

## CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, January 09, 2023 at 7:00 PM

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### AGENDA

#### Call to Order, Prayer, Pledge of Allegiance

**Adjustment and Approval of the Agenda** — *Items will only be added or removed with the approval of the Mayor and City Council.*

#### Special Presentations

1. **Students of the Month:** Mayor & City Council will recognize the January 2023 students of the month from Bessemer City area schools: Bessemer City Primary School, Bessemer City Central Elementary School, Bessemer City Middle School, and Bessemer City High School.

**Request to Speak/Opportunity for Public Comment** — *This is an opportunity for members of the public to express items of interest to the Mayor and City Council. Speakers are asked to use proper decorum and to limit comments to no more than three minutes.*

2. **Public Comment Acknowledgment:** City Manager, Josh Ross will provide clarity on items mentioned during public comment, if needed.

**Consent Agenda** — *The items of the Consent Agenda are adopted on a single motion and vote, unless the Mayor and City Council wish to withdraw an item for separate vote and/or discussion.*

3. **Approval of Minutes:** City Council will consider adopting the Regular Meeting minutes of the December 12th, 2022 meeting.
4. **Declare Property Surplus** - City Staff is requesting that a 2013 Ford F-150 be declared as property surplus.

#### Business Items

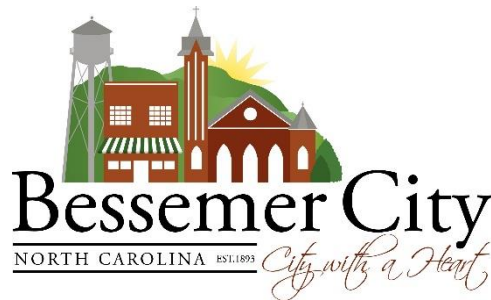
5. **Proclamation - Dr. Martin Luther King Jr. Day:** City Council will consider the adoption of a Proclamation for Dr. Martin Luther King, Jr. Day Monday, January 16, 2023.
6. **Public Hearing - Petition for Voluntary Annexation (Foundry Commercial):** City Council will hold a public hearing to hear public comment regarding the petition for voluntary annexation from Foundry Commercial regarding property located at tax parcel #308279.
7. **Ordinance to Extend the Corporate Limits of the City of Bessemer City, North Carolina -** City Council will consider approving an ordinance to annex property located at tax parcel #308279.

8. **Boundary Line Agreement - 112 S. Pinchback Avenue:** City Council will consider approving a line agreement for property located at 112 S. Pinchback Avenue.

**City Manager's Report**

**Council General Discussion** — *This is an opportunity for the Mayor and City Council to ask questions for clarification, provide information to staff, request staff to report back, or place a matter on a future agenda.*

**Adjourn**



## CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, December 12, 2022 at 7:00 PM

### MINUTES

#### Members Present

Mayor, Becky S. Smith, Council Members: Brenda Boyd, Kay McCathen, Dan Boling, Donnie Griffin and Joe Will were all present. Council Member, Brent Guffey was absent. City Manager, Josh Ross and City Attorney, Dan O'Shea were present as well.

#### Call to Order, Prayer, Pledge of Allegiance

Mayor Smith called the meeting to order. Chris Parker, Pastor of Walnut Grove Baptist led the audience in prayer. Mayor Smith led the audience in the Pledge of Allegiance.

#### Adjustment and Approval of the Agenda

By motion of Donnie Griffin and unanimous vote, the December agenda was approved with no revisions.

#### Special Presentations

Student Appreciation- Students from Bessemer City High School, Bessemer City Central Elementary School, and Bessemer City Primary School were recognized by their principals and City Council as part of the Student Appreciation Program:

Dr. Tom Potter, Assistant Principal of Bessemer City High School, and Mayor Smith, recognized the following students of the month: Azaria Figueroa, 9<sup>th</sup> grade representative; Destiny Wooton, 10<sup>th</sup> grade representative; Brayan Zurita Salinas, 11<sup>th</sup> grade representative and Ethan Waiters 12<sup>th</sup> grade representative.

Mr. Logan McGuire, Assistant Principal of Bessemer City Middle School, and Mayor Smith, recognized the following students of the month: Jayden Rote, 6<sup>th</sup> grade representative; Rihanna Williams, 7<sup>th</sup> grade representative; and Julian Walker 8<sup>th</sup> grade representative.

Mr. Kessler, Principal of Bessemer City Primary School, and Mayor Smith, recognized the following students of the month: Brooklyn Bowers, 3<sup>rd</sup> grade representative; Sophia Mendez Sandoval, 4<sup>th</sup> grade, Hanke Johnson, Kindergarten representative; Gabriel Sharpe, 1<sup>st</sup> grade representative; and Milago Flores, 2<sup>nd</sup> grade representative.

#### Request to Speak/Opportunity for Public Comment

Mayor Smith opened the floor for public comment. The following individuals came forth:

- Aaron Grosdidier of 517 Costner School Road- Mr. Grosdider addressed Council regarding his concerns of Police and City vehicles not being numbered and grant funds for the CDBG rehabilitation project. Mr. Grosdider stated that several citizens were promised repairs via the CDBG rehabilitation program to no avail. He stated that the City used \$30,000 to pay a consultant

to disburse the CDBG funds, yet nothing has been done. Mr. Grosdider inquired about the Highway 161 Capital project regarding sidewalks. The City received grant funds from the State and have not started or completed the project. Mr. Grosdider furthermore stated that the City needs a nursing home and a dog park.

- David Lutz of 408 N. 12 Street- Mr. Lutz addressed Council regarding communication with citizens. Mr. Lutz feels that the public doesn't know what the City is working to accomplish. Thus, the City should do more to inform citizens of the issues Council are addressing.
- City Manager, Josh Ross- Mayor Smith recognized City Manager, Josh to provide clarity on some items discussed during public comment. The CDBG project has been delayed per the NC Department of Commerce. Per the NC Department of Commerce, 5 of the 10 homes have received emergency repairs to their HVAC unit. During this time the City has been working with the CDBG administration to receive Sole Source procurement to move forward with the one contractor who bid the project. Typically the State requires at least three contractors to bid. Also, the City was awarded a grant for the Highway 161 sidewalks. However, the City has not yet received the funds. The NCDOT has not yet sent the disbursement. Additionally, the City has held several "Coffee with the Mayor" events to invite the public to come out and learn about City objectives. Not many attended these events.

### Consent Agenda

The following items on the Consent Agenda were unanimously approved by motion of Dan Boling:

1. **Approval of Minutes:** City Council will consider adopting the Regular Meeting minutes of November 14th, 2022.
2. **Approval of Minutes:** City Council will consider adopting the Work Session Meeting minutes of November 29th, 2022.
3. **2023 Annual Meeting Schedule:** City Council will consider adopting the proposed 2023 holiday schedule that establishes when the City will observe certain holidays.

### Establish a Public Hearing - Foundry Commercial:

City Staff received a request from Foundry Commercial to voluntarily annex their property located at tax parcel number #308279 in to the City limits.

By motion of Donnie Griffin and unanimous vote, a public hearing regarding a voluntary annexation will be held on Monday, January 9, 2023 at 7:00PM in Council Chambers. Public notice will be given per NC General Statutes.

### City Manager's Report

Director of Administration, Josh Ross, addressed Council regarding the following:

- General: There are several Economic Development projects going on: Foundry, Osage Mill, and Livent recently had a groundbreaking. The Recreation Department continues to thrive with over 200

signed up for basketball. Also, Sergeant Carlos Duque answered a call outside of the City limits to help with an emergency call regarding an infant not breathing.

**Council General Discussion**

Mayor Smith opened the floor for Council general discussion. Council member, Dan Boling and Brenda Boyd commended Sergeant Carlos Duque for going above and beyond to answer the call of duty and save a baby's life. Mr. Boling also inquired about the hole on Alabama Avenue and the electrical work that's being done downtown. Council member, Joe Will commended the Parks & Recreation Department for a great Christmas in the City festival, Parade, and Tree lighting. Council member, Donnie Griffin commended Sergeant Duque and inquired about recognizing Mr. Duque formally.

**Closed Session**

By motion of Dan Boling and unanimous vote, City Council entered in to closed session to discuss a property and legal matter pursuant to NCGS143-318(a)(1)(3)(4)(5)(6) at 7:43 PM.

By motion of Kay McCathen and unanimous vote, City Council came out of closed session at 8:21 PM. No action was taken.

**Adjournment**

Being no further business to come before the board, by motion of Dan Boling and unanimous vote, the meeting was adjourned at 8:22 PM.

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk



**RESOLUTION DECLARING PROPERTY SURPLUS AND  
AUTHORIZING THE DISPOSITION OF SAID PROPERTY**

**WHEREAS**, the City Council of the City of Bessemer City, North Carolina has determined that the City owns certain property that has become surplus for its current needs; and

**WHEREAS**, the property is described as follows:

2013 Ford F-150 VIN# 1FTFW1CF2DKE94807

**WHEREAS**, General Statute §160A-266 permits the City to sell such property by private sale, upon authorization by the City Council at a regular meeting and notice to the public; and

**WHEREAS**, General Statute §160A-271 permits the City to exchange such property for comparable property and not below tax value, upon authorization by the City Council at a regular meeting and notice to the public;

**NOW, THEREFORE BE IT RESOLVED** that the City Manager is hereby authorized to dispose of the aforementioned property by any means allowable including internet on-line offering, private sale or even exchange.

