

# SUPERIOR STAINLESS ROAD & HWY 321 SOUTH GASTONIA NC



## PROPERTY PRICED AT \$90,000 PER ACRE

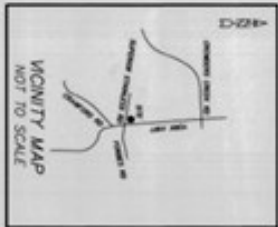
- 8.147 Acre Parcel / Tax Id # 312480
- Corner of Hwy 321 and Superior Stainless Rd
- Zoned I-2 Heavy Industrial / Gaston County NC
- Lot Dimensions - See attached Survey
- Just Seven Minutes to Interstate I-85
- Signalized Light onto Hwy 321
- Property Recently Timbers and Ready To Grade
- County Water Available, Will Need Septic
- Additional 2.42 Acre Corner Lot Available



**MIKE BROWN**  
704.337-5000  
mbrown@colecre.com  
www.colecre.com



**COLE COMMERCIAL**  
**REAL ESTATE ADVISORS**



NORTH PER DE 09 25 11/22/2021

THE PURPOSE OF THIS PLAN IS TO RECOMBINE PARCELS OF LAND AND TO SHOW AND NO PART OF THIS PLAN IS TO BE CONSIDERED AS A GUARANTEE OF ANY KIND.

OWNER CERTIFICATE  
I HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PLAN IS THE PROPERTY SHOWN ON THE PLAT MAP AND I AM NOT PROVIDING ANY GUARANTEE OF ANY KIND FOR THE ACCURACY OF THE INFORMATION ON THIS PLAN.

Robert H. McGirt  
Surveyor  
4-13-21

4-19-21  
DATE

4/19/21  
DATE

BOUNDARY LINE  
7/2 LINE  
ADJOINING LINE (NOT SURVEYED)  
ADJOINING LINE (NOT SURVEYED)

SET BACKS (TYPE INDICATED)  
EXISTING MONUMENT (TYPE INDICATED)  
CALCULATED POINT

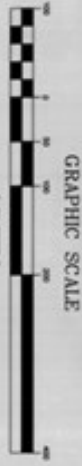
LINE	BEARING	LENGTH
L1	N84°00'00"W	317.00
L2	S06°26'00"W	376.90
L3	N06°00'00"W	258.23
L4	N07°28'00"W	222.00
L5	S82°00'00"W	121.00
L6	S77°28'00"W	102.80
L7	N02°21'00"W	21.87

POINT	BEARING	LENGTH	COORDINATES
1	N84°00'00"W	317.00	711.67
2	S06°26'00"W	376.90	711.67
3	N06°00'00"W	258.23	711.67
4	N07°28'00"W	222.00	711.67
5	S82°00'00"W	121.00	711.67
6	S77°28'00"W	102.80	711.67
7	N02°21'00"W	21.87	711.67



REMAINING PARCEL  
2,422 AC. TOTAL  
(2,422 NET AC. OF R/W)

1. THIS PLAN IS A RECOMBINATION OF PARCELS OF LAND...
2. THE PURPOSE OF THIS PLAN IS TO RECOMBINE PARCELS OF LAND...
3. THE TOTAL AREA OF THE PARCELS SHOWN ON THIS PLAN IS 11,137 ACRES...
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20. THE TOTAL AREA OF THE PARCELS SHOWN ON THIS PLAN IS 11,137 ACRES...



GRAPHIC SCALE  
1 inch = 100 ft.

REGISTER OF DEEDS COMMISSION  
STATE OF NORTH CAROLINA  
GASTON COUNTY, NORTH CAROLINA  
I, STEPHEN P. MCGIRT, REGISTER OF DEEDS IN AND FOR THE COUNTY OF GASTON, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PARCELS OF LAND ARE THE PROPERTY OF THE OWNERS AS SHOWN ON THIS PLAN AND THAT THE SAME ARE NOT SUBJECT TO ANY OTHER CLAIM OR INTEREST OF ANY KIND.



RETURN TO:  
CAROLINA SURVEYORS, INC.  
4507 DONER STREET  
PINEVILLE, NC 28134

A RECOMBINATION PLAN SHOWING PROPERTY ALONG  
**SUPERIOR STAINLESS RD**  
(NEAR THE INTERSECTION OF YORK HWY)  
OWNERS: STEPHEN P. MCGIRT  
ROBERT H. MCGIRT  
TOTAL AREA: 11,137 ACRES  
GASTON4 TOWNSHIP, GASTON COUNTY, NORTH CAROLINA

CAROLINA SURVEYORS, INC.  
P. O. BOX 287 PINEVILLE, N.C. 28134 • 202-7  
THOMAS E. WHITE, NCPLS & CPLS 704-889-7087  
THOMAS@CSURV.COM  
CERTIFICATE OF AUTHORIZATION NO. C-11242 SC 889



SCALE	DATE	REVISIONS
1" = 100'	1/17/24	BOUNDARY LINE ADJUSTMENT
	2/14/24	UPDATE
	5/8/24	PLANNING COMMENTS
		FIELD WORK: CW GH
		DATE: 10/2/2023
DWS: CARLSON/2023(LA7) Superior Stainless Rd (70cc)		
0000: 2023(LA7) Superior Stainless Rd (70cc)		