

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 3701 GROOMETOWN ROAD AND 3709-ZZ
GROOMETOWN ROAD – 13.98-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 limits (as of December 31, 2019), said point being 175 feet southward from the 1957 centerline of the street now named West Vandalia Road, said point also being in the west line of Lot 2 of Property of Joseph P. Allen, Heirs & Verda M. Allen, as recorded in Plat Book 67, Page 39; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the west line of said Lot 2 S 08° 44' 20" W approximately 90 feet to the southwest corner of said Lot 2, a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS with the west line of Lot 1 on said plat S 08° 44' 20" W 158.78 feet to the southwest corner of said Lot 1, also being the northwest corner of Lot 2 of Watlington Street Subdivision, as recorded in Plat Book 24, Page 51; THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the west line of Lot 2 of said Subdivision, the western terminus of Sedgegrow Drive, and the west line of Lot 30 of said Subdivision S 08° 44' 20" W 533.76 feet to the southwest corner of said Lot 30, also being the southeast corner of Sedgefield Show Grounds, Inc., as recorded in Deed Book 865, Page 519; thence with the south line of Sedgefield Show Grounds, Inc. the following two bearings and distances: 1) N 86° 55' 14" W 549.34 feet to an existing tall iron pipe and 2) N 86° 58' 05" W 60.66 feet to the southwest corner of Sedgefield Show Grounds, Inc., as recorded in Deed Book 7623, Page 1199, also being the southeast corner of Celia Phelps Memorial United Methodist Church, as recorded in Deed Book 7623, Page 1203; thence with the east boundary of said Church the following four bearings and distances: 1) N 03° 02' 00" E 81.87 feet to a point, 2) N 33° 30' 14" W 178.23 feet to a point, 3) N 86° 59' 32" W 80.99 feet to a point, and 4) N 02° 16' 55" E 112.38 feet to the northeast corner of said Church; thence N 86° 54' 14" W 159.60 feet to a point on the east margin of Groometown Road; thence with said margin the following three bearings and distances: 1) N 01° 57' 29" E 4.61 feet to a point, 2) N 00° 18' 47" E 165.35 feet to a point, and 3) N 00° 50' 12" W 114.79 feet to a point in the existing city limits; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in an easterly direction approximately 1,032 feet to the point and place of beginning, and containing approximately 13.98 acres. All plats and deeds referred to hereinabove are recorded in the Office of the Guilford County Register of Deeds.

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 April 21, 2020, the liability for municipal taxes for the 2019-2020 fiscal year shall be prorated on the basis of 2/12 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, 2020. Municipal ad valorem taxes for the 2020-2021 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.