

VICINITY MAP
1" = 1000'

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO PERFORM A CONDOMINIUM SURVEY ON THE PROPERTY OF MOSAIC LOT 6 LLC AND MOSAIC LOT 6 RESIDENTIAL, LLC BEARING NC PIN: 9753-00-10-1578 & PID: 94073, AND HAVING A DEED REFERENCE OF BOOK 2175 PAGE 451; BOOK 2356, PAGE 492 & PLAT REFERENCE OF BOOK 2020 PAGE 80-85, RECORDED IN THE CHATHAM COUNTY REGISTRY.
2. UNIT OF MEASUREMENT IS US SURVEY FEET (FT).
3. BEARINGS SHOWN ARE BASED ON GRID (NAD83/2011).
4. AREAS CALCULATED BY THE COORDINATE METHOD.

FLOOD NOTE
UPON EXAMINATION OF FLOOD INSURANCE RATE MAPS, PANEL NUMBER 9753 OF COMMUNITY NUMBER 370299 (CHATHAM COUNTY), AND PANEL NUMBER 9753 OF COMMUNITY NUMBER 370423 (TOWN OF PITTSBORO) BEARING MAP # 3710975300K, DATED NOVEMBER 17, 2017; THE SUBJECT PROPERTY LIES IN ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN.

PROPERTY DATA
CURRENT OWNERS: MOSAIC LOT 6 LLC and MOSAIC LOT 6 RESIDENTIAL, LLC
OWNER ADDRESS: 603 CARTHAGE STREET, SUITE 120, SANFORD, NC 27330
SITE ADDRESS: 120 MOSAIC BOULEVARD, PITTSBORO, CHATHAM COUNTY, NC 27312
REFERENCES: DB 2175 PG 451; DB 2356, PG 492; PB 2020 PG 80-85

THESE PLATS AND PLANS AMEND THE PLATS AND PLANS PREVIOUSLY RECORDED IN CONDOMINIUM BOOK 1, PLAT SLIDE 106-115, AND RECORDED TOGETHER WITH THE DECLARATION OF CONDOMINIUM OF MOSAIC LOT 6 CONDOMINIUM DATED APRIL 10, 2023 AND RECORDED ON APRIL 11, 2023 IN BOOK 2356, PAGE 418, EACH IN THE CHATHAM COUNTY REGISTRY. THESE PLATS AND PLANS ARE HEREBY RE-RECORDED TO (1) AMEND CERTAIN ELEMENTS OF THE BASEMENT UNIT DEPICTED ON CONDOMINIUM BOOK 1, PLAT SLIDE 107 AND (2) REVISE THE TITLE BLOCK DEPICTED ON CONDOMINIUM BOOK 1, PLAT SLIDE 106 TO INCLUDE THE OWNERS "MOSAIC LOT 6 LLC" AND "MOSAIC LOT 6 RESIDENTIAL, LLC". ALL OTHER ITEMS SET FORTH IN THE ORIGINAL RECORDATION AT CONDOMINIUM BOOK 1, PLAT SLIDE 106-115 REMAIN VALID AND UNCHANGED.

SURVEYORS CERTIFICATE
THE UNDERSIGNED, BEING A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE PROVISIONS OF CHAPTER 89C OF THE NORTH CAROLINA GENERAL STATUTES, HEREBY CERTIFY THAT THE PLAT (i) CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS (1), (2), (3), (4), (5), (7), (8), AND (9) OF N.C.G.S. 47C-2-109(b), AND (ii) MEETS THE REQUIREMENTS OF NCAC TITLE 21, CHAPTER 56 (BOARD RULES).