**BE IT FURTHER RESOLVED** that the property described in this resolution was declared surplus on January 9<sup>th</sup>, 2023

Adopted this the 9<sup>th</sup> day of January, 2023.

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Becky S. Smith, Mayor

Attest:

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Hydeia Hayes, City Clerk



**A PROCLAMATION IN HONOR OF  
DR. MARTIN LUTHER KING, JR.**

**WHEREAS**, the Reverend Dr. Martin Luther King, Jr. believed that a person's worth should not be measured by his or her color, culture, or class, but rather by his or her commitment to creating a better life for all by living a life of service for others, and

**WHEREAS**, Dr. King showed courage, endurance and patience in the face of hostility, criticism and adversity working to promote freedom, justice and peace, and

**WHEREAS**, Dr. King's message of peace and service and his dream of pursuing a world free from prejudice and injustice lives on since his tragic death on April 4, 1968, and

**WHEREAS**, Dr. Martin Luther King, Jr.'s dream of racial equality, understanding, service and social justice is an inspiration to all of us, and

**WHEREAS**, the City of Bessemer City encourages all citizens to remember and pay tribute to Dr. King and his ideals.

**NOW, THEREFORE**, I, Becky S. Smith, Mayor, and the members of the Bessemer City Council do hereby resolve that Monday, January 16, 2023 be set aside as a day to remember Dr. King and to promote appropriate activities to further enhance the democratic ideals and concepts advanced by this great American.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Bessemer City to be affixed this 9<sup>th</sup> day of January 2023

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk



City of Bessemer City  
132 West Virginia Avenue  
Bessemer City, NC 28016  
(704) 629-5542  
[www.bessemercity.com](http://www.bessemercity.com)

### Petition for Annexation into the Bessemer City City Limits

Section A Submittal Checklist	
Please include all of the following (check off). If any information is missing from the application package, you will be asked to resubmit the petition with all required materials. Please carefully check the list below before you submit:	
<b>Required</b> – An incomplete application will delay the annexation process.	
<input checked="" type="checkbox"/>	<b>Written metes and bounds description of the property to be annexed.</b> (Must include in application packet <u>and</u> email a Microsoft Word version to <a href="mailto:jinman@bessemercity.com">jinman@bessemercity.com</a> ). Mark as <b>Exhibit A</b> . Source can be from Survey or Deed.
<input checked="" type="checkbox"/>	<b>Map</b> showing above written metes and bounds description of the property to be annexed in relation to the current city limits. Mark as <b>Exhibit B</b> .
<input checked="" type="checkbox"/>	<b>A Current County Tax Map</b> with parcels included in the annexation request clearly marked. Mark as <b>Exhibit C</b> . <a href="https://gis.gastongov.com/">https://gis.gastongov.com/</a>
<input checked="" type="checkbox"/>	<b>Correct Parcel Identification Number(s) (PIN) on second page of application. This is very important.</b> Please indicate if the property to be annexed is only a portion of an existing parcel. <a href="https://gis.gastongov.com/">https://gis.gastongov.com/</a>
<input checked="" type="checkbox"/>	<b>Property Owners' Signatures, Date of Signatures, and addresses.</b> See page 3 of this application. All real property owners must sign the application, and such signature <u>must be notarized</u> . An authorized representative must sign on behalf of each legal entity that holds ownership of the property and <u>such representative's signature must be notarized</u> . <u>One signature for each legal ownership interest in the property</u> .  Please include signatures of new owners if ownership will change during the annexation process.
<input checked="" type="checkbox"/>	<b>Notary Statements for each signature</b>
<input checked="" type="checkbox"/>	<b>General Warranty Deed showing ownership of the property.</b> Petitioners must submit a title opinion or title insurance if a general warranty deed is not available. Upon review, a title opinion may be required in addition to a general warranty deed.
<input checked="" type="checkbox"/>	<b>Statement of vested rights claimed, if any.</b>
<input checked="" type="checkbox"/>	<b>A letter authorizing a developer or agent to handle annexation petition (e.g. withdraw, delay/reactivate petition).</b>
<input checked="" type="checkbox"/>	<b>This application form (Sections A, B, C, and D) completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application, page 2.</b>



**Section B** Submittal Deadlines

The City of Bessemer City accepts petitions for annexation at any time. **The annexation will become effective immediately upon adoption of the annexation ordinance by City Council and after the scheduled public hearing unless notified otherwise by the City Clerk.**

(The City reserves the right to make exceptions to this tentative processing schedule for any reason, including when outstanding staff comments need to be addressed.)

**Timeline for Annexation is as follows:**

**SUBMITTAL:** Submit application to the City of Bessemer City

**REVIEW BY STAFF:** Staff will review the petition and determine if more information is needed.

**1ST CITY COUNCIL MEETING:** The City Council Meeting is typically held the second Monday of each month. The City Council will pass a resolution directing the City Clerk to investigate the annexation petition. The City Clerk will present to the City Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved.

**LEGAL ADVERTISEMENT:** A legal advertisement will be published pursuant to NCGS requirements.

**2ND CITY COUNCIL MEETING/PUBLIC HEARING:** This City Council Meeting will be the following month's regular meeting date, the second Monday of the month. The City Council will either adopt or deny an ordinance to extend the corporate limits of the City of Bessemer City.

**RECORDATION:** If the annexation is approved by the City Council, the City will have the Annexation Plats recorded at the Gaston County Register of Deeds. Gaston County will keep one of the recorded plats, one copy will be returned to the City.

**Section C** Summary Information / Metes and Bounds Descriptions

**Development Project Name** Southridge / 85

**Street Address** 150 Southridge Parkway

**Gaston County County Property Identification Number(s)** list below

**P.I.N.** 3526523402

**P.I.N.**

**P.I.N.**

**P.I.N.**

**P.I.N.**

**P.I.N.**

**Acreage of Annexation Site** 29.91

**Annexation site is requesting connection to City of Bessemer City Water** ☒, **Sewer** ☒, and/or **Natural Gas** ☒.

**Person to contact if there are questions about the petition**

**Name** Clay Coyle

**Address** 2151 Hawkins Street, Suite 1000

**Phone** 7044518276

**Fax #**

**Email** clay.coyle@foundrycommercial.com

**Written metes and bounds description of property to be annexed**

Attach additional sheets if necessary. Petitioners must submit an electronic Microsoft Word version. Petitioners must email an electronic copy to [jinman@bessemercity.com](mailto:jinman@bessemercity.com).

LYING AND BEING SITUATE IN GASTON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT B, APPROXIMATELY 29.917 ACRES, AS SHOWN ON PLAT ENTITLED "FINAL PLAT OF BUCHANAN PROPERTY MANAGEMENT, LLC" DATED 10/10/2022, RECORDED OCTOBER 11, 2022 IN BOOK 98, PAGE 29 (DOC ID 021512160001), IN THE OFFICE OF THE REGISTER OF DEEDS OF GASTON COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

ALSO DESCRIBED AS:

SITUATED IN THE STATE OF NORTH CAROLINA, COUNTY OF GASTON, TOWN OF BESSEMER CITY, BEING OUT OF TRACT ONE, AS CONVEYED TO BUCHANAN PROPERTY MANAGEMENT, LLC BY DEED OF RECORD IN DEED BOOK 5130, PAGE 1358 (ALL RECORDS REFERENCED ARE TO THE REGISTER OF DEEDS OFFICE, GASTON COUNTY, NORTH CAROLINA, UNLESS OTHERWISE STATED) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND AT THE NORTHERLY CORNER OF TRACT TWO AS CONVEYED TO CITY OF BESSEMER CITY BY DEED OF RECORD IN DEED BOOK 5003, PAGE 844, BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHRIDGE PARKWAY, HAVING A VARIABLE WIDTH AS SHOWN ON PLAT BOOK 61, PAGE 5;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, NORTH 31° 42' 34" EAST, A DISTANCE OF 190.20 FEET TO A ½" REBAR FOUND AT THE SOUTHWESTERN CORNER OF THE TRACT AS CONVEYED TO ALLIANCE REAL ESTATE III, INC. BY DEED OF RECORD IN DEED BOOK 3509, PAGE 343;

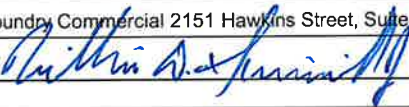
THENCE, CONTINUING WITH SAID SOUTHERLY LINE, THE FOLLOWING TWO COURSES AND DISTANCES:

NORTH 64° 58' 33" EAST, A DISTANCE OF 160.56 FEET TO A ½" REBAR FOUND; NORTH 62° 39' 29" EAST, A DISTANCE OF 962.02 FEET TO A ½" REBAR FOUND;  
THENCE NORTH 68° 25' 34" EAST, PARTIALLY WITH SAID SOUTHERLY LINE AND PARTIALLY WITH A SOUTHERLY LINE OF THAT TRACT AS CONVEYED TO BUD ANTLE, LLC BY DEED OF RECORD IN DEED BOOK 4173, PAGE 2374 AND AS SHOWN IN PLAT BOOK 75, PAGE 2, A DISTANCE OF 414.98 FEET TO A ½" REBAR FOUND AT THE NORTHWESTERLY CORNER OF THAT TRACT CONVEYED TO HERMAN E. RATCHFORD, JR. AND WIFE, JANYE C. RATCHFORD BY DEED OF RECORD IN DEED BOOK 1318, PAGE 656;

THENCE WITH THE WESTERLY LINE OF SAID RATCHFORD TRACT AND THE WESTERLY LINE OF THAT TRACT AS CONVEYED TO HERMAN E. RATCHFORD, JR. AND WIFE, JANYE C. RATCHFORD BY DEED OF RECORD IN DEED BOOK 1792, PAGE 452, SOUTH 09° 31' 27" WEST, A DISTANCE OF 1560.34 FEET TO A ½" REBAR SET WITH CAP STAMPED "ACRO", TYPICAL;

THENCE WITH A NEW LINE ACROSS SAID BUCHANAN PROPERTY MANAGEMENT, LLC TRACT, NORTH 69° 40' 09" WEST, A DISTANCE OF 1382.30 FEET TO A ½" REBAR SET IN THE EASTERLY LINE OF SAID CITY OF BESSEMER CITY TRACT TWO;

THENCE WITH THE EASTERLY LINE THEREOF, NORTH 18° 16' 46" EAST, A DISTANCE OF 244.18 FEET TO THE POINT BEGINNING, CONTAINING 29.917 ACRES OF LAND, MORE OR LESS.

