CONDOMINIUM PLAT OF

FOX RIDGE LOFT CONDOMINIUMS

THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC

HOSKINS MILL 95, LLC (OWNER)

DEED BOOK 17671, PAGE 903

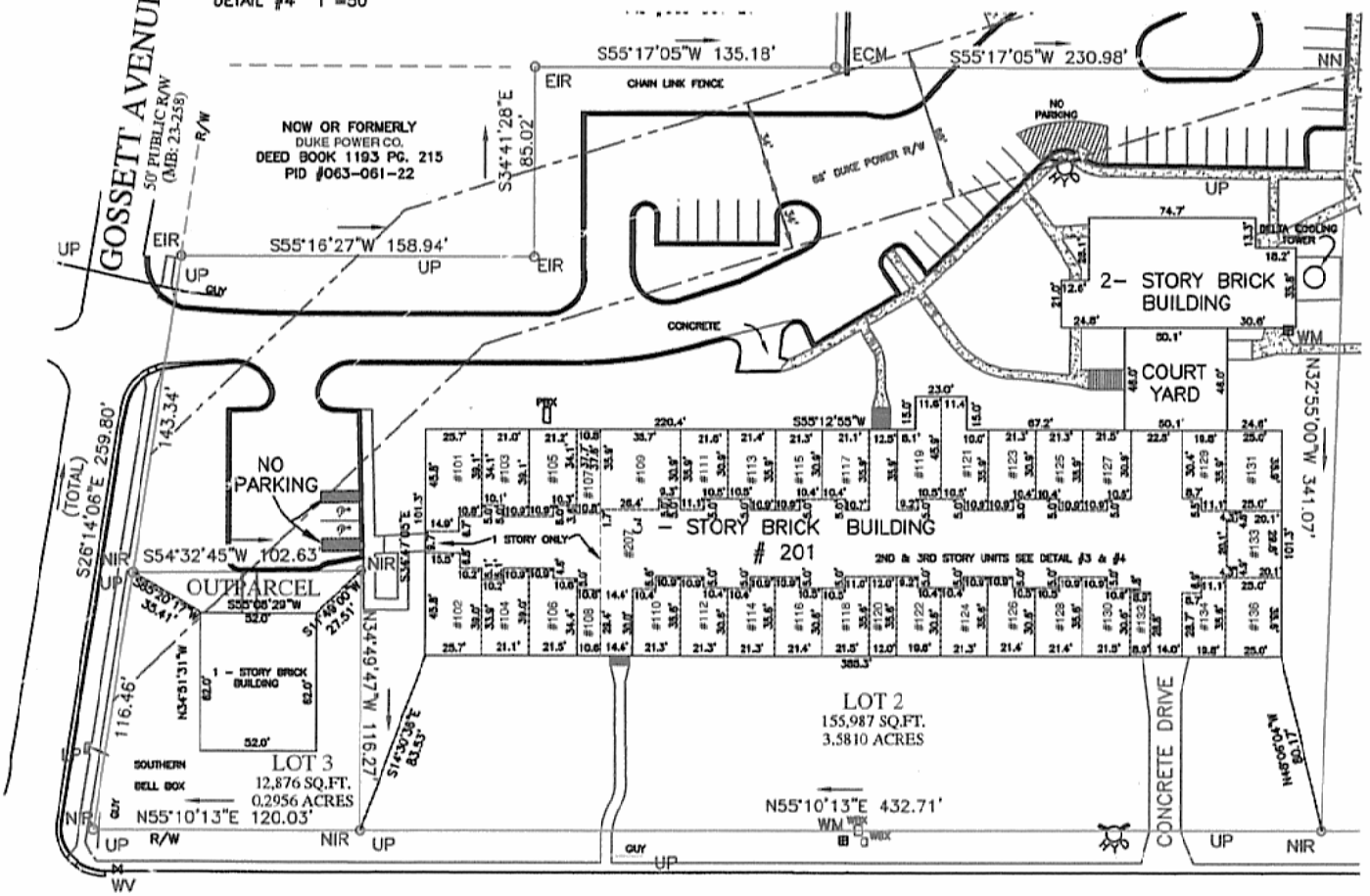
DATE: MAY 18, 2005

TAX NO: 063-061-25

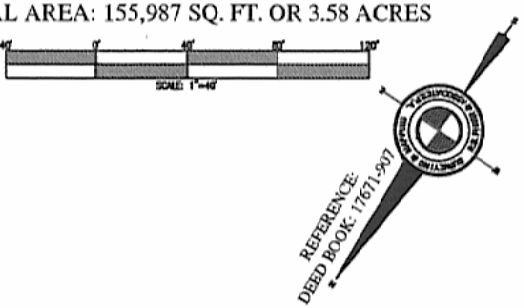
TOTAL AREA: 155,987 SQ. FT. OR 3.58 ACRES