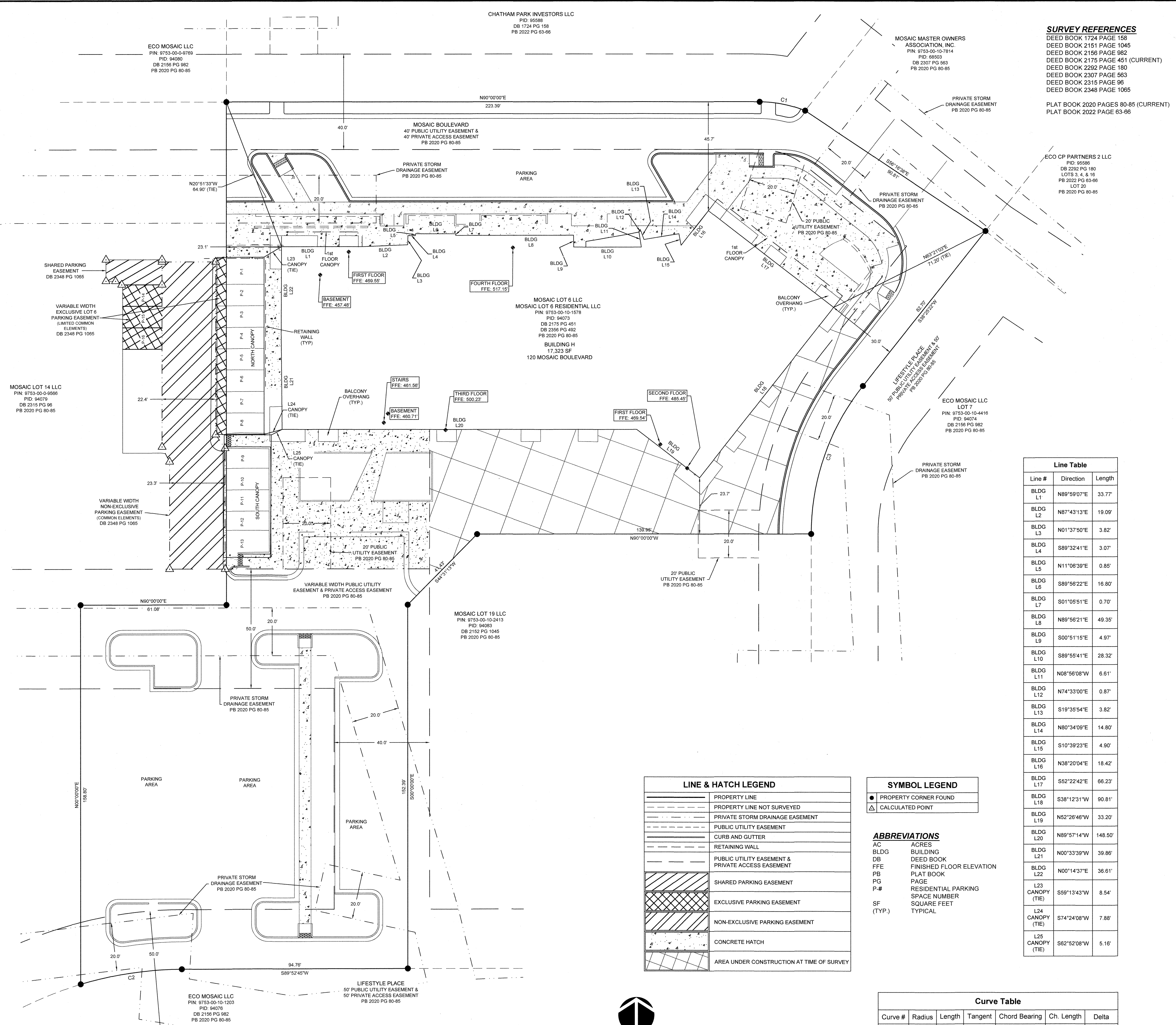
THIS 24TH DAY OF APRIL, A.D., 2023.
DAVID S. CLARK, PLS
N.C. LICENSE NUMBER: L-4729

FILED May 19, 2023 01:50:37 pm FILED CHATHAM COUNTY, NC LUNDA A. RIGGSBEE REGISTER OF DEEDS
PLAT SLIDE 00001 - 0116
INSTRUMENT 04320

SURVEYORS CERTIFICATE
I, DAVID S. CLARK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION IN DEED DESCRIPTION RECORDED IN BOOK 2175, PAGE 451, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 2020, PAGE 80-85, 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.

THIS 24TH DAY OF APRIL, A.D., 2023.
DAVID S. CLARK, PLS
N.C. LICENSE NUMBER: L-4729

I, DAVID S. CLARK, HEREBY CERTIFY THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.



Line Table

Line #	Direction	Length
BLDG L1	N89°59'07"E	33.77'
BLDG L2	N87°43'13"E	19.09'
BLDG L3	N01°37'50"E	3.82'
BLDG L4	S89°32'41"E	3.07'
BLDG L5	N11°06'39"E	0.85'
BLDG L6	S89°56'22"E	16.80'
BLDG L7	S01°05'51"E	0.70'
BLDG L8	N89°56'21"E	49.35'
BLDG L9	S00°51'15"E	4.97'
BLDG L10	S89°55'41"E	28.32'
BLDG L11	N08°56'08"W	6.61'
BLDG L12	N74°33'00"E	0.87'
BLDG L13	S19°35'54"E	3.82'
BLDG L14	N80°34'09"E	14.80'
BLDG L15	S10°39'23"E	4.90'
BLDG L16	N38°20'04"E	18.42'
BLDG L17	S52°22'42"E	66.23'
BLDG L18	S38°12'31"W	90.81'
BLDG L19	N52°26'46"W	33.20'
BLDG L20	N89°57'14"W	148.50'
BLDG L21	N00°33'39"W	39.86'
BLDG L22	N00°14'37"E	36.61'
L23 CANOPY (TIE)	S59°13'43"W	8.54'
L24 CANOPY (TIE)	S74°24'08"W	7.88'
L25 CANOPY (TIE)	S62°52'08"W	5.16'

LINE & HATCH LEGEND

(Solid line)	PROPERTY LINE
(Dashed line)	PROPERTY LINE NOT SURVEYED
(Dotted line)	PRIVATE STORM DRAINAGE EASEMENT
(Long dashed line)	PUBLIC UTILITY EASEMENT
(Short dashed line)	CURB AND GUTTER
(Dash-dot line)	RETAINING WALL
(Long dash-short dash)	PUBLIC UTILITY EASEMENT & PRIVATE ACCESS EASEMENT
(Diagonal hatching)	SHARED PARKING EASEMENT
(Cross-hatching)	EXCLUSIVE PARKING EASEMENT
(Stippled hatching)	NON-EXCLUSIVE PARKING EASEMENT
(Dotted hatching)	CONCRETE HATCH
(Diagonal hatching with dots)	AREA UNDER CONSTRUCTION AT TIME OF SURVEY