<b>Section D Annexation Petition</b>	
<b>State of North Carolina, Gaston County, Petition of Annexation of Property to the City of Bessemer City, North Carolina</b>	
<b>Part 1</b> The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Bessemer City, North Carolina. <b>The petitioners understand and agree that any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.</b> The property to be annexed is:	
<b>X</b>	<b>Contiguous</b> to the present primary corporate limits of the City of Bessemer City, North Carolina, or
	<b>Satellite (Not Contiguous)</b> to the municipal limits of the City of Bessemer City, and meets all of the requirements for <b>NC GS §160A-58.1(b)</b> . This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.
<b>Part 2</b> NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.	
Do you declare such vested rights for the property subject to this petition? Yes <u>  x  </u> No <u>      </u>	
If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.	
Signed this <u>  13th  </u> day of <u>  December  </u> , 20 <u>  22  </u> by the owners of the property described in Section C.	
<b>Owner's Signature(s)</b> Include signatures of new owners if ownership will change during the annexation process. Indicate if owner is signing on behalf of legal entity and in what capacity.	
Print Name <u>Southridge PKWY Bessemer Owner, LLC</u> Phone <u>704-451-8276</u> Address <u>c/o Foundry Commercial 2151 Hawkins Street, Suite 1000 Charlotte, NC 28203</u> Signature <u></u> Date <u>12/13/2022</u>	
Print Name _____ Phone _____ Address _____ Signature _____ Date _____	
Print Name _____ Phone _____ Address _____ Signature _____ Date _____	
Print Name _____ Phone _____ Address _____ Signature _____ Date _____	
Print Name _____ Phone _____ Address _____ Signature _____ Date _____	
Print Name _____ Phone _____ Address _____ Signature _____ Date _____	
Print Name _____ Phone _____ Address _____ Signature _____ Date _____	
Print Name _____ Phone _____ Address _____ Signature _____ Date _____	
<b>A notary statement must be completely filled out for each signature.</b>	

# PETITION MUST BE NOTARIZED

State of: North Carolina  
 County of: Mecklenburg

**Use this section for individual landowners.**

I, \_\_\_\_\_ [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, \_\_\_\_\_ [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

**Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.**

I, Claire Scott [Notary's Name], a Notary Public for said County and State, do hereby certify that Bill Simerville [Representative for Landowner], a duly authorized representative for Southridge PKWY Bessemer Owner, LLC [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is Vice President [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

**Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.**

I, \_\_\_\_\_ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, \_\_\_\_\_ [Attorney-In-Fact's Name], Attorney-in-Fact for \_\_\_\_\_, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of \_\_\_\_\_, State of \_\_\_\_\_, [County & State of Recording Office] on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

Witness my hand and official seal this 12<sup>th</sup> day of December, 2022

Claire A. Scott  
 Notary Public

My commission expires 10/03/2027

[SEAL of Notary Public]

Notary's Stamp:



Section E Supplemental Information									
In order for the City of Bessemer City to better serve annexation areas, now and in the future, the City requests the following information from you. Please give your best estimates where they are needed. Contact information for relative City Departments can be found at the end of the worksheet. Please indicate 'N/A' for questions on which you have no information.									
Acreage of Area					29.89				
Current Population of Area					0				
Current Zoning of Area					BCP				
Desired City Zoning of Area					BCP				
Proposed Use (i.e. residential, commercial, or industrial)					Industrial				
Estimated Total Value of Residential Units for the Proposed Development					N/A				
Total Proposed Number of Dwelling Units					N/A				
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)					N/A				
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Total Value of Business Units for the Entire Proposed Development									
Commercial Value			Industrial Value		250,000,000		Other (not-for-profit) Value		
Proposed Number of Commercial									
Year 1		Year 2		Year 3		Year 4		Year 5	
Proposed Number of Industrial									
Year 1	1	Year 2		Year 3		Year 4		Year 5	
Proposed Number of Other (not-for-profit)?									
Year 1		Year 2		Year 3		Year 4		Year 5	

Section E (continued) Supplemental Information									
<b>Street Information</b>									
<b>Proposed total linear mileage of roadway installed</b>									
Year 1	< 1	Year 2		Year 3		Year 4		Year 5	
<b>Proposed total number of non-state maintained street miles</b>									
Year 1	< 1	Year 2		Year 3		Year 4		Year 5	

<b>Water Information</b>									
<b>Typical water service(s) (i.e. 3/4", 1", etc.)</b>									
<b>Number of services installed by developer (by service type)</b>									
Year 1	1	Year 2		Year 3		Year 4		Year 5	
<b>Number of services requested (by service type)</b>									
Year 1	1	Year 2		Year 3		Year 4		Year 5	
<b>Typical irrigation meter size(s) to be installed (i.e. 3/4", 1", etc.)</b>									
<b>Number of Services Requested</b>									
Year 1	1	Year 2		Year 3		Year 4		Year 5	
<b>Estimated Mileage of Water Pipe Needed</b>									
Year 1	0	Year 2		Year 3		Year 4		Year 5	

<b>Sewer Information</b>									
<b>Typical sewer service(s) (i.e. 4", 6", 8" etc.)</b>									
<b>Number of services installed by developer (by service type)</b>									
Year 1	1	Year 2		Year 3		Year 4		Year 5	
<b>Number of services requested (by service type)</b>									
Year 1		Year 2		Year 3		Year 4		Year 5	
<b>Estimated Mileage of Water Pipe Needed</b>									
Year 1		Year 2		Year 3		Year 4		Year 5	

Section E (continued) Supplemental Information									
Solid Waste Data <b>N/A</b>									
Number of Rollouts needed for Multi-Family Units									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units using City rollout collection									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing corrugated (cardboard) recycling									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing white paper pick-up (recycling)									
Year 1		Year 2		Year 3		Year 4		Year 5	



COBC-GOVBOB-2022-2023 O 26

# City of Bessemer City

## ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF BESSEMER CITY, NORTH CAROLINA

**WHEREAS**, the City Council has been petitioned under GS 160A-31 to annex the area described below; and

**WHEREAS**, the City Council has directed the City Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in the Council Chambers of City Hall at 7:00PM on January 9<sup>th</sup>, 2023, after due notice by publication in the Gaston Gazette on December 30<sup>th</sup>, 2022; and

**WHEREAS**, the City Council finds that the petition and annexation map meet the requirements of contiguous annexation found in GS 160A-31;

**NOW THEREFORE, BE IT ORDAINED** by the City Council of the City of Bessemer City, North Carolina that:

Section 1. By virtue of the territory described below is hereby annexed and made part of the City of Bessemer City as of January 9<sup>th</sup>, 2023.

Section 2. Upon and after January 9<sup>th</sup>, 2023, the area described below shall be subject to all debts, laws, ordinances, and regulations in force in the City of Bessemer City and shall be



entitled to the same privileges and benefits as other parts of the City of Bessemer City. Said territory shall be subject to municipal taxes according to GS 160A-58. 10.

Section 3. The Mayor of the City of Bessemer City shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory together with a duly certified copy of this ordinance. Such a map shall also be delivered to the City Board of Elections, as required by GS 163-288.1.

#### **ANNEXATION AREA DESCRIPTION**

The area is 29.89 acres as shown on the deed recorded in Gaston County Registry in deed book 5375 page 1816 to which reference is hereby made for a fuller and complete description of said lot by metes and bounds.

The parcel is located at 150 Southridge Parkway in Bessemer City (parcel numbers: 308279).

Adopted this 9<sup>th</sup> Day of January 2023

\_\_\_\_\_  
BECKY S. SMITH, MAYOR

ATTEST: \_\_\_\_\_  
HYDEIA Y. HAYES, CITY CLERK

NORTH CAROLINA  
GASTON COUNTY

This the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, personally appeared before me, a Notary Public for said County and State, Hydeia Y. Hayes who being duly sworn to me says that she knows the common seal of the City of Bessemer City and is acquainted with Becky S. Smith, who is the Mayor and presiding member of said municipal corporation; and that she saw the Mayor sign the foregoing instrument and saw the common seal of the said municipal corporation affixed to said instrument by said Mayor, and that she, the said Hydeia Y. Hayes, signed her name in attestation of said instrument in the presence of said Mayor of said municipal corporation.

