

CATAWBA LANDS CONSERVANCY
NOW OR FORMERLY
PART OF TRACT C & D
DB 36643 PG 436
MB PG 781
PARCEL ID # 108-112-28

JOHN W GRIER JR
NOW OR FORMERLY
LOT B
DB 11084 PG 726
MB 1487 PG 485
PARCEL ID # 108-112-13

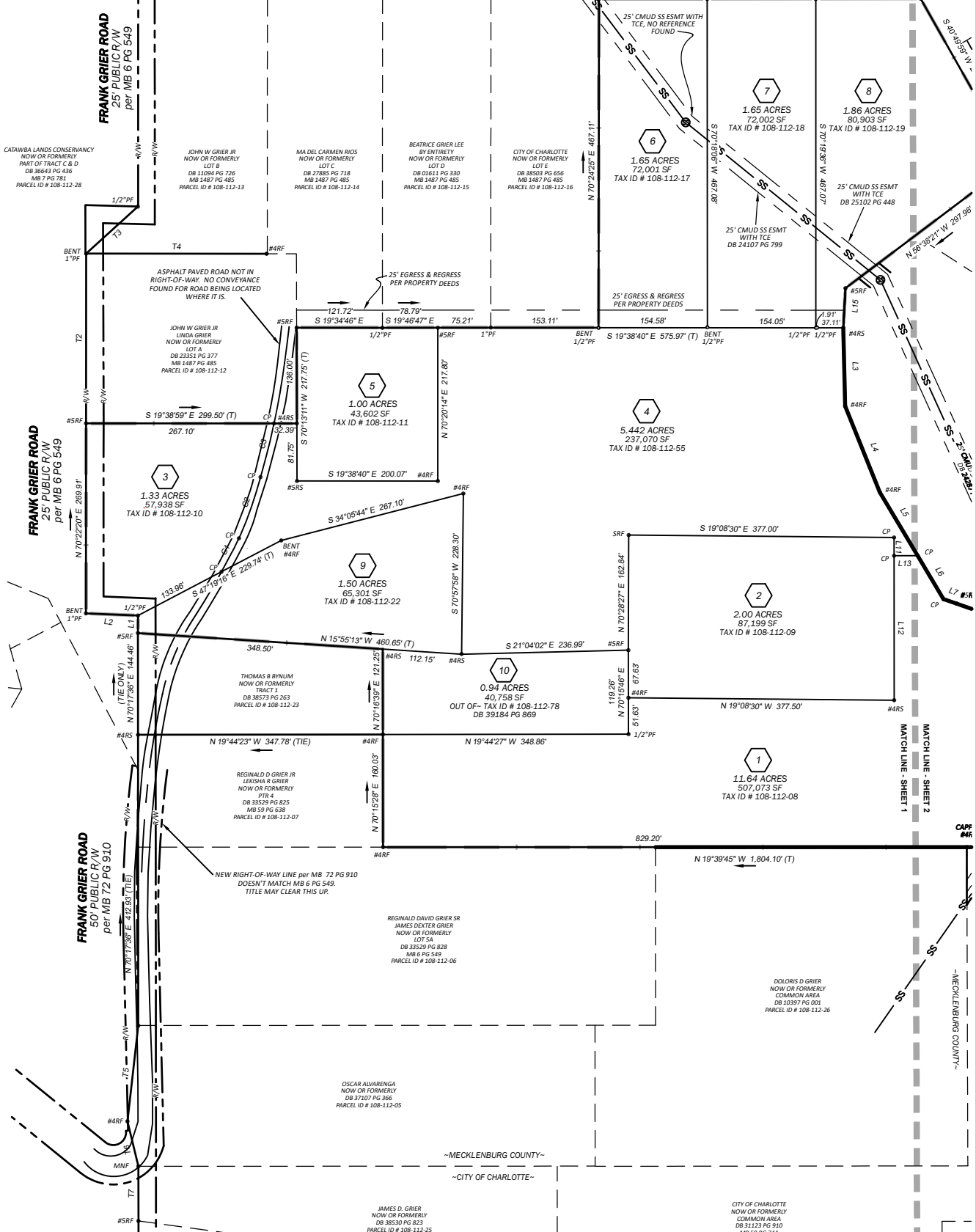
MA DEL CARMEN RIOS
NOW OR FORMERLY
LOT C
DB 27885 PG 718
MB 1487 PG 485
PARCEL ID # 108-112-14

