

LINCOLN HARRIS
650 SOUTH TRYON
CHARLOTTE, NC

[illegible]


DESIGNED BY: CMG
DRAWN BY: LMC
CHECKED BY: NLD

SCALE

NORTH

VERT: N/A

HORZ: 1"=20'

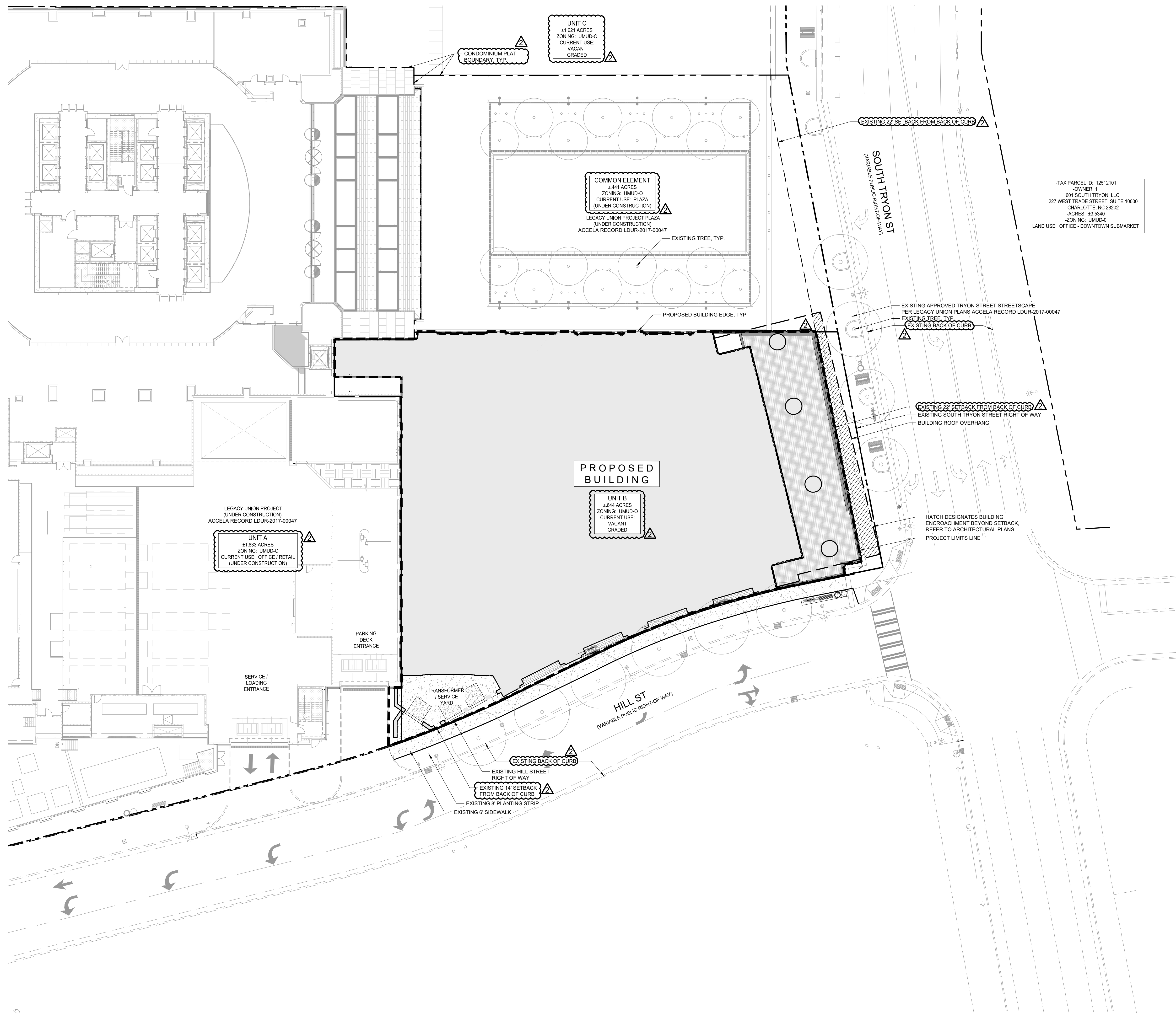


A graphic scale bar is shown below the text, with markings at 0, 10', 20', and 40'. To the right of the scale bar is a north arrow pointing towards the top-left of the page.

