



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

- General Notes:
- Deed Reference(s) - DB 31462, PG 780; DB 31486, PG 155; DB 31702, PG 967; DB 30793, PG 467; DB 31657, PG 423; MB 61, PG 22; DB 30500, 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. LCSI, 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., Licensed Architect Date OCT. 11, 2018



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 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 33050, Page see map); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 33050, 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.

Seth F. Martin  
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.



FILED FOR REGISTRATION  
OCT 17 2018  
AT 1:31pm  
FREDRICK SMITH, REGISTER OF DEEDS

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 Date 10/11/2018

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  
Shawna L. Stone, Planning Commission Staff Date 10/11/2018

UNIT FILE NO. 1047 PAGE 1  
2018131241  
STONEWALL STREET  
VARIABLE WIDTH R/W



LINE TABLE

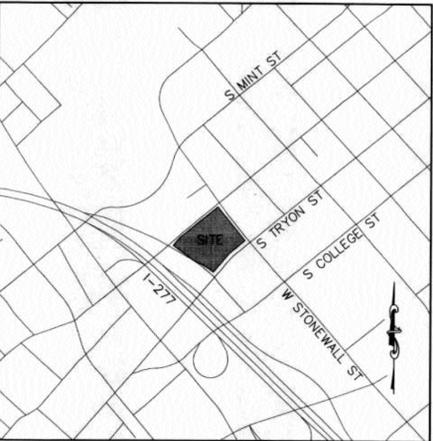
LINE	BEARING	DISTANCE
L1	S50°47'05"W	26.68'
L2	S39°12'55"E	29.53'
L3	S50°48'44"W	3.35'
L4	S50°48'44"W	5.87'
L5	S39°12'11"E	2.75'
L6	N39°13'04"W	2.74'
L7	S50°49'49"W	5.25'
L8	S50°49'49"W	3.33'
L9	N39°10'11"W	34.81'
L10	S50°49'57"W	24.63'
L11	S39°10'07"E	29.33'

CURVE TABLE

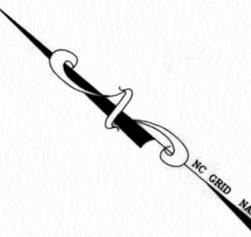
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	353.14'	93.29'	93.02'	N58°01'20"W
C2	469.67'	54.65'	54.62'	N62°05'56"W
C3	469.67'	44.34'	44.32'	N56°03'40"W

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: Kristen Pruitt, DEPUTY

Unit Ownership File No. 1047  
Declaration Recorded on October 19th, 2018  
Book 33050 Pages 914  
Plans: Sheet 1 thru 1



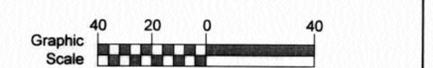
- Legend
- EIP Existing Iron Pin
  - IPS Iron Pin Set (#5 Rebar)
  - CM Concrete Monument
  - PT Calculated Point
  - R/W Right-of-Way
  - N/F Now or Formerly
  - CGF Combined Grid Factor



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			

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



Date: 09/14/2018  
Project Number: 4116015  
Drawn By: JDB  
Reviewed By: SFM  
Sealed By: SFM

FOR REFERENCE ONLY

Sheet 1 of 1



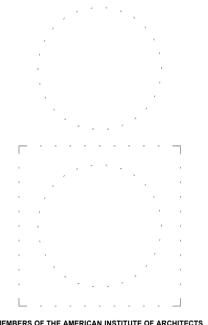
Page from Approved  
Rezoning Petition 2018-119



**TWO LEGACY UNION**



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



MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS  
COPYRIGHT 2017 ALL RIGHTS RESERVED  
PRINTED OR ELECTRONIC DRAWINGS AND DOCUMENTATION MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM LS3P ASSOCIATES LTD.

