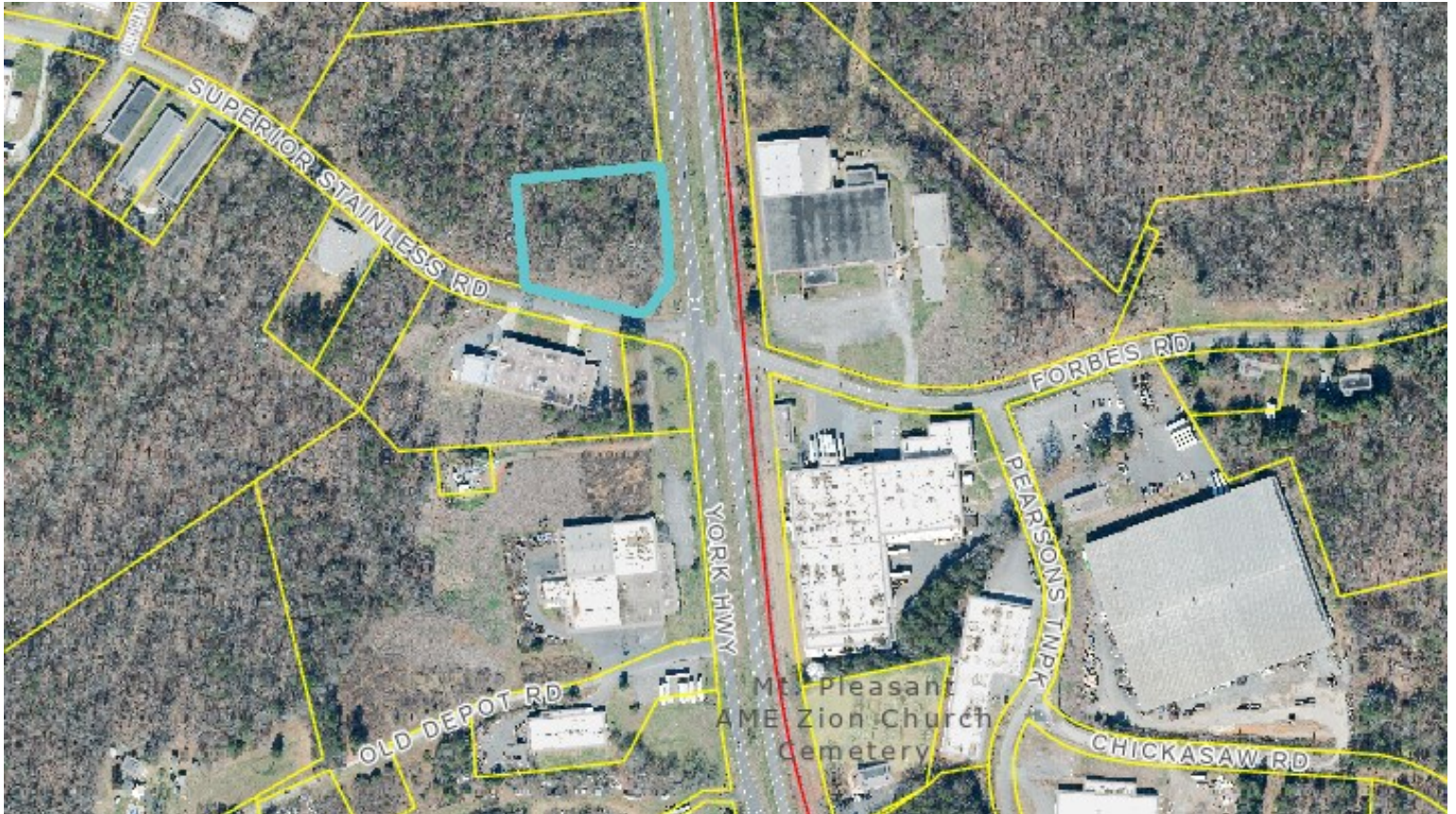


SUPERIOR STAINLESS ROAD & HWY 321 SOUTH GASTONIA NC



PROPERTY PRICED AT \$475,000

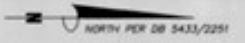
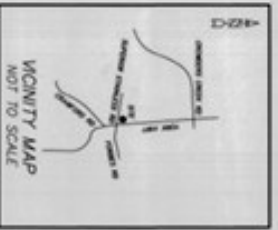
- 2.422 Acre Parcel / Tax Id # 312479
- Corner of Hwy 321 and Superior Stainless Rd
- Zoned I-2 Heavy Industrial / Gaston County NC
- Lot Dimensions - See attached Survey
- In Fast Growing Area of Gaston County.
- Signalized Light on Hard Corner onto Hwy 321
- Property Recently Timbers and Ready To Grade
- County Water Available, May Need Septic
- Additional 8.147 Acre Adjoining Lot Available



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



COLE COMMERCIAL
REAL ESTATE ADVISORS



THE PURPOSE OF THIS PLAT IS TO RECOMBINE PARCELS OF LAND AND TO SHOW THE BOUNDARY LINE THEREON.

OWNER CERTIFICATE
I HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PROPERTY SHOWS NO ENCUMBRANCES, UNLESS AS SHOWN ON THIS PLAT AND EXCEPT FOR THE ENCUMBRANCES SHOWN ON THIS PLAT. I HAVE BEEN ADVISED BY THE RECORDS OF THE COUNTY REGISTER OF DEEDS THAT NO OTHER PUBLIC RECORDS SHOW ON THIS PLAT.

Stephen P. McGirt
4-13-24

4-19-24
DATE

4/19/24

4/19/24

SCALE	DATE	REVISIONS
SCALE: 1" = 100'	1/17/24	BOUNDARY LINE ADJUSTMENT
PROJECT: 23-043	2/14/24	UPDATE
DRAWN BY: MW	5/8/24	PLANNING COMMENTS
FIELD WORK: CW, GH		
DATE: 10/5/2023		
FILE: CARLSON_2023_1847_Superior Stainless Rd (70c)		
COORD: 2023.05.15_Superior Stainless Rd (70c)		

BOUNDARY LINE
TRAIL LINE
ADJOINING LINE (NOT SURVEYED)
ADJOINING LINE (NOT SURVEYED)
ADJOINING LINE (NOT SURVEYED)
ADJOINING LINE (NOT SURVEYED)

LINE	BEARING	LENGTH
L1	N29°24'00"W	50.00'
L2	N07°14'00"W	20.00'
L3	N07°14'00"W	119.25'
L4	N29°24'00"W	83.00'
L5	N07°14'00"W	21.00'
L6	S77°24'00"W	102.60'
L7	N07°14'00"W	21.00'

POINT	EASTING	NORTHING	COORD
1	413.43'	106.21'	794.44'



1. NEW AND SET BY ALL OWNERS UNLESS OTHERWISE NOTED.