SYMBOL LEGEND

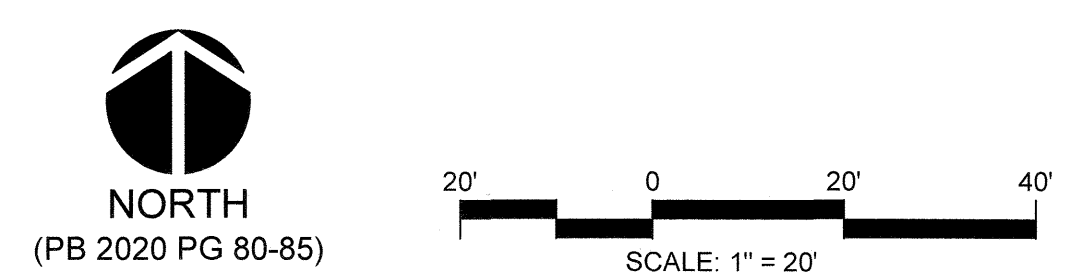
(Black dot)	PROPERTY CORNER FOUND
(Open triangle)	CALCULATED POINT

ABBREVIATIONS

AC	ACRES
BLDG	BUILDING
DB	DEED BOOK
FFE	FINISHED FLOOR ELEVATION
PB	PLAT BOOK
PG	PAGE
P-#	RESIDENTIAL PARKING SPACE NUMBER
SF	SQUARE FEET
(TYP.)	TYPICAL

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	50.00'	19.55'	9.90'	S78°47'48"E	19.43'	022°24'25"
C2	150.00'	42.84'	21.56'	S81°37'35"W	42.69'	016°21'44"
C3	100.00'	67.06'	34.85'	S19°12'41"W	65.81'	038°29'22"



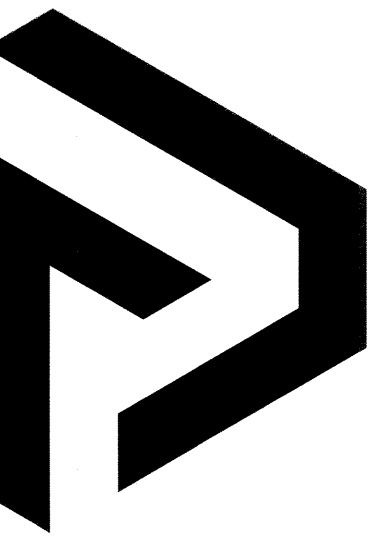
NO.	REVISIONS	DATE
1	REVISION TO EASEMENT UNIT, ADDITION OF PROPERTY OWNER	04/24/23

CE GROUP
301 GLENWOOD AVE. 220
RALEIGH, NC 27603
PHONE: 919-367-8790
FAX: 919-322-0032
www.cegroupinc.com
License # C-1739

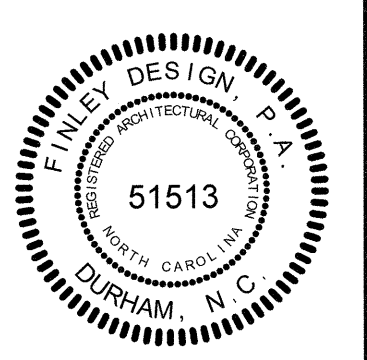
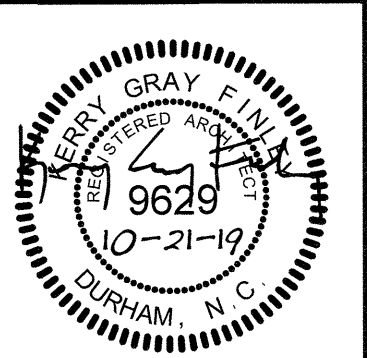
MOSAIC LOT 6 CONDOMINIUM PLAT FOR:
MOSAIC LOT 6 LLC and MOSAIC LOT 6 RESIDENTIAL, LLC
BUILDING H
120 MOSAIC BOULEVARD
CENTER TOWNSHIP - COUNTY OF CHATHAM - NORTH CAROLINA

Survey Date: MARCH 7th, 2023
Scale: 1" = 20'
Drawn: HKS
Checked: DSC
Project No. 200-110
Computer Dwg. Name VB1_200-110_BLDG_H_Condo.dwg

Sheet No: **1** Of 10



Finley Design PA
7806 NC HWY 751 Suite
110 Durham, NC 27713
919-493-8200
FINLEYDESIGNARCH.COM



**MOSAIC LOT 6
CONDOMINIUM -
PITTSBORO, NC**

STATE OF NORTH CAROLINA
KERRY FINLEY AIA, CERTIFIES THAT HE IS
A REGISTERED ARCHITECT IN THE STATE
OF NORTH CAROLINA AND LICENSED
UNDER THE PROVISIONS OF CHAPTER
83A OF THE GENERAL STATUTES.