Witness my hand and notarial seal, this the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

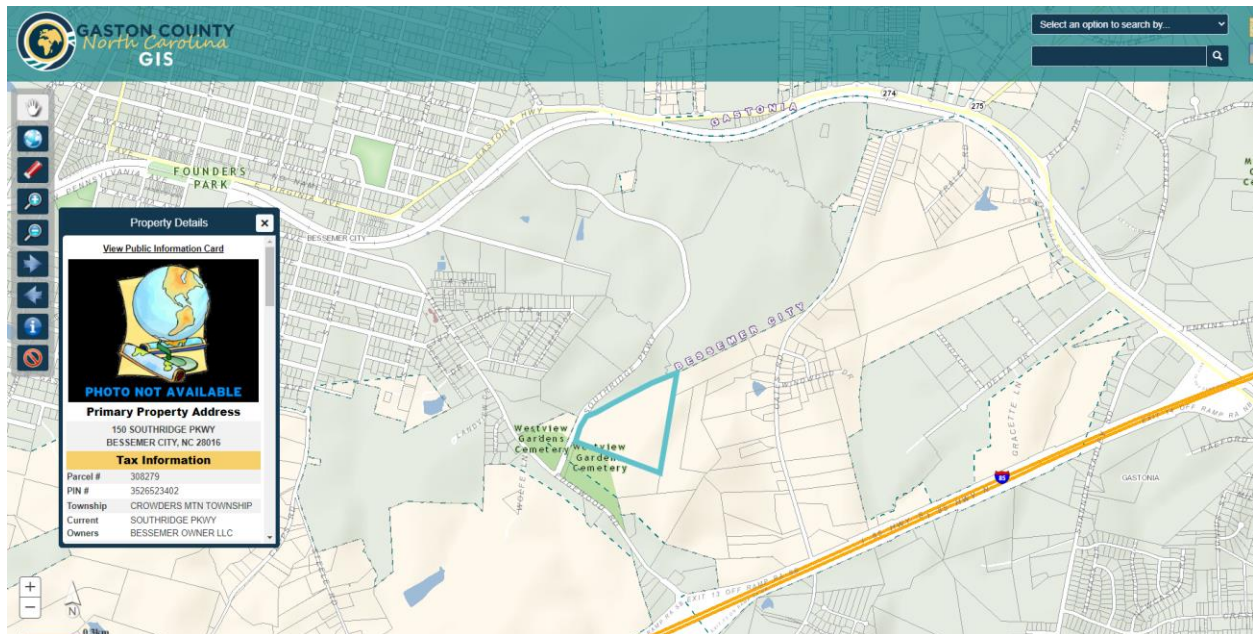
\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_

Prepared By: Hydeia Y. Hayes (Bessemer City City Hall)

Mail To: Bessemer City Hall  
132 W. Virginia Ave.  
Bessemer City, NC 28016

Exhibit C



Item 7.

## GENERAL SURVEY NOTES

- ALL DISTANCES ARE HORIZONTAL. GROUND DISTANCES WERE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. UNLESS NOTED OTHERWISE.
- AREAS COMPUTED BY COORDINATE METHOD.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH.
- THE PURPOSE OF THIS PLAT IS TO BE UTILIZED AS AN ALTANSPS LAND TITLE SURVEY.
- NO RECOVERABLE NOGS MONUMENTS WERE FOUND WITHIN 2.00 FEET.
- THIS MAP HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.
- UNDERGROUND UTILITIES SHOWN ON THE FACE OF SURVEY HEREON ARE BASED UPON ALL OR A COMBINATION OF THE FOLLOWING: STRUCTURE INVERT INFORMATION, AN IN-UTILITY LOCATE, A PRIVATE UTILITY LOCATE AND EXISTING MARKINGS OBSERVED ON SITE AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE OF THE EXACT LOCATIONS OF THESE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES ARE CURRENT IN SERVICE OR HAVE BEEN ABANDONED OR THAT ALL UNDERGROUND UTILITIES ON SITE ARE SHOWN. UNDERGROUND UTILITIES ARE SHOWN FOR GRAPHICAL REPRESENTATION ONLY AND SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.
- ADJACENT PROPERTY LINES TO THE SUBJECT TRACT ARE CONTIGUOUS WITH ONE ANOTHER BASED UPON AVAILABLE RECORD DOCUMENTS AND/OR EVIDENCE FROM AN ACTUAL FIELD SURVEY.
- NO ORIGINAL DOCUMENT OR RIGHT OF WAY DEDICATION FOUND. ANY RIGHT OF WAY WIDTHS INDICATED HEREON ARE PER CURRENT DOCUMENT ON FILE AND NOTED HEREON.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, SANITARY LANDFILL, OR CEMETERY.
- NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED. NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
- ACCESS TO THE SUBJECT PROPERTY BY PUBLIC RIGHT-OF-WAY VIA SOUTHERN PARKWAY.
- THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT NUMBER CH20208129, DATED FEBRUARY 8, 2022, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
- CONTOURS SHOWN HEREON ARE ONE FOOT INTERVALS.
- THE BOUNDARY LINES DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN ±1 FOOT.

## POTENTIAL ENCROACHMENT NOTE

EXCEPT AS NOTED BELOW AND SHOWN HEREON, NO EVIDENCE OF POTENTIAL ENCROACHMENTS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK OR DETERMINED IN THE COURSE OF ANALYZING THE FIELD WORK AND PREPARING THIS SURVEY. THIS INCLUDES POTENTIAL ENCROACHMENTS (1) EXTENDING FROM THE SUBJECT TRACT ONTO AN ADJACENT TRACT, (2) EXTENDING FROM AN ADJACENT TRACT ONTO THE SUBJECT TRACT, OR (3) EXTENDING INTO AN EASEMENT LOCATED ON THE SUBJECT TRACT. THE UNDERGROUND MAKES THESE REPRESENTATIONS BASED SOLELY ON A PHYSICAL OBSERVATION OF THE SUBJECT TRACT AND DOES NOT MAKE ANY REPRESENTATION, OPINION, OR DETERMINATION AS TO THE LEGAL VALIDITY OF ANY POTENTIAL ENCROACHMENT THAT IS SHOWN HEREON.

1. SANITARY MANHOLES LOCATED SOUTHWEST OF NORTHEASTERN LINE, NO EASEMENT DOCUMENT FOUND OR PROVIDED.

## SCHEDULE B ITEMS FROM PROFORMA POLICY NO. PROFORMACHR22008129-CP.

- INTENTIONALLY DELETED.
- NOT SURVEY RELATED ITEM.
- BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK K, PAGE 5, PDE-8 LOCATED ON THE SUBJECT TRACT AS SHOWN HEREON.
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED. WATER LINE AND GENERAL UTILITY EASEMENTS OR RIGHTS-OF-WAY IN FAVOR OF CITY OF BESSEMER CITY RECORDED IN BOOK 200, PAGE 685, EASEMENT NOT LOCATED ON SUBJECT TRACT, BUT SHOWN HEREON FOR REFERENCE.
- INTENTIONALLY DELETED. WATER LINE AND GENERAL UTILITY EASEMENTS OR RIGHTS-OF-WAY IN FAVOR OF CITY OF BESSEMER CITY RECORDED IN BOOK 200A, PAGE 10, EASEMENT NOT LOCATED ON SUBJECT TRACT, BUT SHOWN HEREON FOR REFERENCE.
- INTENTIONALLY DELETED. WATER LINE AND GENERAL UTILITY EASEMENTS OR RIGHTS-OF-WAY IN FAVOR OF CITY OF BESSEMER CITY RECORDED IN BOOK 218, PAGE 678, EASEMENT NOT LOCATED ON SUBJECT TRACT, BUT SHOWN HEREON FOR REFERENCE.
- NOT A SURVEY RELATED ITEM.
- EASEMENTS OR RIGHTS-OF-WAY IN FAVOR OF DUKE POWER COMPANY RECORDED IN BOOK 73, PAGE 208 UNABLE TO DETERMINE WITH CERTAINTY IF EASEMENT IS LOCATED ON SUBJECT PROPERTY BY DOCUMENTS PROVIDED. BOOK 84, PAGE 47, BOOK 82, PAGE 562. EASEMENTS ARE LOCATED ON SUBJECT PROPERTY AND ARE BLANKET IN NATURE. PER AN EMAIL RECEIVED FROM DUKE ENERGY, THE EASEMENT IS 12 FEET IN WIDTH, AND IS APPROXIMATELY SHOWN HEREON.
- INTENTIONALLY DELETED.
- 11-12 NOT SURVEY RELATED ITEMS.
- 13-15 INTENTIONALLY DELETED.
- NOT SURVEY RELATED ITEMS.

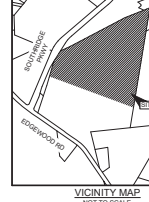
## DESCRIPTION FROM PROFORMA POLICY NO. PROFORMACHR22008129-CP.