TECHNICAL DATA SHEET -
DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-1



REZONING
PETITION NO.
2018-119

SEAL



PROJECT

650 SOUTH TRYON

LINCOLN HARRIS

650 SOUTH TRYON

CHARLOTTE, NC

LANDDESIGN PROJ.# 1018140

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	09.24.2018
2	2nd SUBMITTAL	11.09.2018

DESIGNED BY: CMG
DRAWN BY: LMC
CHECKED BY: CMG

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

CONDOMINIUM PLAT

SHEET NUMBER

RZ-2

General Notes:

- Deed Reference(s) - DB 31462, PG 780; DB 31486, PG 155; DB 31702, PG 967; DB 30793, PG 367; DB 31657, PG 423; DB 61, PG 22; DB 30800, PG 409
- Tax Parcel ID - 07303202; 07303203
- Current Owner - 600 South Tryon Development LLC.
- All bearings are NC Grid bearings.
- All distances are shown horizontal.
- Grid distance = Horizontal distance x Combined Grid Factor (0.99984215)
- Area - 4.538 Acres
- Areas have been determined by coordinate computation.
- Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
- Zoning - UMUD, UMUD-0 per petition 2017-111
- This property is not located in a special Flood Hazard Area as determined by FEMA and the State of North Carolina. Reference Community Panel Number: 3710454400K Dated: September 2, 2015
- This survey was performed without benefit of a Title Commitment Report. LDI, Inc. does not claim that all matters of record which may affect the subject property are shown hereon.
- The North Carolina Grid Coordinates shown on this map were derived by real-time kinematic GPS observations using Trimble R8 Receivers and processed using North Carolina Geodetic Survey Virtual Reference System.
- The purpose of this plat is to create a Land Condominium as shown.
- The Condominium Property is subject to the following development rights, subject to the terms and conditions of the Declaration (capitalized terms used herein shall have the meanings given such terms in the Declaration):
 - The right of Declarant to subdivide any existing Unit into two or more Units.
 - The right of Declarant to recombine Units that share a common boundary into a single Unit.
 - The right of Declarant to alter and relocate any common boundary between Units.
 - The right of Declarant to convert all or any portion of any Unit into Common Elements, to designate such Common Elements as Limited Common Elements and to allocate such Limited Common Elements to the exclusive use of less than all of the Units.
 - The right of Declarant to convert all or any portion of the Common Elements to Units and combine such converted Common Elements with a then-existing Unit, or to designate all or any portion of the Common Elements as Limited Common Elements and to allocate such Limited Common Elements to the exclusive use of less than all of the Units.
 - The right of Declarant to withdraw from the Condominium all or any portion of Unit C.

DECLARATION:
The declaration of condominium for Legacy Union East Condominium is recorded in Book 33050, page 414, in the office of the Register of Deeds, Mecklenburg County, North Carolina, (the "Declaration").

ARCHITECTS CERTIFICATE:
I, JAMES M. WILLIAMS, JR., an architect licensed under the provisions of Chapter 83A of the North Carolina General Statutes, hereby certify that this plat contains all of the information required by Section 47C-2-109 of the North Carolina Condominium Act and fully and accurately depicts the layout, location, unit numbers and dimensions of the units. No improvements have been constructed in the units and therefore there are no applicable elevation descriptions.

James M. Williams, Jr., Date OCT. 11, 2018
Licensed Architect



STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, Dianne E. Dulowitz, a notary public of Mecklenburg County, North Carolina, do hereby certify that JAMES M. WILLIAMS, JR. personally appeared before me this day, and

☒ I have personal knowledge of the identity of this signatory.
☐ I have seen satisfactory evidence of the signatory's identity, by current state or federal identification with the signatory's photograph in the form of:
☐ A credible witness has sworn to the identity of the signatory.

The signatory acknowledged to me that he/she voluntarily signed the foregoing instrument for the purpose stated herein and in the capacity indicated.

Witness my hand and official stamp or seal this 11th day of October, 2018.

Sign: Dianne E. Dulowitz
Print: Dianne E. Dulowitz

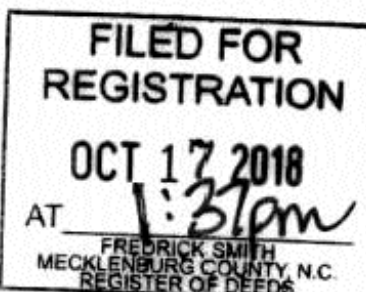
My commission expires: 01/07/2021

I, Seth F. Martin, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book --- Page see map); that the boundaries not surveyed are clearly indicated as drawn from information found in Book --- Page see map; that the ratio of precision as calculated is 1: 10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended; that this plat creates a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land.

Witness my original signature, registration number and seal this 9th day of October, 2018.

