DESIGN RESOURCE GROUP

TRANSMITTAL

Date: May 30, 2018

To: City Clerk
600 East Fourth Street, 7th Floor
Charlotte, NC 28202
704-336-2248

Reference: Northlake 3 Annexation

Job#: 599-006

Please find attached the following for the referenced project:

Item	Description
1.	Letter Addressed to City Council-
2.	Petition Requesting Annexation
3.	Boundary Description of Subject Property
4.	Map of the subject Property
5.	Aerial Image of Proposed Annexation Area
6.	Fiscal Analysis Data Sheet
7.	$400 Filing Fee
8.	CD containing digital copies (pdf and MS Word) of the above

If you have any questions or require any additional information, please let me know.

Sincerely,
DESIGN RESOURCE GROUP, PA

Brian Graham, PLA
Senior Associate

2459 Wilkinson Boulevard, Suite 200
Charlotte, NC 28208

o 704.343.0608
w www.drgrp.com

May 15, 2018

Mayor
City Council
City of Charlotte
600 East Fourth Street
Charlotte, NC 28202

Honorable Mayor and City Council Members:

We, the undersigned owners of real property located in Mecklenburg County, within the extraterritorial jurisdiction and, not lying within any Mecklenburg County town limit, respectfully request that tax parcels 025-103-02 (portion of), and 025-081-23B (portion of), and 025-103-09, and 025-081-22B, compromising the 16.02 AC (total) area describe in the attached petition be annexed to the City of Charlotte, North Carolina.

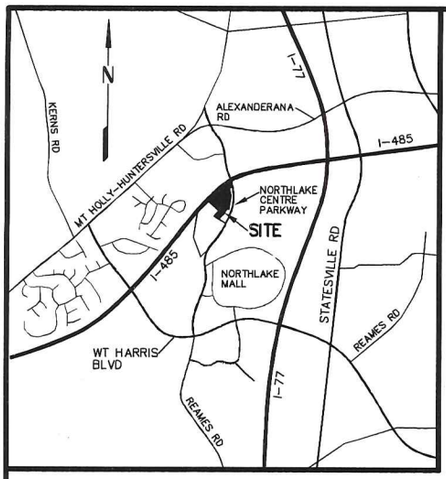
The area to be annexed is contiguous with the primary limits of the City of Charlotte along southwestern edge of property as well as a portion of eastern edge along Northlake Centre Parkway. The combined boundary of the entire area is noted in Annexation Exhibit. An aerial image is also attached showing the area proposed for annexation.

Respectfully yours,

Portion of Tax Parcel 025-103-02, Portion of Tax Parcel 025-081-23B, Tax Parcel 025-103-09, Tax Parcel 025-081-22b

Metrolina Properties Limited Partnership
By: Withrow Capital Investments, Its General Partner

By: Ronald J. Withrow 5/15/18
Ronald J. Withrow, Manager Date



VICINITY MAP

N

(NCGS GRID NAD-83)

LEGEND

- PROPOSED ANNEXATION
- CURRENT CITY LIMITS
- TAX PARCEL LINE

Interstate 485

METROLINA PROPERTIES LIMITED PARTNERSHIP
DB 24707 PG 577
PORTION OF
TAX PARCEL 025-081-22B

ANNEXATION BOUNDARY

METROLINA PROPERTIES LIMITED PARTNERSHIP
DB 5809 PG 855
PORTION OF
TAX PARCEL 025-081-23B

CURRENT CITY LIMITS

15.047 ACRES TOTAL

P.O.B.

ANNEXATION BOUNDARY

NORTHLAKE CENTRE PARKWAY

CURRENT CITY LIMITS

MASON ANDREW NC PARTNERS LLC
DB 32207 PG 36
TAX PARCEL 025-103-03
LOT 1
MB 59 PG 198

METROLINA PROPERTIES LIMITED PARTNERSHIP
DB 29652 PG 418
TAX PARCEL 025-103-09

TISBURY ROAD
(71' PUBLIC R/W)

METROLINA PROPERTIES LIMITED PARTNERSHIP
DB 17474 PG 707
PORTION OF
TAX PARCEL 025-103-02

CURRENT CITY LIMITS

CALHOUN STREET
(VARIABLE WIDTH PUBLIC R/W)

