

LAND FOR SALE

York Road / Hwy 161 Kings Mountain, NC 28086

± 24 acres | Zoned HI



PROPERTY HIGHLIGHTS

- ± 24 acres
- Cleveland County PIN #3504220358
- Zoned HI (Heavy Industrial)
- Frontage on Hwy 161 & Industrial Dr.
- Exit 8 Highway 161 off of I-85
- 8" sanitary sewer
- 12" water line
- Build-to-suit opportunity

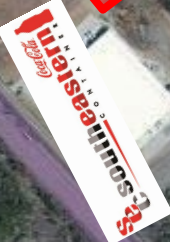
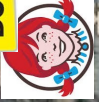
FOR SALE: \$398,000 (\$16,583 per acre)

PIEDMONT PROPERTIES
CORFAC INTERNATIONAL

Lester E. Osborn, CCIM, SIOR
704.375.1131
losborn@piedmontproperties.com

For more information, please contact:

A. Scott Hensley, CCIM, SIOR
704.375.1164
shensley@piedmontproperties.com



(we) hereby certify that I am (we are) owner(s) of the property shown and described herein, that the property is within the subdivision jurisdiction of the City of Kings Mountain and that I (we) hereby adopt this plan of subdivision with my (our) free consent and hereby establish all lots and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted

Certificate of Subdivision Administrator Approval

Approved for recording by City of Kings Mountain, N.C. Subdivision
on this the _____ day of _____, 2016
pursuant to authority of Article II of Subdivision Ordinance. Must be
recorded within thirty (30) days of this date.

Subdivision Administrator

State of North Carolina, Cleveland County

a certificate of

The foregoing certificate of _____
Notary Public, is certified to be correct. This instrument was
presented for registration and recorded in Map Book _____
Page _____, this day of _____
2016 at _____ a.m. / p.m.

Register of Deeds

Cleveland County Review Officer

_____, Review Officer of Cleveland County, certifies that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Certificate of Survey and Accuracy

I, Scott Barrett, certify that this plat was drawn by me from an actual survey made under my supervision (detailed description recorded in Deed Book 1204, page 187B), that the boundaries not surveyed are clearly indicated as drawn from information found in Book 104, page 187B, that the ratio of precision as calculated is greater than 1:15,000, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this _____ day of _____, A.D., 2016.

I further certify 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

PRELIMINARY SURVEY
NOT FOR RECORDATION,
CONVEYANCE OR SALES

Scott Barrett, PLS
 NC Registration No. L-4513
 23-B North Ponsett Highway
 Travelers Rest, SC 29690
 Phone 864-834-3732
 Fax 864-834-3732
 E-mail scott@barrettpls.com
 Project No. 15-3846

Minor Subdivision Plat

Prepared for

KINGS MOUNTAIN
ASSOCIATES, LLC

Manager: Johnson Development Associates, Inc.
Mr. A. Foster Chapman, President

Date Field Work Completed: December 07, 2015
Date of Plat: January 05, 2015

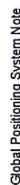
Property Address: Quality Lane,

Kings Mountain, NC, Cleveland County
P.I.N. 46053 and 50905

P.I.N. 46053 and 50905



Sheet 1 of 2



MANUFACTURER SOKIA MODEL NO CRX2
FUEL FREQUENCY RECEIVERS WERE USED DURING THE COURSE OF THE
FIELD SURVEY.

LINE TABLE		
LINE	BEARING	DISTANCE
L20	N48°54'00"E	70.03'
L21	S78°05'48"E	70.23'
L22	S10°10'05"W	70.23'
L23	S77°12'16"W	260.80'
L24	S19°44'30"W	292.31'
L25	N79°35'46"W	232.36'
L26	N41°23'31"W	218.07'
L27	N41°16'00"W	24.33'
L28	N21°56'25"W	12.58'
L29	N78°51'50"E	218.50'
L30	S75°49'55"E	10.00'

CURVE TABLE				
CURVE	LENGTH	BUMPS	DELTA	CHORD
C1	130.45'	877.32'	00835105'	57537161'E 130.31'
C2	44.41'	281.23'	00727710'	51435344'E 44.36'
C3	45.68'	817.32'	02707053'	04352222'E 450.77'
C4	91.44'	817.32'	00724368'	50767373'E 91.39'
C5	215.44'	817.32'	03131344'	05716910'E 216.87'
C6	231.85'	251.86'	06244726'	04364846'E 223.68'
C7	303.64'	916.96'	01654356'	57028111'E 302.26'
C8	218.44'	303.65'	03726237'	51704380'E 216.41'
C9	12.00'	3628.55'	00011122'	51015468'E 12.00'

Plat References

¹ Plat entitled "Boundary Survey for Kings Mountain Assoc., LLC," dated October 13, 1997, revised December 12, 1997, prepared by F.R. Lefford & Associates, P.A. (Plat provided by client).

² Plat entitled "Boundary Survey for Kings Mountain Assoc., LLC," dated October 13, 1997, revised December 12, 1997, prepared by F.R. Lefford & Associates, P.A., recorded in the Cleveland County R.O.D. office in Plat book 19, page 193.

³ Plat entitled "Sub-Boundary Survey for Kings Mountain Assoc., LLC," dated October 13, 1997, revised December 12, 1997, prepared by F.R. Lefford & Associates, P.A., recorded in the Cleveland County R.O.D. office in Plat book 19, page 193.

Analysis of Bearings

The bearing of S. 41° 47' 49" E, labeled as Basis of Bearings was used as the Basis of Bearings for this survey and is the same bearing shown on plat recorded in the Cleveland County Register of Deeds Office in Plat Book 20, Page 105.

Survey Notes

[illegible]