REVISIONS:

No.	Description	Date

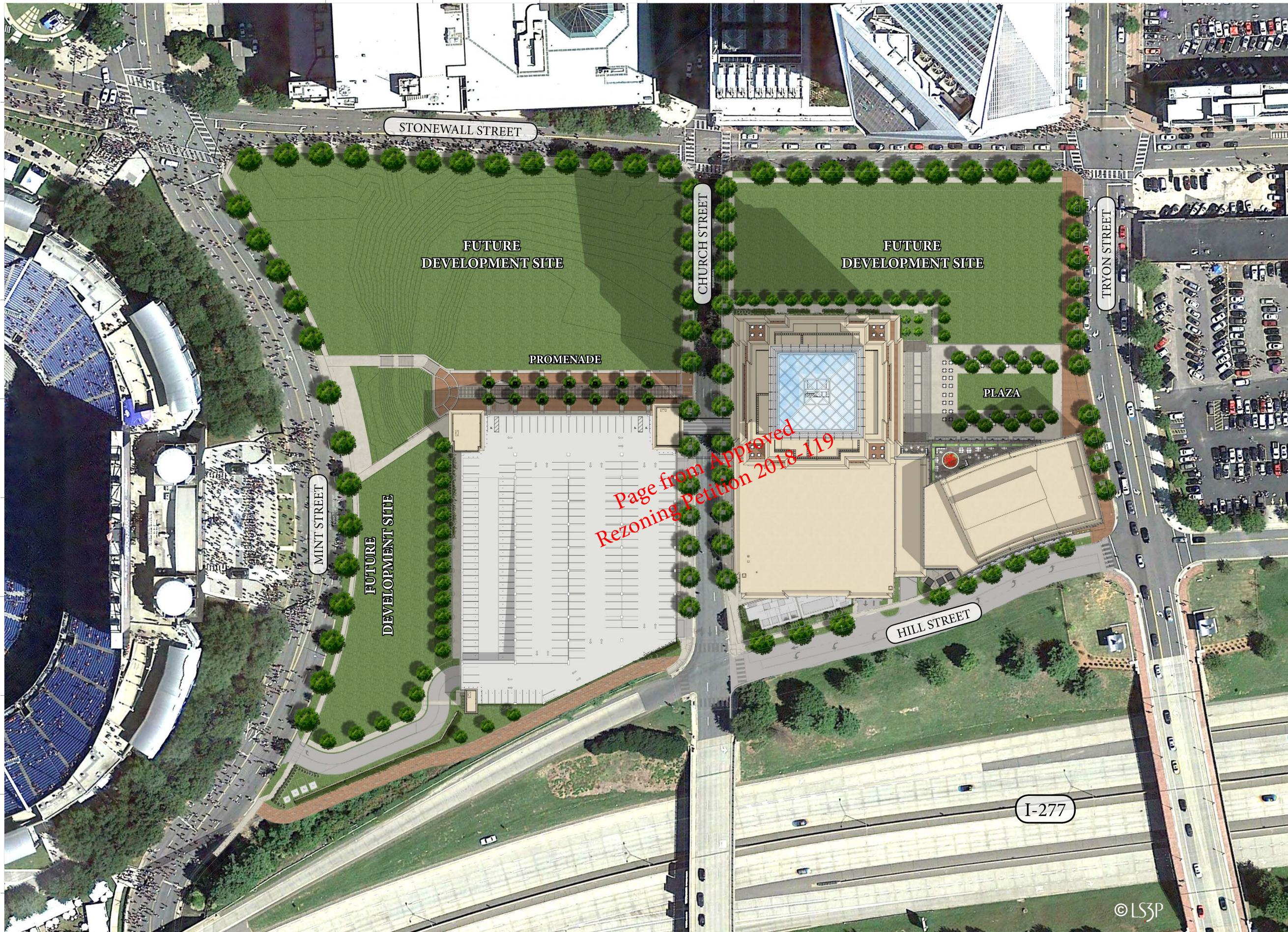
PROJECT: 9101-181900  
DATE: 07 SEPTEMBER 2018  
DRAWN BY: Author  
CHECKED BY: Checker

**COVER SHEET**  
**RZ-00**

REZONING SUBMITTAL

C:\Users\hshah\Documents\Legacy\_Union\_Tower\_IL\_2016\_hshahub481.rvt  
9/5/2018 6:58:58 PM

50% CONSTRUCTION DOCUMENTS 07 SEPTEMBER 2018



Page from Approved  
Rezoning Petition 2018-119



TWO LEGACY UNION



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

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS  
COPYRIGHT 2017 ALL RIGHTS RESERVED  
PRINTED OR ELECTRONIC DRAWINGS AND DOCUMENTATION MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM LS3P ASSOCIATES LTD.

