

**RESOLUTION FOR THE CONVEYANCE OF COUNTY PROPERTY TO  
MCGEE CORPORATION FOR ECONOMIC DEVELOPMENT PURSUANT TO  
N.C.G.S. § 158-7.1**

WHEREAS, Union County owns approximately 89 acres of property off of Goldmine Road, near the intersection of Goldmine Road and Price Short Cut Road, in Union County, as such property may be more particularly referenced as Union County Tax Parcel #09372003D (the “Original Property”); and

WHEREAS, the Original Property was previously acquired by Union County for an industrial park or to be held for resale for industrial or commercial use, pursuant to N.C.G.S. § 158-7.1; and

WHEREAS, N.C.G.S. § 158-7.1 authorizes a county to convey real property by private negotiation and sale property acquired for an industrial park or held for resale for industrial or commercial use; and

WHEREAS, the McGee Corporation, their subsidiary or affiliated entity, (collectively “McGee”) desires to purchase 60.97 acres of the Original Property, as such parcel is shown as Lot 2 on the attached Exhibit A (the “Property”), for industrial or commercial use, including the construction of an approximate 366,000 square foot manufacturing facility, and the purchase and installation of new production equipment; and

WHEREAS, McGee’s purchase of this land is in concert with the County’s economic development objectives, which are the stimulation of the local economy, growth of the tax base, promotion of business, and creation of job opportunities within Union County; and

WHEREAS, a public hearing was held on December 8, 2025, to consider whether to approve the conveyance of the Property to McGee; and

WHEREAS, the Board of Commissioners deems it wise to convey the Property to McGee by private negotiation and sale, for the consideration noted herein, pursuant to authority set forth in N.C.G.S. § 158-7.1, along with all other applicable law.

NOW, THEREFORE, the Union County Board of Commissioners resolves as follows:

1. The Board of Commissioners hereby authorizes the sale of the Property by private negotiation and sale to the McGee Corporation, their subsidiary or affiliated entity, for the sum of Four Million Two Hundred Sixty-Seven Thousand Nine Hundred and 00/100 Dollars (\$4,267,900.00).

2. The Property will be used for an industrial project and will stimulate the local economy, promote business, and result in a prospective \$40,000,000 in new capital investment, and the creation of thirty-five (35) new jobs with a probable hourly wage of \$30.28 per hour for employees at the Property.
3. The fair market value of the interest to be conveyed is Four Million Two Hundred Sixty-Seven Thousand Nine Hundred and 00/100 Dollars (\$4,267,900.00), subject to all easements, right of ways, and other restrictions of record.
4. The County Manager, or his designee, is authorized to execute any and all documents necessary to convey the Property to McGee, including execution of any amendments to, and ratifications of, previous agreements and documents related to this transaction.

Adopted this the 8<sup>th</sup> day of December, 2025.

ATTEST:

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Lynn G. West, Clerk to the Board

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Chair  
Union County Board of Commissioners

Flood Certification  
I have examined the Flood Insurance Rate Map for Union County North Carolina, Community Panel Number 3710541600.L, dated 10/16/2008, and hereby certify that this property is not located in a special flood hazard area as determined by the Federal Emergency Management Agency.

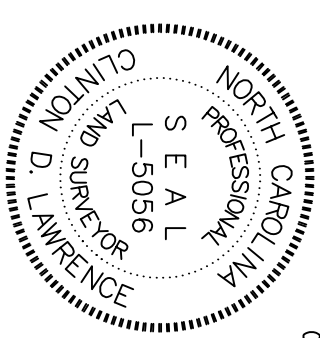
Certificate of Survey and Accuracy  
State of North Carolina, Union County  
I, Clinton D. Lawrence, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed recorded in Book 143, Page 31000); that the boundaries not surveyed are clearly indicated as dashed lines drawn from adjoining owners deeds as shown; that the ratio of precision as calculated is 1:10,000 or better; that this plat was prepared in accordance with G.S. 47-30 as amended.

