

PG PM 1:458.926

OWNERSHIP AND DEDICATION STATEMENT:

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of the Board of Commissioners of Guilford County and this plat and allotment to be free act and deed, and hereby dedicate(s) to public use as streets and easements, forever all areas so shown or indicated on said plat.

The Common Elements shown on this plat of Northern Woods 7, LLC, Subdivision is expressly not dedicated for use by the general public, but is to be conveyed by Northern Woods 7, LLC, to Northern Woods 7, LLC, Homeowner's Association, Inc. for the use and enjoyment of the lot owners in Northern Woods 7, LLC, Subdivision as more fully provided in the declaration of covenants, conditions and restrictions, the original of which declaration is dated APRIL 28, 2021 in the Guilford County registry and recorded in Deed Book 8442, Page 1-45

NORTHERN WOODS 7, LLC, by recordation of this plat, hereby gives, grants and conveys to AT&T, Duke Energy, Piedmont Natural Gas Company, Charter Communications (formerly Time Warner Cable their respective successors and assigns right-of-way and easements to maintain and service their respective wires, lines, conduits and pipes in their present locations, including those within the "Common Elements" and/or "Open Spaces" as shown here on together with the right of ingress and egress as necessary, including over and upon said "Common Elements" and or "Open Spaces" for the purpose of maintaining and servicing said wires, lines, conduits and pipes.

When grade of adjacent property does not conform to the street grade, an easement is effective for the purpose of sloping embankments from street grade level at the property line having a slope ratio of three feet horizontal for each foot of vertical dimensions.

SIGNED: [Signature] 4/16/2021 DATE
NORTHERN WOODS 7, LLC, OWNER
ATTEST: Maggie Pegg 4/16/2021 DATE

Certificate of Review Officer:
State of North Carolina
County of Guilford
I, Paul Love, Review Officer of Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
[Signature] 4-26-21
Review Officer Date

APPROVAL FOR RECORDATION BLOCK:
Approval by the Planning Department of Guilford County, North Carolina on the 26th day of, April, 2021, pursuant to Article V of the Guilford County Development Ordinance.
Signed: [Signature] 4/26/21
Planning Director Date

Certificate of Survey Accuracy:
I, ANTHONY D. LESTER certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book 7780, Page 2160 etc.) that the boundaries not surveyed are clearly indicated as drawn from information found in Book see Page map that the ratio of precision as calculated is 1"=51,560'; that the Global Positioning System (GPS) survey and the following information was used to perform the GPS (GNSS if dual constellations are used) survey:

CLASS OF SURVEY: 95%
POSITIONAL ACCURACY: PEAK TO PEAK LAT=0.007(m) LON=0.004(m)
TYPE OF GPS FIELD PROCEDURE: STATIC
DATES OF SURVEY: START=2016/01/29 15:48:00 STOP=2016/01/29 17:55:00
DATUM/EPDC #NAD 83 (2011) EPOCH=2010.0000
PUBLISHED/FIXED-CONTROL USE: NCGS GREENSBORO 5 GRS ARP, NCS325 NCRS REDSVILLE CURS ARP, DF9213 NCBU BURLINGTON CURS ARP
GEOID MODEL: ICB
COMBINED GRID FACTOR: 0.99997551 SPC (3200 NC)
UNITS: NORTHING= 271,018,110(m) EASTING= 538703,127(m)

That this plat was prepared in accordance with G.S. 47-30 as amended, section F-11(c)
Witness my original signature and seal this 15 day of APRIL, A.D. 2021.
[Signature] ANTHONY D. LESTER PLS-4537