Registration No.: L-4719 N.C.

I, Seth F. Martin, a registered land surveyor licensed under the provisions of Chapter 89C of the North Carolina General Statutes, hereby certify that this plat accurately depicts the legal boundaries and the physical location of the units and other improvements relative to those boundaries and contains all of the information required by Section 47C-2-109 of the North Carolina Condominium Act.



County of Mecklenburg

YOSHIAE WEAVER
certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date

This plat is not subject to the provisions of the City of Charlotte of Mecklenburg County Subdivision Ordinance and does not require the approval of the Charlotte-Mecklenburg Planning Commission. However, any further subdivision of this property may be subject to these provisions.

Charlotte-Mecklenburg Planning Commission

Planning Commission Staff

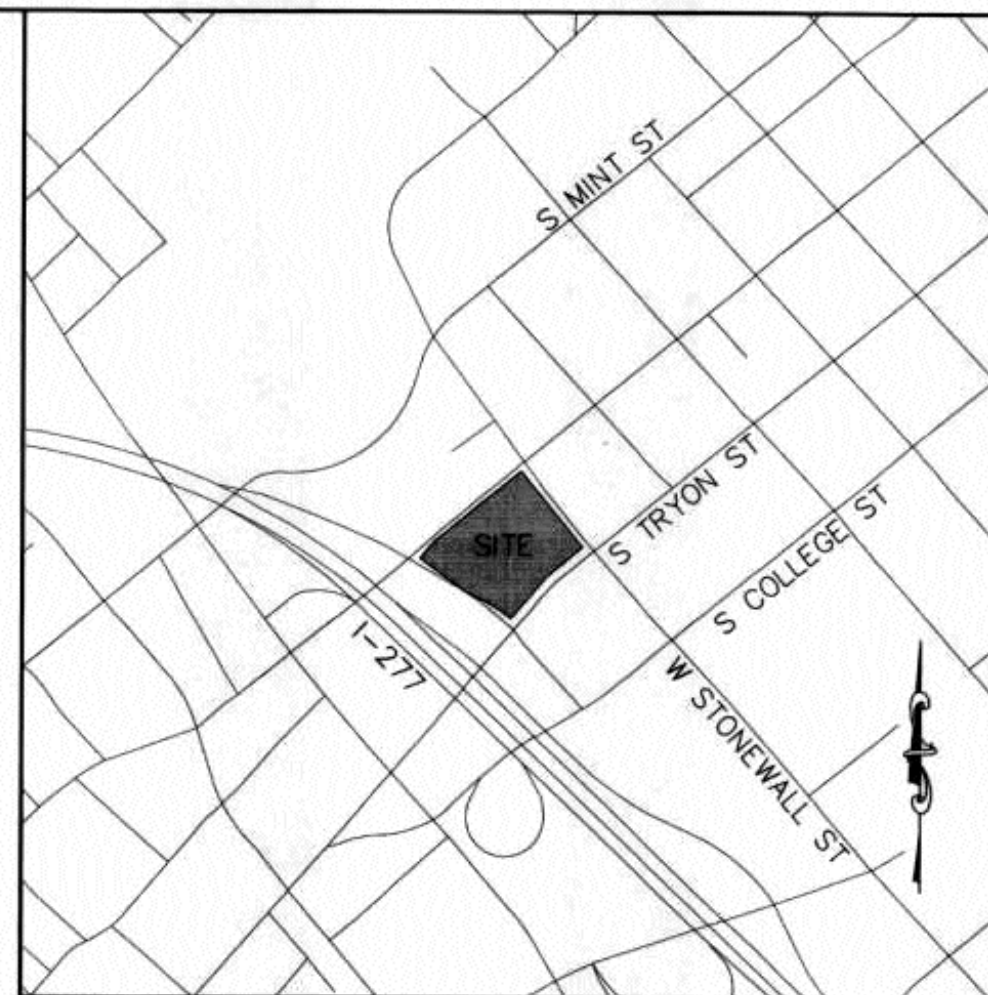
Date

NAIL IN WALL
CONTROL CORNER
GRID COORDINATES
N: 541418.957
E: 1447750.198

SOUTH TRYON STREET
VARIABLE WIDTH R/WCOMMON ELEMENT
±0.441 ACRESUNIT A
±1.833 ACRESUNIT B
±0.644 ACRESCERTIFIED TO BE TRUE AND CORRECT COPY
OF THE ORIGINAL CONDOMINIUM UNITOWNERSHIP FILE NUMBER 1047DATE: October 19th, 2018
FREDRICK SMITH, REGISTER OF DEEDSBy: Frederick Smith DEPUTYUnit Ownership File No. 1047Declaration Recorded on October 19th, 2018Book 33050 Pages 914Plans: Sheet --- thru ---