That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exemption or exception to the definition of subdivision.

Witness my original signature, registration number and seal this the

day of AD, 20

Clinton D. Lawrence, NCPLS L-5056



STATE OF NORTH CAROLINA, COUNTY OF UNION

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

Date Review Officer

Certificate of Approval - Exempt

This survey is not subject to the Subdivision Regulations of The City of Monroe. No approval is required.

Subdivision Administrator Date

Certification of Ownership and Dedication

I hereby certify that Union County is the owner of the property shown and described herein, that the property is within the subdivision jurisdiction of the City of Monroe and that Union County hereby adopts this plan of subdivision with its free consent and hereby establishes all lots and dedicate to the public all streets, alleys, easements, walks, parks and other open spaces as shown hereon unless otherwise noted as private.

Union County

By

Print name above County Manager

Lynn G. West

Attest: Clerk to the Board of Commissioners

Lynn G. West

(Corporate Seal)

STATE OF NORTH CAROLINA  
COUNTY OF UNION

I, a Notary Public for said County and State do hereby certify that is personally appeared before me this day and that, he (or she), as being authorized to do so, executed the foregoing on behalf of

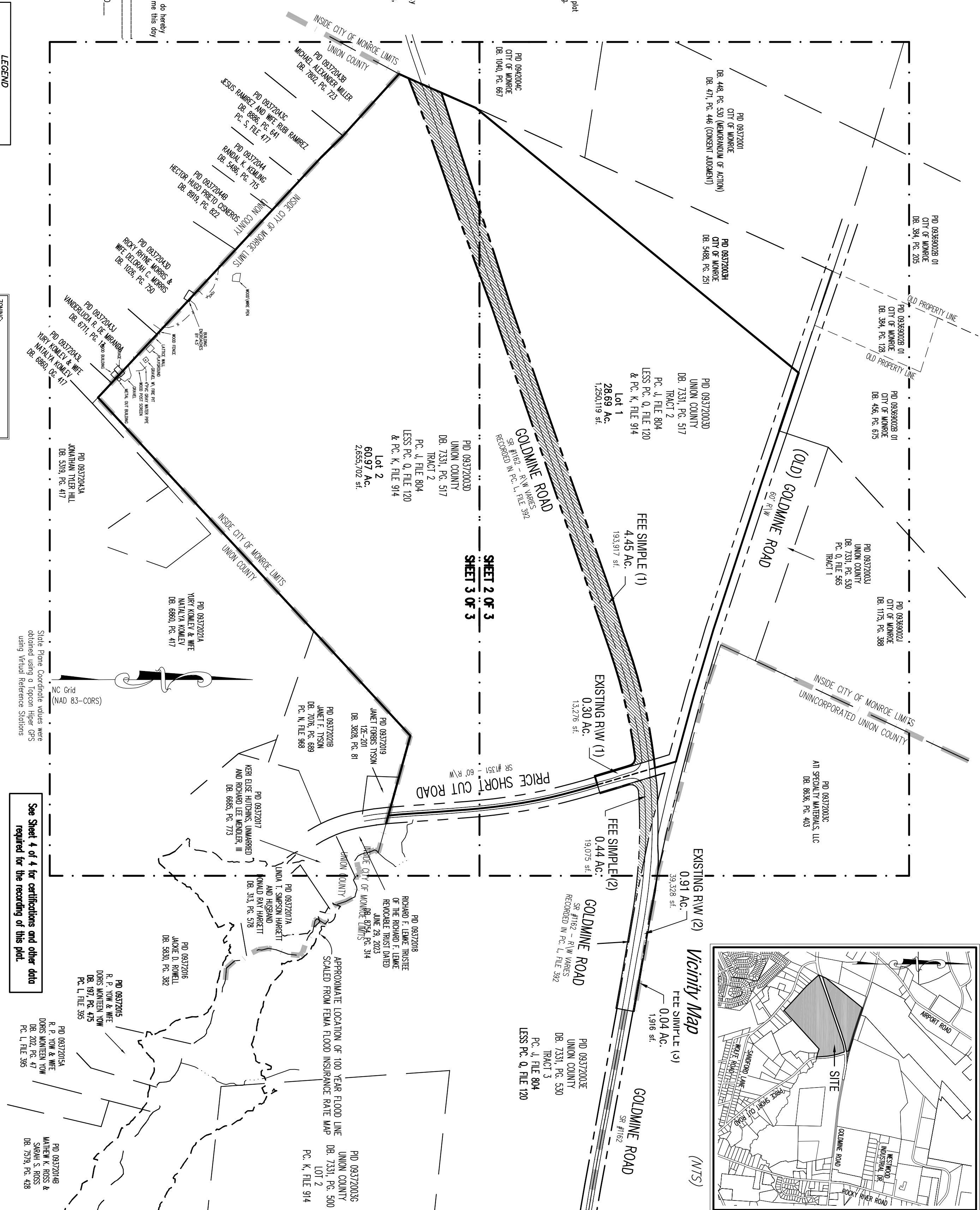
Witness my hand and official seal, this the day of AD, 20