BEATRICE GRIER LEE
BY ENTIRETY
NOW OR FORMERLY
LOT D
DB 01611 PG 330
MB 1487 PG 485
PARCEL ID # 108-112-15

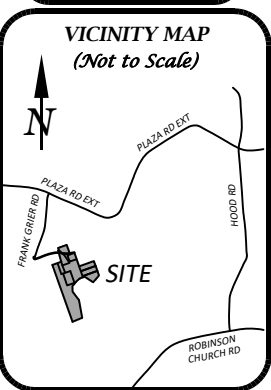
CITY OF CHARLOTTE
NOW OR FORMERLY
LOT E
DB 38503 PG 656
MB 1487 PG 485
PARCEL ID # 108-112-16

CATAWBA LANDS CONSERVANCY
NOW OR FORMERLY
PART OF TRACT I
DB 36643 PG 436
MB PG 549
PARCEL ID # 108-112-20

THE RESERVE
AT CROW WOODS
NOW OR FORMERLY
COMMON AREA
DB 3414 PG 72
MB PG 655
PARCEL ID # 810-54



SCALE: 1" = 200'



ANNEXATION PLAT EXHIBIT
NORTHWAY WOODS, PHASE I
 FOR: NORTHWAY HOMES
 CRAB ORCHARD TOWNSHIP
 MECKLENBURG COUNTY, NORTH CAROLINA

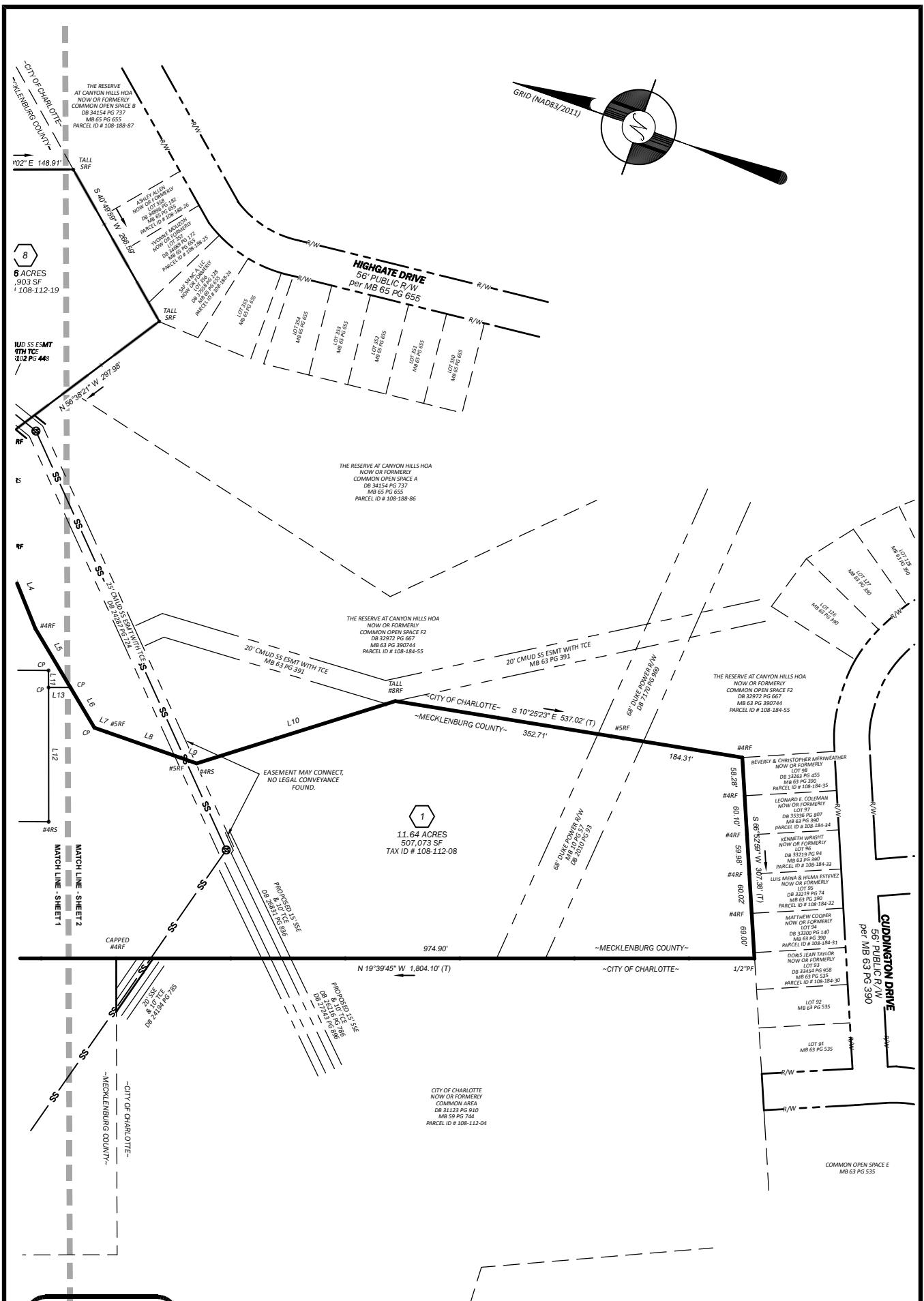
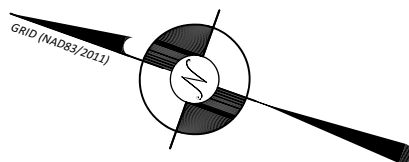
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8521 CROWN CRESCENT CT.
 CHARLOTTE, NC 28227