SITUATED IN THE STATE OF NORTH CAROLINA, COUNTY OF GASTON, TOWN OF BESSEMER CITY, BEING OUT OF TRACT ONE, AS CONVEYED TO BUCHANAN PROPERTY MANAGEMENT, LLC BY DEED OF RECORD IN DEED BOOK 5130, PAGE 128. ALL RECORDS REFERENCED ARE TO THE REGISTER OF DEEDS OFFICE, GASTON COUNTY, NORTH CAROLINA, UNLESS OTHERWISE STATED, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A 1/4 REBAR FOUND AT THE NORTHERN CORNER OF TRACT TWO AS CONVEYED TO CITY OF BESSEMER CITY BY DEED OF RECORD IN DEED BOOK 5303, PAGE 44, BEING IN THE EASTERN RIGHT-OF-WAY LINE OF SOUTHWEGE PARKWAY, HAVING A VARIABLE WIDTH AS SHOWN ON PLAT BOOK 61, PAGE 5; THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, NORTH 31° 42' 34" EAST, A DISTANCE OF 10.21 FEET TO A 1/4 REBAR FOUND AT THE SOUTHWESTERN CORNER OF THE TRACT AS CONVEYED TO ALLIANCE REAL ESTATE II, INC. BY DEED OF RECORD IN DEED BOOK 3008, PAGE 343; THENCE, CONTINUING WITH SAID SOUTHERLY LINE, THE FOLLOWING TWO COURSES AND DISTANCES: NORTH 64° 56' 32" EAST, A DISTANCE OF 180.56 FEET TO A 1/4 REBAR FOUND; NORTH 42° 39' 29" EAST, A DISTANCE OF 862.02 FEET TO A 1/4 REBAR FOUND; THENCE NORTH 88° 29' 34" EAST, PARTIALLY WITH SAID SOUTHERLY LINE AND PARTIALLY WITH A SOUTHERLY LINE OF THAT TRACT AS CONVEYED TO SAID ANTE, LLC BY DEED OF RECORD IN DEED BOOK 4173, PAGE 234 AND AS SHOWN IN PLAT BOOK 76, PAGE 2, A DISTANCE OF 414.88 FEET TO A 1/4 REBAR FOUND AT THE NORTHEASTERN CORNER OF THAT TRACT CONVEYED TO HERMAN E. RATCHFORD, JR. AND WIFE, JAYNE C. RATCHFORD BY DEED OF RECORD IN DEED BOOK 1118, PAGE 688; THENCE WITH THE WESTERLY LINE OF SAID RATCHFORD TRACT AND THE WESTERLY LINE OF THAT TRACT AS CONVEYED TO HERMAN E. RATCHFORD, JR. AND WIFE, JAYNE C. RATCHFORD BY DEED OF RECORD IN DEED BOOK 1192, PAGE 452, SOUTH 09° 31' 27" WEST, A DISTANCE OF 1580.34 FEET TO A 1/4 REBAR SET WITH CAP STAMPED "ACDS" TYPICAL; THENCE WITH A NEW LINE ACROSS SAID BUCHANAN PROPERTY MANAGEMENT, LLC TRACT NORTH 40° 40' WEST, A DISTANCE OF 1382.30 FEET TO A 1/4 REBAR SET IN THE EASTERN LINE OF SAID CITY OF BESSEMER CITY TRACT TWO; THENCE WITH THE EASTERLY LINE THEREOF, NORTH 10° 16' 48" EAST, A DISTANCE OF 24.14 FEET TO THE POINT BEGINNING, CONTAINING 39.87 ACRES OF LAND, MORE OR LESS.

SUBJECT TO ANY RIGHTS-OF-WAYS AND/OR EASEMENTS NOT LISTED HEREON.

## LEGEND

- SUBJECT PARCEL
- ADJACENT PARCEL
- CENTERLINE ROAD
- R/W
- TITLE LINE
- SETBACK
- STORM DRAINAGE EASEMENT
- OVERHEAD UTILITIES
- STORM SEWER
- SANITARY SEWER
- UNDERGROUND WATER
- UNDERGROUND COMMUNICATION
- BOTTOM OF BANK
- TOP OF BANK
- CENTERLINE OF STREAM
- BACK OF CURB
- MINOR CONTOUR
- MAJOR CONTOUR
- CURB AND GUTTER INLET
- FLARED END SECTION
- SANITARY MANHOLE
- UNDERGROUND WATER
- GAS METER
- BENCHMARK
- POWER POLE



VICINITY MAP  
NOT TO SCALE

\*FINAL PLAT FOR RW ACREAGE REVISION AND UTILITY EASEMENTS\*  
P.B. 76, PG. 2  
BU2 ANTILE, LLC  
D.B. 4173, PG. 234

## NOMENCLATURE

- M.B. MAP BOOK
- P.N. PARCEL NUMBER
- AC. ACRES
- R/W. RIGHT-OF-WAY
- D.B. DEED BOOK
- BOAT-OF-WAY
- CF. COMBINED FACTOR (GROUND TO GRID)
- NAD. NATIONAL GEODETIC SURVEY
- GIS. GEOGRAPHIC INFORMATION SYSTEM
- RTN. REAL-TIME NETWORK
- CONTINUOUSLY OPERATING REFERENCE SYSTEM
- CONUS. CONTINENTAL UNITED STATES
- TYP. TYPICAL
- NAD. NORTH AMERICAN DATUM
- NAD. NORTH CAROLINA STATE PLANE
- COORDINATE SYSTEM
- PERMANENT DRAINAGE EASEMENT
- MISC. MISCELLANEOUS
- C&G. CURB AND GUTTER INLET
- PC. REINFORCED CONCRETE PIPE
- SMH. SANITARY MANHOLE
- TL. TOTAL DISTANCE
- C&G. CURB AND GUTTER INLET
- FL. FLARED END SECTION
- PC. REINFORCED CONCRETE PIPE
- POB. POINT OF BEGINNING
- CL. CENTERLINE

## ZONING NOTE

PER ZONING VERIFICATION FORM AS STATED HEREON.

## PROPERTY SPECIFICATION

- BUILDING SET-BACK LINES:
  - A. FRONT/REAR: 50 FT
  - B. SIDE/REAR: 30 FT
- BUILDING SIZE:
  - A. MAXIMUM BUILDING HEIGHT OR STORIES: 50 FT
  - \*THE MAXIMUM HEIGHT OF THE STRUCTURE MAY BE INCREASED TO SEVENTY-FIVE (75) FEET PROVIDED THAT THE STRUCTURE LIES 200 FEET FROM A RESIDENTIALLY ZONED LOT.
  - B. PROPOSED BUILDING HEIGHT OR STORIES: NOT APPLICABLE, VACANT LOT
  - C. MINIMUM LOT AREA: NONE REQUIRED
  - MINIMUM LOT WIDTH: 70 FT
- DENSITY:
  - A. BUILDING DENSITY FORMULA: NOT RESTRICTED
  - B. APPROXIMATE BUILDING FOOTPRINT: NOT APPLICABLE, VACANT LAND
- PARKING:
  - A. PARKING SPACE FORMULA: INDUSTRIAL USE: 1 PER 250 SQUARE FEET OFFICE SPACES AND 1 PER 1,000 SQUARE FEET NON-OFFICE SPACE
  - B. PARKING SPACE REQUIRED: SEE ABOVE

## PREPARED BY

**ACRO-DS**  
ACRO DEVELOPMENT SERVICES  
ENGINEERS-SURVEYORS  
601 S. Cedar Street, Suite 101  
Charlotte, NC 28202  
P: 704-716-5680

## COA SEAL



**PROJECT LOCATION**  
CROWDERS MOUNTAIN TOWNSHIP,  
GASTON COUNTY,  
NORTH CAROLINA

**SURVEY PREPARED FOR / OWNER**  
FOUNDRY COMMERCIAL  
121 WEST TRADE STREET

**PROJECT NAME**  
GRAVEDIGGER SITE  
BUCHANAN TRACT  
**PROJECT NUMBER**  
2021-133

**REVISIONS**  
NO. DATE DESCRIPTION

**SURVEY TITLE**  
ALTANSPS LAND TITLE  
SURVEY

**SHEET NUMBER**  
1/1  
**DATE**  
10/10/2022

**SCALE: 1" = 100'**  
0' 50' 100' 200'  
0' 5' 10' 20'

**Exhibit A**

LYING AND BEING SITUATE IN GASTON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT B, APPROXIMATELY 29.917 ACRES, AS SHOWN ON PLAT ENTITLED "FINAL PLAT OF BUCHANAN PROPERTY MANAGEMENT, LLC" DATED 10/10/2022, RECORDED OCTOBER 11, 2022 IN BOOK 98, PAGE 29 (DOC ID 021512160001), IN THE OFFICE OF THE REGISTER OF DEEDS OF GASTON COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

ALSO DESCRIBED AS:

SITUATED IN THE STATE OF NORTH CAROLINA, COUNTY OF GASTON, TOWN OF BESSEMER CITY, BEING OUT OF TRACT ONE, AS CONVEYED TO BUCHANAN PROPERTY MANAGEMENT, LLC BY DEED OF RECORD IN DEED BOOK 5130, PAGE 1358 (ALL RECORDS REFERENCED ARE TO THE REGISTER OF DEEDS OFFICE, GASTON COUNTY, NORTH CAROLINA, UNLESS OTHERWISE STATED) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND AT THE NORTHERLY CORNER OF TRACT TWO AS CONVEYED TO CITY OF BESSEMER CITY BY DEED OF RECORD IN DEED BOOK 5003, PAGE 844, BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHRIDGE PARKWAY, HAVING A VARIABLE WIDTH AS SHOWN ON PLAT BOOK 61, PAGE 5;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, NORTH 31° 42' 34" EAST, A DISTANCE OF 190.20 FEET TO A ½" REBAR FOUND AT THE SOUTHWESTERN CORNER OF THE TRACT AS CONVEYED TO ALLIANCE REAL ESTATE III, INC. BY DEED OF RECORD IN DEED BOOK 3509, PAGE 343;

THENCE, CONTINUING WITH SAID SOUTHERLY LINE, THE FOLLOWING TWO COURSES AND DISTANCES:

NORTH 64° 58' 33" EAST, A DISTANCE OF 160.56 FEET TO A ½" REBAR FOUND;