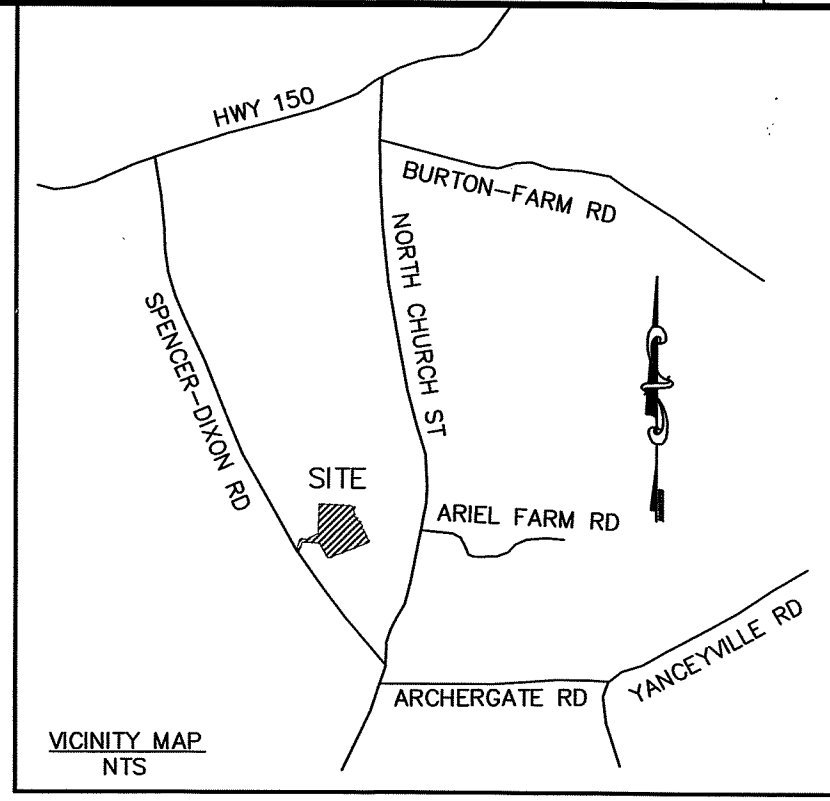


WATER QUALITY CONSERVATION EASEMENT (WQCE): NO STRUCTURE OR LAND DISTURBING ACTIVITIES ARE ALLOWED IN THIS AREA. THE NATURAL GROUND COVER AND THE NATURAL TREE CANOPY MUST BE PRESERVED WITH THE FOLLOWING EXCEPTIONS:
(1) THE CUTTING OR TRIMMING OF OVERCROWDED TREES IS ALLOWED PROVIDED THAT NO TREES IN EXCESS OF 3" INCHES IN DIAMETER AS MEASURED 12" INCHES OR LESS FROM THE GROUND ARE REMOVED;
(2) UTILITIES AND EROSION CONTROL MEASURES CAN BE CONSTRUCTED AND MAINTAINED;
(3) NORMAL MAINTENANCE BY MECHANICAL MEANS IS ALLOWED FOR THE REMOVAL OF DEAD, DISEASED, DEFORMED, POISONOUS, OR NOXIOUS VEGETATION AND PESTS HARMFUL TO HEALTH AND;
(4) MOWING OF UTILITIES AREAS TO CONTROL GROWTH.

