91801 was dedicated by Wayne L. Stutts to the City of Greensboro for drainage way and open space on the Plat for Coltsfoot Meadows recorded in Plat Book 118 Page 124 on December 13, 1995. This parcel, also known as 4688 Coltsfoot Road, is approximately 2.03 acres, zoned R-5, and is located in Council District 2. The parcel was subsequently deeded to Salty Glass LLC by Special Warranty Deed recorded at Book 7777 Page 1520 on January 16, 2016;

WHEREAS, Parcel #91203 was dedicated by Carrolland Corporation to the City of Greensboro and the public as drainage way and open space on the Final Plat of Phase 4, Map 2 Storrington recorded in Plat Book 153 Page 3 on December 23, 2003. This parcel, also known as 5505 R2 Waterpoint Road, is approximately 0.05 acres, zoned CD-R-3, and is located in Council District 3. The parcel was subsequently deeded to Storrington Homeowners Association by General Warranty Deed recorded at Book 6111 Page 1149 on June 14, 2004;

WHEREAS, Parcel #81505 was dedicated by the Brassfield Realty Associates Limited Partnership to the City of Greensboro and the public as floodplain and open space on the Plat for The Oaks of Brassfield Lot 17 in Plat Book 91 Page recorded in Plat Book 94 Page 49 on May 17, 1989. This parcel, also known as 3707 Open Crosstimbers Drive, is approximately 0.19 acres, zoned R-3, and is located in Council District 4;

WHEREAS, Parcel #73441 was dedicated by First Choice Services to the City of Greensboro for drainage way and open space on the Final Plat for Phase 1 Highland Meadows recorded in Plat Book 142 Page 5 on June 13, 2001. This parcel, also known as 5228 YY Michaux Road, is approximately 2.62 acres, zoned R-3, and is located in Council District 3. The tax card lists the current owner as Highland Meadows Homeowners' Association, Inc. by a General Warranty Deed conveying the common elements recorded at Book 5322 Page 1783 on September 27, 2001;

WHEREAS, Parcel #68475 was dedicated by The New Fortis Corporation to the City of Greensboro for drainage way and open space on the Final Plat for Section 4, Phase 2 Westridge Valley recorded in Plat Book 122 Page 23 on October 4, 1996. This parcel, also known as 3801 Pinetop Road, is approximately 0.4 acres, zoned R-3, and is located in Council District 4. K. Hovnanian Homes of North Carolina, Inc. is the successor in interest to The New Fortis Corporation;

WHEREAS, Parcel #28883 was dedicated by Philadelphia Lake, Inc. to the City of Greensboro and the public for drainage way and open space on the Final Plat for Philadelphia Lake Townhomes recorded in Plat Book 156 Page 35 on August 23, 2004. This parcel, also known as 2407 YY Philadelphia Lake Court, is approximately 0.36 acres, zoned CD-RM-5, and is located in Council District 3;

WHEREAS, Parcel #27644 was dedicated by Cone Mills Corporation to the City of Greensboro for drainage way and open space on the Plat for the Subdivision of Property of Cone Mills Corporation Summit Avenue & Sixteenth Street recorded in Plat Book 116 Page 47 on May 18, 1992. This parcel, also known as 2200 Summit Avenue, is approximately 2.88 acres, zoned Office, and is located in Council District 2;

WHEREAS, Parcel #91722 was dedicated by Project Homestead, Inc. to the City of Greensboro as drainage way and open space on the Final Plat of The Orchard, Section 5 (aka Harvest Hill) recorded in Plat Book 133 Page 30 on June 1, 1999. This parcel, also known as 304 Peach Orchard Drive, is approximately 4.59 acres, zoned R-3, and is located in Council District 2. The parcel was subsequently deeded to Harvest Hill Property Owners' Association by Non-Warranty Deed recorded at Book 4914 Page 362 on September 14, 1999;

WHEREAS, Parcel #91746 was dedicated by Project Homestead, Inc. to the City of Greensboro as drainage way and open space on the Final Plat of The Orchard, Section 5 (aka Harvest Hill) recorded in Plat Book 133 Page 30 on June 1, 1999. This parcel, also known as 4803 YY Shady Pine Drive, is approximately 2.57 acres, zoned R-3, and is

located in Council District 2. The parcel was subsequently deeded to Harvest Hill Property Owners' Association by Non-Warranty Deed recorded at Book 4914 Page 362 on September 14, 1999;

WHEREAS, Parcel #83723 was dedicated by Windsor Investments, LLC to the City of Greensboro and the public as drainage way and open space on the Final Plat Phase 11 (Eleven) Briarmeade Subdivision recorded in Plat Book 155 Page 63 on July 2, 2004. This parcel, also known as 3389 Panarama Drive, is approximately 2.63 acres, zoned R-3, and is located in Council District 2;

WHEREAS, Parcel #83363 was dedicated by Windsor Investments, LLC to the public and City of Greensboro as drainage way and open space on the Final Plat Phase 12 Briarmeade Subdivision recorded in Plat Book 194 Page 114 on June 29, 2017. This parcel, also known as 1942 YY Rubywood Street, is approximately 2.49 acres, zoned R-3, and is located in Council District 2;

WHEREAS, Parcel #83592 was dedicated by Windsor Investments, LLC to the City of Greensboro and the public as drainage way and open space on the Final Plat Phase 2 Briarmeade Subdivision recorded in Plat Book 151 Page 66 on August 5, 2003. This parcel, also known as 3614 Link Road, is approximately 5.22 acres, zoned R-3, and is located in Council District 2. This parcel was subsequently deed to the Briarmeade Homeowners Association, Inc. by Non-Warranty Deed recorded at Book 6954 Page 2668 on November 25, 2008;

WHEREAS, Parcel #83635 was dedicated by Windsor Investments, LLC to the City of Greensboro and the public as drainage way and open space on the Final Plat Phase 2 Briarmeade Subdivision recorded in Plat Book 151 Page 66 on August 5, 2003. This parcel, also known as 1937 R1 Briar Run Drive, is approximately 0.74 acres, zoned R-3, and is located in Council District 2. This parcel was subsequently deed to the Briarmeade Homeowners Association, Inc. by Non-Warranty Deed recorded at Book 6954 Page 2668 on November 25, 2008;

WHEREAS, the indicated drainage way, floodplain, and open space areas on the recorded subdivision plats have been reviewed and recommended for acceptance by the Greensboro Parks and Recreation Commission;

WHEREAS, it is deemed in the best interest of the City to formally accept the dedication of these drainage way, floodplain, park, and open space parcels; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the City of Greensboro accepts the dedication of the drainage way, floodplain, and open space parcels referenced above.