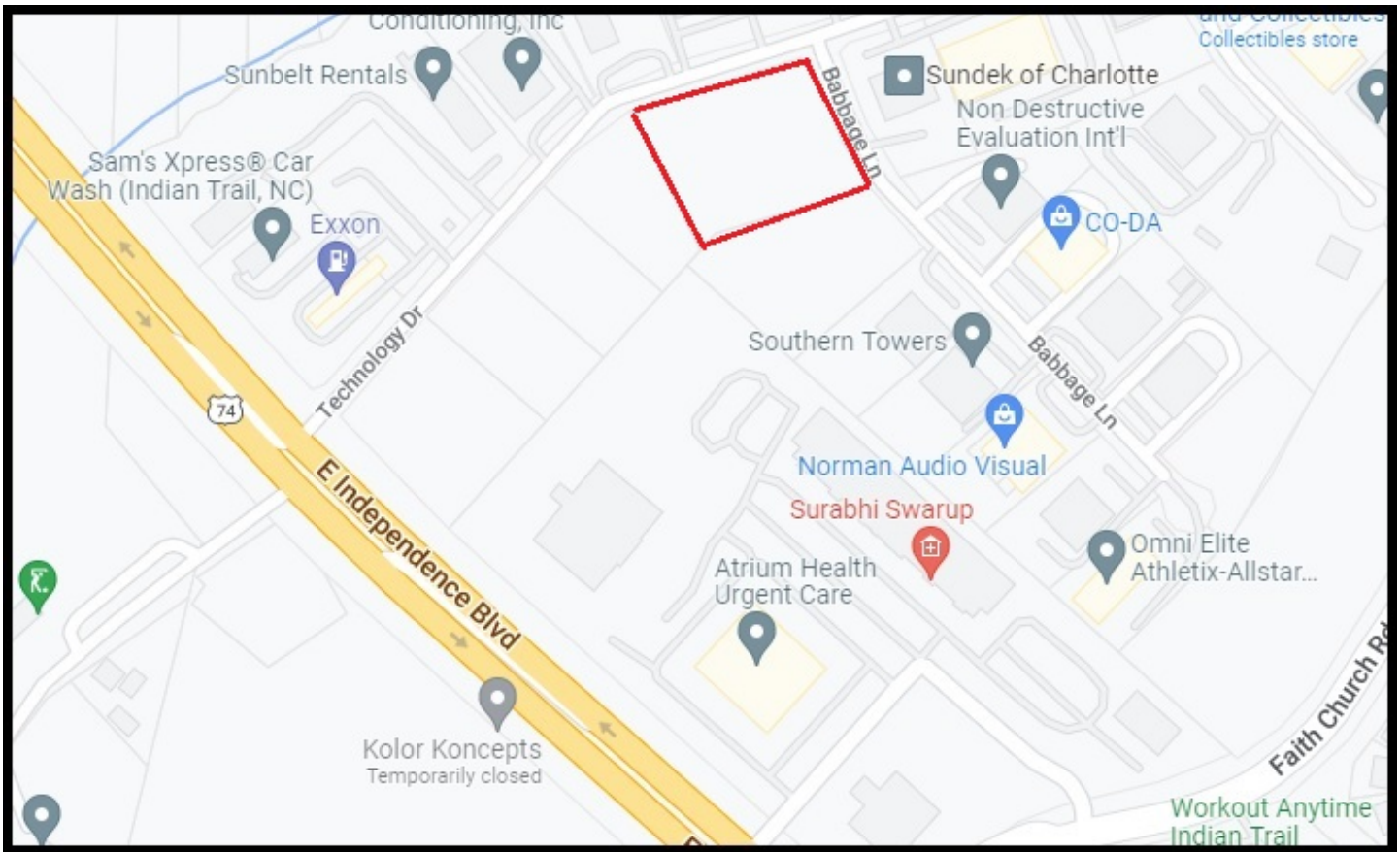


# Indian Trail NC

## CORNER INDUSTRIAL LAND

### FOR SALE OR LEASE



## FEATURES

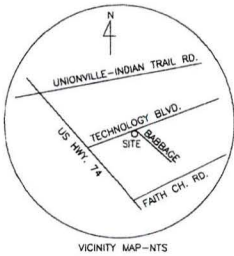
- **Location:** On the corner of Technology Drive and Babbage Drive off Hwy 74 in Indian Trail, NC
- **Parcel:** 1.76 Acres +/- in nice industrial park. Excellent shape and topography
- **Terms:** Sale Price \$425,000.00  
Lease Price \$2,500.00 NNN per month  
plus 4% annual increases