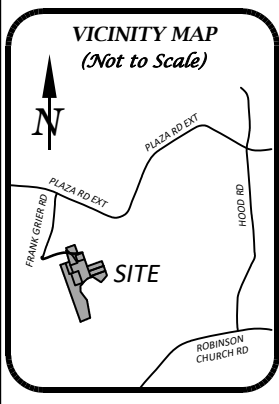
P (704) 741-1700
 C (980) 721-2353

NC #C-4584 & SC #C-6106

Job No.	037-23-068
Date	3/17/26
Proj. Mgr.	CDF
Sheet	1 of 3



SCALE: 1" = 200'



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NORTHWAY WOODS, PHASE I
 FOR: NORTHWAY HOMES
 CRAB ORCHARD TOWNSHIP
 MECKLENBURG COUNTY, NORTH CAROLINA


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Drawn	2 of 3

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM MECKLENBURG COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF CITY OF CHARLOTTE. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL CITY OF CHARLOTTE (ETJ) AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS.
10. A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710459400K, DATED: FEBRUARY 19, 2014.
11. PROPERTY ZONED: N1-A.
12. TOTAL AREA: 29.01 ACRES / 1,263,840 SF
13. THIS IS AN ANNEXATION PLAT TO ANNEX PROPERTY INTO THE CITY OF CHARLOTTE JURISDICTION.

STATE OF NORTH CAROLINA MECKLENBURG COUNTY

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 33529 PG 828, BOOK 10671 PAGE 491, BOOK 2024 PAGE 262, BOOK 33529 PAGE 819, BOOK 37170 PAGE 910, BOOK 33529 PAGE 817, BOOK 4171 PAGE 852 AND BOOK 4248 PAGE98; OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK _____, PAGE _____ OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 50. 1600)." THIS 17th DAY OF MARCH, 2026.

Christopher D. Faulk
 PROFESSIONAL LAND SURVEYOR



I, Christopher D. Faulk, Professional Land Surveyor No. L-5013, certify to one or more of the following as indicated thus, or :

- C. That this plat is of a survey of an existing parcel or parcels of land.