Notary

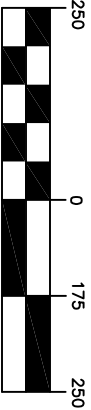
My commission expires: AD, 20 (Seal)

#### NOTES

1. Acres computed using coordinate geometry.
2. This map was prepared without the benefit of a title search. Survey subject to full title search.
3. This property may be subject to right of ways, easements, and covenants either recorded or implied.
4. All distances shown are horizontal ground distances.
5. Rebar set at all corners unless otherwise noted.
6. Broken lines indicate property lines not surveyed.
7. All adjoining property owner information is taken from current deeds and tax records and are considered as "New or Formerly".
8. Lawrence Associates makes no guarantees to the composition or to the nonexistence of spoils areas.
9. Other underground utilities may exist but their locations are not known.



LEGEND	
GPUE	= General Public Utility Easement
=	= Calculated Point
=	= Iron Found
=	= R/W Disk Found
=	= Power Pole
-ole-	= Overhead Electric



( IN FEET )  
1 inch = 250 ft.

ZONING	
ZONED: G1	
YARD REQUIREMENTS:	
SETBACK (STREET) - 25'	
SIDE YARD - 10' (50' IF ADJUTING, RLD.	
REAR YARD - 25' (50' IF ADJUTING, RLD.	
REAR YARD - 25' (50' IF ADJUTING, RLD.	
MINIMUM LOT WIDTH - N/A	
MINIMUM LOT COVERAGE - N/A	
MAX. BUILDING HEIGHT - 63'	

CURRENT OWNER	
UNION COUNTY	
500 N. MAIN STREET	
MONROE, NC 28112	

State Plane Coordinate values were obtained using a Topcon Hyper GPS using Virtual Reference Stations

See Sheet 4 of 4 for certifications and other data required for the recording of this plat.