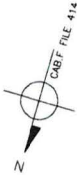
FOR FURTHER DETAILS CONTACT:  
**JOHN N. JONES**  
Direct: 704-333-8721 | Email: [jjones@gsr.net](mailto:jjones@gsr.net)

**GIBSON SMITH REALTY CO.**  
1100 Kenilworth Avenue, Suite 200  
Charlotte, NC 28204  
[www.gsnc.net](http://www.gsnc.net)





LEGEND:  
 EIP = EXISTING IRON PIN  
 NIP = NEW IRON PIN  
 R/W = RIGHT OF WAY  
 C/L = CENTERLINE  
 DB = DEED BOOK  
 PG. = PAGE  
 MB. = MAP BOOK  
 NTS = NOT TO SCALE  
 C/L = CENTERLINE  
 RRS = RAILROAD SPIKE  
 SB = SETBACK  
 OHW = OVERHEAD WIRE  
 CM = CONCRETE MONUMENT  
 BC = BACK OF CURB  
 PK = NAIL

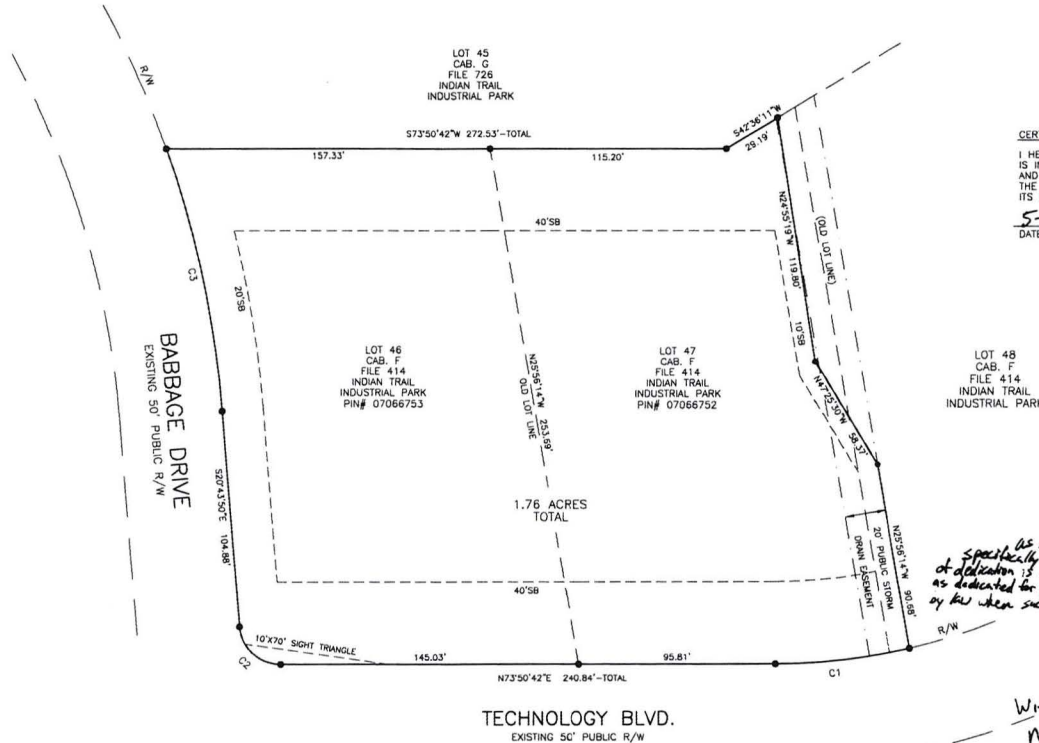


STATE OF NORTH CAROLINA  
 COUNTY OF UNION  
 I, Frank Chandler, Jr., REVIEW OFFICER OF UNION  
 COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS  
 CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS  
 FOR RECORDING.  
 DATE 5-12-08 REVIEW OFFICER Frank Chandler, Jr.