METROLINA PROPERTIES LIMITED PARTNERSHIP
DB 17474 PG 707
PORTION OF
TAX PARCEL 025-103-02

METROLINA PROPERTIES LIMITED PARTNERSHIP
DB 17474 PG 711
TAX PARCEL 025-103-03

0 200 400 600

GRAPHIC SCALE 1" = 200'

5/30/18

NORTH CAROLINA PROFESSIONAL SEAL L-3470 LAND SURVEYOR EDWIN S. GODSEY

LONG CREEK TOWNSHIP
MECKLENBURG COUNTY, NORTH CAROLINA
ANNEXATION PLAT FOR:

CITY OF CHARLOTTE

SURVEY DATE(S): 6-18
PLAT DATE: 6-18
DRAWING SCALE: 1"=200'

LANDTEC SURVEYING | MAPPING
137 CROSS CENTER RD #253
DENVER, NC 28037
OFFICE 704-483-3201
FAX 704-483-3202
N.C. FIRM LICENSE # F-1329

PETITION REQUESTING ANNEXATION

(Insert Name of Annexation Area Here)

DATE: 5/15/18

NAME: Metrolina Properties Limited Partnership

ADDRESS: 1341 E. Morehead Street, Suite 201 Charlotte, NC 28204

PHONE NO.: 704-344-1868

EMAIL: TWilliams@withrowcapital.com

To the City Council of the City of Charlotte, North Carolina:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed to the City of Charlotte:

2. The boundary of the area to be annexed is contiguous to the City of Charlotte and is set forth below:

LEGAL DESCRIPTION

(Insert Legal Boundary Description Here)

Property Owner Name (Printed)	***Address or Parcel/ Tax ID Number of Property Proposed for Annexation***	***Mailing Address of Property Owner***	***Signature of Property Owner or Authorized Agent and Title (Print Name & Title Below Signature)***
Metrolina Properties Limited Partnership By: Withrow Capital Investments, LLC, Its General Partner	Portion of Tax Parcel 025-103-02	1341 E. Morehead Street, Suite 201 Charlotte, NC 28204	Ronald J. Withrow
Metrolina Properties Limited Partnership By: Withrow Capital Investments, LLC, Its General Partner	Portion of Tax Parcel 025-081-23B	1341 E. Morehead Street, Suite 201 Charlotte, NC 28204	Ronald J. Withrow, Manager Ronald J. Withrow
Metrolina Properties Limited Partnership By: Withrow Capital Investments, LLC, Its General Partner	025-103-09	1341 E. Morehead Street, Suite 201 Charlotte, NC 28204	Ronald J. Withrow, Manager Ronald J. Withrow
Metrolina Properties Limited Partnership By: Withrow Capital Investments, LLC, Its General Partner	025-081-22B	1341 E. Morehead Street, Suite 201 Charlotte, NC 28204	Ronald J. Withrow, Manager Ronald J. Withrow
			Ronald J. Withrow, Manager

(Use additional sheets as necessary)

