

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 351, 359 AND A PORTION OF 367 AIR HARBOR
ROAD – 5.618 -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 3/4 inch iron pipe on the southern 60-foot wide public right-of-way for Air Harbor Road (SR#2334) as dedicated on Plat Book 59 Page 28, said existing 3/4 inch iron pipe also being the northeastern corner of Kelly P. Jones as described in Deed Book 6320 page 538, thence with the said southern 60-foot wide public right-of-way for Air Harbor Road North 82 deg. 44 min. 12 sec. East distance being 74.53 feet to an existing 1/2 inch iron pipe, thence with the same also being the northern line of Marlene H. Cato as described in Deed Book 3914 Page 1863 North 82 deg. 50 min. 08 sec. East distance being 247.01 feet to an existing 1/2 inch iron pipe, thence with the west line of Jeff Mueller and wife Gayle Miller as described in Deed Book 5818 Page 2129 South 00 deg. 51 min. 29 sec. West distance being 315.27 feet to an existing 1 inch iron pipe, said existing 1 inch iron pipe also being a southeast corner of aforesaid Marlene H. Cato as described in Deed Book 3914 Page 1863, thence continuing with the western line of said Jeff Mueller and wife Gayle Miller South 00 deg. 37 min. 05 sec. West distance being 74.97 feet to a nail at the base of a bent iron pipe in the north line of Signature 31, LLC as described in Deed Book 8120 Page 0053, thence with the northern line of the same South 88 deg. 38 min. 14 sec. East distance being 71.79 feet to an existing 3/4 inch iron pipe, said point also being the northwest corner of annexation D-2819A (effective as of July 31, 2006), THENCE PROCEEDING WITH THE EXISTING CITY LIMITS and with the western line of Steven H. Matlaga and wife Kelly J. Matlaga as described in Deed Book 7501 Page 0909 South 01 deg. 21 min. 57 sec. West distance being 120.19 feet to an existing 3/4" iron pipe, thence with the western line of Zachary R. McCall and wife Laura F. McCall as described in Deed Book 7391 Page 1091 South 01 deg. 18 min. 48 sec. West distance being 114.37 feet to an existing 1/2 inch iron pipe in the northern line of Michael Dancausse and wife Maria N. Dancausse as described in Deed Book 7278 Page 1580, said point being the southwest corner of said annexation D-2819A and on the northern line for annexation D-2357 (effective as of November 30, 1996), thence with the northern line of said Dancausse North 88 deg. 37 min. 05 sec. West distance being 36.19 feet to an existing 3/4 inch iron pipe, thence with the southern line of aforesaid Signature 31, LLC North 88 deg. 36 min. 09 sec. West distance being 164.53 feet to an existing 3/4 inch iron pipe, thence with the City of Greensboro Corporate Limit line and crossing the property of Calvary Christian Center, LLC as described in Deed Book 7292 Page 1811 North 86 deg. 24 min. 27 sec. West distance being 401.81 feet to a point in the western line of said Calvary Christian center, LLC as described in Deed Book 7292 Page 1811 and shown as Lot 1-A recorded on Plat Book 198 Page 29 and the eastern line of Calvary Christian Center, LLC as described in Deed Book 7292 Page 1811 Lot 1-B of the aforesaid Plat Book 198 Page 29, THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the eastern line of the same North 05 deg. 02 min. 02 sec. East distance being 199.11 feet to an existing 1/2 inch iron pipe, thence with the same North 07 deg. 26 min. 38 sec. West distance being 21.42 feet said point being in the southern

line of annexation D-2799 (effective as July 31, 1997), THENCE PROCEEDING WITH THE EXISTING CITY LIMITS and crossing the property of Calvary Christian Center, LLC as described in Deed Book 7292 Page 1811 and with the City of Greensboro Corporate Limit line South 88 deg. 09 min. 20 sec. East distance being 131.84 feet to an existing 1 inch iron pipe being the southwest corner of the aforementioned Kelly P. Jones as described in deed book 6320 page 538, THENCE DEPARTING FROM THE EXISTING CITY LIMITS with the southern line of the same South 88 deg. 45 min. 12 sec. East distance being 95.28 to a nail at the base of an existing bent iron pipe, thence with the same South 88 deg. 34 min. 14 sec. East distance being 25.12 feet to a new iron pipe, thence with the eastern line of the same North 07 deg. 27 min. 15 sec. West distance being 346.39 feet to the point and place of beginning containing 5.618 acres more or less.

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 August 18, 2020, the liability for municipal taxes for the 2020-2021 fiscal year shall be prorated on the basis of 10/12 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 2021-2022 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.