# CERTIFICATE OF ACCURACY OF MAPPING

I, A. FRANK CHANDLER, JR., certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in DB 4099, Pg. 889); that the boundaries not surveyed are clearly indicated as drawn from the deeds 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 18th day of FEB, A.D., 2008.

Professional Land Surveyor  
 License Number L-4151



## CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THE LOT LINE REVISION SHOWN ON THIS PLAT IS IN ALL RESPECTS IN COMPLIANCE WITH THE INDIAN TRAIL ZONING AND SUBDIVISION ORDINANCE, AND THE PLAT HAS BEEN APPROVED BY THE INDIAN TRAIL PLANNING AND DEVELOPMENT DIRECTOR, SUBJECT TO ITS BEING RECORDED WITHIN NINETY DAYS OF THE DATE BELOW.

DATE 5-12-08 Frank Chandler, Jr.  
 PLANNING AND DEVELOPMENT DIRECTOR

## Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described hereon, which property is located within the subdivision jurisdiction of Indian Trail, that I hereby irrevocably adopt this plan of subdivision, establish minimum building setbacks and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open space, and easements, except those specifically indicated as private, and that I will maintain such areas until the other as dedicated for public use. I shall be deemed to be dedicating to any other public use authorized by law when such other use is approved by Planning and Development Director in the public interest.

I, Delene S. Carroll, notary public in Union County N.C., do hereby certify that Frank Chandler, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing certificate.  
 Witness my hand and official seal, day May 2008  
 My commission expires 02, 01, 2001

N.S. BARNES  
 NOT PUBLIC  
 COUNTY

5-12-08  
 Date: Frank Chandler, Jr.  
 Owner:

CERTIFY TO ONE OF THE FOLLOWING CHECKED:

- A. THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;  
 B. THIS SURVEY IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;  
 C. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND;  
 D. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;  
 E. THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF HIS OR HER PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	287.00'	65.78'	65.84'	N67°16'26"E
C2	20.00'	29.82'	27.13'	S63°26'51"E
C3	500.00'	130.28'	129.91'	N28°11'41"W

FILED Jun 02, 2008 11:13 am  
 PLAT SLIDE 0000K — 0612  
 INSTRUMENT 21057  
 UNION COUNTY, NC  
 CRYSTAL CRUMP  
 REGISTER OF DEEDS  
Bar Effick



- NOTES:  
 1. ALL DISTANCES ARE HORIZONTAL.  
 2. IRON PINS AT CORNERS.  
 3. AREA BY COORDINATES.  
 4. SURVEY IS OF EXISTING PARCELS.  
 5. PROPERTY SUBJECT TO UNDERGROUND UTILITIES, AND A 20' PUBLIC STORM DRAIN EASEMENT.  
 6. ZONED HC.  
 FRONT SETBACK-40'  
 SIDE YARD-10'  
 REAR YARD-40'

REVISED TO SHOW NEW LOT LINE-04/21/08

A. FRANK CHANDLER, JR.  
 PROFESSIONAL LAND SURVEYOR  
 L-4151  
 4131 JOYCETON ST.  
 CHARLOTTE, N. C. 28208  
 (704) 231-6889

RECOMBINATION SURVEY			
PROPERTY OF ISACC GROSSMAN LOTS 46 & 47 TECHNOLOGY BLVD.			
SCALE: 40 FEET=INCH	PIN# 07066752 PIN# 07066753	DRAWN BY: AFC	
DATE REVISED: 04/21/08	DB 4099 PG. 889	CAB F FILE 414	
INDIAN TRAIL, N.C. UNION COUNTY			
PAGE NO. 1	DRAWING NO.	P08022	

Cab K File 612

Exhibit A



# F-414

CAB F File 414

## NOTES:

- IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- TAX PARCEL: 7-66-13
- ZONING: NC FRONT SETBACK: 40' SIDE YARD: 10' REAR YARD: 40'
- NO NCGS MONUMENT FOUND WITHIN 200' OF THIS SURVEY.
- P.S.D.E. - PUBLIC STREET DRAIN EASEMENT.