LEGAL DESCRIPTION

ANNEXATION AREA

Beginning at an existing #4 rebar, said rebar being situated on the Southeasterly margin of Interstate 485 (a variable width controlled access) (North Carolina Department of Transportation); said rebar also being the northeasterly corner of Lot 1 as shown in Map Book 59, Page 198, Mecklenburg County Registry; thence with said Interstate 485 controlled access the following four (5) courses and distances: (1.) N 39°47'04" E, a distance of 300.44 feet to an existing R/W monument; (2.) N 41°43'44" E, a distance of 230.84 feet to an existing R/W monument; (3.) N 45°19'12" E, a distance of 192.08 feet to an existing R/W monument; (4.) N 59°30'42" E, a distance of 349.79 feet to an existing R/W monument; (5.) N 61°58'46" E, a distance of 120.57 feet to an existing #4 rebar, said rebar being situated on the northwesterly margin of Northlake Centre Parkway, a variable width public right-of-way as shown in Map Book 43, pages 43 & 57, Mecklenburg County Registry; thence with said margin the following for (6) courses and distances: (1.) S 26°03'28" E, a distance of 8.62 feet to an existing #4 rebar; (2.) with the arc of a circular curve to the right having a radius of 770.21 feet, an arc distance of 172.32 feet (said arc subtended by a chord of S 19°40'01" E, 171.96 feet) to a point; (3.) S 76°44'19" W, a distance of 64.80 feet to a point; (4.) S 09°53'35" E, a distance of 199.82 feet to a point; (5.) S 02°04'57" W, a distance of 201.87 feet to a point; (6.) S 18°02'16" W, a distance of 267.64 feet to a point; thence leaving said margin with four (4) lines through the Metrolina Properties Limited Partnership property, as recorded in Deed Book 5809, Page 855; (1.) N 72°41'50" W, a distance of 195.15 feet to point; (2.) S 14°47'15" W, a distance of 378.72 feet to a point; (3.) with the arc of a circular curve to the right having a radius of 216.85 feet, an arc distance of 90.25 feet (said arc subtended by a chord of S. 27°24'20" W., 89.60 feet) to a point; (4.) S 41°58'37" W, a distance of 311.74 feet to a point, said point being situated on the northeasterly right-of-way margin of Calhoun Street, a variable width public right-of-way as shown in Map Book 59, Page 198, Mecklenburg County Registry; thence with said margin N 47°58'39" W, a distance of 265.62 feet to an existing #4 rebar, said rebar marking the southeasterly intersection of said Calhoun Street and Tisbury Road, a 71' public right-of-way as shown in Map Book 59, Page 198; thence with the southeasterly right-of-way of Tisbury Road the following three (3) courses and distances: (1.) N 55°25'53" E, a distance of 29.19 feet to an existing #4 rebar, (2) with the arc of a circular curve to the left having a radius of 235.50 feet, an arc distance of 55.11 feet (said arc subtended by a chord of N 48°43'37" E., 54.99 feet) to an existing #4 rebar; (3.) N 42°01'21" E, a distance of 224.83 feet to an existing #4 rebar; thence along the easterly margin of said Lot 1, Map Book 59, Page 198, N 48°00'27" W, a distance of 429.03 feet to an existing #4 rebar and being the point and place of BEGINNING, and being portions of the Metrolina Properties Limited Partnership properties as recorded in Deed Book 5809, page 855, Deed Book 17474, page 707, and Deed Book 29652, page 418 and Deed Book 24707, Page 577 and containing 15.047 acres, more or less.

5/30/18

NORTH CAROLINA PROFESSIONAL SEAL L-3470 LAND SURVEYOR EDWIN S. GODSEY

Polaris 3G Map – Mecklenburg County, North Carolina
Northlake 3

Date Printed: 5/11/2018 12:11:47 PM

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

CITY OF CHARLOTTE - VOLUNTARY ANNEXATION PETITION

FISCAL ANALYSIS DATA SHEET

Date: 5/15/18

Annexation area name: Northlake 3

Petitioner(s): Ronald Withrow

Subject area acreage: 16.02

Current land use: Vacant

Proposed land use or development (describe): Multi-Family Residential

Residential (single family): Number units: N/A Anticipated build-out _____ years

Av. price point: $ _____/unit

Residential (multi-family): Number units: +/- 273 Anticipated build-out 2 years

Type tenancy: ☐ Own Av. price point: $ _____/unit

☒ Rent Av. price point: $ +/- $1,200 /month

Retail: Square footage: N/A Anticipated build-out _____ years

Type tenancy: _____

Commercial (non-retail, e.g. office, medical, fitness, services, hotel, theater):

Square footage: N/A Anticipated build-out _____ years

Type tenancy: _____

Other (e.g. school, daycare, church, open space, governmental or other tax-exempt activity):

Square footage: N/A Anticipated build-out _____ years

Type tenancy: _____

Infrastructure: Centerline linear feet of publicly-dedicated roadways proposed: +/- 723 feet

Public sewer/water proposed (describe): Public Water and Sewer will be extended to serve proposed development

Development scale: Maximum number of proposed stories: 4 stories

CHECK DATE	CONTROL NUMBER				
5-11-18	14065	TOTALS ▶	400.00	.00	400.00

ORIGINAL CHECK HAS A COLORED BACKGROUND PRINTED ON CHEMICAL REACTIVE PAPER

STERLING DEVELOPMENT LLC
P.O. Box 2008
Mishawaka, IN 46546-2008

LAKE CITY BANK
WARSAW, IN

71-371/749

014065

DATE May 11, 2018 CHECK 14065 AMOUNT $*********400.00

Pay: **********Four hundred dollars and no cents

TO THE ORDER OF City of Charlotte

RED CHECK NUMBERING IMAGES THROUGH TO BACK OF SHEET

⑈014065⑈ ⑆074903719⑆ 10105116021⑈