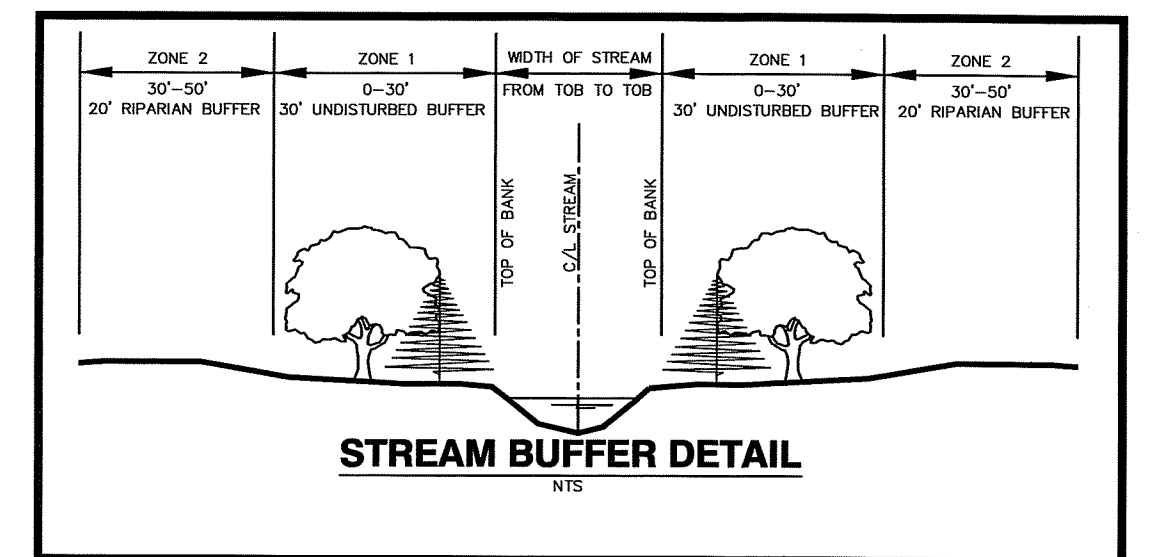
SITE DATA:
PARCEL ID: 139342, 139343
PIN: PART OF 7868695489, 7868696997
DEED REFERENCES: DB. 7780 PG. 2160
PLAT REFERENCE: PB. 118 PG. 76
ZONING: CU-RS-30
TOTAL AREA: 15.039 ACRES
AREA IN COMMON ELEMENTS:
AREA IN COMMON ELEMENTS "A"=0.211 ACRES.
AREA IN COMMON ELEMENTS "B"=1.770 ACRES.
AREA IN COMMON ELEMENTS "C"=1.628 ACRES.
3.609 ACRES TOTAL
AREA IN LOTS: 11.430 ACRES
AREA IN FLOODPLAIN & OPEN SPACE: 1.770 ACRES
PROPOSED # OF LOTS: 9
DENSITY: 0.60 LOTS/ACRE
(THIS IS LOWER THAN THE REQUIRED 1DU/1.25 AC TO HAVE OFF-SITE SEPTIC IN TIER 4).
LF NEW PRIVATE STREETS: 1,344 LF
SEWER: ON-SITE SEPTIC AND ONE OFFSITE SYSTEM
WATER: INDIVIDUAL WELLS

NOTICE - THIS PROPERTY IS LOCATED WITHIN THE WATER SUPPLY WATERSHED FOR GREENSBORO (FREEDY FORK) WS-III, WCA TIER 4. DEVELOPMENT RESTRICTIONS MAY APPLY.

RS-30 (RESIDENTIAL-SINGLE FAMILY) DEVELOPMENT STANDARDS
MIN LOT SIZE: 30,000 S.F.
MIN LOT WIDTH: 100 FT.
INTERIOR LOT: 100 FT.
CORNER LOT: 50 FT.
MIN. STREET FRONTAGE: 50 FT.
MIN. STREET SETBACKS:
FRONT: 40/65 FT.
SIDE, EXCEPT THOROUGHFARE: 45/85 FT. THOROUGHFARE: 50/95 FT.
MIN. INTERIOR SETBACKS:
SIDE YARD: 10 FT.
REAR YARD: 30 FT.
MAX. BUILDING HEIGHT: 50 FT.
MAX BUILDING COVERAGE (% OF LOT): 30%