THE UNDERSIGNED ARCHITECT
CERTIFIES THAT THESE PLANS AND
PLANS OF MOSAIC LOT 6
CONDOMINIUM CONTAIN ALL THE
INFORMATION REQUIRED BY SECTION
47C-2-109 OF THE GENERAL STATUTES
OF THE STATE OF NORTH CAROLINA.

THE UNDERSIGNED ARCHITECT
CERTIFIES THAT HE HAS ACTUALLY
OBSERVED THE UNITS AND HAS
COMPARED THE SAME WITH THE PLAN
OR DRAWINGS AND THAT SUCH PLANS
FULLY AND ACCURATELY DEPICT (I)
THE LOCATIONS AND DIMENSIONS OF
THE HORIZONTALLY LIMITING
BOUNDARIES OF THE BUILDING IN
WHICH THE UNIT IS LOCATED, (II) THE
LOCATION OF ANY VERTICALLY
LIMITING BOUNDARIES, WITH
REFERENCE TO ESTABLISHED DATUM,
AND (III) AN IDENTIFYING NUMBER FOR
EACH UNIT.

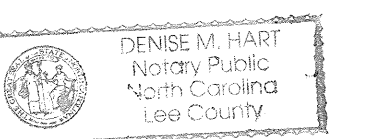
Kerry C. Gray
REGISTERED ARCHITECT

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 27th DAY OF April 2023

NOTARY PUBLIC *Denise M. Hart*

MY COMMISSION EXPIRES
11/16/2024

PRINTED NAME:
Denise M. Hart



PROJECT: 1630H
DATE: 4/21/23
DRAWN BY: KEL
CHECKED BY: KEL

**BASEMENT
FLOOR PLAN**

A1.0

THESE PLATS AND PLANS AMEND THE PLATS AND
PLANS PREVIOUSLY RECORDED IN CONDOMINIUM
BOOK 1, PLAT SLIDE 106-115, AND RECORDED
TOGETHER WITH THE DECLARATION OF
CONDOMINIUM OF MOSAIC LOT 6 CONDOMINIUM
DATED APRIL 10, 2023 AND RECORDED ON APRIL 11,
2023 IN BOOK 2356, PAGE 418, EACH IN THE
CHATHAM COUNTY REGISTRY. THESE PLATS AND
PLANS ARE HEREBY RE-RECORDED TO (1) AMEND
CERTAIN ELEMENTS OF THE BASEMENT UNIT
DEPICTED ON CONDOMINIUM BOOK 1, PLAT SLIDE
107 AND (2) REVISE THE TITLE BLOCK DEPICTED ON
CONDOMINIUM BOOK 1, PLAT SLIDE 106 TO
INCLUDE THE OWNERS, "MOSAIC LOT 6 LLC" AND
"MOSAIC LOT 6 RESIDENTIAL, LLC". ALL OTHER ITEMS
SET FORTH IN THE ORIGINAL RECORDATION AT
CONDOMINIUM BOOK 1, PLAT SLIDE 106-115
REMAIN VALID AND UNCHANGED.

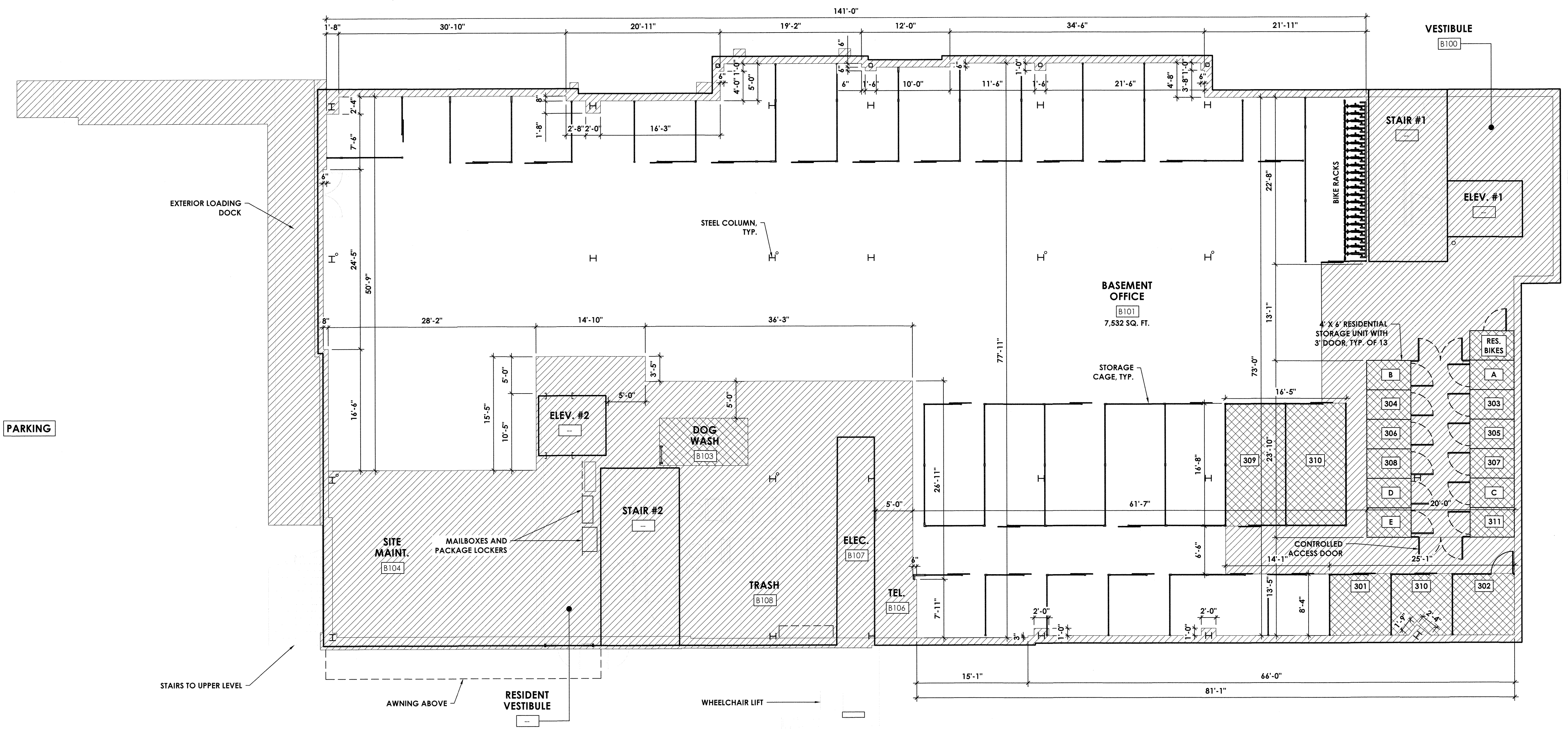
BASIC BUILDING DATA	
MASTER UNIT MEASUREMENTS:	7,532 SQ. FT.

