

REZONING
PETITION NO.

2019-153

SEAL



PROJECT

650 SOUTH TRYON

LINCOLN HARRIS

650 SOUTH TRYON

CHARLOTTE, NC

LANDDESIGN PROJ.# 1018140

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1st SUBMITTAL	10.07.2019
2	2nd SUBMITTAL	12.17.2019

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. OCT. 11, 2018
Licensed Architect Date

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 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

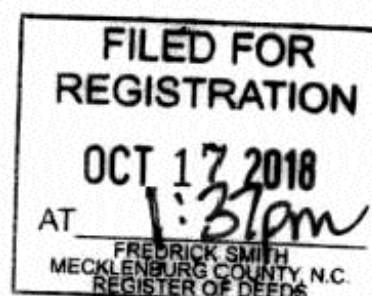
I, Seth F. Martin, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book --- Page see map); that the boundaries not surveyed are clearly indicated as drawn from information found in Book --- Page see map; that the ratio 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.

Seth F. Martin
Registration No.: L-4719 N.C.



County of Mecklenburg

I, Joshua E. Weaver, Review Officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Joshua E. Weaver
Review Officer

10/11/2018
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

Joshua E. Weaver
Planning Commission Staff

10/11/2018
Date

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



SOUTH TRYON STREET
VARIABLE WIDTH R/W

COMMON ELEMENT
±0.441 ACRES

UNIT A
±1.833 ACRES

UNIT B
±0.644 ACRES

UNIT C
±1.621 ACRES

CERTIFIED TO BE TRUE AND CORRECT COPY
OF THE ORIGINAL CONDOMINIUM UNIT

OWNERSHIP FILE NUMBER 1047

DATE: October 19th, 2018
FREDRICK SMITH, REGISTER OF DEEDS

By: Walter Pruitt DEPUTY

Unit Ownership File No. 1047

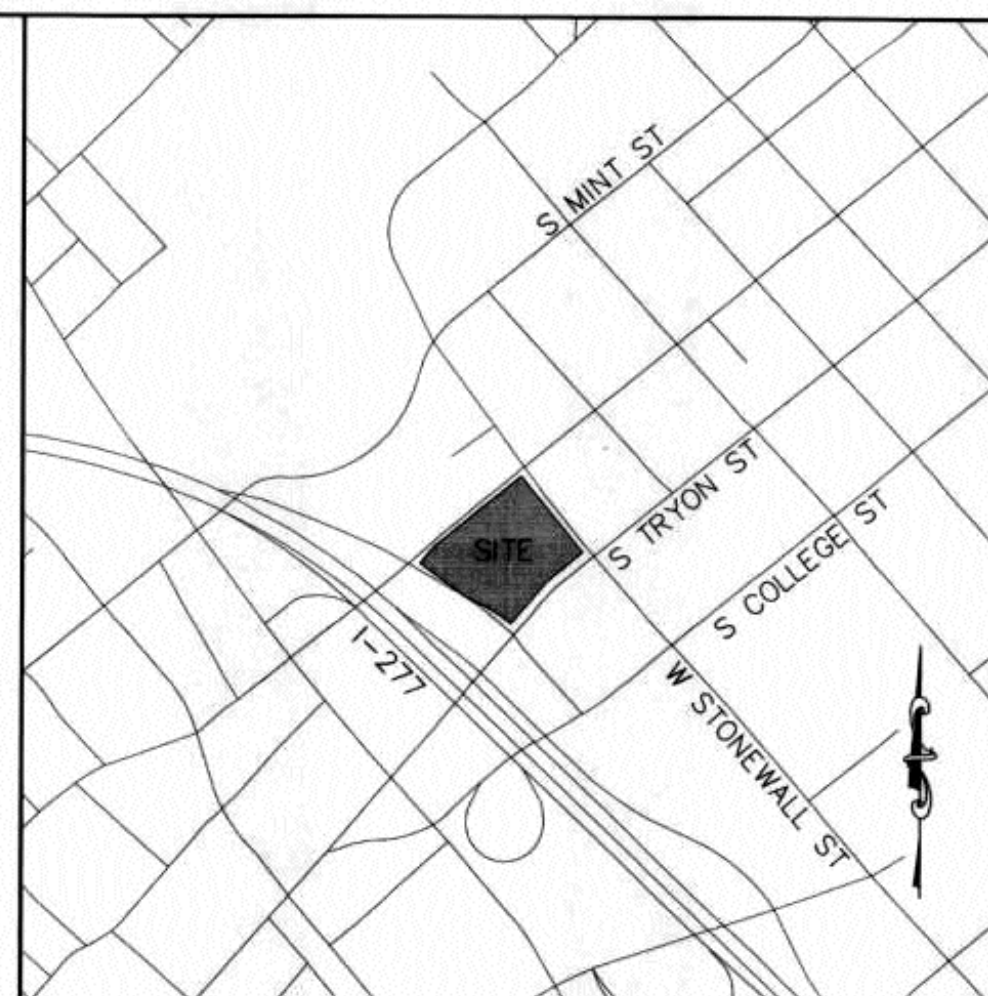
Declaration Recorded on October 19th, 2018

Book 33050 Pages 914

Plans: Sheet --- thru ---

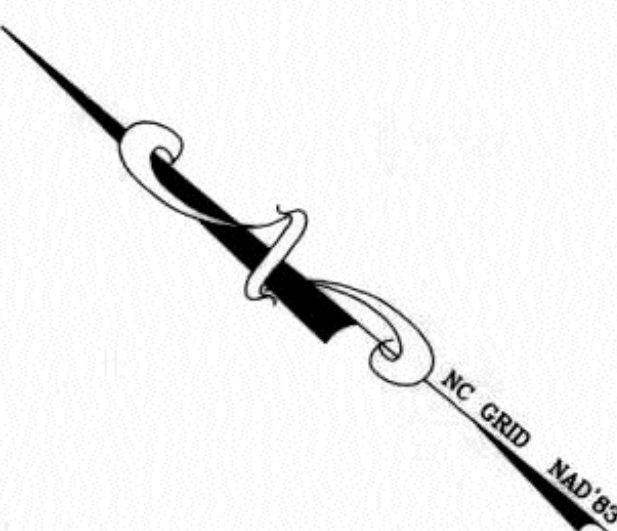
LINE	BEARING	DISTANCE
L1	S50°47'05"W	26.68'
L2	S39°12'55"E	29.53'
L3	S50°48'44"W	3.35'
L4	S50°48'44"W	5.87'
L5	S39°12'11"E	2.75'
L6	N39°13'04"W	2.74'
L7	S50°49'49"W	5.25'
L8	S50°49'49"W	3.33'
L9	N39°10'11"W	34.81'
L10	S50°49'57"W	24.63'
L11	S39°10'07"E	29.33'

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

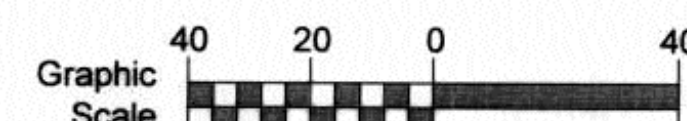


Condominium Plat
for
Legacy Union East
Condominium
Owner:
600 South Tryon Development, LLC

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



201 West 29th Street
Charlotte, NC 28206
Phone: (704) 337-8329
Fax: (704) 308-3153
License No.: C-1925
www.ldsi-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