**LAWRENCE ASSOCIATES**

115 N. Church Street  
Monroe, North Carolina 28112  
P 704-289-1013

www.lawrencesurveying.com  
Firm License Number: C-2856

**Exempt - Final Plat**

**Property of:**

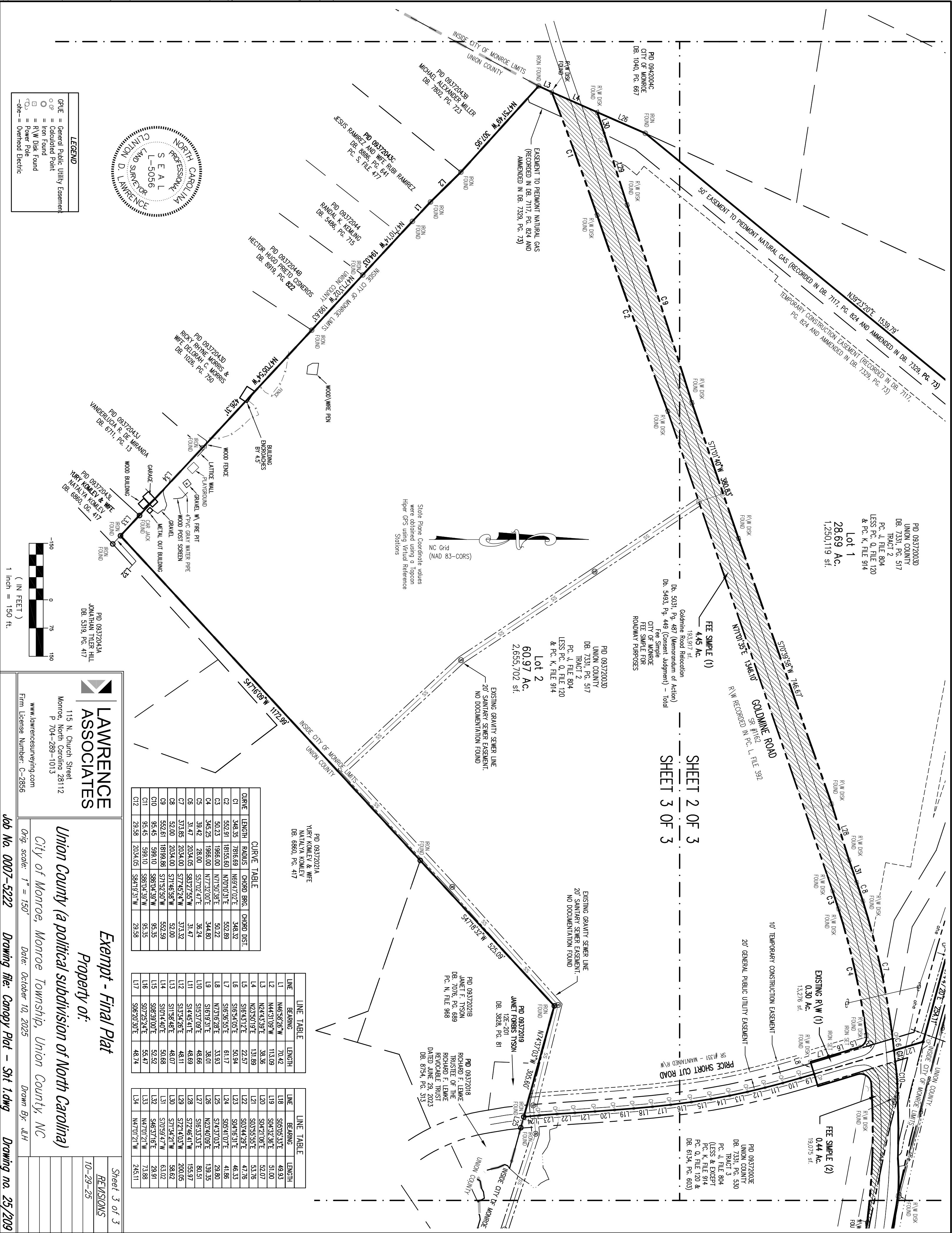
**Union County (a political subdivision of North Carolina)**

**City of Monroe, Monroe Township, Union County, NC**

Sheet 1 of 3  
REVISIONS  
10-29-25

Job No. 0007-5222 Drawing file: Canopy Plat - Sht 1.dwg Drawing no. 25/209





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**Exempt - Final Plat**  
**Property of:**

**Union County (a political subdivision of North Carolina)**  
**City of Monroe, Monroe Township, Union County, NC**

Orig. scale: 1" = 150'

Date: October 10, 2025

Drawn By: JHH

Job No. 0007-5222 Drawing file: Canopy Plat - Sht 1.dwg Drawing no. 25/209

Sheet 3 of 3

REVISIONS

10-29-25