- PLAN NOTES**
- DASHED LINES INDICATE AN OVERHEAD FEATURE. FEATURES WILL BE DESIGNATED AS "ARCHITECTURAL" IF THEIR PURPOSE IS PURELY AESTHETIC. OTHER OVERHEAD FEATURES WILL BE LABELED (SUCH AS "AWNING" OR "CANOPY") TO INDICATE AN IMPROVEMENT FOR OCCUPANTS' BENEFIT.
 - DIMENSIONS ARE TO FACE OF GYPSUM BOARD OR FACE OF CONCRETE MASONRY UNIT.
 - DIMENSIONS ARE DETERMINED BY FIELD VERIFICATION WHERE POSSIBLE AND CALCULATION BASED ON FIELD MEASURING ROOMS AND ADDING WALL THICKNESS AS NEEDED.

PLAN LEGEND

	COMMON ELEMENT
	LIMITED COMMON ELEMENT
	UNIT
	OVERHEAD FEATURE
	RESIDENTIAL STORAGE UNIT LABEL

NORTH -
MOSAIC BLVD.



1 FLOOR PLAN
Scale: 1/8" = 1'-0"

FILED May 19, 2023 01:52:04 pm
PLAT SLIDE 00001 - 0117
INSTRUMENT 04321

FILED CHATHAM COUNTY, NC
LURAY A. ROSSBEE
REGISTER OF DEEDS

/USERS/KATE/FINLEYDESIGN/PROJECTS/1630 MOSAIC BLDG H/DRAWINGS/PLAT DRAWINGS/2023/1630H PLAT PLANS.DWG

THESE PLATS AND PLANS AMEND THE PLATS AND PLANS PREVIOUSLY RECORDED IN CONDOMINIUM BOOK 1, PLAT SLIDE 106-115, AND RECORDED TOGETHER WITH THE DECLARATION OF CONDOMINIUM OF MOSAIC LOT 6 AND CONDOMINIUM DATED APRIL 10, 2023 AND RECORDED ON APRIL 11, 2023 IN BOOK 2356, PAGE 418, EACH IN THE CHATHAM COUNTY REGISTRY. THESE PLATS AND PLANS ARE HEREBY RE-RECORDED TO (1) AMEND CERTAIN ELEMENTS OF THE BASEMENT UNIT DEPICTED ON CONDOMINIUM BOOK 1, PLAT SLIDE 107 AND (2) REVISE THE TITLE BLOCK DEPICTED ON CONDOMINIUM BOOK 1, PLAT SLIDE 106 TO INCLUDE THE OWNERS, "MOSAIC LOT 6 LLC" AND "MOSAIC LOT 6 RESIDENTIAL, LLC". ALL OTHER ITEMS SET FORTH IN THE ORIGINAL RECORDATION AT CONDOMINIUM BOOK 1, PLAT SLIDE 106-115 REMAIN VALID AND UNCHANGED.




