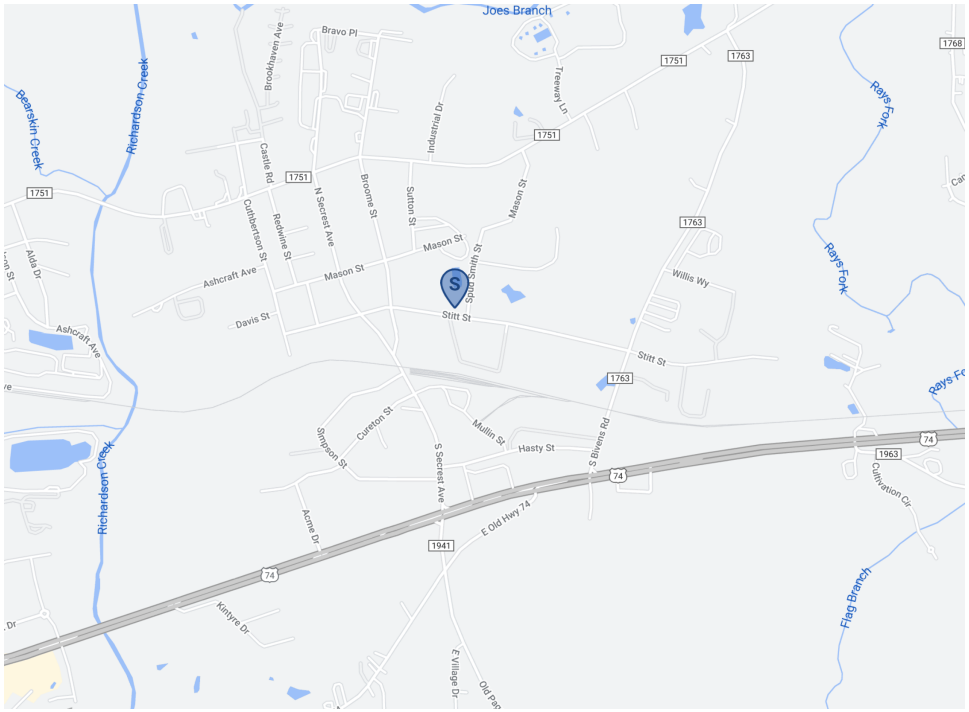
Stitt Street Area Tract II- FOR SALE $700,000