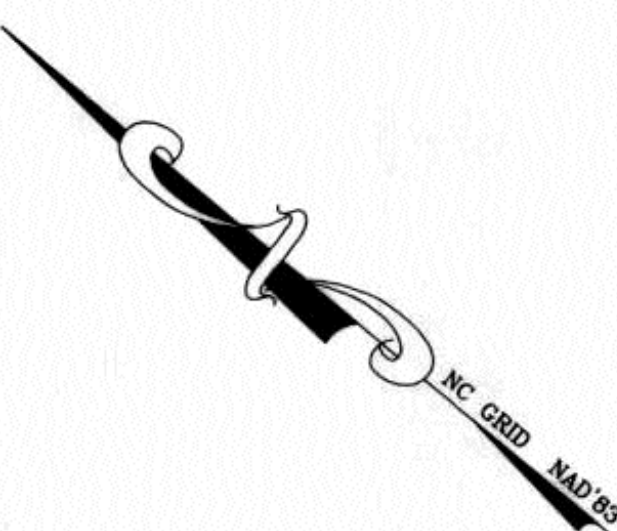
LINE	BEARING	DISTANCE
L1	S50°47'05"W	26.68'
L2	S39°12'55"E	29.53'
L3	S50°48'44"W	3.35'
L4	S50°48'44"W	5.87'
L5	S39°12'11"E	2.75'
L6	N39°13'04"W	2.74'
L7	S50°49'49"W	5.25'
L8	S50°49'49"W	3.33'
L9	N39°10'11"W	34.81'
L10	S50°49'57"W	24.63'
L11	S39°10'07"E	29.33'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	353.14'	93.29'	93.02'	N58°01'20"W
C2	469.67'	54.65'	54.62'	N62°05'56"W
C3	469.67'	44.34'	44.32'	N56°03'40"W



Legend

- EIP Existing Iron Pin
- IPS Iron Pin Set (#5 Rebar)
- CM Concrete Monument
- PT Calculated Point
- R/W Right-of-Way
- N/F Now or Formerly
- CGF Combined Grid Factor



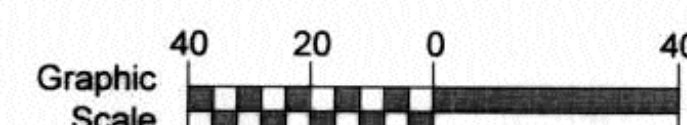
Condominium Plat
for
Legacy Union East
Condominium
Owner:
600 South Tryon Development, LLC

600 & 620 S. Tryon St.,
City of Charlotte
Mecklenburg County
North Carolina

No.	Per city comments	JDB	10/09/18
1			
2			
3			
4			
No.	Revision	By	Date



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Charlotte, NC 28206
Phone: (704) 337-8329
Fax: (704) 308-3153
License No.: C-1925
www.lcsi-inc.com



Text Scale: 1"=40'

Date: 09/14/2018

Project Number: 4116015

Drawn By: JDB

Reviewed By: SFM

Sealed By: SFM

Sheet 1 of 1

FOR
REFERENCE
ONLY

LINCOLN
HARRIS

TWO LEGACY UNION

LS3P

27 WEST TRADE STREET SUITE 700
CHARLOTTE, NORTH CAROLINA 28202
TEL. 704.333.6686 FAX 704.333.2926
WWW.LS3P.COM

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REVISIONS:

No.	Description	Date
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PROJECT: 9101-181900