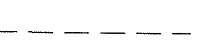
BASIC BUILDING DATA

AGGREGATE UNIT MEASUREMENTS: 12,814 SQ. FT.*
 *SEE INDIVIDUAL UNIT MEASUREMENTS ON SHEET A5.0

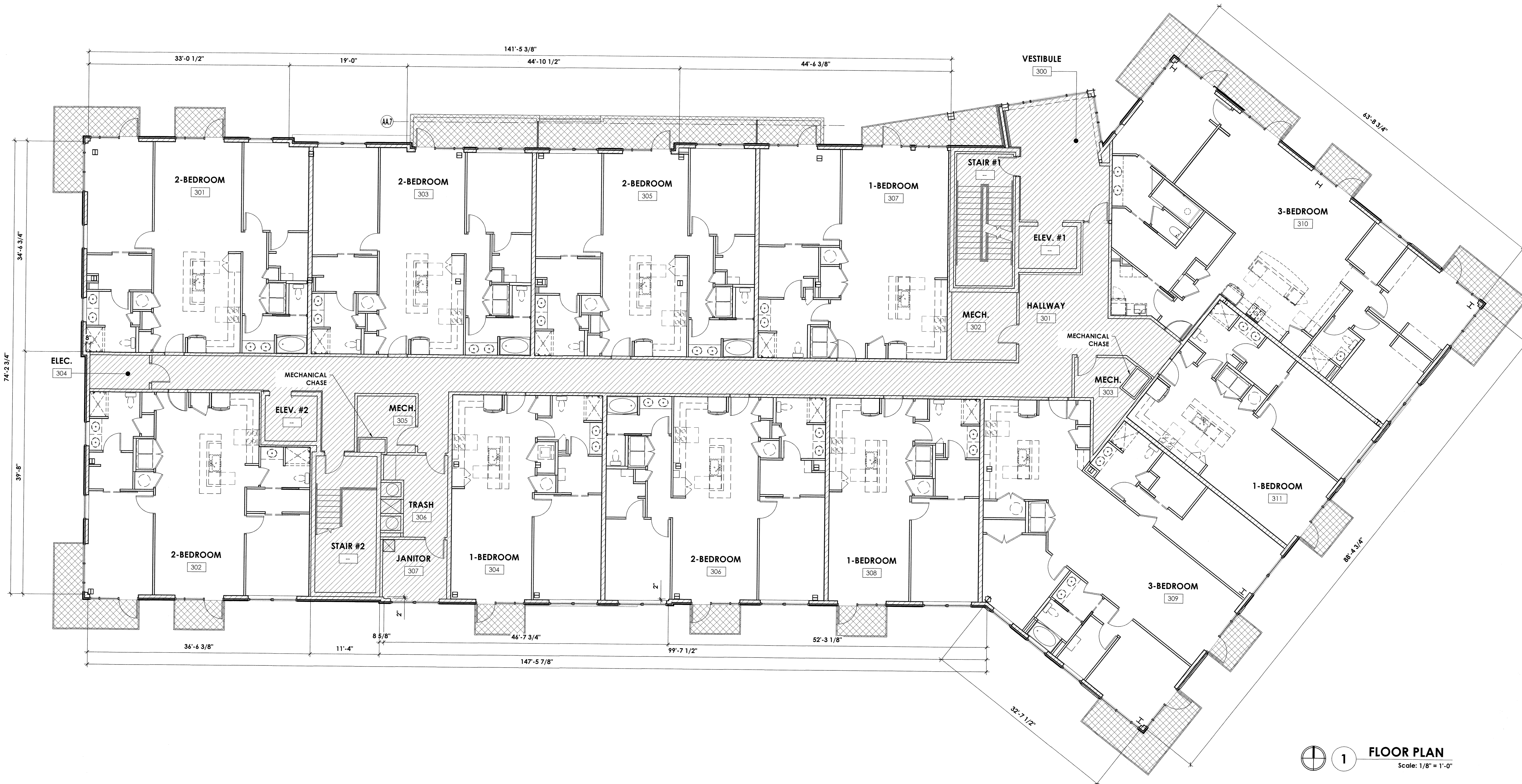
PLAN NOTES

1. DASHED LINES INDICATE AN OVERHEAD FEATURE. FEATURES WILL BE DESIGNATED AS "ARCHITECTURAL" IF THEIR PURPOSE IS PURELY AESTHETIC. OTHER OVERHEAD FEATURES WILL BE LABELED (SUCH AS "AWNING" OR "CANOPY") TO INDICATE AN IMPROVEMENT FOR OCCUPANTS' BENEFIT.
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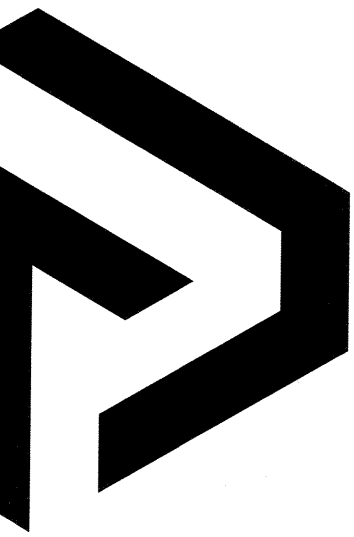
PLAN LEGEND

-  COMMON ELEMENT
-  LIMITED COMMON ELEMENT
-  UNIT
-  OVERHEAD FEATURE

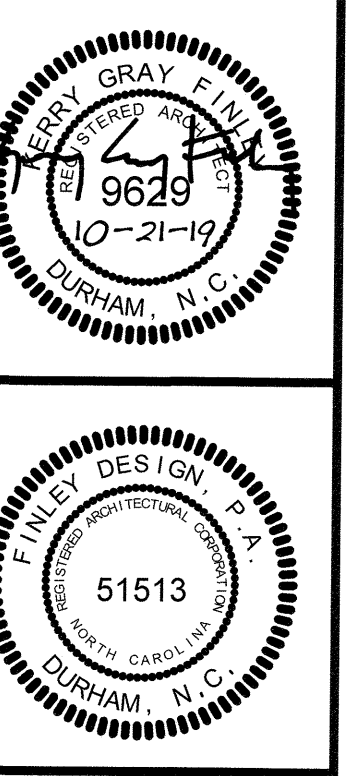
NORTH -
 MOSAIC BLVD.



