

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS  
(PROPERTY LOCATED AT A PORTION OF 107 MARSHALL SMITH ROAD AND  
120 MARSHALL SMITH ROAD – 37.329-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 eastern right-of-way of Marshall Smith Road (SR 1843 – 60' Public right-of-way), said point being the northwest corner of Thanh Adrong & Nge Dacat, Parcel No: 170650 (Deed Book 8025, Page 2838) and being the southwest corner of Brenda W. Atkins & Glenn T. Adkins, Parcel No: 170656 (Deed Book 4179, Page 832); Thence leaving said Adrong and Dacat and along the eastern right-of-way of said Marshall Smith Road the following four (4) courses and distances: 1) N 10°23'09" W 342.07 feet to a point, said point being the northwest corner of said Atkins (Parcel No: 170656) and being a southwest corner of Brenda W. Atkins and Glenn T. Atkins, Parcel No: 170647 (Deed Book 1105, Page 407); 2) Thence leaving said Atkins (Parcel No: 170656) and along said Atkins (Parcel No: 170647) and said Marshall Smith Road eastern right-of-way, N 10°23'09" W 682.20 feet to a point; 3) with a curve to the right, having a radius of 650.00 feet and a chord bearing and distance of N 04°26'30" W 134.63 feet to a point; 4) N 01°30'09" E 14.07 feet to an existing 1" iron pipe, said iron pipe being a point on the western line of said Atkins (Parcel No: 170647) and being the southwest corner of Glenn T. Atkins, Parcel No: 170483 (Deed Book 4179, Page 832); Thence leaving said Marshall Smith Road and along said Atkins (Parcel No: 170483) property lines the following seven (7) courses and distances: 1) N 88°50'53" E 549.25 feet to an existing 1" iron pipe; 2) S 01°01'42" E 106.33 feet to an existing 1" iron pipe; 3) N 88°50'41" E 208.95 feet to an existing 1" iron pipe; 4) N 01°11'12" W 208.70 feet to an existing 1" iron pipe; 5) S 88°49'08" W 208.59 feet to an existing iron pipe; 6) S 01°09'07" E 42.40 feet to a point; 7) S 88°50'53" W 136.53 feet to an existing 1" iron pipe, said iron pipe being a point on the northing line of said Atkins (Parcel No: 170483) and being the southeast corner of Steven A. Graham & Ivy D. Graham, Parcel No: 170482 (Deed Book 6292, Page 2816); Thence leaving said Atkins (Parcel No: 170483) and along the eastern and northing property lines of said Graham: 1) N 14°57'02" W 131.43 feet to a point; 2) N 85°39'48" W 363.72 feet to an existing 5/8" iron rod, said iron rod being the northwest corner of said Graham and being located in the eastern right-of-way of said Marshall Smith Road; Thence leaving said Graham and along said Marshall Smith Road eastern right-of-way, N 04°43'33" E 108.78 feet to an existing 5/8" iron rod, said iron rod being the southwest corner of Moses Griffin & Carmella Griffin, Parcel No: 170470 (Deed Book 4932, Page 650); Thence leaving said Marshall Smith Road eastern right-of-way and along the southern and eastern property lines of said Griffin: 1) S 85°42'09" E 358.16 feet to an existing 1" iron pipe; 2) N 03°27'24" E 165.05 feet to an existing 1" iron pipe, said iron pipe being the northeast corner of said Griffin and being the southeast corner of Gary W. Altice & Amy M. Altice, Parcel No: 170480 (Deed Book 4944, Page 823); Thence leaving said Griffin and along said Altice eastern property line, N 03°26'45" E 181.55 feet to an existing 1" iron pipe, said iron pipe being the northeast corner of said Altice and being a point in the southern line of James H. Lowe, Parcel No: 170458 (Deed Book 6094, Page 1194); Thence leaving said

Altice and along said Lowe southern and eastern property lines the following three (3) courses and distances: 1) S 86°21'15" E 520.98 feet to an existing 1" iron pipe; 2) N 14°20'47" W 265.12 feet to a point; 3) N 18°08'55" W 44.34 feet to an existing 1" iron pipe, said iron pipe being a point in the eastern line of said Lowe and being a western corner of Pleasant Ridge Plantation, LLC, Parcel No: 97793 (Deed Book 8119, Page 1259); Thence leaving said Lowe and along said Pleasant Ridge Plantation, LLC property line S 88°37'44" E 402.53 feet to an existing 1" iron pipe; thence continuing S 30°04'20" E 377.04 feet to a point, said point being in the north boundary of Annexation D-2753 (effective on February 28, 2005); THENCE PROCEEDING WITH THE EXISTING CITY LIMITS N 86°03'57" W 145.71 feet to an existing 1" iron pipe, said iron pipe having Coordinates of N: 860,569.84 and E: 1,708,502.45; thence along and leaving said Pleasant Ridge Plantation, LLC, Islamic Center of the Triad, Inc., Parcel No: 227118 (Deed Book 8010, Page 1455) and Islamic Center of the Triad, Inc., Parcel No: 100197 (Deed Book 8010, Page 1455) the following two (2) courses and distances: 1) S 17°02'24" W 538.84 feet to an existing 1" iron pipe; 2) S 17°02'24" W 1,405.30 feet to a point, said point being located on the western property line of said Islamic Center of the Triad, Inc. (Parcel No: 100197) and being the northeast corner of said Adrong and Dacat, said point also being along the west boundary of Annexation D-2753 (effective on February 28, 2005); THENCE DEPARTING FROM THE EXISTING CITY LIMITS and leaving said Islamic Center of the Triad, Inc. (Parcel No: 100197) and along said Adrong and Dacat northern property line the following three (3) courses and distances: 1) N 73°03'54" W 156.73 feet to a point; 2) N 73°03'54" W 271.44 feet to an existing 1" iron pipe; 3) S 84°05'16" W 114.82 feet to the Point of Beginning, Containing 37.329 Acres more or less. The deeds referred to hereinabove are recorded in the Office of the Register of Deeds of Guilford County.

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 September 15, 2020, the liability for municipal taxes for the 2020-2021 fiscal year shall be prorated on the basis of 9/12 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, 2021. 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.