DATE: 07 SEPTEMBER 2018

DRAWN BY: Author

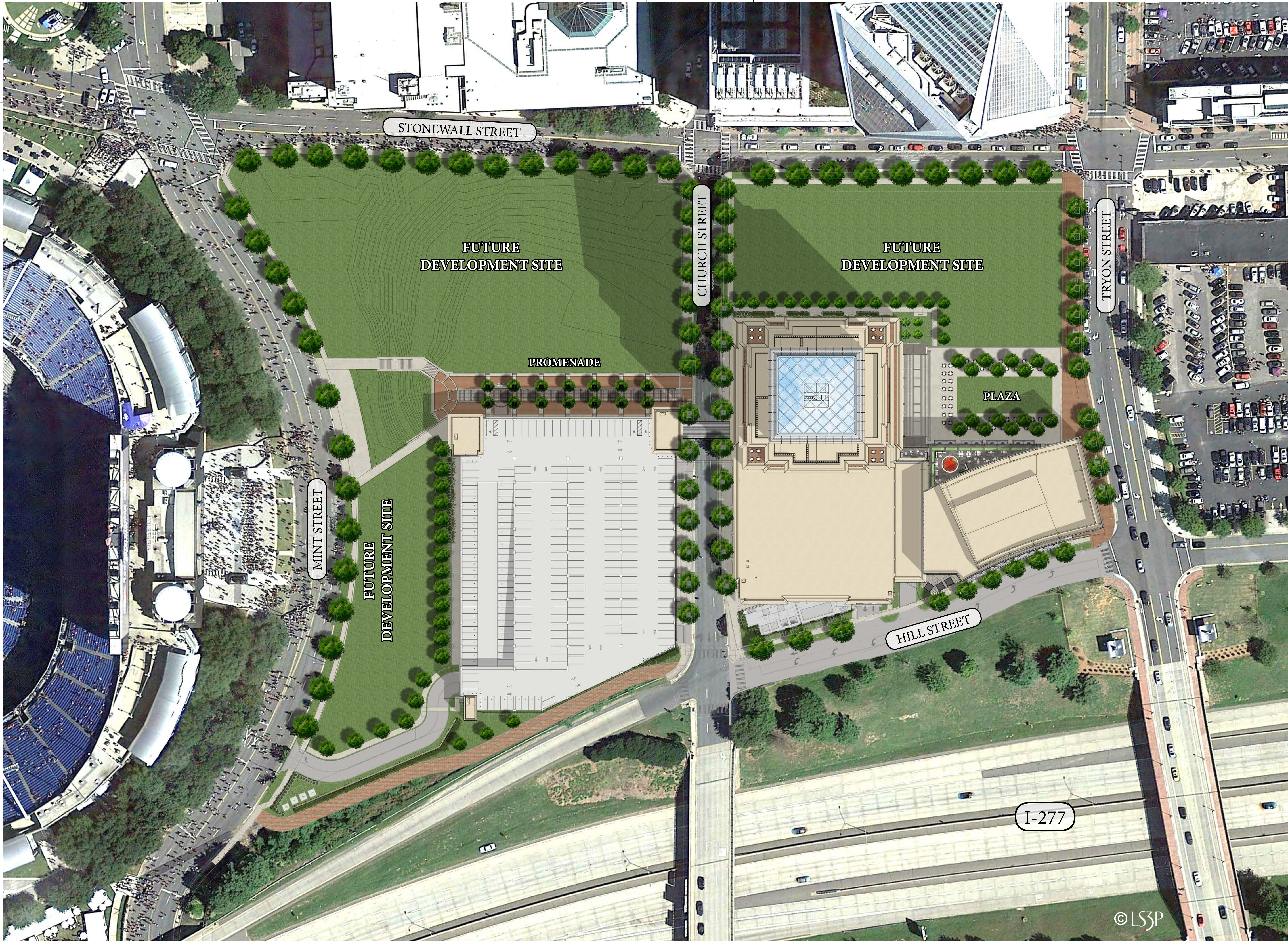
CHECKED BY: Checker

COVER SHEET

RZ-00

REZONING SUBMITTAL

50% CONSTRUCTION DOCUMENTS 07 SEPTEMBER 2018



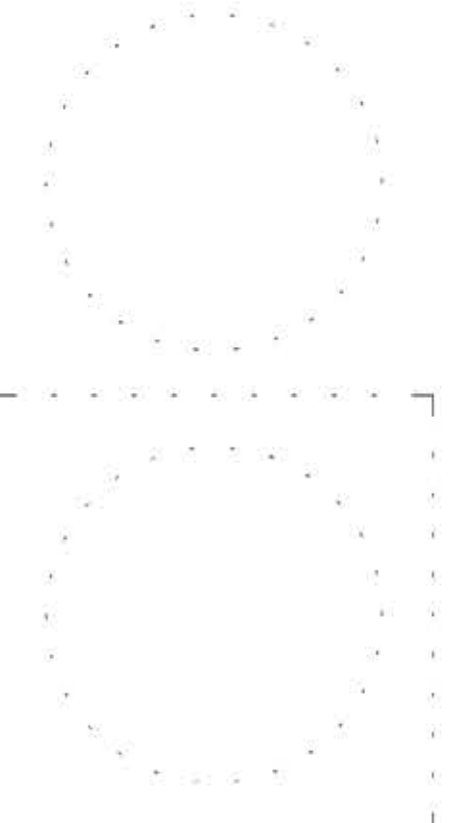


LINCOLN
HARRIS

TWO LEGACY
UNION

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REVISIONS:

No.	Description	Date
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PROJECT: 9101-181900
DATE: 07 SEPTEMBER 2018
DRAWN BY: Author
CHECKED BY: Checker

RZ -
ELEVATIONS

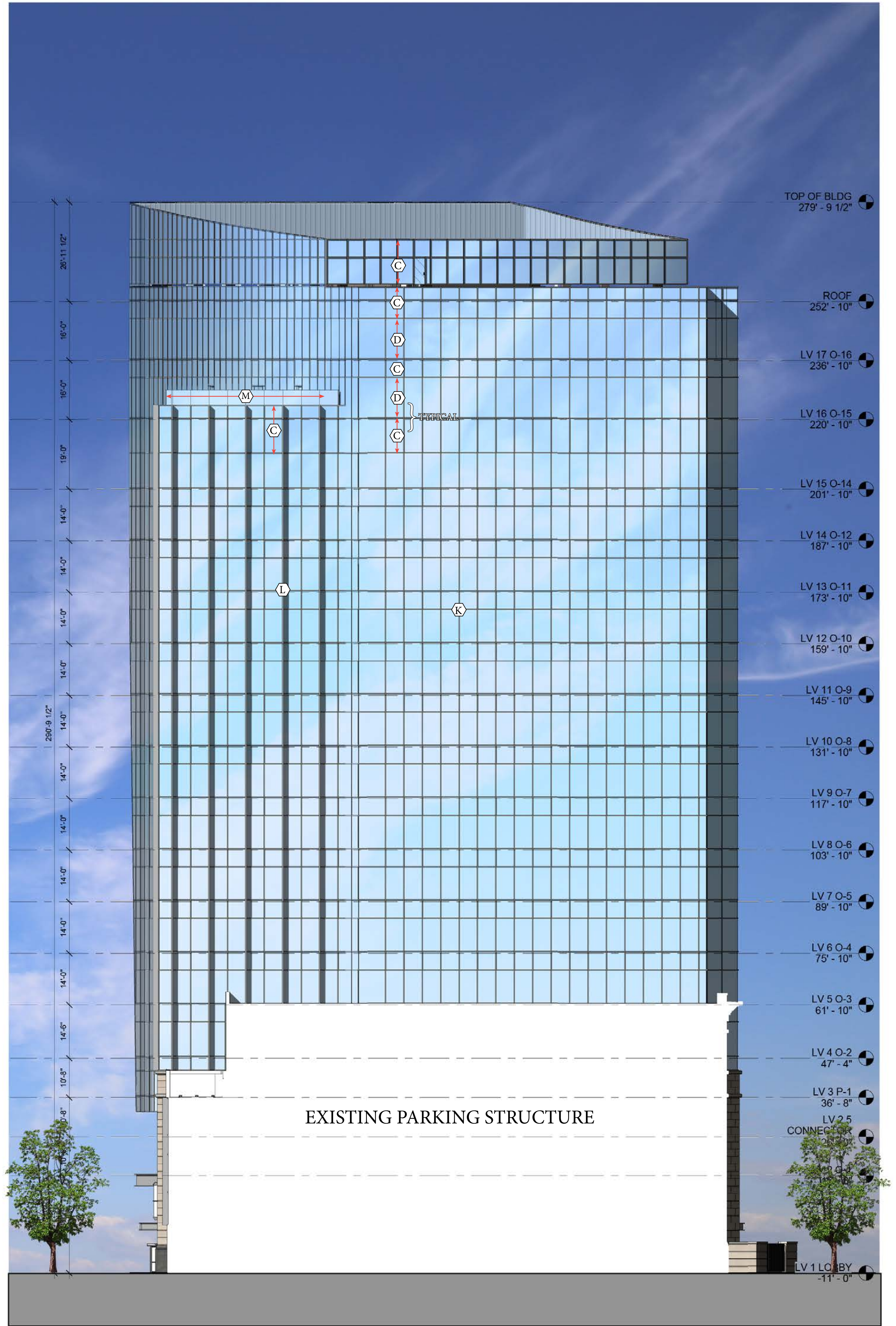
RZ-02

REZONING SUBMITTAL



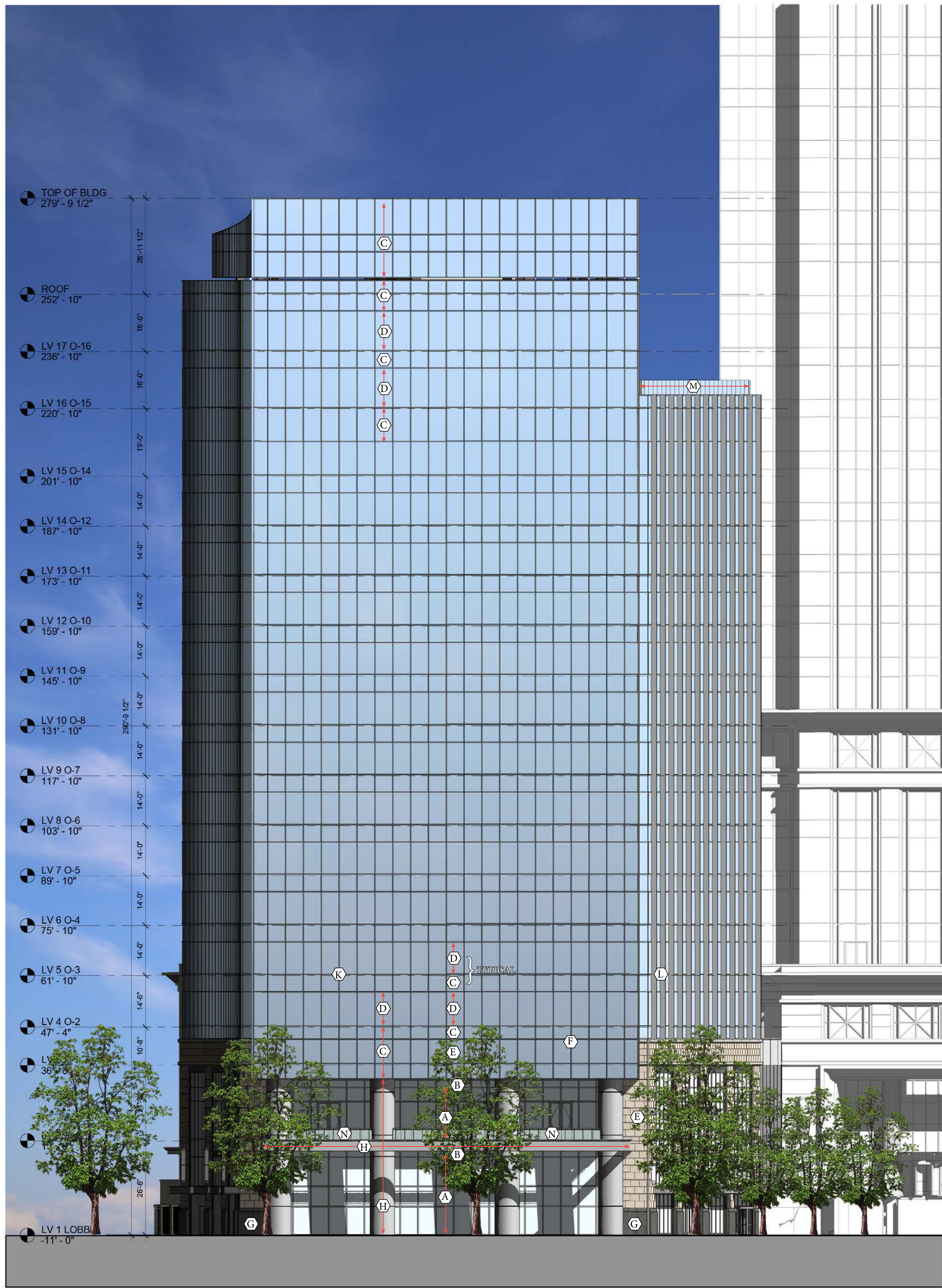
1 RZ EAST ELEVATION
1/16" = 1'-0"

- A. CLEAR VISION GLASS
- B. SUBDUDED GREY SPANDREL GLASS
- C. FORD BLUE SPANDREL GLASS
- D. VISION GLASS
- E. ACID WASH PRECAST
- F. POLISHED PRECAST
- G. NATURAL STONE
- H. METAL
- I. GREEN SCREEN
- J. LIGHT FIXTURE
- K. ALUMINUM MULLIONS
- L. ALUMINUM MULLIONS WITH EXTENSION CAPS
- M. CLEAR GLASS WINDSCREEN
- N. CLEAR GLASS HANDRAIL
- O. METAL LOUVERS