I, Frederick Ira Gore, certify that this plat was drawn under my supervision from an actual field survey; that the ratio of precision is greater than 1:10000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number 1-3043, and seal this 22nd day of January, 1999.



## Certificate of Approval

I hereby certify that all streets shown on this plat are within Indian Trail, all streets and other improvements shown on this plat have been installed or completed or that their installation or completion (within twenty-four months after the date below) has been assured by the posting of a performance bond or other sufficient surety, and that the subdivision shown on this plat is in all respects in compliance with the Indian Trail Subdivision Ordinance, and therefore this plat has been approved by the Indian Trail Town Council, subject to its being recorded in the Indian County Registry within ninety days of the date below.

1/22/99  
Date

*Orlando L. Carroll*  
Planning and Development Director

## Division of Highways District Engineer Certificate

I hereby certify that the streets on this plat designated as public are or will be in accordance with the minimum right-of-way and construction standards established by the Board of Transportation for acceptance on the state highway system.

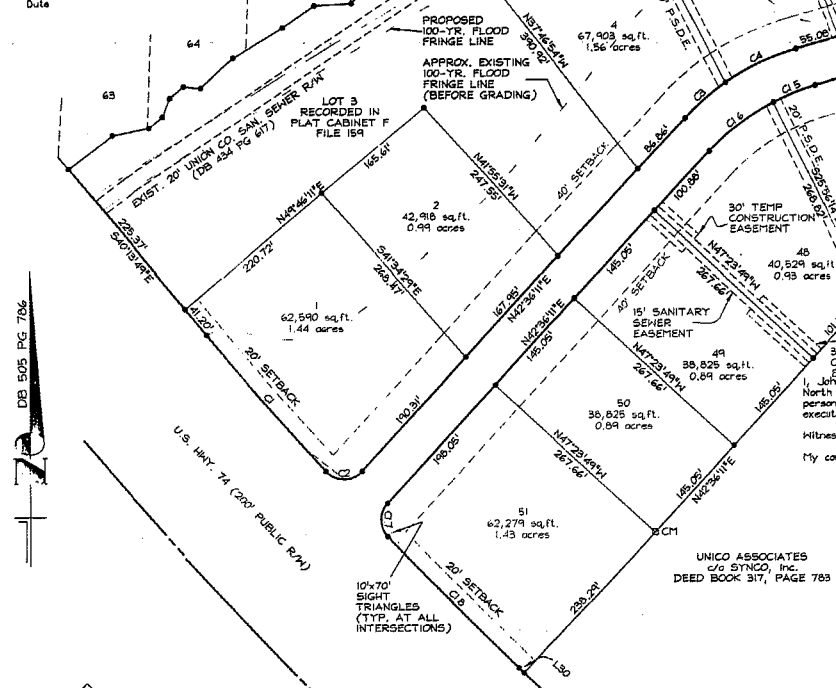
*John C. Hatcher* 1-17-99  
District Engineer

BRITTANY DOWNS SUBDIVISION  
PLAT CABINET D  
FILE 221

I, Cynthia Mabry, Review Officer of Union County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

*Cynthia Mabry*  
Review Officer

1-20-99  
Date



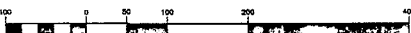
## Certificate of Ownership and Dedication

I hereby certify that I am the owner of the property shown and described herein, which property is located within the subdivision jurisdiction of Indian Trail, that I hereby freely adopt this plan of subdivision, establishing minimum building setbacks, and dedicate to public use all areas shown on this plat as streets, alleys, walks, parks, open spaces, and easements, except those specifically indicated as private, that I will maintain all such areas until the offer of dedication is accepted by the appropriate public authority. All property shown on this plat as dedicated for public use shall be deemed to be dedicated for any other public use authorized by law when such other use is approved by Town Council in the public interest.