NORTH 62° 39' 29" EAST, A DISTANCE OF 962.02 FEET TO A ½" REBAR FOUND;

THENCE NORTH 68° 25' 34" EAST, PARTIALLY WITH SAID SOUTHERLY LINE AND PARTIALLY WITH A SOUTHERLY LINE OF THAT TRACT AS CONVEYED TO BUD ANTLE, LLC BY DEED OF RECORD IN DEED BOOK 4173, PAGE 2374 AND AS SHOWN IN PLAT BOOK 75, PAGE 2, A DISTANCE OF 414.98 FEET TO A ½" REBAR FOUND AT THE NORTHWESTERLY CORNER OF THAT TRACT CONVEYED TO HERMAN E. RATCHFORD, JR. AND WIFE, JANYE C. RATCHFORD BY DEED OF RECORD IN DEED BOOK 1318, PAGE 656;

THENCE WITH THE WESTERLY LINE OF SAID RATCHFORD TRACT AND THE WESTERLY LINE OF THAT TRACT AS CONVEYED TO HERMAN E. RATCHFORD, JR. AND WIFE, JANYE C. RATCHFORD BY DEED OF RECORD IN DEED BOOK 1792, PAGE 452, SOUTH 09° 31' 27" WEST, A DISTANCE OF 1560.34 FEET TO A½" REBAR SET WITH CAP STAMPED "ACRO", TYPICAL;

THENCE WITH A NEW LINE ACROSS SAID BUCHANAN PROPERTY MANAGEMENT, LLC TRACT, NORTH 69° 40' 09" WEST, A DISTANCE OF 1382.30 FEET TO A½" REBAR SET IN THE EASTERLY LINE OF SAID CITY OF BESSEMER CITY TRACT TWO;

THENCE WITH THE EASTERLY LINE THEREOF, NORTH 16° 16' 46" EAST, A DISTANCE OF 244.18 FEET TO THE POINT BEGINNING, CONTAINING 29.917 ACRES OF LAND, MORE OR LESS.



# City of Bessemer City

## Zoning (Non-Residential) Permit

**Permit #:** ZPNR-0412-2022  
**Issued Date:** May 11, 2022  
**Project Address:** Not Addressed Southridge PKWY  
Bessemer City, NC 28016

**Parcel #:** Portion of 305599  
**Expiration Date:** November 07, 2022  
**Project:**

**Owner:** Buchanan Property Management LLC  
**Address:** 505 S York ST  
Gastonia, NC 28052

**Contractor:**  
**Address:**

**Phone:**

---

Project Details	
<b>SQ Ft:</b> 280,000	<b>Valuation:</b> \$14,000,000.00
<b>Description:</b> 1000' x 280' 280,000 sqft Speculative Industrial Structure	

Permit Fees				
Name	Amount	Paid	Due	
Development Fee - Non-Residential	\$580.00	\$0.00	\$580.00	
<b>Totals:</b>	<b>\$580.00</b>	<b>\$0.00</b>	<b>\$580.00</b>	

---

**It is hereby certified that the above use as shown on the plats and plans submitted with the application conforms with all applicable provisions of the City of Bessemer City Zoning Ordinance.**

**The issuance of this Permit does not allow the violation of City of Bessemer City Zoning Ordinances or other governing Regulations. The applicant is responsible for obtaining a building permit (if required) prior to commencing work on the proposed improvement. A final zoning inspection must be scheduled by the applicant.**

---

### Additional Information

**Lot No.:** 1  
**Acres:** 50.66  
**Flood Zone:** Yes  
**Subdivision:** Southridge Business Park  
**Structure Dimensions:** 1000' x 280' 280,000 sqft Speculative Industrial  
**Projected Project Cost:** 14000000.00  
**Lot Width Front:** 443'  
**Lot Wide Rear:** 1560'  
**Lot Length:** 1257'  
**Corner Lot:** No  
**Front Setback:** 50'  
**Rear Setback:** 30'  
**Left Side Setback:** 30'  
**Right Side Setback:** 30'  
**Building Height:** 48'  
**Structure Type or Purpose:** All proposed landscaping, parking, utilities, and setbacks approved as a part of site plan approval. Nathan Hester - Planning Director.

Nathan Hester  
Authorized Official

05/11/2022  
Date

7 of 10

6 RECORDING \$ 26.00  
 REVENUE \$ 800.00  
 NSF \_\_\_\_\_  
 ROTC ☒ PQ ☐ CS ☐

Type: CONSOLIDATED REAL PROPERTY  
 Recorded: 11/3/2022 12:16:16 PM  
 Fee Amt: \$826.00 Page 1 of 6  
 Revenue Tax: \$800.00  
 Gaston, NC  
 Susan S. Lockridge Register of Deeds

BK 5375 PG 1816 - 1821

This instrument was prepared by:

Joaquin E. Martinez, Esq.  
 Lowndes, Drosdick, Doster,  
 Kantor & Reed, P.A.  
 215 North Eola Drive,  
 Orlando, FL 32801

Under the supervision of:  
 Michael P. Hebert, Esq. Moore & Van Allen PLLC

Mail after recording to:  
 Southridge Pkwy Bessemer Owner, LLC  
 121 West Trade Street, Suite 2500  
 Charlotte, NC 28202  
 Attn: Bill Simerville

Parcel Identifier No.: Portion of 305599

Brief Description for the Index: +/- 29.917 Acres located at 1123 Edgewood Road, Bessemer City, NC

STATE OF NORTH CAROLINA

Excise Stamps: \$800

COUNTY OF GASTON

### NORTH CAROLINA SPECIAL WARRANTY DEED

THIS NORTH CAROLINA SPECIAL WARRANTY DEED is made this 28th day of October, 2022, by BUCHANAN PROPERTY MANAGEMENT, LLC, a North Carolina limited liability company, with an address of 1125 Edgewood Rd. Bessemer City, NC 28018 (the "Grantor"), to SOUTHRIDGE PKWY BESSEMER OWNER, LLC, a Delaware limited liability company, with an address of 121 West Trade Street, Suite 2500, Charlotte, NC 28202, (the "Grantee"). The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for and in consideration of valuable consideration paid by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, has and by these

12381647



presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm all of its interests unto the Grantee, in fee simple, all that certain lot or parcel of land situated in Bessemer City, Gaston County, North Carolina, more particularly described in Exhibit "A" attached hereto together with all improvements thereon, and by this reference made a part hereof, subject to all matters of record encumbering the property hereby conveyed.

The Property was acquired by Grantor by instrument dated as of June 12, 2020 recorded on June 15, 2020 in Book 5130 at Page 1353-1358 of the Gaston County Register of Deeds.

All or a portion of the property herein conveyed does not include the primary residence of Grantor.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land in fee simple forever, **TOGETHER**, with all the tenements, hereditaments, privileges and appurtenances thereto belonging or in anywise appertaining.

**AND GRANTOR**, subject to the Permitted Exceptions, covenants with Grantee that Grantor has done nothing to impair such title to the Property as Grantor received, and Grantor will warrant and defend the title to the Property against the lawful claims of all persons claiming by, under or through Grantor (and none other).

Title to the property herein conveyed is subject to the following exceptions:

See Exhibit "B" attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

*[remainder of page intentionally left blank; signature page immediately follows]*



IN WITNESS WHEREOF, Grantor has executed the foregoing as of the day and year first above written.

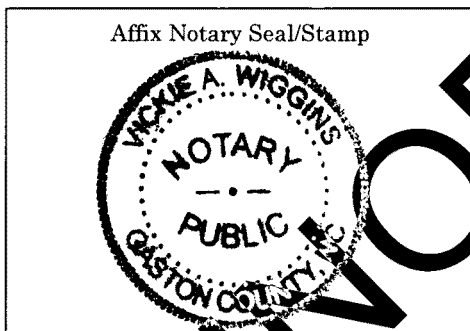
**GRANTOR:**

Buchanan Property Management, LLC,  
a North Carolina limited liability company

By: Nicole Buchanan  
Name: Nicole Buchanan  
Title: CEO

STATE OF NORTH CAROLINA, COUNTY OF GASTON

I Vickie A. Wiggins, a Notary of the above state and county, certify that Nicole Buchanan personally appeared before me on the 13<sup>th</sup> day of October, 2022 acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein (if any): CEO.