1 FLOOR PLAN
 Scale: 1/8" = 1'-0"



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 110 Durham, NC 27713
 919-493-8200
 FINLEYDESIGNARCH.COM



**MOSAIC LOT 6
 CONDOMINIUM -
 PITTSBORO, NC**

STATE OF NORTH CAROLINA
 KERRY FINLEY AIA, CERTIFIES THAT HE IS A REGISTERED ARCHITECT IN THE STATE OF NORTH CAROLINA AND LICENSED UNDER THE PROVISIONS OF CHAPTER 83A OF THE GENERAL STATUTES.

THE UNDERSIGNED ARCHITECT CERTIFIES THAT THESE PLATS AND PLANS OF MOSAIC LOT 6 CONDOMINIUM CONTAIN ALL THE INFORMATION REQUIRED BY SECTION 47C-2-109 OF THE GENERAL STATUTES OF THE STATE OF NORTH CAROLINA.

THE UNDERSIGNED ARCHITECT CERTIFIES THAT HE HAS ACTUALLY OBSERVED THE UNITS AND HAS COMPARED THE SAME WITH THE PLAN OR DRAWINGS AND THAT SUCH PLANS FULLY AND ACCURATELY DEPICT (i) THE LOCATIONS AND DIMENSIONS OF THE HORIZONTALLY LIMITING BOUNDARIES OF THE BUILDING IN WHICH THE UNIT IS LOCATED, (ii) THE LOCATION OF ANY VERTICALLY LIMITING BOUNDARIES, WITH REFERENCE TO ESTABLISHED DATUM, AND (iii) AN IDENTIFYING NUMBER FOR EACH UNIT.

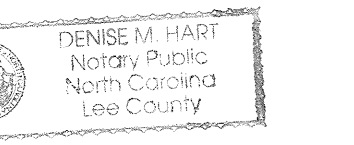
Kerry Gray Finley
 REGISTERED ARCHITECT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF April, 2023

NOTARY PUBLIC *Denise M Hart*

MY COMMISSION EXPIRES 11/15/2024

PRINTED NAME: *Denise M Hart*



PROJECT: 1630H
 DATE: 4/21/23
 DRAWN BY: KEL
 CHECKED BY: KEL

**THIRD FLOOR
 PLAN**

A1.3A

FILED May 19, 2023 01:52:52 pm FILED
 PLAT SLIDE 00001 - 0122 CHATHAM COUNTY NC
 INSTRUMENT 04326 LINDA A. RIGGSBEE REGISTER OF DEEDS

THESE PLATS AND PLANS AMEND THE PLATS AND PLANS PREVIOUSLY RECORDED IN CONDOMINIUM BOOK 1, PLAT SLIDE 106-115, AND RECORDED TOGETHER WITH THE DECLARATION OF CONDOMINIUM OF MOSAIC LOT 6 CONDOMINIUM DATED APRIL 10, 2023 AND RECORDED ON APRIL 11, 2023 IN BOOK 2356, PAGE 418, EACH IN THE CHATHAM COUNTY REGISTRY. THESE PLATS AND PLANS ARE HEREBY RE-RECORDED TO (1) AMEND CERTAIN ELEMENTS OF THE BASEMENT UNIT DEPICTED ON CONDOMINIUM BOOK 1, PLAT SLIDE 107 AND (2) REVISE THE TITLE BLOCK DEPICTED ON CONDOMINIUM BOOK 1, PLAT SLIDE 106 TO INCLUDE THE OWNERS, "MOSAIC LOT 6 LLC" AND "MOSAIC LOT 6 RESIDENTIAL, LLC". ALL OTHER ITEMS SET FORTH IN THE ORIGINAL RECORDATION AT CONDOMINIUM BOOK 1, PLAT SLIDE 106-115 REMAIN VALID AND UNCHANGED.

