

AN ORDINANCE ANNEXING TERRITORY TO THE CORPORATE LIMITS
(PROPERTY LOCATED AT 138 (PART), 168, 170 AND 172
FLEMINGFIELD ROAD – 32.481-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 an iron pipe at the northwestern corner of the Jim Allen, Inc. property as recorded in Deed Book 2567, page 614 in the Guilford County Registry, said pipe also being the northwestern corner of Lot 108 as shown on a plat entitled "Subdivision of John W. King Property, Section 2" as recorded in Plat Book 9, page 43; Thence from said point of beginning and along the eastern margin of the right-of-way of Flemingfield Road, N.C.S.R. 2848 (60' Right-of-Way), N00°38'43"E, 49.88 feet to an iron pipe; Thence N84°27'56"W, 9.73 feet to a point within the right-of-way of Flemingfield Road; Thence N00°21'09"E, 265.27 feet to a point on the southwestern corner of Hathcock Property, LLC, as recorded in Deed Book 8102, page 2294, Tract III; Thence with the southern line of Hathcock Property, LLC, S84°41'33"E, 610.39 feet to an iron pipe in the southeastern corner of aforementioned Hathcock Property, LLC; Thence with the eastern lines of Hathcock Property, LLC, Tracts III and IV, N02°39'50"E, 738.53 feet to a point on the southwest corner of G. J. Harris, Jr., Heirs; Thence with the southern line of Harris, S85°43'54"E, 821.08 feet to an iron pipe in the western line to Thressa G. Hamlett Trust Irrevocable Trust Agreement, recorded in Deed Book 7628, page 2138, Thence with Hamlett's western line, S03°07'37"W, 877.57 feet to an iron pipe on the northwestern corner of Robin Fleming et al, as recorded in Deed Book 2792, page 409, thence with Fleming's western line, S03°39'56"W, 144.13 feet to an iron pipe on the northeastern corner of the Jim Allen, Inc. property as recorded in Deed Book 2567, page 614; Thence with Jim Allen, Inc.'s eastern line, S07°01'24"W, 287.85 feet to a point in the centerline of a creek; Thence with new lines along the centerline of said creek, the following courses and distances:

Thence S82°18'42"W, 36.57 feet to a point; Thence N70°21'19"W, 106.82 feet to a point; Thence S20°03'04"W, 22.92 feet to a point; Thence S52°06'35"E, 42.81 feet to a point; Thence S10°49'31"E, 39.63 feet to a point; Thence S18°29'30"W, 41.46 feet to a point; Thence N57°13'40"W, 35.45 feet to a point; Thence S70°25'50"W, 82.84 feet to a point; Thence S35°38'38"W, 13.19 feet to a point; Thence S71°00'52"W, 45.51 feet to a point; Thence N66°02'15"W, 29.59 feet to a point; Thence S70°39'59"W, 90.50 feet to a point; Thence N65°13'53"W, 64.32 feet to a point; Thence S51°17'14"W, 53.14 feet to a point; Thence S35°46'59"W, 68.19 feet to a point; Thence N65°41'59"W, 52.15 feet to a point; Thence N23°41'57"W, 12.37 feet to a point; Thence N63°26'41"E, 23.57 feet to a point; Thence N02°52'47"W, 20.82 feet to a point; Thence S89°52'42"W, 23.57 feet to a point; Thence N16°11'14"W, 41.49 feet to a point; Thence N84°06'03"W, 33.01 feet to a point; Thence S36°43'47"W, 28.81 feet to a point; Thence N82°19'56"W, 21.59 feet to a point; Thence N10°21'37"E, 22.89 feet to a point; Thence N31°55'26"W, 38.30 feet to a point; Thence S60°01'41"W, 58.18 feet to a point; Thence N19°57'16"W, 42.40 feet to a point; Thence S78°46'59"W, 32.04 feet to a point; Thence N30°03'22"W, 35.56 feet to a point; Thence N87°29'39"W, 36.72 feet to a point; Thence S65°31'45"W, 20.20 feet to a point; Thence N51°41'34"W, 16.95 feet to a point; Thence N80°54'41"W, 17.88 feet to a point;

Thence N51°31'08"W, 21.49 feet to a point; Thence N19°47'01"W, 52.18 feet to a point; Thence N00°56'22"W, 27.65 feet to a point; Thence N39°53'09"W, 25.58 feet to a point; Thence N16°50'48"E, 32.11 feet to a point; Thence N25°46'36"W, 61.42 feet to a point; Thence N80°02'14"W, 19.94 feet to a point; Thence N02°09'25"E, 80.84 feet to a point; Thence N53°56'48"W, 45.83 feet to a point; Thence N12°43'03"W, 55.18 feet to a point; Thence leaving said stream and with the northern line of Jim Allen, Inc., N84°27'27"W, 345.47 feet to the point and place of beginning, containing 32.481 acres more or less. Being all of that property shown in Deed Book 4174, page 2176, Deed Book 8103, page 2294, Tracts I and II, and a portion of Deed Book 2567, page 614.

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 May 18, 2021, the liability for municipal taxes for the 2020-2021 fiscal year shall be prorated on the basis of 1/12 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.