



Gaston County

Gaston County
Board of Commissioners
www.gastongov.com

Economic Development Commission Board Action

File #: 16-091

Commissioner Carpenter - To Approve Gastonia Technology Park New Subdivision Design (Site J)

STAFF CONTACT

Donny Hicks, EDC - 704-825-4046; donny.hicks@gastongov.com

BUDGET IMPACT

N/A

BUDGET ORDINANCE IMPACT

N/A

BACKGROUND

The Board of Commissioners approved the sale of Site J in the Gastonia Technology Park to Maistro Investments for the construction of a second speculative industrial building. The site had to be subdivided for conveyance to Maistro. The subdivision has been completed and the EDC is requesting Board approval of the enclosed plat for recordation and eventual sale. See attached supporting documents.

POLICY IMPACT

N/A

ATTACHMENTS

Site J Final Plat and Site J Legal Description-Exhibit A

DO NOT TYPE BELOW THIS LINE

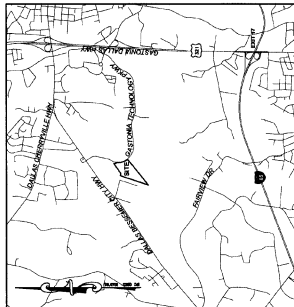
I, Donna S. Buff, Clerk to the County Commission, do hereby certify that the above is a true and correct copy of action taken by the Board of Commissioners as follows:

NO.	DATE	M1	M2	Brown	Carpenter	Fraley	Keigher	Philbeck	Price	Williams	Vote
2016-076	03/22/2016	MP	AF	A	A	A	A	N	A	A	6 - 1

DISTRIBUTION:

Laserfiche Users

A=AYE, N=NAY, AB=ABSENT, ABS=ABSTAIN, U=UNANIMOUS



- Notes:
1. Deed Reference(s) - DB 2831 Pg 993, PB 79 Pg 70
 2. PID - 219777
 3. Current Owner - Gaston County
 4. All distances are shown horizontal.
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 6. Grid distance = Horizontal distance x Combined Grid Factor
 7. Total Area = 26,610 Acres
 8. Area in New Tract - ± 21,610 Acres
 9. Areas have been determined by coordinate computation.
 10. Iron pins (P's Rebar) or other monumentation (as shown) found or set at all property corners.
 11. This property is located in a special Flood Hazard Area as (FEMA) designated by the Federal Emergency Management Agency.
 12. Reference Community Panel Number: 2710357000 Dated: September 28, 2007
 13. Property may be subject to recorded or unrecorded rights of way or easements shown on this map were derived by static differential GPS observations shown on this map were derived and processed using Online Positioning User Service.
 14. Gastonia Water is located in Gastonia Technology Parkway right of way.
 15. City of Gastonia Sanitary Sewer is located along north side of Long Creek.
 16. New roads are created with this plat.
 17. 35' Water & Electrical easement is centered on water line.
 18. Public Sanitary Sewer extension required to serve Tract 1.

View Map - Not to Scale

Legend

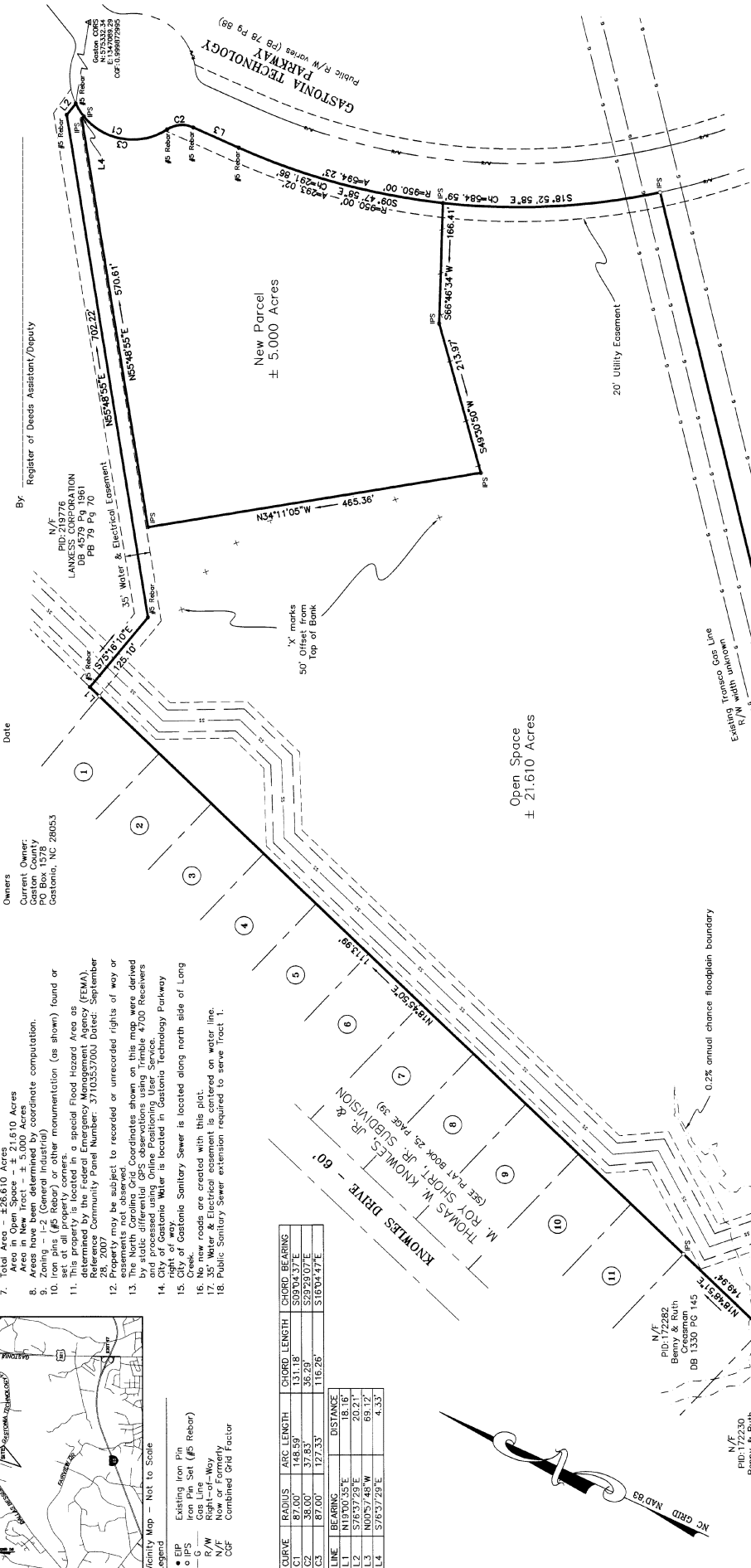
- PS Existing Iron Pin (P's Rebar)
- G Gas Line
- R/W Right-of-Way
- N/F Now or Formerly
- C&F Combined Grid Factor