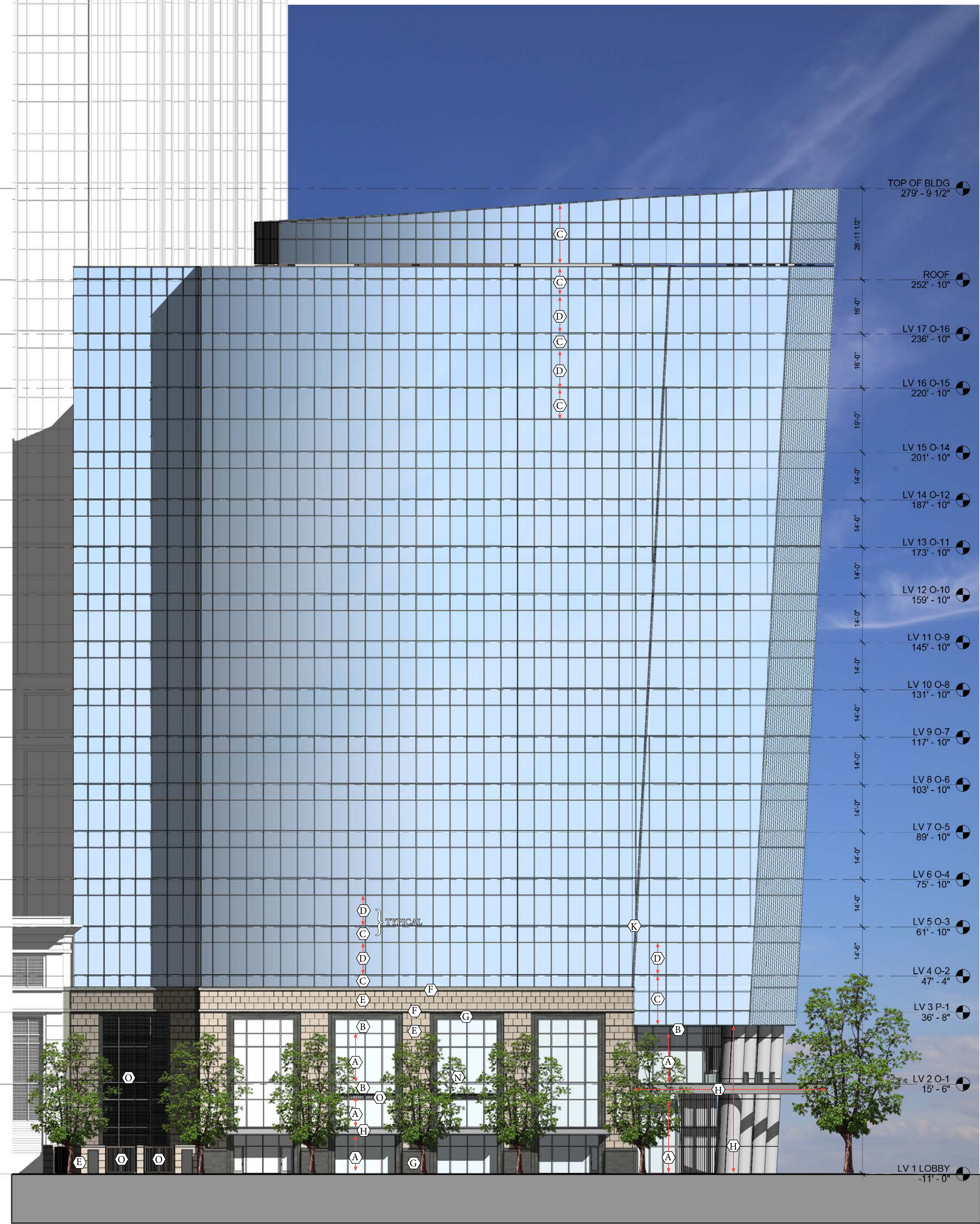
2 RZ NORTH ELEVATION
1/16" = 1'-0"

50% CONSTRUCTION DOCUMENTS 07 SEPTEMBER 2018



1 RZ SOUTH TRYON ELEVATION
1/16" = 1'-0"

- A. CLEAR VISION GLASS
- B. SUBDUED GREY SPANDREL GLASS
- C. FORD BLUE SPANDREL GLASS
- D. VISION GLASS
- E. ACID WASH PRECAST
- F. POLISHED PRECAST
- G. NATURAL STONE
- H. METAL
- I. GREEN SCREEN
- J. LIGHT FIXTURE
- K. ALUMINUM MULLIONS
- L. ALUMINUM MULLIONS WITH EXTENSION CAPS
- M. CLEAR GLASS WINDSCREEN
- N. CLEAR GLASS HANDRAIL
- O. METAL LOUVERS



2 RZ WEST HILL ST ELEVATION
1/16" = 1'-0"