REVISIONS:

No.	Description	Date

PROJECT: 9101-181900  
DATE: 07 SEPTEMBER 2018  
DRAWN BY: Author  
CHECKED BY: Checker

UMUD - SITE PLAN

**RZ-01**

REZONING SUBMITTAL

0 20 40 80  
SCALE: 1" = 40'-0"

© LS3P

C:\Users\hshah\Documents\Legacy\_Union\_Tower\_IL\_2016\_in\hshah\04831.rvt  
9/5/2018 6:57:23 PM

50% CONSTRUCTION DOCUMENTS 07 SEPTEMBER 2018

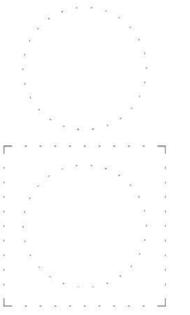


LINCOLN HARRIS

TWO LEGACY UNION



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



MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS  
COPYRIGHT 2017 ALL RIGHTS RESERVED  
PRINTED OR ELECTRONIC DRAWINGS AND  
DOCUMENTATION MAY NOT BE REPRODUCED  
IN ANY FORM WITHOUT WRITTEN PERMISSION  
FROM LS3P ASSOCIATES LTD.

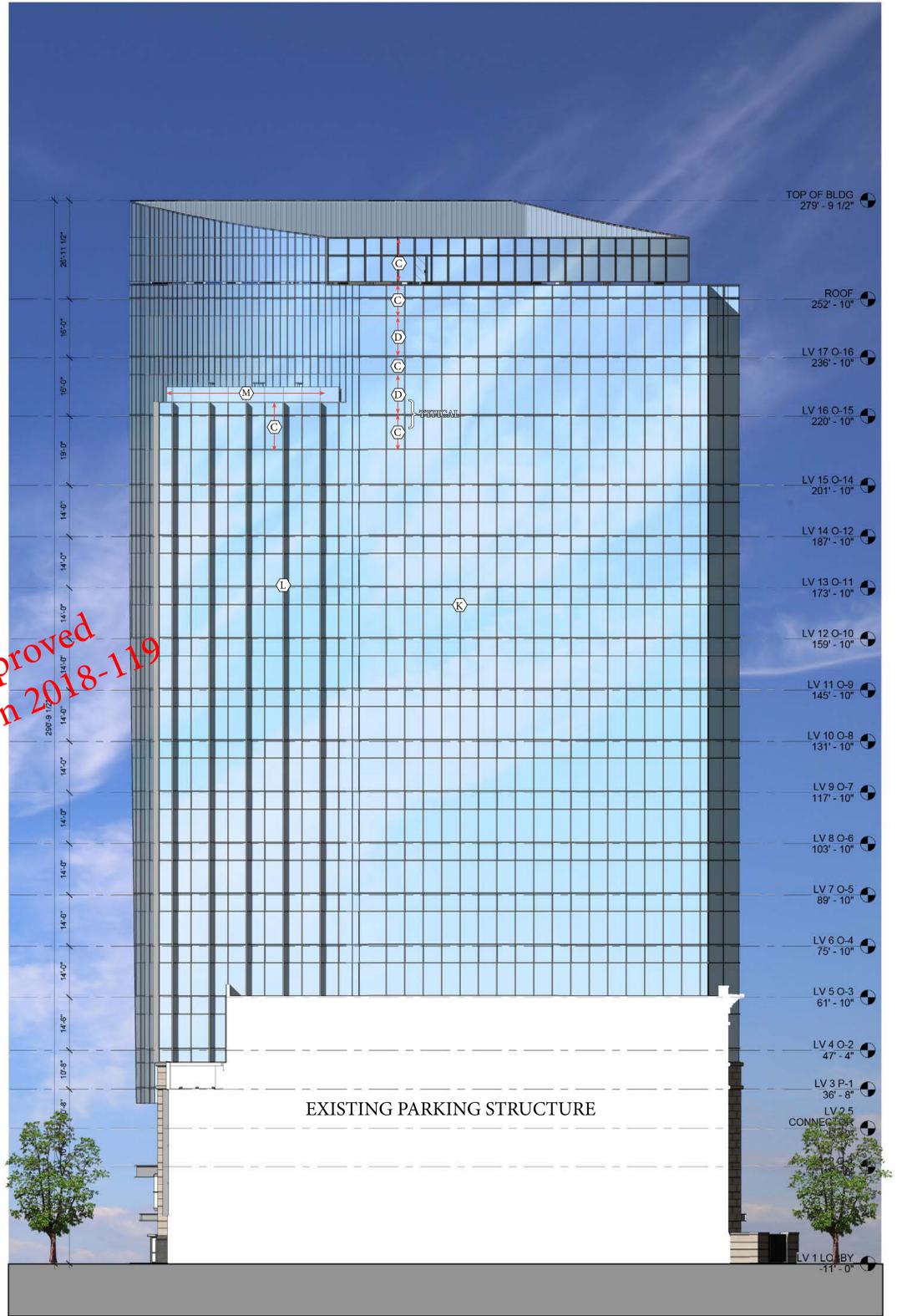
REVISIONS:  
No. Description Date

PROJECT: 9101-181900  
DATE: 07 SEPTEMBER 2018  
DRAWN BY: Author  
CHECKED BY: Checker

RZ - ELEVATIONS

RZ-02

REZONING SUBMITTAL



Page from Approved  
Rezoning Petition 2018-119

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

2 RZ NORTH 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

C:\Users\hahid\Documents\Legacy\_Union\_Tower\_IL\_2016\_hahid\48181.rvt  
9/20/18 8:28:09 PM

50% CONSTRUCTION DOCUMENTS 07 SEPTEMBER 2018



LINCOLN HARRIS

TWO LEGACY UNION



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



MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

COPYRIGHT 2017 ALL RIGHTS RESERVED  
PRINTED OR ELECTRONIC DRAWINGS AND  
DOCUMENTATION MAY NOT BE REPRODUCED  
IN ANY FORM WITHOUT WRITTEN PERMISSION  
FROM LS3P ASSOCIATES LTD.

REVISIONS:

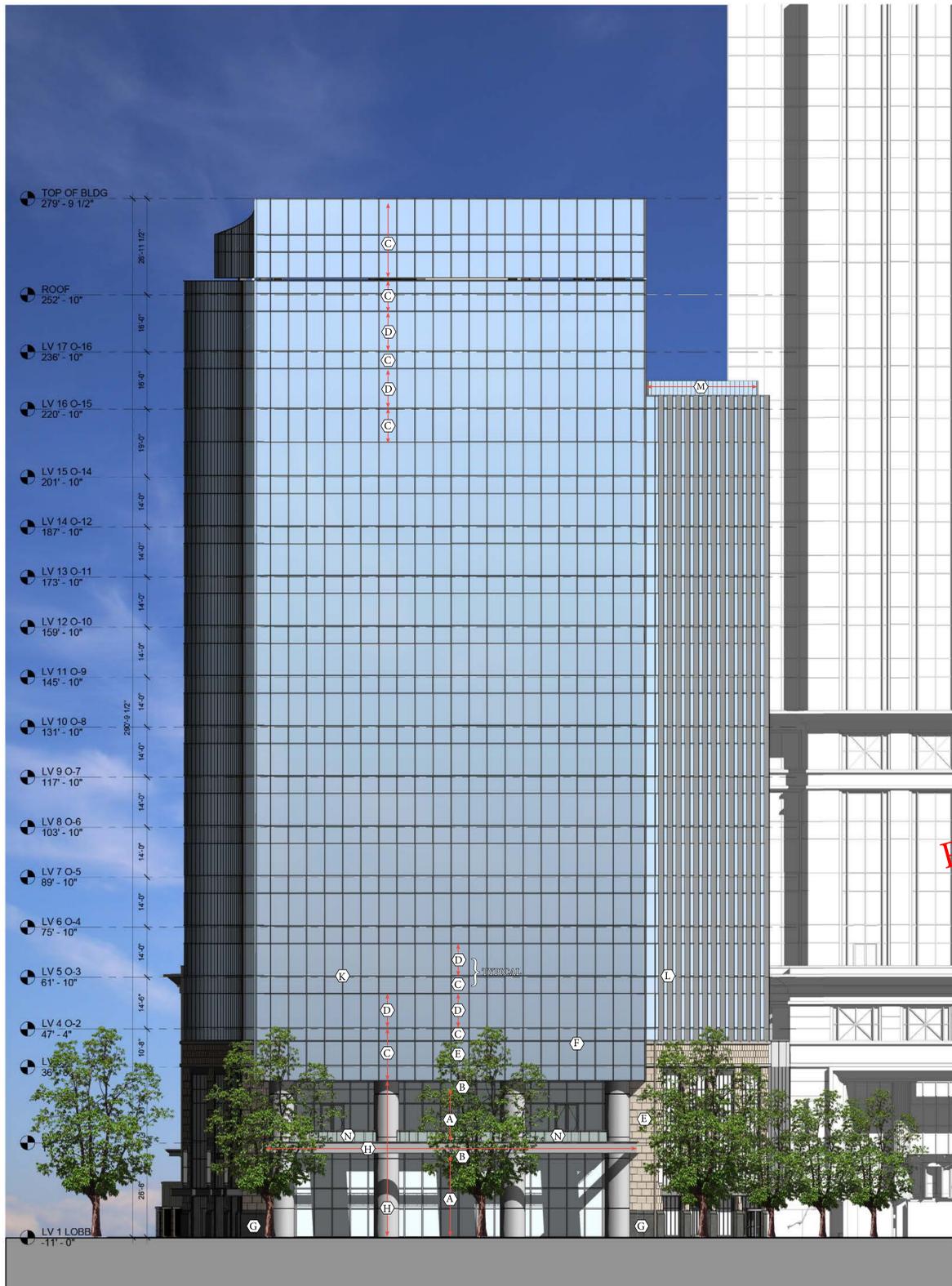
No.	Description	Date

PROJECT: 9101-181900  
DATE: 07 SEPTEMBER 2018  
DRAWN BY: Author  
CHECKED BY: Checker

RZ - ELEVATIONS

RZ-03

REZONING SUBMITTAL



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



2 RZ WEST HILL ST 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

Page from Approved  
Rezoning Petition 2018-119

C:\Users\hahid\Documents\Legacy\_Union\_Tower\_IL\_2016\_hahid\04181.rvt  
9/20/18 8:38:36 AM

50% CONSTRUCTION DOCUMENTS 07 SEPTEMBER 2018



LINCOLN HARRIS

TWO LEGACY UNION



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

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

COPYRIGHT 2017 ALL RIGHTS RESERVED  
PRINTED OR ELECTRONIC DRAWINGS AND  
DOCUMENTATION MAY NOT BE REPRODUCED  
IN ANY FORM WITHOUT WRITTEN PERMISSION  
FROM LS3P ASSOCIATES LTD.