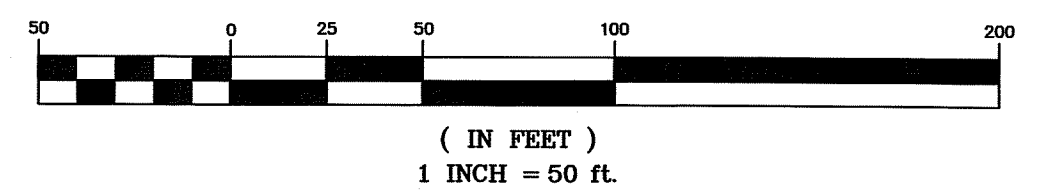


- SURVEYORS NOTES:
1. AREA IS DETERMINED BY LEAST SQUARES METHOD.
2. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
3. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1"=51,560' D.C. R.L.
4. ALL DISTANCES SHOWN HEREIN ARE IN HORIZONTAL FEET UNLESS INDICATED OTHERWISE.
5. THERE ARE NO N.C.G.S. MONUMENTS WITHIN 2000 FEET OF SUBJECT PROPERTY. SEE MAP FOR OTHER TIES MADE.
6. PROPERTY IS ZONED RS-30. CASE #16-04-GCPL-01677.
7. DEED BOOK 7780 PAGE 2160, IS SUBJECT PROPERTY. SEE ALSO P.B. 118 PG. 76. SEE MAP FOR OTHER REFERENCES. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. TOTAL AREA= 15.039 ACRES MORE OR LESS.
9. A SPECIAL FLOOD HAZARD AREA EXISTS ON THE PROPERTY BASED ON FIRM MAP 3710786800J. PROPERTY WITH REVISED DATE JUNE 18, 2007.
10. THIS PROPERTY IS A ALL OF 1999 TAX MAP ACL-9-613 -641-40 AND 41.
11. CREEK LOCATION PER D.B. 4816 PG. 1120, SAME DESCRIPTION OF CREEK AS RECORDED IN D.B. 880 PG. 378 JUNE 20, 1939) CENTERLINE OF CREEK IS PROPERTY LINE.
12. THIS PROPERTY IS IN THE JORDAN LAKE WATERSHED.
13. ALL NEW PROPERTY CORNERS ARE #4 REBARS UNLESS NOTED OTHERWISE.



BK: P 206
PG: 37-39
RECORDED: 2021031440
04-28-2021
02:19:23 PM
BY: KELLY SALO
DEPUTY-GB
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS
NC FEE \$93.00

SHEET 1 OF 3
FINAL PLAT
NORTHERN WOODS 7, LLC
CENTER GROVE TOWNSHIP-GUILFORD COUNTY
GREENSBORO-NORTH CAROLINA
APRIL 15, 2021



(IN FEET)
1 INCH = 50 ft.
EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
PHONE: (336) 854-8877 FAX: (336) 854-8876
LICENSE C-0168

This plat does not require NCDDT certificate of approval as provided in BS 136-102-6 (c)
[Signature] 4/26/21

OWNER NAME AND ADDRESS
NORTHERN WOODS 7, LLC
7 CORPORATE CENTER COURT STE B
GREENSBORO, NC 27408

CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-1	N87°48'48"E	516.51'	516.67'	325.00'
C-2	S71°31'55"E	106.48'	109.99'	125.00'
C-3	S76°04'28"E	263.31'	263.67'	163.00'
C-4	S29°26'42"E	310.3'	320.05'	50.00'
C-5	S76°04'28"E	500.00'	529.96'	500.00'
C-6	N00°05'43"E	728.93'	80.42'	500.00'
C-7	S86°22'54"E	738.92'	83.14'	500.00'
C-8	S42°19'53"W	106.44'	106.57'	85.00'
C-9	S60°02'49"W	14.49'	41.91'	85.00'
C-10	N76°04'28"W	173.68'	181.74'	175.00'
C-11	N55°41'00"W	56.92'	57.17'	175.00'
C-12	N82°11'48"W	40.80'	44.87'	525.00'
C-13	N17°17'06"E	61.63'	61.65'	100.00'
C-14	N30°41'55"E	57.74'	58.57'	100.00'
C-15	N17°56'49"E	49.69'	51.52'	50.00'
C-16	N41°38'48"W	30.00'	32.48'	50.00'
C-17	N41°38'48"W	52.86'	51.95'	100.00'
C-18	S03°20'23"E	52.96'	51.95'	100.00'
C-19	S16°47'03"W	64.05'	64.10'	475.00'
C-20	S51°57'16"W	31.81'	32.79'	30.00'
C-21	S89°34'43"W	47.04'	47.10'	275.00'

CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
EC-1	N54°03'19"W	17.69'	17.70'	102.04'
EC-2	N43°19'44"E	93.97'	100.63'	78.48'
EC-3	N48°36'32"E	41.87'	41.92'	110.07'