LEGACY
REAL ESTATE ADVISORS, LLC

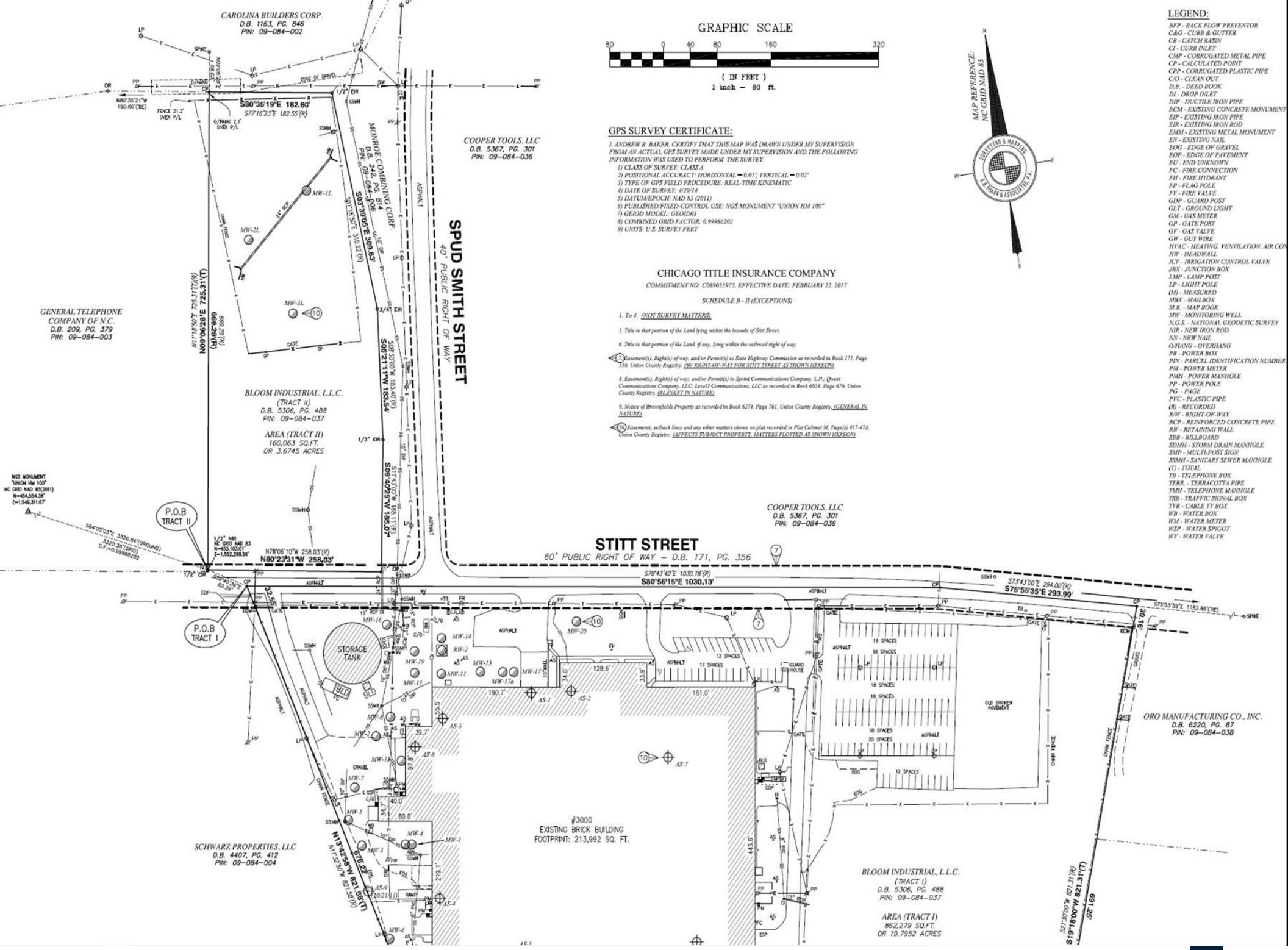
HIGHLIGHTS

- +/- 3.67 Acres of Raw Land Adjacent from 3000 Stitt Street
- Parcel #: 09084037
- Heavy Industrial Zoned Property
- Water and Sewer Available
- Perfect for Build to Suit. Metal Buildings Allowed

Locator Map



S


GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.
MAP REFERENCE: NC GRID NAD 83
LEGEND:
BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FP - FLAG POLE
FV - FIRE VALVE
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR CON
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O/HANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE
GPS SURVEY CERTIFICATE:
I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY.
1) CLASS OF SURVEY: CLASS A
2) POSITIONAL ACCURACY: HORIZONTAL = 0.01'; VERTICAL = 0.02'
3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
4) DATE OF SURVEY: 4/29/14
5) DATUM/EPOCH: NAD 83 (2011)
6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "UNION HM 100"
7) GEIOD MODEL: GEOID03
8) COMBINED GRID FACTOR: 0.99986202
9) UNITS: U.S. SURVEY FEET
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO: C089055975, EFFECTIVE DATE: FEBRUARY 22, 2017
SCHEDULE B - II (EXCEPTIONS)
1. To 4. (NOT SURVEY MATTERS)
5. Title to that portion of the Land lying within the bounds of Stitt Street.
6. Title to that portion of the Land, if any, lying within the railroad right of way.
(7) Easement(s), Right(s) of way, and/or Permit(s) to State Highway Commission as recorded in Book 171, Page 356, Union County Registry. (96' RIGHT-OF-WAY FOR STITT STREET AS SHOWN HEREON)
8. Easement(s), Right(s) of way, and/or Permit(s) to Sprint Communications Company, L.P.; Qwest Communications Company, LLC; Level3 Communications, LLC as recorded in Book 6058, Page 676, Union County Registry. (BLANKET IN NATURE)
9. Notice of Brownfields Property as recorded in Book 6274, Page 761, Union County Registry. (GENERAL IN NATURE)
(16) Easements, setback lines and any other matters shown on plat recorded in Plat Cabinet M, Page(s) 417-418, Union County Registry. (AFFECTS SUBJECT PROPERTY, MATTERS PLOTTED AS SHOWN HEREON)
CAROLINA BUILDERS CORP.
D.B. 1163, PG. 846
PIN: 09-084-002
COOPER TOOLS, LLC
D.B. 5367, PG. 301
PIN: 09-084-036
MONROE COMBINING CORP.
D.B. 242, PG. 814
PIN: 09-084-006
SPUD SMITH STREET
40' PUBLIC RIGHT OF WAY
GENERAL TELEPHONE COMPANY OF N.C.
D.B. 209, PG. 379
PIN: 09-084-003
BLOOM INDUSTRIAL, L.L.C.
(TRACT II)
D.B. 5306, PG. 488
PIN: 09-084-037
AREA (TRACT II)
160,063 SQ.FT.
OR 3.6745 ACRES
NGS MONUMENT "UNION HM 100"
NC GRID NAD 83(2011)
N=454,554.38'
E=1,548,311.67'
P.O.B TRACT II
P.O.B TRACT I
STITT STREET
60' PUBLIC RIGHT OF WAY - D.B. 171, PG. 356
S80°35'19"E 182.60'
S80°56'15"E 1030.13'
S75°55'35"E 293.99'
N80°23'31"W 258.03'
N09°06'28"E 726.31'(T)
S03°39'05"E 309.83'
S02°11'11"W 163.54'
S04°20'25"W 185.07'
N13°42'58"W 821.58'(T)
S19°18'00"W 821.31'(T)
STORAGE TANK
#3000
EXISTING BRICK BUILDING
FOOTPRINT: 213,992 SQ. FT.
SCHWARZ PROPERTIES, LLC
D.B. 4407, PG. 412
PIN: 09-084-004
BLOOM INDUSTRIAL, L.L.C.
(TRACT I)
D.B. 5306, PG. 488
PIN: 09-084-037
AREA (TRACT I)
862,279 SQ.FT.
OR 19.7952 ACRES
ORO MANUFACTURING CO., INC.
D.B. 6220, PG. 87
PIN: 09-084-038
OLD BROKEN PAVEMENT
GUARD HOUSE

Stitt Street Area Tract II

Exclusively Marketed by:

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LEGACY
Real Estate Advisors, LLC

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