Vickie A. Wiggins  
Notary Public (Official Signature)

Vickie A. Wiggins  
Notary Public (Printed Name)

My commission expires: March 19, 2026

**EXHIBIT A****Legal Description of the Land**

LYING AND BEING SITUATE IN GASTON COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT B, APPROXIMATELY 29.917 ACRES, AS SHOWN ON PLAT ENTITLED "FINAL PLAT OF BUCHANAN PROPERTY MANAGEMENT, LLC" DATED 10/10/2022, RECORDED OCTOBER 11, 2022 IN BOOK 98, PAGE 29 (DOC ID 021512160001), IN THE OFFICE OF THE REGISTER OF DEEDS OF GASTON COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

**ALSO DESCRIBED AS:**

SITUATED IN THE STATE OF NORTH CAROLINA, COUNTY OF GASTON, TOWN OF BESSEMER CITY, BEING OUT OF TRACT ONE, AS CONVEYED TO BUCHANAN PROPERTY MANAGEMENT, LLC BY DEED OF RECORD IN DEED BOOK 5130, PAGE 1358 (ALL RECORDS REFERENCED ARE TO THE REGISTER OF DEEDS OFFICE, GASTON COUNTY, NORTH CAROLINA, UNLESS OTHERWISE STATED) AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A ½" REBAR FOUND AT THE NORTHERLY CORNER OF TRACT TWO AS CONVEYED TO CITY OF BESSEMER CITY BY DEED OF RECORD IN DEED BOOK 5003, PAGE 844, BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHRIDGE PARKWAY, HAVING A VARIABLE WIDTH AS SHOWN ON PLAT BOOK 61, PAGE 5;

THENCE, CONTINUING WITH SAID RIGHT-OF-WAY, NORTH 31° 42' 34" EAST, A DISTANCE OF 190.20 FEET TO A ½" REBAR FOUND AT THE SOUTHWESTERN CORNER OF THE TRACT AS CONVEYED TO ALLIANCE REAL ESTATE III, INC. BY DEED OF RECORD IN DEED BOOK 3509, PAGE 343;

THENCE, CONTINUING WITH SAID SOUTHERLY LINE, THE FOLLOWING TWO COURSES AND DISTANCES:

NORTH 64° 58' 33" EAST, A DISTANCE OF 160.56 FEET TO A ½" REBAR FOUND;

NORTH 62° 39' 29" EAST, A DISTANCE OF 962.02 FEET TO A ½" REBAR FOUND;

*[Continued on following page]*

THENCE NORTH 68° 25' 34" EAST, PARTIALLY WITH SAID SOUTHERLY LINE AND PARTIALLY WITH A SOUTHERLY LINE OF THAT TRACT AS CONVEYED TO BUD ANTLE, LLC BY DEED OF RECORD IN DEED BOOK 4173, PAGE 2374 AND AS SHOWN IN PLAT BOOK 75, PAGE 2, A DISTANCE OF 414.98 FEET TO A ½" REBAR FOUND AT THE NORTHWESTERLY CORNER OF THAT TRACT CONVEYED TO HERMAN E. RATCHFORD, JR. AND WIFE, JANYE C. RATCHFORD BY DEED OF RECORD IN DEED BOOK 1318, PAGE 656;

THENCE WITH THE WESTERLY LINE OF SAID RATCHFORD TRACT AND THE WESTERLY LINE OF THAT TRACT AS CONVEYED TO HERMAN E. RATCHFORD, JR. AND WIFE, JANYE C. RATCHFORD BY DEED OF RECORD IN DEED BOOK 1792, PAGE 452, SOUTH 09° 31' 27" WEST, A DISTANCE OF 1560.34 FEET TO A ½" REBAR SET WITH CAP STAMPED "ACRO", TYPICAL;

THENCE WITH A NEW LINE ACROSS SAID BUCHANAN PROPERTY MANAGEMENT, LLC TRACT, NORTH 69° 40' 09" WEST, A DISTANCE OF 1382.30 FEET TO A ½" REBAR SET IN THE EASTERLY LINE OF SAID CITY OF BESSEMER CITY TRACT TWO;

THENCE WITH THE EASTERLY LINE THEREOF, NORTH 16° 16' 46" EAST, A DISTANCE OF 244.18 FEET TO THE POINT BEGINNING, CONTAINING 29.917 ACRES OF LAND, MORE OR LESS.

UNOFFICIAL

**EXHIBIT "B"****Permitted Exceptions**

1. The lien of all taxes for the year 2022, which are due and payable but not yet delinquent, and subsequent years.
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Map Book 61, Page 5.
3. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 732, Page 206; Book 804, Page 457; Book 822, Page 562.
4. The following matter(s) as shown on ALTA/ACSM Land Title Survey prepared by United Survey Service, LLC as Project Number 2021-133, dated 10/10/2022 ("ALTA Survey"), and any easement(s) or right(s)-of-way associated therewith: a. Various utility lines with sanitary manholes, fire hydrants, overhead utilities, curb and gutter inlet, gas meters, storm sewers, concrete curb located on the Land; b. Centerline of Stream.
5. Discrepancies, variances, shortages or overages in the acreage of the Land, if any, and shown on ALTA Survey.
6. Accretion, erosion, reliction, and avulsion associated with, and riparian rights of others incidental to, any creeks, streams, branches, or rivers coursing or forming any boundary to the Land and depicted on that certain ALTA Survey.
7. Except as insured by the attached ALTA 32.2-06 Endorsement as it may be revised by ALTA 33-06 (Disbursement) Endorsements, statutory liens of mechanics, laborers and materialmen that have performed or furnished labor, professional design or surveying services, or furnished materials or rental equipment of which no notice appears of record.

STATE OF NORTH CAROLINA  
COUNTY OF GASTON

## BOUNDARY LINE AGREEMENT

This **AGREEMENT** made on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, between the **City of Bessemer** of \_\_\_\_\_, referred to herein as **Bessemer**, and **Better Path Homes, LLC**, of \_\_\_\_\_, referred to herein as **Better Path**.

**WHEREAS**, Bessemer is the owner of real property having Tax Account Number 3516454400, more particularly described in a deed recorded in Gaston County in Book 2841, at Page 381,

**WHEREAS**, Better Path is the Owner of real property Tax Account Number 3516454442, more particularly described in a deed recorded in Gaston County in Book 5339 at Page 327, which adjoins the Bessemer's Property, which Property is shown on the Survey Map hereto as **Exhibit A**, which is dated December 17, 2022, made by Bateman Civil Survey Company (the "Survey"), which Survey is attached to and made a part of this Agreement.

**WHEREAS**, there exist discrepancies in the legal description of the two properties.

**WHEREAS**, the parties wish to establish the common boundary line between Bessemer's Property and Better Path's Property;

**NOW THEREFORE**, for and in consideration of the premises and mutual promised made in this Agreement, and other good and valuable consideration by each of the parties to the other in hand paid, the receipt and sufficiency of which is acknowledged, the parties covenant and agree as follows:

1. Bessemer and Better Path agree that the boundary line between their respective parcels shall be that line beginning at a point along the western right of way of Pinchback Ave, and heading S 51-16-40 E to distance of 107.66 feet to a point as shown on the Survey Map attached hereto as Exhibit A.
2. The parties agree that this Agreement will inure to the benefit of the mortgagees, current of future, of their respective properties.
3. It is mutually covenanted and agreed by the parties that this Agreement shall run with the land and inure to the benefit of and be binding upon the parties, their heirs, distributes, legal representatives, successors, and assigns.
4. The invalidity of any portion of this Agreement shall not be deemed to affect the validity of any other provision. If any provision of this Agreement is held to be invalid, the parties agree that the

remaining provisions of this Agreement is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.

5. The failure of either party to this Agreement to insist upon the performance of any of the terms and conditions of this Agreement, of the waiver of any breach of any of the terms and conditions of this Agreement, shall not be construed as subsequently waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver had occurred.
6. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of North Carolina.
7. Any notice provided for or concerning this Agreement shall be in writing and shall be deemed sufficiently given when sent by certified or registered mail if sent to the respective address of each party as set forth at the beginning of this Agreement.
8. Any dispute under this Agreement shall be required to be resolved by binding arbitration of the parties hereto.
9. This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation or any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.
10. Any modification of this Agreement by either party in connection with this Agreement shall be binding only if placed in writing and signed by each party.
11. In this Agreement, any reference to a party included that party's heirs, executors, administrators, successors, and assigns, singular includes plural and masculine includes feminine.

*(Signature Page to Follow)*

WITNESS our signatures on this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**City of Bessemer**

\_\_\_\_\_  
Becky S. Smith, Mayor

\_\_\_\_\_  
Hydeia Y. Hayes, City Clerk

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, Notary Public, do hereby certify that \_\_\_\_\_ as  
\_\_\_\_\_ with the **City of Bessemer** personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires:

**Better Path Homes, LLC**

\_\_\_\_\_ (seal)

**By:**

**Its:**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, Notary Public, do hereby certify that \_\_\_\_\_ as  
\_\_\_\_\_ for Better Path Homes, LLC personally appeared before me this day and  
acknowledged the due execution of the foregoing instrument.

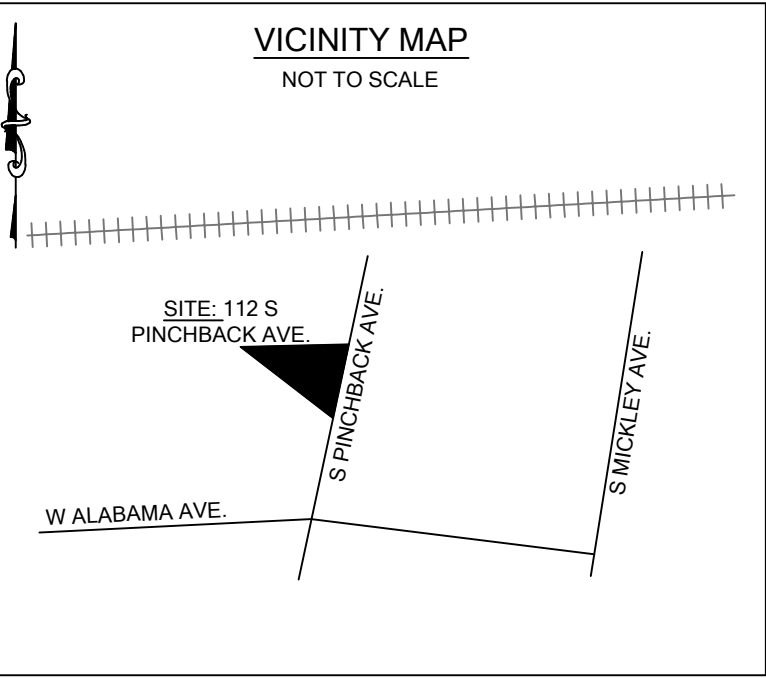
Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Official Signature of Notary