LINE	BEARING	L#	DISTANCE
L-1	N31°30'39"W		63.12'
L-2	S86°50'52"E		107.59'
L-3	S89°52'22"E		65.63'
L-4	N89°56'38"E		50.04'
L-5	N20°39'00"E		30.81'
L-6	N20°39'00"E		43.25'
L-7	N18°35'12"E		6.47'
L-8	S10°32'00"W		4.53'
L-9	S10°32'00"W		11.93'
L-10	N69°15'23"W		11.40'
L-11	S75°21'28"W		52.45'
L-12	S33°06'16"E		40.65'
L-13	S10°01'15"E		19.83'
L-14	S61°45'34"W		19.83'
L-15	S61°45'34"W		42.19'
L-16	S68°47'54"E		50.29'
L-17	S30°51'56"E		79.10'
L-18	S10°47'30"E		20.74'
L-19	S85°12'08"E		45.38'
L-20			

EASEMENT LINE	BEARING	E-#	DISTANCE
E-1	N17°46'21"E		11.00'
E-2	N17°46'21"E		66.17'
E-3	N17°46'21"E		63.98'
E-4	N17°46'21"E		18.00'
E-5	N17°46'21"E		18.00'
E-6	N17°46'21"E		28.05'
E-7	N17°46'21"E		5.35'
E-8	S69°38'43"E		7.04'
E-9	N65°40'24"W		29.00'
E-10	S73°05'09"W		29.49'
E-11	N89°47'14"W		25.52'
E-12	N69°38'43"W		12.63'
E-13	S88°41'50"W		9.69'
E-14	S88°41'50"W		68.92'
E-15	S73°29'53"W		16.48'
E-16	S73°29'53"W		22.94'
E-17	S12°01'20"E		27.64'
E-18	S17°45'21"W		16.93'
E-19	S17°45'21"W		16.93'
E-20	S73°29'53"E		5.00'

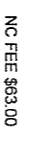


- LEGEND**
- EIP
 - N/R
 - NEW #5 REBAR
 - R/W
 - RIGHT OF WAY
 - PLAT BOOK
 - PAGE BOOK
 - DEED BOOK
 - A/C
 - CONCRETE
 - CENTERLINE
 - DRAINAGE MAINTENANCE & UTILITY EASEMENT
 - NOT TO SCALE
 - COMPUTED POINT
 - PRIVATE SEWERLINE ACCESS AND MAINTENANCE EASEMENT
 - DENOTES ADDRESS