BASIC BUILDING DATA

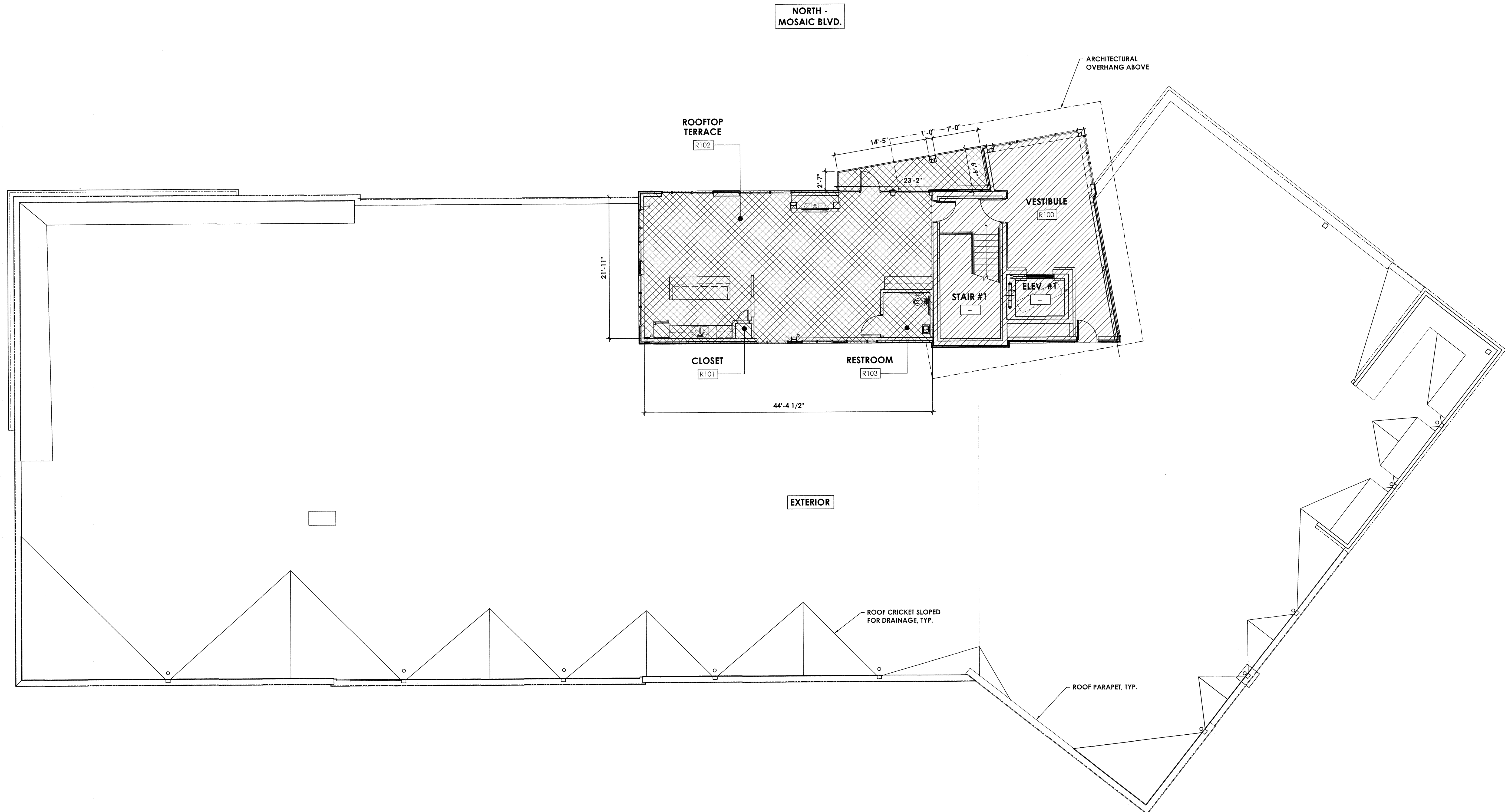
MASTER UNIT MEASUREMENTS 0 SQ. FT.

PLAN NOTES

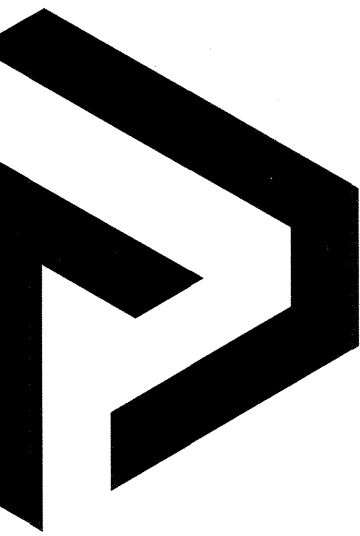
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PLAN LEGEND

- COMMON ELEMENT
- LIMITED COMMON ELEMENT
- UNIT
- OVERHEAD FEATURE



1 FLOOR PLAN
 Scale: 1/8" = 1'-0"



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 7806 NC HWY 751 Suite
 110 Durham, NC 27713
 919-493-8200
 FINLEYDESIGNARCH.COM



**MOSAIC LOT 6
 CONDOMINIUM -
 PITTSBORO, NC**

STATE OF NORTH CAROLINA
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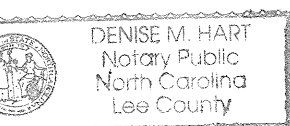
Kerry Finley
 REGISTERED ARCHITECT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 27th DAY OF April 2023

NOTARY PUBLIC *Denise M Hart*

MY COMMISSION EXPIRES 11/10/2024

PRINTED NAME: *Denise M Hart*



PROJECT: 1430H
 DATE: 4/21/23
 DRAWN BY: KEL
 CHECKED BY: KEL

ROOF PLAN

A2.0

J:\USERS\KATE\FINLEYDESIGN\PROJECTS\1430 MOSAIC BLDG\DRAWINGS\PLAT DRAWINGS\2023\1430H PLAT PLANS.DWG