2. PROPERTY LINES ARE SHOWN BY THE BOUNDARY LINE AND THE ADJOINING LINE. THE BOUNDARY LINE IS THE LINE OF ADJACENCY TO THE ADJOINING LINE. THE ADJOINING LINE IS THE LINE OF ADJACENCY TO THE ADJOINING LINE.
3. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
4. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
5. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
6. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
7. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
8. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
9. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
10. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
11. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
12. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
13. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
14. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
15. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
16. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
17. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
18. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
19. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.
20. THE AREA BOUNDARY LINE IS SHOWN BY THE BOUNDARY LINE.



GRAPHIC SCALE
1 inch = 100 Ft.



RETURN TO:
CAROLINA SURVEYORS, INC.
4307 DORNER STREET
PINEVILLE, NC 28134

REGISTER OF DEEDS CERTIFICATION
I, [Name], REGISTER OF DEEDS FOR GASTON COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT THE DEED AND THE DEED REGISTERED ON THIS DATE ARE VALID AND CORRECTLY RECORDED IN THE PUBLIC RECORDS OF GASTON COUNTY, NORTH CAROLINA.
DATE: 4/19/24
BY: [Signature]

A RECOMBINATION PLAT 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 • 2024
THOMAS E. WHITE, NCSLS # 3035 704-889-7007
THOMAS@CAROLINASURVEYORS.COM
CERTIFICATE OF AUTHORIZATION NO. C-1522 SC 88