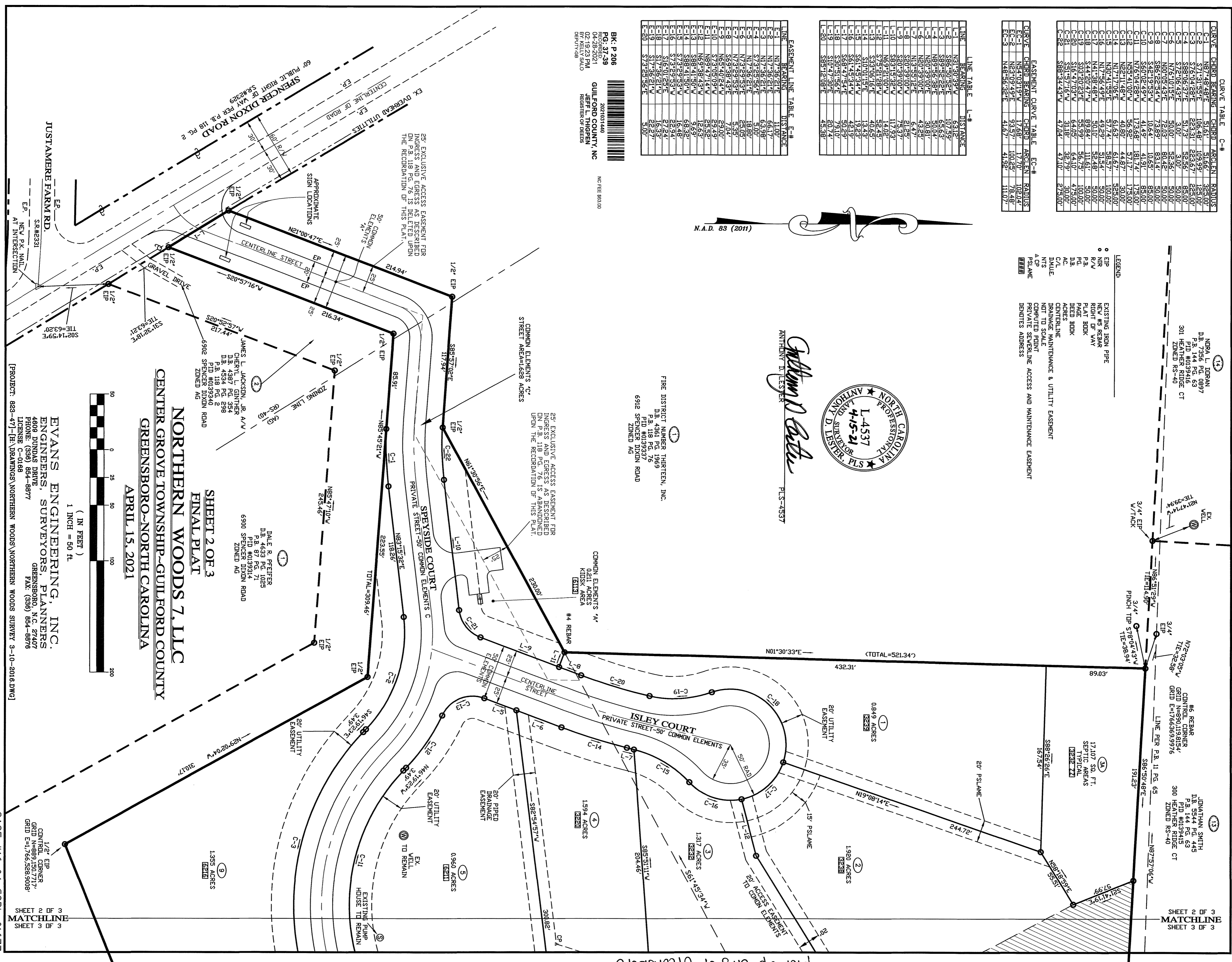


Anthony D. Lester
 ANTHONY D. LESTER
 PLS-4537

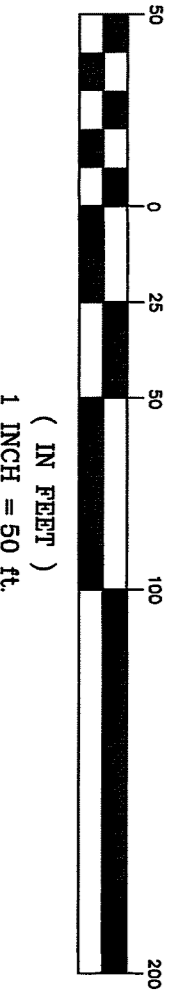
BK. P 206
 REG. 37139
 REC. 2021031440
 GUILFORD COUNTY, NC
 JEFF L. THOMPEN
 REGISTER OF DEEDS
 BY KELLY SALO
 DEPT 11-68



