

LEGEND:

C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
CWP - CROSSWALK POLE
DB - DEED BOOK
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EV - EXISTING VALVE
EPH - EXISTING PUNCH HOLE
EU - END UNKNOWN
FIH - FIRE HYDRANT
FP - FLAG POLE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
LMP - LAMP POST
LP - LIGHT POLE
MBX - MAILBOX
MB - MAP BOOK
MPW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
NPH - NEW PUNCH HOLE
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PKM - PARKING METER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
S - SIGN
SBM - SOUTHERN BELL MANHOLE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POST
UMH - UTILITY MANHOLE
WB - WATER BOX
WM - WATER METER
WMH - WATER MANHOLE
WV - WATER VALVE

LINE LEGEND:

EASEMENT
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
SANITARY SEWER PIPE
STORM DRAIN PIPE
WOOD FENCE
CHAIN LINK FENCE

LEGAL DESCRIPTION:

That certain parcel or tract of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being all of the lands as described in Deed Book 11224, Page 459 all Deed and Map Books recorded in the Mecklenburg County Public Register of Deeds and being more particularly described as follows:

Commencing at an NGS Monument "McDowell" having NC NAD83(2011) ground coordinates of N: 541,237.40; E: 1,452,815.98; thence North 25°09'20" West a horizontal ground distance of 3,322.18 feet to an existing iron rod, situated on the northwesterly margin of North Tryon Street (a variable width public right-of-way), also being a common corner between the lands of 631 North Tryon, LLC as described in Deed Book 2141, Page 917 and shown on Map Book 56, Page 77, with the lands of David P. Dalton, Elizabeth D. Neale and Tryon Investments, LLC as described in Deed Book 11224, Page 459 and being the Point of Beginning; thence along the aforesaid northwesterly margin South 50°21'42" West a distance of 188.74 feet to a new iron rod, situated on the northwesterly margin of West 9th Street (a variable width public right-of-way); thence along the aforesaid northeasterly margin North 42°01'46" West a distance of 396.44 feet to an existing iron rod, situated on the southeasterly margin of North Church Street (a variable width public right-of-way); thence along the aforesaid southeasterly margin North 50°21'42" East a distance of 188.74 feet to an existing iron rod, situated on the southwesterly line of the aforesaid lands of 631 North Tryon, LLC; thence along the southwesterly line of the aforesaid lands South 42°01'46" East passing an existing iron rod at 241.52 feet for a total distance of 396.44 feet to the Point of Beginning; Containing 74,806 square feet or 1.7173 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated May 22, 2014 (Map File No. W-4571)(Project No.81337).

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- ELEVATIONS BASED ON N.G.S. MONUMENT "MCDOWELL", ELEVATION = 681.79 FEET, NAVD 88.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- NORTH TRYON STREET IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' FROM CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, PUMP OR SANITARY LANDFILL.
- AT THE TIME OF THE SURVEY THERE WERE NO WETLANDS DELINEATED BY APPROPRIATE AUTHORITIES.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO: 14-07738CH, EFFECTIVE DATE: MAY 15, 2014

SCHEDULE B - II (EXCEPTIONS)

- Cable Television Installation and Service Agreement recorded in Book 5013, page 320. (AFFECTS THE SUBJECT PROPERTY)(EASEMENT GENERAL IN NATURE)(NOT PLOTTABLE)
- Easement and Memorandum of Agreement in favor of Time Warner Entertainment-Advance/Newhouse Partnership, Charlotte Division, doing business as Time Warner Cable recorded in Book 19677, page 364. (AFFECTS THE SUBJECT PROPERTY)(EASEMENT GENERAL IN NATURE)(NOT PLOTTABLE)

ZONING:

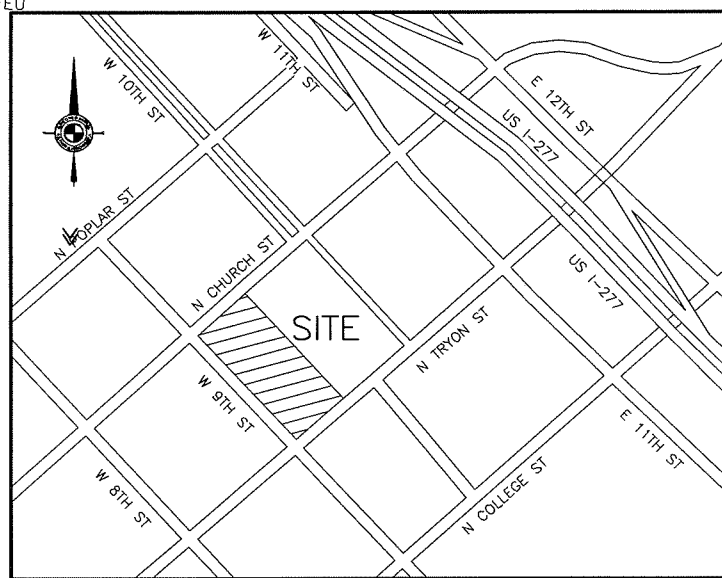
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: UMD

MINIMUM SETBACK: 14' FROM BACK OF EXISTING OR PROPOSED CURB, OR GREATER IF REQUIRED BY A CITY COUNCIL ADOPTED STREETScape PLAN OR THE CHARLOTTE TREE ORDINANCE.
MINIMUM SIDE YARD: N/A
MINIMUM REAR YARD: N/A
MAXIMUM BUILDING HEIGHT: NONE

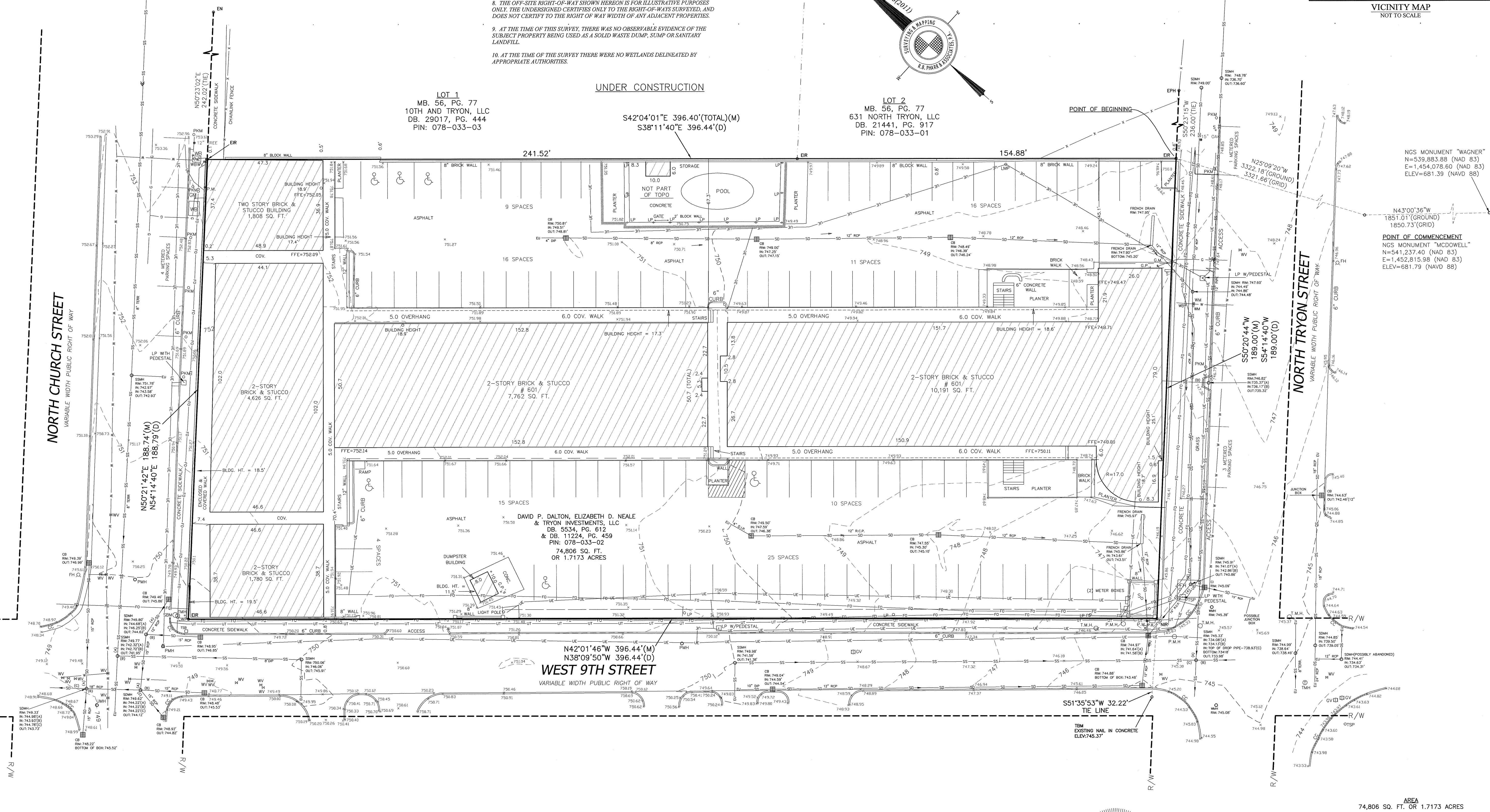
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3359.