CURVE	RADIUS	ARC LENGTH	CHORD BEARING
G1	55.00'	37.83'	S29°20'07"E
G2	55.00'	37.83'	S29°20'07"E
G3	87.00'	127.33'	S16°04'47"E

LINE	BEARING	DISTANCE
L1	N19°00'35"E	18.16'
L2	S76°37'29"E	20.21'
L3	N00°57'48"W	69.12'
L4	S76°37'29"E	4.33'

Open Space
± 21,610 Acres

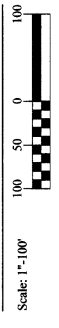
New Parcel
± 5,000 Acres



Final Plat for
Gastonia Technology
Park Tract 3
Dallas Township
City of Gastonia
Gaston County
North Carolina

LDSI

Phone: (704) 327-3229
Fax: (800) 861-1277
608 W. 8th St., Suite 125
Gastonia, NC 28603
License No: C-1925



Date: February 5, 2016
Project Number: 4115180
Revision 1:
Revision 2:

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

Review Officer _____ Date _____

Zoning Administrator Certification

I, _____ hereby certify that the subdivision shown hereon, to the best of my knowledge, is in compliance with all applicable provisions of the Gastonia Zoning Ordinance.

Zoning Administrator (or designee) _____ Date _____



I, Seth F. Martin, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book _____ Page _____) that the boundaries not surveyed are clearly indicated as drawn from the recorded deed description. The total area of the land shown on this plat is calculated as 1:10,000±, that this plat was prepared in accordance with G.S. as amended, that this plat creates a subdivision of land within a county or municipality that has an ordinance that regulates parcels of land. Witness my original signature, registration number and seal this 5th day of February, 2016.

Seth F. Martin

Registration No: L-4719 N.C.

Return to:
City of Gastonia
Engineering Dept.
PO Box 1748
Gastonia, NC 28603

EXHIBIT A

BEGINNING at a new #5 Rebar marking the southeastern corner of the new parcel within existing Parcel Number 219777 as described in Deed Book 2831 Page 993 of the Gaston County Registry, said point being located along the westerly right of way of Gastonia Technology Parkway; THENCE with a new line the following five (5) courses and distances; (1) South 66 degrees 46 minutes 34 seconds West a distance of 166.41 feet to a new #5 Rebar, (2) South 49 degrees 30 minutes 50 seconds West a distance of 213.97 feet to a new #5 Rebar marking the southern most point of the new parcel, (3) North 34 degrees 11 minutes 05 seconds West a distance of 465.36 feet to a new #5 Rebar marking the northwestern corner of the new parcel, (4) North 55 degrees 48 minutes 55 seconds East a distance of 570.61 feet to a new #5 Rebar, (5) South 76 degrees 37 minutes 29 seconds East a distance of 4.33 feet to a new #5 Rebar marking a point along the westerly right of way of Gastonia Technology Parkway; THENCE along the westerly right of way of Gastonia Technology Parkway having a variable width as described in Plat Book 78 Page 88 of the Gaston County Registry, the following four (4) courses and distances, (1) along a curve to the left having an arc length of 127.33 feet and a radius of 87.00 feet, being subtended by a chord bearing of South 16 degrees 04 minutes 47 seconds East, a distance of 116.26 feet to an existing #5 Rebar, (2) with a reverse curve to the right having an arc length of 37.83 feet and a radius of 38.00 feet, being subtended by a chord bearing of South 29 degrees 29 minutes 07 seconds East, a distance of 36.29 feet to an existing #5 Rebar, (3) South 00 degrees 57 minutes 48 seconds East a distance of 69.12 feet to an existing #5 Rebar, (4) along a curve to the left having an arc length of 293.02 feet, and a radius of 950.00 feet, being subtended by a chord bearing of South 09 degrees 47 minutes 58 seconds East, a distance of 291.86 feet to a new #5 Rebar which is the POINT OF BEGINNING, having an area of 5.000 Acres, more or less.