

RESOLUTION AUTHORIZING ACCEPTANCE OF DEDICATION OF NINE  
DRAINAGE WAY, FLOODPLAIN, AND OPEN SPACE PARCELS FROM  
WESTMINSTER HOMES OF NORTH CAROLINA, INC. / K. HOVNANIAN HOMES  
OF NORTH CAROLINA, INC.; GREENHAVEN TRACE, LLC; EDGAR W. STONE  
AND THERESA B. STONE; MT. HOPE INVESTMENTS, LLC / BENNINGTON  
VILLAGE HOMEOWNERS ASSOCIATION; WESTMINSTER COMPANY; PAUL E.  
NORMAN, JR. AND EDNA C. NORMAN; SCD I, LLC

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 #50569 was dedicated by Westminster Homes of North Carolina, Inc. to the City of Greensboro for drainage way and open space on the Final Plat of Section 1, Phase 2 Chadbury Subdivision recorded in Plat Book 115 Page 39 on February 20, 1995. This parcel, also known as 3120 Creek Ridge Road, is approximately 2.84 acres, zoned R-5, and is located in Council District 1. The Guilford County Tax Office lists the current owner as K. Hovnanian Homes of North Carolina, Inc. due to a Certificate of Assumed Name recorded in Book 6232 Page 1799 on December 29, 2004;

WHEREAS, Parcel #54133 was dedicated by Greenhaven Trace LLC to the City of Greensboro for drainage way and open space on the Final Plat of Greenhaven Trace recorded in Plat Book 147 Page 99 on August 27, 2002. This parcel, also known as 800 YY Greenhaven Drive, is approximately 0.97 acres, zoned Office, and is located in Council District 1;

WHEREAS, Parcel #51655 was dedicated by Edgar W. Stone and Theresa B. Stone to the public and the City of Greensboro and the public for drainage way and open space on the Final Plat of Property of Edgar W. Stone and Theresa B. Stone recorded in Plat Book 147 Page 41 on August 7, 2002. This parcel, also known as 3313 YY S. Elm-Eugene Street, is approximately 0.05 acres, zoned R-5, and is located in Council District 1;

WHEREAS, Parcel #84778 was dedicated by Mt. Hope Investments, LLC to the City of Greensboro and public for drainage way and open space on Final Plat Section 3, Phase 4 Bennington Village recorded in Plat Book 166 Page 47 on August 8, 2006. This parcel, also known as 5034 Mallison Way, is approximately 4.81 acres, zoned Planned Unit Development, and is located in Council District 1. The parcel was subsequently conveyed to the Bennington Village Homeowners Association by General Warranty Deed recorded in Book 6963 Page 342 on December 31, 2008;

WHEREAS, Parcel #58891 was dedicated by the Westminster Company to the City of Greensboro on the Plat of Section 4 Natchez Trace recorded in Plat Book 81 Pages 45 on April 29, 1986. This parcel, also known as 1698 A Natchez Trace, is approximately 0.04 acres, zoned R-3, and is located in Council District 3;

WHEREAS, Parcel #79498 was dedicated by Paul E. Norman, Jr. and his wife Edna C. Norman to the public and City of Greensboro as drainage way and open space on the Final Plat for Mountainbrook Subdivision recorded in Plat Book 148 Page 5 on September 27, 2002, and re-recorded in Plat Book 150 Page 109 on May 27, 2003, where the name of the street was changed from Mountainbrook Drive to Mountainridge Drive. This parcel, also known as 3920 Mountainridge Drive, is approximately 1.67 acres, zoned R-5, and is located in Council District 1;

WHEREAS, Parcel #84777 was dedicated by Mt. Hope Investments, LLC to the City of Greensboro and public for drainage way and open space on the Final Plat Section 3, Phase 5 Bennington Village recorded in Plat Book 171 Page 99 on September 28, 2007. This parcel, also known as 5020 YY Mallison Way, is approximately 1.52 acres, zoned Planned Unit Development, and is located in Council District 1. The parcel was subsequently conveyed to the Bennington Village Homeowners Association by General Warranty Deed recorded in Book 7093 Page 2832 on December 31, 2009;

WHEREAS, Parcel #50553 was dedicated by Westminster Homes of North Carolina, Inc. to the City of Greensboro for drainage way and open space on the Final Plat Section I Phase 3 Chadbury Subdivision recorded in Plat Book 116 Page 18 on May 5, 1995. This parcel, also known as 2711 YY Taybrook Way, is approximately 4.25 acres, zoned R-5, and is located in Council District 1. The Guilford County Tax Office lists the current owner as K. Hovnanian Homes of North Carolina, Inc. due to a Certificate of Assumed Name recorded in Book 6232 Page 1799 on December 29, 2004;

WHEREAS, Parcel #26767 was dedicated by SCD I, LLC to the City of Greensboro, for public drainage way and open space on the Final Plat for Maple One recorded in Plat Book 168 Page 22 on January 5, 2007. This parcel, also known as 1412 Yanceyville Street, is approximately 4.57 acres, zoned LI, and is located in Council District 2;

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, 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.