Printed or typed name of Notary

My Commission Expires:





BUILDING SETBACKS:  
(PER CITY OF BESSEMER ZONING)  
FRONT: 20'  
SIDE: 6'  
REAR: 30'  
CORNER: 20'

CLASS OF SURVEY: A  
POSITIONAL ACCURACY: 0.07  
TYPE OF GPS FIELD PROCEDURE: NC REALTIME NETWORK  
DATES OF SURVEY: 08/2022  
DATUM/EPOCH: NAD83/NSRS2011/NAVD88/SPC  
GEOID MODEL: 18  
COMBINED GRID FACTOR(S): 0.99973053312  
UNITS: US SURVEY FEET

LEGEND

- #5 REBAR SET (UNLESS NOTED OTHERWISE)
- EIP/EIR
- ⊗ COMPUTED POINT
- ✱ LIGHT POLE
- ⊙ UTILITY MANHOLE
- ⊠ NCGS MONUMENT
- ADJOINING PROPERTY
- OVERHEAD UTILITY
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- SANITARY SEWER EASEMENT

EIR - EXISTING IRON ROD  
EIP - EXISTING IRON PIPE  
DB - DEED BOOK  
PB - PLAT BOOK  
PG - PAGE  
SF - SQUARE FEET  
AC - ACRE  
N/F - NOW OR FORMERLY

- NOTES
1. THE PROPERTY LIES IN ZONE 'X' PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP # 3710351600J DATED 09/28/2007.
  2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS. NAD 83/NSRS 2011/NAVD88, STATE PLANE COORDINATES, UNLESS OTHERWISE SHOWN.
  3. SITE ZONED "UR" PER GASTON COUNTY GIS.
  4. AREAS COMPUTED BY COORDINATE METHOD.
  5. THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF STEVEN P. CARSON, PLS.
  6. SURVEY PERFORMED WITH THE BENEFIT OF A TITLE REPORT.
  7. GRID MONUMENT "RV 71" FOUND WITHIN 2000'. SEE TIE LINE TO PROPERTY.
  8. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAYS AND RESTRICTIVE COVENANTS OF RECORD.
  9. THERE HAS BEEN NO INVESTIGATION, DESIGNATION OR LOCATION OF SUBSURFACE UTILITIES FOR THIS SURVEY. WATER AND SEWER UTILITIES PROVIDED BY THE CITY OF BESSEMER. FOR EXTENT, SIZE, TYPE AND APPROXIMATE LOCATION CONTACT THE CITY OF BESSEMER.
  10. BOUNDARY LINE ESTABLISHED USING FIELD LOCATED EVIDENCE AND SCALED DISTANCES FROM PLAT BOOK 1, PAGE 72.
  11. NO NEW PROPERTY LINES ESTABLISHED.

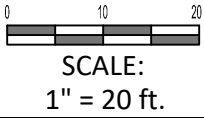
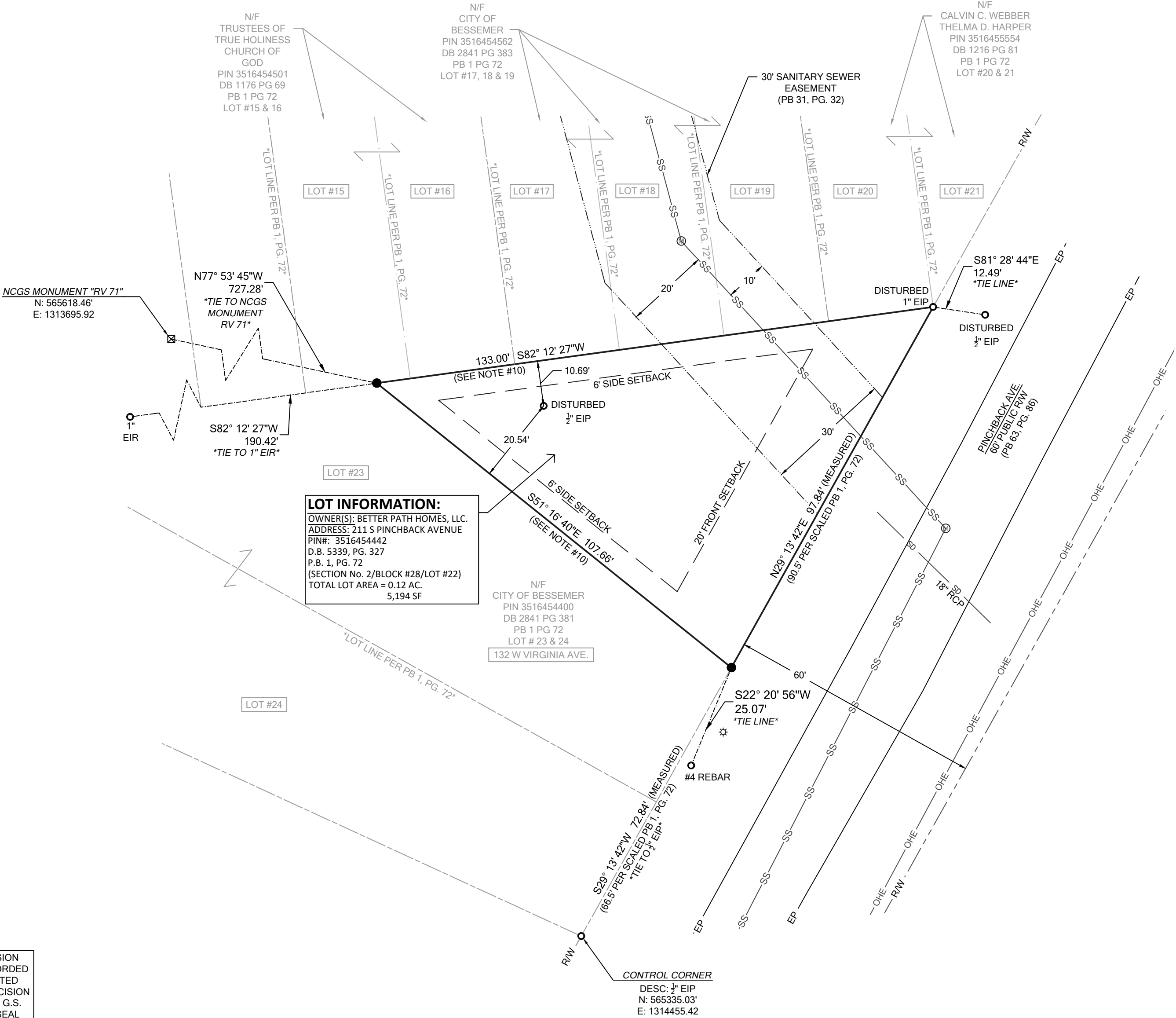
I, STEVEN P. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5339 PAGE 327); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 21<sup>ST</sup> DAY OF OCTOBER, A.D., 2022.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-C-1; CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET. FOR THE PURPOSES OF THIS SUBSECTION, AN "EXISTING PARCEL" OR "EXISTING EASEMENT" IS AN AREA OF LAND DESCRIBED IN A SINGLE, LEGAL DESCRIPTION OR LEGALLY RECORDED SUBDIVISION THAT HAS BEEN OR MAY BE LEGALLY CONVEYED TO A NEW OWNER BY DEED IN ITS EXISTING CONFIGURATION.

DocuSigned by:  
*Steven Carson PLS*  
E5E0E648E41C49F...

STEVEN P. CARSON, PLS  
NC LICENSE NO. 4752

10/25/2022



SCALE:  
1" = 20 ft.



NAD 83/NSRS 2011/SPC

**BATEMAN CIVIL SURVEY COMPANY**  
ENGINEERS • SURVEYORS • PLANNERS  
2524 RELIANCE AVENUE, APEX, NC 27539  
PHONE: (919) 577-1080 FAX: (919) 577-1081  
INFO@BATEMANCIVILSURVEY.COM  
NCBELS FIRM# C-2378



BOUNDARY SURVEY EXCLUSIVELY PREPARED FOR:

**BETTER PATH HOMES, LLC.**  
ADDRESS: 112 S PINCHBACK AVENUE  
CROWDER MOUNTAIN TOWNSHIP - BESSEMER CITY  
GASTON COUNTY - NORTH CAROLINA  
AS RECORDED IN DEED BOOK 5339, PAGE 327 &  
PLAT BOOK 1 PAGE 72 (LOT 22)

REVISIONS	
1.	
2.	
3.	
4.	
5.	
DESIGNED BY:	BCSC
DRAWN BY:	GCS
CHECKED BY:	MAS
SCALE:	1" = 20'
DATE:	10/17/2022
DRAWING #:	220435
SHEET 1 OF 1	

## SURVEY REPORT: 112 PINCHBACK AVE., BESSEMER CITY, NC

We established the boundary lines using field located evidence and scaled distances from Plat Book 1, Page 72 (found in the Gaston County Register of Deeds). There were some distance discrepancies between the scaled distances and existing property corners found adjacent to 112 Pinchback Avenue. The error gave more distance between the field monumentation and the scaled distances from PB 1, Pg 72. The error was resolved by proportioning out the extra land between the subject lot and it's adjoiners. It is our professional opinion that a line agreement should be made in order to avoid any title issues in the future.