DETAIL #3 1"=50'

DETAIL #4 1"=50'



MB — MAP BOOK
NCGS — NORTH CAROLINA GEODETIC SURVEY
NIR — NEW IRON ROD
EIR — EXISTING IRON ROD
ECM — EXISTING CONCRETE MONUMENT
EIP — EXISTING IRON PIPE
NN — NEW NAIL
OHU — OVERHEAD UTILITY
UP — UTILITY POLE
WV — WATER VALVE
R/W — RIGHT-OF-WAY
LP — LIGHT POLE
HYD — FIRE HYDRANT
WBX — WATER BOX
WM — WATER METER



VICINITY MAP NOT TO SCALE

BUILDING ELEVATION TABLE

UNITS	FINISHED FLOOR ELEVATION	CEILING ELEVATION
201	1ST FLOOR 763.30	778.80
	2ND FLOOR 779.40	794.90
	3RD FLOOR 795.43	811.83

NOTE:
1. NO N.C.G.S. MONUMENT LOCATED WITHIN 2000 FEET OF SUBJECT PROPERTY.
2. PROPERTY ZONED: R-8MF (CD)
3. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
4. IRON PINS AT ALL CORNER UNLESS OTHERWISE NOTED.
5. ELEVATIONS ARE BASED ON RIM OF SANITARY SEWER MANHOLE FROM RECORD MAP 23-258, WITH AN ELEVATION OF 753.21 RECORDED IN THE MECKLENBURG COUNTY REGISTRY.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND IT DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG COUNTY PLANNING COMMISSION. HOWEVER ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

PLANNING COMMISSION STAFF _____ DATE _____

THE UNDERSIGNED SURVEYOR BEING DULY SWORN HEREBY CERTIFIES THAT THE PLAT UPON WHICH THIS CERTIFICATE DEPENDS WAS PREPARED IN ACCORDANCE WITH THE NORTH CAROLINA CONDOMINIUM ACT CHAPTER 47 C OF THE NORTH CAROLINA GENERAL STATUTES IS IN ALL RESPECTS CORRECT ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS PREPARED FROM AN ACTUAL SURVEY AT THE SUBJECT PROPERTY MADE UNDER MY SUPERVISION, SHOWS THE EXTENT OF ANY ENCROACHMENTS BY OR UPON ANY PORTION OF THE SUBJECT PROPERTY, SHOWS THE LOCATION AND DIMENSIONS OF ALL EASEMENTS HAVING SPECIFIC LOCATION AND DIMENSIONS AND SEEKING OR SURRENDING ANY PORTION OF THE SUBJECT PROPERTY, AND FULLY AND ACCURATELY DEPICTS THE LAYOUT, LOCATION, CEILING AND FLOOR ELEVATIONS, UNIT NUMBERS AND DIMENSIONS OF THE DESCRIBED CONDOMINIUM UNITS AS BUILT. THIS THE 10TH DAY OF NOV. 2005.

N.C. PROFESSIONAL LAND SURVEYOR L-4452

SURVEYOR'S CERTIFICATION

I, JON C. LANDS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK AS SHOWN HEREON) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS SHOWN HEREON, 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. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10TH DAY OF NOV., 2005.

A. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

SIGNED
JON C. LANDS, PLS L-4452
R.B. PHARR & ASSOCIATES, P.A.
UNION COMMONS BUSINESS PARK
1548 UNION ROAD-SUITE B
GASTONIA, NC 28054

NORTH CAROLINA PROFESSIONAL SEAL L-4452 LAND SURVEYOR JON C. LANDS

R.B. PHARR & ASSOCIATES, P.A
SURVEYING & MAPPING
UNION COMMONS BUSINESS PARK
1548 UNION ROAD SUITE-B GASTONIA, NC 28054
TEL. (704)864-6836 FAX (704)855-0618

CREW:	DRAWN:	REVISED:	SCALE:	1"=40'	FILE NO.	G-C-109
JL	CL/BW		PROJECT NO.	CHARLOTTE	JOB NO.	64369