

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT A PORTION OF 112 MAXFIELD
ROAD – 11.819-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, said point being the southeast corner of Lot 1 of the "Exclusion Plat for the Properties of JGJ, LLC" as recorded in Plat Book 153 on Page 81, said point also being along the western right-of-way for Maxfield Road (55.15-foot width), and said point being along the existing Greensboro City Limit line as per Map #D-2817A with an effective date of September 31, 2007; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS and the western right-of-way for Maxfield Road in a southerly direction a distance of approximately 570 feet to a point, said point being the northeast corner of Lot 2 of the "Recombination Plat for Maxfield Road Industrial Park" as recorded on Plat Book 188 on Page 87; thence proceeding along the northern line of said Lot 2 S 89°50'09" W a distance of 765.03 feet to a point, said point being #4 rebar at NC Grid Coordinate NAD83(2011) of N:850,248.12' E:1,787,509.67'; thence proceeding N 00°10'31" W a distance of 571.38 feet to a point; thence proceeding N 89°55'35" W a distance of 149.14 feet to a point, said point being the southeast corner of the property of TJG Realty of Rockland, LLC as recorded in Deed Book 7913 on Page 2795; THENCE DEPARTING FROM THE EXISTING CITY LIMITS along the eastern line of said TJG Realty of Rockland N 16°33'21" E a distance of 357.06 feet to a point, said point being along the southern right-of-way for Burlington Road and said point being along the existing Greensboro City Limit line as per map #D-2676 with an effective date of June 20, 2003; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS in a easterly direction a distance of 93.77 feet to a point, said point being the northeast corner of Lot 1 of said "Recombination Plat for Maxfield Road Industrial Park;" THENCE DEPARTING FROM THE EXISTING CITY LIMITS along the eastern line of said Lot 1 S 01°20'41" W a distance of 339.50 feet to a point; thence proceeding along the north line of said Lot 1 S 89°55'35" E a distance of 125.35 feet to a point, said point being the southwest corner of the existing Greensboro City Limit line as per map #D-2572 with an effective date of June 30, 2001; THENCE PROCEEDING WITH THE EXISTING CITY LIMITS S 89°55'35" E a distance of 100 feet to a point, said point being the southwest corner of Lot 1 of said "Exclusion Plat for the Properties of JGJ, LLC"; THENCE DEPARTING FROM THE EXISTING CITY LIMITS along the southern line of said Lot 1 S 87°17'50" E a distance of 500 feet to the POINT AND PLACE OF BEGINNING, containing an area of 11.819 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 January 19, 2021, the liability for municipal taxes for the 2020-2021 fiscal year shall be prorated on the basis of 5/12 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.