REVISIONS:

No.	Description	Date

PROJECT: 9101-181900  
DATE: 07 SEPTEMBER 2018  
DRAWN BY: Author  
CHECKED BY: Checker

RZ Section  
Diagram

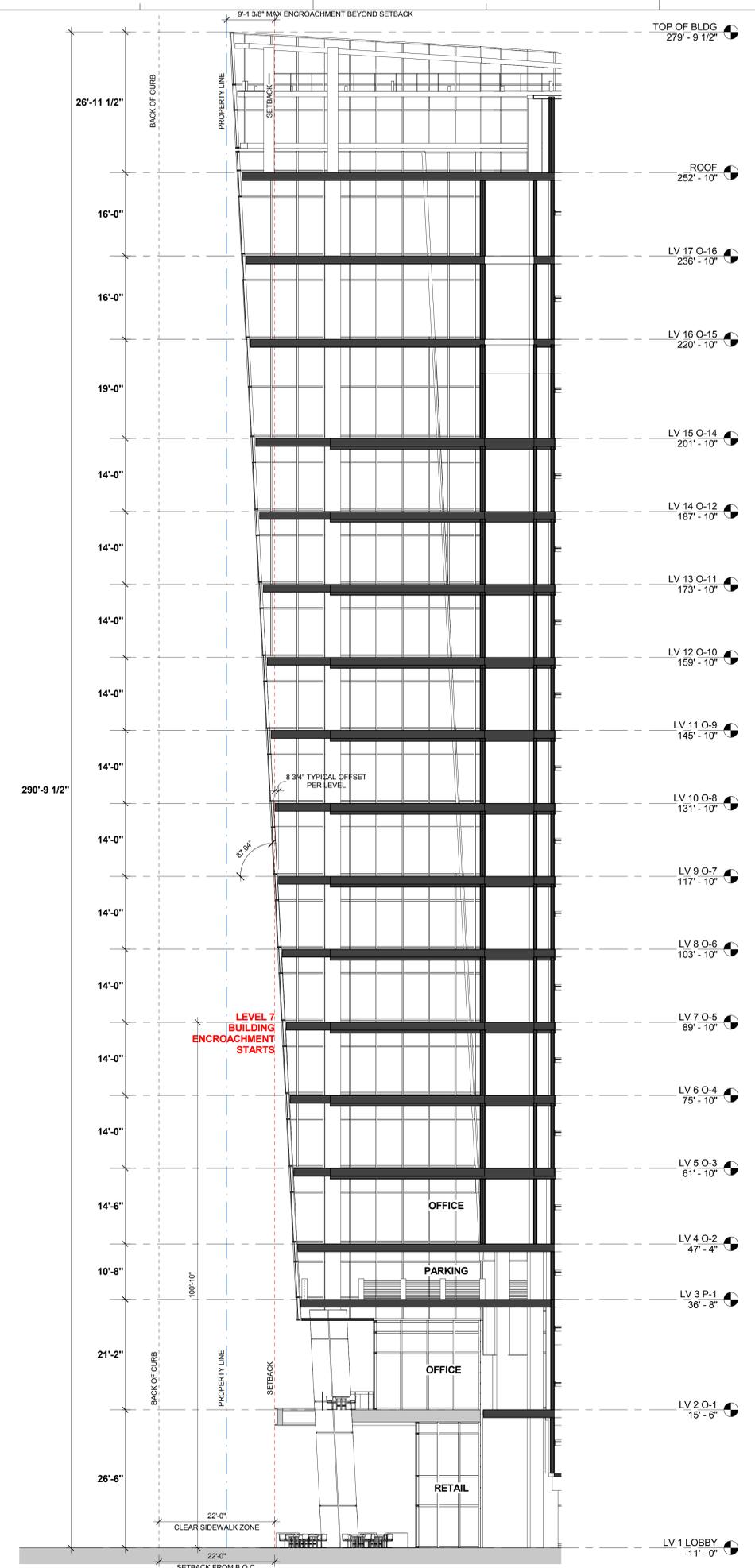
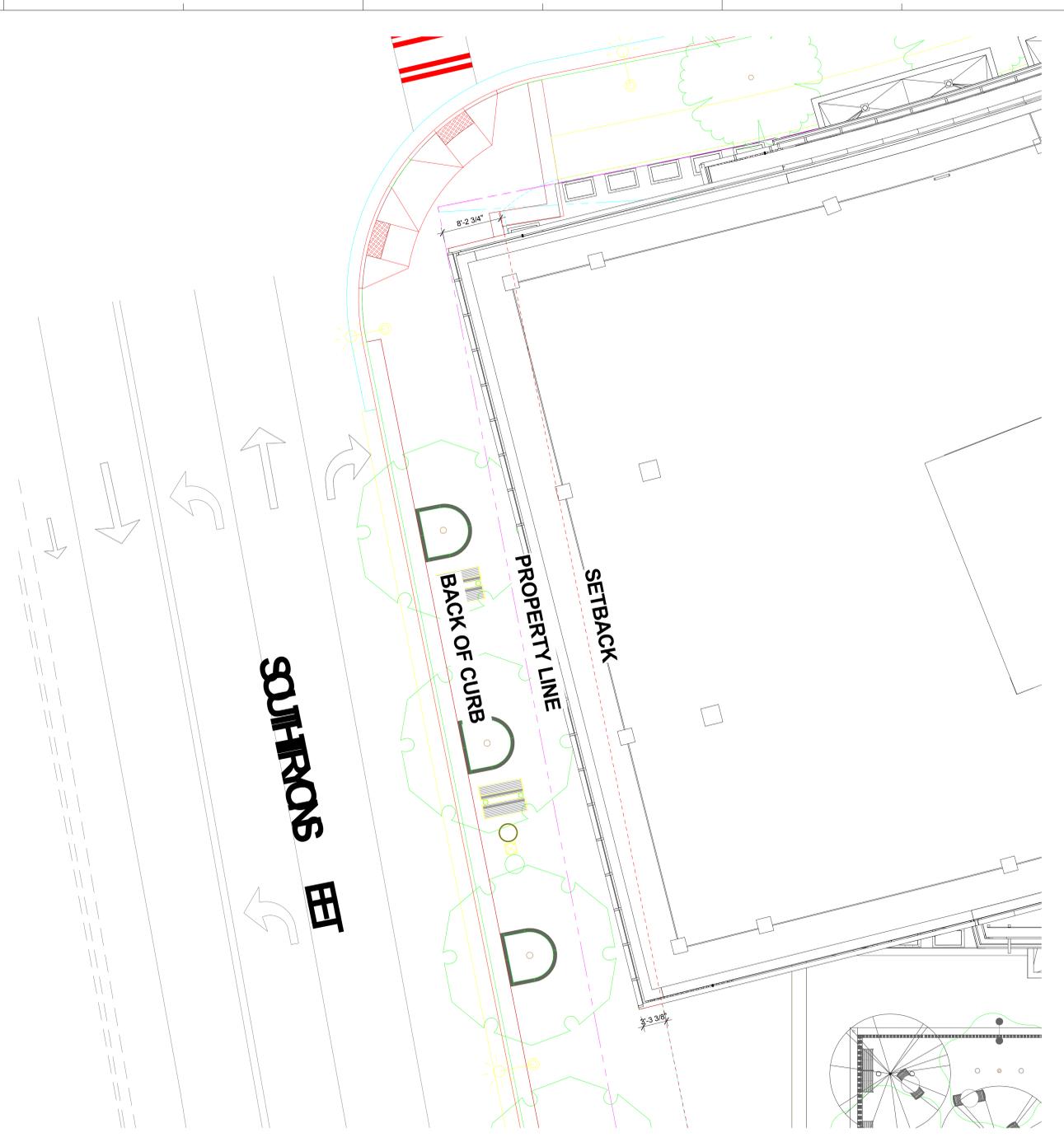
RZ-04

REZONING SUBMITTAL

50% CONSTRUCTION DOCUMENTS 07 SEPTEMBER 2018

Page from Approved  
Rezoning Petition  
2018-119

1 ARCHITECTURAL SITE PLAN  
1/8" = 1'-0"



2 SECTION AT TRYON STREET  
3/32" = 1'-0"

C:\Users\hshahide\Documents\Legacy\_Union\_Tower\_IL\_2016\_hshahide481.rvt  
8/12/2018 5:22:13 PM