PARKING:

REGULAR PARKING SPACES 106
HANDICAPPED PARKING SPACES 3
TOTAL PARKING SPACES 111



VICINITY MAP
NOT TO SCALE



UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2544 WATER
(704) 357-6964 SEWER

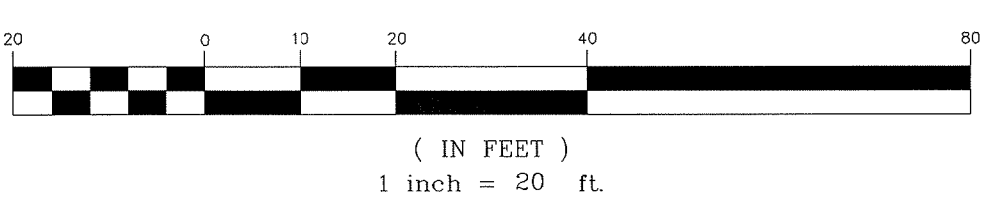
GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7304

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253



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GRAPHIC SCALE



GPS CERTIFICATION:

I, JUSTIN F. CLONINGER, 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 THIS SURVEY:
(1) CLASS OF SURVEY: A1 (10.000)
(2) POSITIONAL ACCURACY: N: 0.0075; E: 0.0080; EL: 0.0100
(3) TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER SERVICE AND REAL-TIME KINEMATIC
(4) DATES OF SURVEY: JULY 08, 2011 (PROJECT NO. 77395)
(5) DATUM/EPOCH: NAD 1983 (2011) & NAVD 88
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "MCDOWELL" N=541,237.40; E=1,452,815.98; ELEV=681.79
(7) GRID MODEL: GEOID03
(8) COMBINED GRID FACTORS: 0.99984487
(9) UNITS: FEET

ALTA CERTIFICATION:

TO: SKYHOUSE DEVELOPMENT COMPANY, LLC, SKYHOUSE CHARLOTTE, LLC, A GEORGIA LIMITED LIABILITY COMPANY; COMPASS BANK, ATLANTIC CAPITAL BANK, P.O. BOX 1, TRYON, LLC A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THE FOLLOWING: 1. A 44.68, 74.180, 72.3, 9.164, 114.118, 12.16, 17, AND 18 OF TABLE 4, THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22, 2014.

JUSTIN F. CLONINGER
NCPLS, L-4439
justin@skyhouse.com

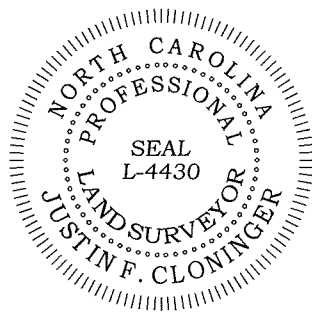
DATE 7/23/14

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014
MAP NUMBER: 3710455400K

THIS IS TO CERTIFY THAT ON THE 23rd DAY OF JULY, 2014, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED



AREA
74,806 SQ. FT. OR 1.7173 ACRES

| REVISIONS | | | | ALTA/ACSM LAND TITLE SURVEY FOR: SKYHOUSE DEVELOPMENT COMPANY, LLC 601 NORTH TRYON STREET CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 11224-459 TAX PARCEL #: 078-033-02 | | | |
|-----------|--------|----------|----------|---|-----------|----------|--|
| | | | | R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2186 | | | |
| CREW: | DRAWN: | REVISED: | SCALE: | DATE: | FILE NO.: | JOB NO.: | |
| KD | TLM | | 1" = 20' | 7/23/2014 | W-4613 | 81598 | |