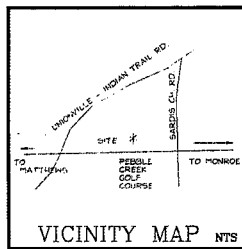
I, John C. Hatcher, a Notary Public of Gaston County, North Carolina, do hereby certify that John C. Hatcher personally appeared before me this day and acknowledged the due execution of the foregoing certificate.  
Witness my hand and official seal this 22nd day of January, 1999.  
My commission expires April 4, 2001.

UNICO ASSOCIATES  
c/o SYNCO, Inc.  
DEED BOOK 317, PAGE 783

## GRAPHIC SCALE



(IN FEET)  
1 inch = 100 ft



LINETYPE LEGEND	
---	PUBLIC R/W
---	ADJOINER
---	PROPERTY LINE
---	EASEMENT
●	REBAR
■	CONCRETE MONUMENT

CURVE TABLE		
CURVE LENGTH (RADIUS)	CHORD	BEARING
C1 222.44 8930.00	222.43	S41°22'57"E
C2 46.47 30.00	44.10	S68°17'27"E
C3 66.49 300.00	66.80	S49°34'49"E
C4 97.15 300.00	96.73	S64°34'04"E
C5 68.47 875.00	68.45	N71°36'13"E
C6 46.23 875.00	46.22	N67°46'28"E
C7 32.48 20.00	24.03	N71°15'48"E
C8 120.13 500.00	119.84	S77°36'49"E
C9 144.66 500.00	144.16	S23°01'09"E
C10 130.27 500.00	129.91	S28°11'41"E
C11 78.90 425.00	79.88	N71°33'22"E
C12 48.47 425.00	43.46	N67°44'01"E
C13 53.01 20.00	29.91	S26°33'36"E
C14 24.82 20.00	27.13	N63°26'34"E
C15 55.62 287.00	55.73	S68°16'24"E
C16 100.68 287.00	100.16	S62°34'09"E
C17 55.18 30.00	41.02	S00°32'26"E
C18 231.21 5330.00	231.20	S44°12'55"E

LINE TABLE		
LINE	LENGTH	BEARING
L1 64.45	N64°47'11"E	
L2 85.24	N60°06'44"E	
L3 46.63	N78°03'26"E	
L4 28.12	N75°02'22"E	
L5 24.54	N73°02'22"E	
L6 55.62	N75°01'06"E	
L7 9.96	S53°31'16"E	
L8 49.27	N64°32'34"E	
L9 170.70	N81°03'34"E	
L10 31.93	N83°03'01"E	
L11 103.80	N68°24'16"E	
L12 28.22	N68°24'16"E	
L13 44.93	N70°26'57"E	
L14 12.49	N83°48'14"E	
L15 47.07	N83°48'14"E	
L16 50.67	N83°48'14"E	
L17 27.87	N65°22'25"E	
L18 26.46	N67°46'28"E	
L19 31.24	N42°34'52"E	
L20 36.55	N45°03'06"E	
L21 26.44	N74°47'26"E	
L22 14.92	N60°45'16"E	
L23 45.61	N60°45'16"E	
L24 24.65	N78°03'26"E	
L25 32.56	N45°03'06"E	
L26 46.04	N43°34'45"E	
L27 59.55	S09°06'28"E	
L28 15.87	S66°12'13"E	
L29 50.71	S77°27'10"E	
L30 8.63	N46°19'07"E	

Civiltek Associates  
Engineering - Planning - Surveying  
1318 EB Central Ave.  
Charlotte, NC 28205  
(704) 344-1966

Plat of  
INDIAN TRAIL INDUSTRIAL PARK, PHASE 1  
Town of Indian Trail  
Union County, North Carolina

Drawn by:  
SLS/MPS  
Approved by:  
FIS  
Date:  
1/22/99  
Scale:  
1"=100'  
Dwg. name:  
hatcher/weight

OWNER:  
JCH ENTERPRISES  
1318 EB CENTRAL AVE.  
CHARLOTTE, NC 28205

074293

CAB F File 414