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED N1-A

FRONT:	27' FEET
SIDE YARD:	5' FEET
REAR YARD:	40' FEET
MINIMUM LOT WIDTH:	70' FEET
MINIMUM LOT AREA:	10,000 SF

GPS SURVEY

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: CLASS A
2. POSITIONAL ACCURACY: <0.07+50PPM
3. TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK (NCVRS)
4. DATES OF SURVEY: 12/26/23
5. DATUM/EPOCH: NAD 83 (2011)
6. PUBLISHED/FIXED CONTROL USE: RTK NETWORK
7. GELID MODEL USED: GEOID 12B
8. COMBINED GRID FACTORS: 0.99984162
9. UNITS: US SURVEY FEET

SUBJECT PARCELS

PARCEL #	IDENTIFIER	ACRES	DEED REF. #	OWNER
108-112-08	1	11.64	DB 39184-885	NORTHWAY HOMES LLC
108-112-09	2	2.00	DB 39111-212	NORTHWAY HOMES LLC
108-112-10	3	1.33	DB 39184-861	NORTHWAY HOMES LLC
108-112-55	4	5.44	DB 39184-873	NORTHWAY HOMES LLC
108-112-11	5	1.00	DB 33529-819	JAMES DEXTER GRIER
108-112-17	6	1.65	DB 37270-910	REGINALD D GRIER SR
108-112-18	7	1.65	DB 33529-822	REGINALD D GRIER SR & ANGELA C
108-112-19	8	1.86	DB 33529-817	REGINALD D GRIER SR & ANGELA C
108-112-22	9	1.50	DB 39184-865	NORTHWAY HOMES LLC
108-112-78	10	0.94	DB 39184-869	NORTHWAY HOMES LLC
TOTAL ACREAGE =		29.01		

LINE	BEARING	DISTANCE
L1	N 70°22'16" E	25.00'
L2	N 17°21'28" W	74.04'
L3	S 69°01'18" W	111.17'
L4	S 48°25'03" W	131.95'
L5	S 39°33'26" W	105.00'
L6	S 39°33'26" W	71.63'
L7	S 00°28'51" E	20.04'
L8	S 00°28'51" E	125.54'
L9	S 00°28'51" E	19.72'
L10	S 37°03'45" E	318.00'
L11	S 70°17'20" W	25.92'
L12	S 70°17'20" W	205.19'
L13	S 19°38'40" E	33.46'
L15	S 73°26'05" W	56.36'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	53.53'	1,131.27'	2°42'39"	S 82°06'36" E	53.52'
C2	92.34'	536.91'	9°51'14"	N 89°44'35" E	92.22'
C3	78.61'	1,098.07'	4°06'07"	N 84°30'27" E	78.60'

LEGEND

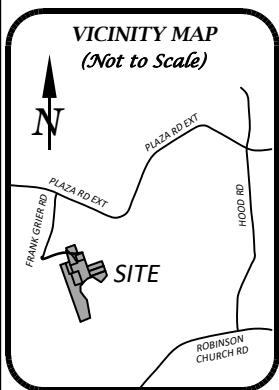
RF REBAR FOUND		REGULATORY FLOODWAY
PF PIPE FOUND		COMMUNITY ENCROACHMENT AREA
MNF MAG NAIL FOUND		ZONE AE
R/W RIGHT-OF-WAY		COMMUNITY ZONE AE
SF SQUARE FEET		LINES SURVEYED
(T) TOTAL		LINES NOT SURVEYED
MB MAP BOOK		BUILDING SETBACKS
DB DEED BOOK		RIGHT-OF-WAY
PG PAGE		EASEMENT
FS FRONT SETBACK		ANNEXATION LINE
RY REAR YARD SETBACK		MATCH LINE
ESMT EASEMENT		
SY SIDE YARD SETBACK		
SSE SANITARY SEWER EASEMENT		
TCE TEMPORARY CONSTRUCTION ESMT		
RCP REINFORCED CONCRETE PIPE		
SM SEWER MANHOLE		
PI PARCEL IDENTIFIER		

LINE	BEARING	DISTANCE
T2	N 70°22'20" E	241.15'
T3	S 61°55'22" E	99.28'
T4	S 19°38'44" E	257.17'
T5	S 76°47'25" W	136.99'
T6	S 56°39'23" W	65.75'
T7	S 70°15'13" W	77.54'

PURPOSE STATEMENT

THE PURPOSE OF THIS MAP IS TO ILLUSTRATE THE AREA THAT IS BEING PROPOSED AS ANNEXATION AREA FOR THE CITY OF CHARLOTTE.

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