

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 1898 CUDE ROAD AND
8005 LEABOURNE ROAD – 43.70-ACRES)

Section 1. Pursuant to G.S. 160A-58.1 (non-contiguous), the hereinafter-described territory is hereby annexed to City of Greensboro:

Beginning at a Concrete Monument of the Eastern Right of Way of Cude Road, said Monument having NC State Plane Coordinates (NAD 83-2011) of N:867287.11, E:1710913.08, said Monument also being a corner with William and Sharon Smith, Parcel #169668, and an orphaned portion of the property of Joann Parrish, Parcel #169672, as described in D.B. 2801, Page 798; THENCE, with Parrish, N10°11'15"W, 0.64' to a Dimple in a Stone; THENCE, continuing with Parrish, N03°38'14"W, 122.56' to an Iron Rod Set at a Tall Bent Existing Iron Pipe; THENCE, continuing with Parrish, S84°53'02"W, 30.60' to a Concrete Right of Way Monument on the Eastern Right of Way of Cude Road; THENCE, with the Eastern Right of Way of Cude Road, N17°44'19"W, 262.70' to an Existing Rebar, a corner with Nancy & Donald Dillon, Parcel # 223619; THENCE, with Dillon, the following three (3) calls: 1) N72°53'35"E, 209.30' to an Existing Rebar, 2) N17°14'33"W, 209.12' to an Existing Rebar, and 3) S72°50'51"W, 209.04' to an Existing Rebar in the Eastern Right of Way of Cude Road; THENCE, with the Eastern Right of Way of Cude Road, the following four (4) calls: 1) on a curve to the right having a radius of 2,757.00', a length of 609.35', and a chord of N9°11'25"W, 608.02' to an Existing Rebar, 2) N02°16'06"W, 242.00' to an Existing Rebar; 3) on a curve to the right having a radius of 500.66', a length of 575.51' and a chord of N30°33'39"E, 544.35' to an Existing Rebar, and 4) N62°28'54"E, 122.96' to a Bent Existing Rebar, said Rebar being a corner with Parcel #168057; THENCE, continuing with the Eastern Right of Way of Cude Road, N65°08'32"E, 52.48' to an Existing Iron Pipe, a corner with property of undetermined ownership created by the realignment of Cude/Leabourne Road; THENCE, leaving the Right of Way, and along the line of said property of undetermined ownership, the following two (2) calls: 1) S85°55'55"E, 61.47' to an Existing Iron Pipe, and 2) N50°22'31"E, 140.21' to a Capped Existing Iron Pipe on the Eastern Right of Way of Cude Road; THENCE, continuing with the Eastern Right of Way of Cude Road as it transitions into the southern right of Way line of Leabourne Road, the following three (3) calls: 1) N62°29'42"E 81.28' to an Existing Iron Pipe, 2) N64°20'50"E 77.42' to an Existing Iron Pipe and 3) N68°13'07"E 67.03' to an Existing Iron Pipe, a corner with Elaine Martin, Parcel #168058; THENCE, with Martin, S17°59'48"E 231.58', a corner with Martin in the northern line of Parcel #168049; THENCE, with Martin, S87°59'57"E, 705.44' to an Existing Iron Pipe, a corner with Martin and Piedmont Saddle Club, Parcel #168048; THENCE, with Piedmont Saddle Club, the following five (5) calls: 1) S00° 36' 07"W 383.71' to an Existing Iron Pipe, 2) S00° 35' 18"W 119.67' to an Existing Iron Pipe, 3) S00° 38' 24"W 334.69' to an Existing Rebar, 4) S00° 36' 23.48"W 365.26' to an Existing Iron Pipe and 5) S00° 33' 49"W 120.26' to an Existing Tall Iron Pipe, a corner with Silverstein Construction Group, Parcel #169682; THENCE, with Silverstein Construction Group, The following two (2) calls: S00°20'27"E, 128.12' to an Existing Capped Iron Pipe and 2) S00°24'17"E, 470.76' to an Existing Bent Iron Pipe, a corner with William and Sharon Smith, Parcel #169668;

THENCE, with Smith, N89°22'53"W, 794.15' to the Point of Beginning, having a combined area of 43.70 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.