NC FEE \$63.00



NORTHERN WOODS 7, LLC
NORTHERN TOWNSHIP-GUILFORD COUNTY
GREENSBORO-NORTH CAROLINA
APRIL 15, 2021

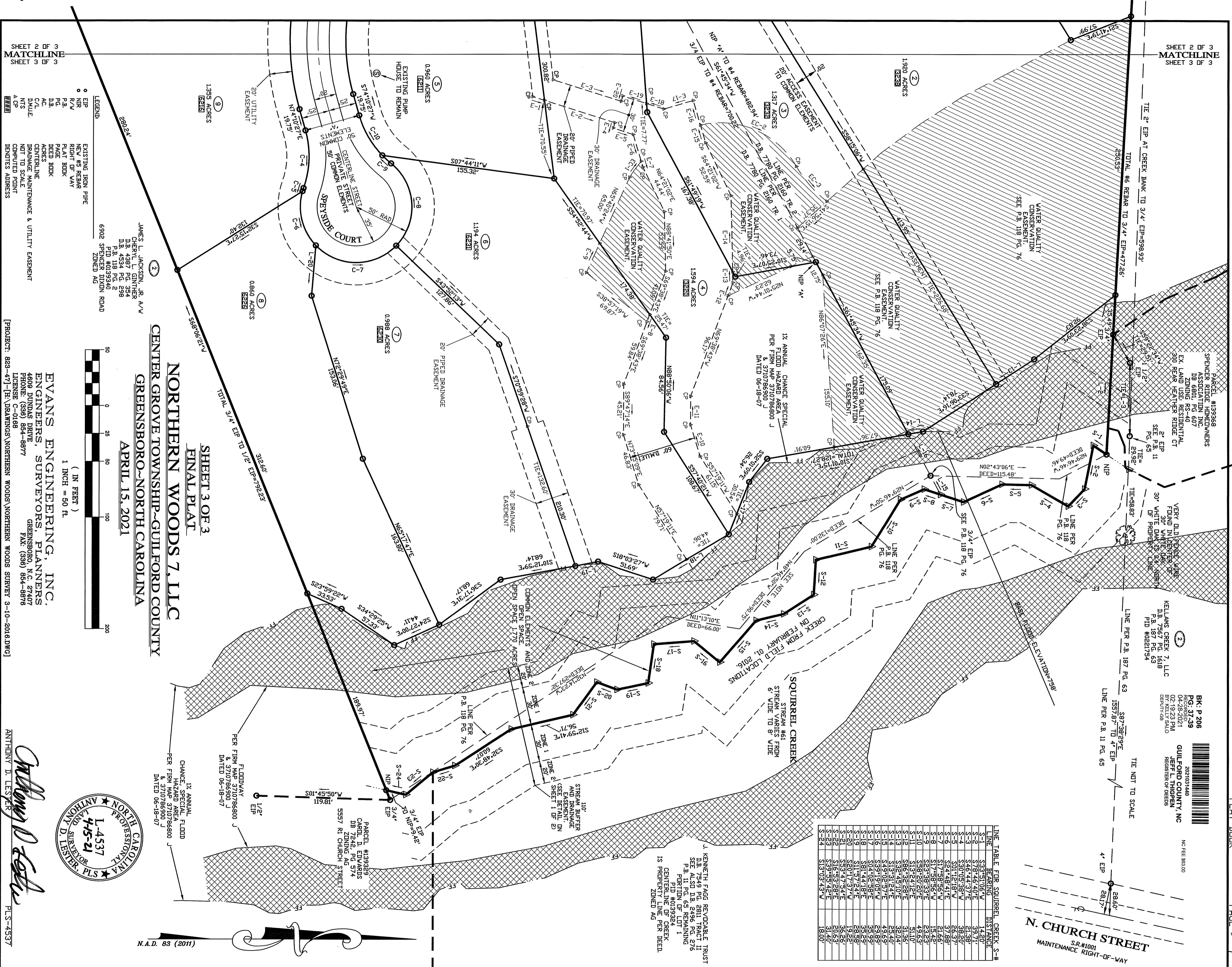


EVANS ENGINEERING, INC.
 ENGINEERS, SURVEYORS, PLANNERS
 4400 DUNNONS DRIVE
 GREENSBORO, NC 27407
 PHONE: (336) 864-8877
 LICENSE: C-0168

SHEET 2 OF 3
 MATCHLINE
 SHEET 3 OF 3

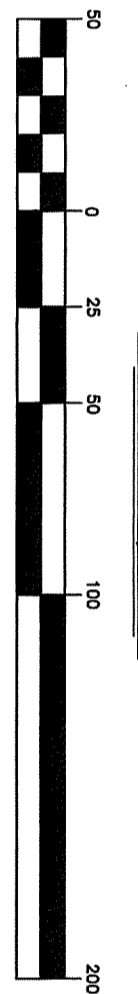
SHEET 2 OF 3
 MATCHLINE
 SHEET 3 OF 3

Pick up City of Greensboro



LINE TABLE FOR SQUIRREL CREEK S-#

LINE	BEARING	DISTANCE
S-1	S33°51'06"V	14.20'
S-2	S78°46'40"E	39.71'
S-3	S46°44'37"E	21.38'
S-4	S30°05'38"W	38.20'
S-5	S01°12'18"W	26.37'
S-6	S24°48'41"E	37.89'
S-7	S17°58'35"W	41.65'
S-8	S27°06'36"W	23.45'
S-9	S69°20'20"E	46.42'
S-10	S19°24'12"E	41.00'
S-11	S66°52'29"E	31.96'
S-12	S92°45'10"E	32.04'
S-13	S13°31'24"E	25.40'
S-14	S49°02'57"E	49.63'
S-15	S39°19'05"W	29.89'
S-16	S94°02'58"E	35.99'
S-17	S04°02'58"E	35.29'
S-18	S81°44'18"E	28.58'
S-19	S11°57'24"E	19.22'
S-20	S53°47'54"E	36.25'
S-21	S16°58'28"E	20.63'
S-22	S39°53'42"E	31.40'
S-23	S13°03'43"W	18.00'



SHEET 3 OF 3
FINAL PLAT
NORTHERN WOODS 7, LLC
CENTER GROVE TOWNSHIP-GUILFORD COUNTY
GREENSBORO-NORTH CAROLINA
APRIL 15, 2021

N.A.D. 83 (2011)

LEGEND

- EXISTING IRON PIPE
- NIP
- NIP AND REBAR
- RIGHT OF WAY
- PLAY BOOK
- P.B.
- P.G.
- PAGE
- DEED BOOK
- DEED
- D.B.
- D.B.
- AC.
- D.M.U.E.
- ACRES
- C/L
- CENTERLINE MAINTENANCE & UTILITY EASEMENT
- DRAINAGE MAINTENANCE & UTILITY EASEMENT
- NIT TO SCALE
- NTS
- A.P.
- COMPUTED POINT
- DENOTES ADDRESS

JAMES L. JACKSON, JR. A/V
 CHERYL L. GINTHER
 D.B. 4387 PG. 354
 D.B. 4334 PG. 298
 P.D. 18 984.6
 P.D. 18 984.6
 6902 SPENCER DIXON ROAD
 ZIMED AG

1395 ACRES [E215]
 1194 ACRES [E231]
 0980 ACRES [E229]
 0988 ACRES [E230]

1594 ACRES [E220]
 1317 ACRES [E228]
 1990 ACRES [E228]

12 ANNUAL CHANGE SPECIAL FLOOD HAZARD AREA PER FIRM MAP 3710786900 J DATED 06-18-07

1/2 ANNUAL CHANGE SPECIAL FLOOD HAZARD AREA PER FIRM MAP 3710786900 J DATED 06-18-07

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ENGINEERS, SURVEYORS, PLANNERS
 4609 DUNDAS DRIVE
 GREENSBORO, N.C. 27407
 PHONE: (336) 854-9877
 LICENSE C-01088
 PROJECT: 823-471-1H-DRAWINGS NORTHERN WOODS/NORTHERN WOODS SURVEY 3-10-2016.DWG

ANTHONY D. LESTER
 PLS-4537
 CASE #16-04-GCPL-01677

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ANTHONY D. LESTER
 PLS-4537
 CASE #16-04-GCPL-01677



BK: P 206
 PG: 37.39
 REC: 2021040
 REG: 202104
 02 19 23 PM
 BY: KELLY GALO
 DEPUTY GR

THE NOT TO SCALE

LINE PER P.B. 187 PG. 63
 1557.87' TO 4" EIP

LINE PER P.B. 11 PG. 65

4" EIP

N. CHURCH STREET
 S.R.#1001
 MAINTENANCE RIGHT-OF-WAY

Pick up City of Greensboro