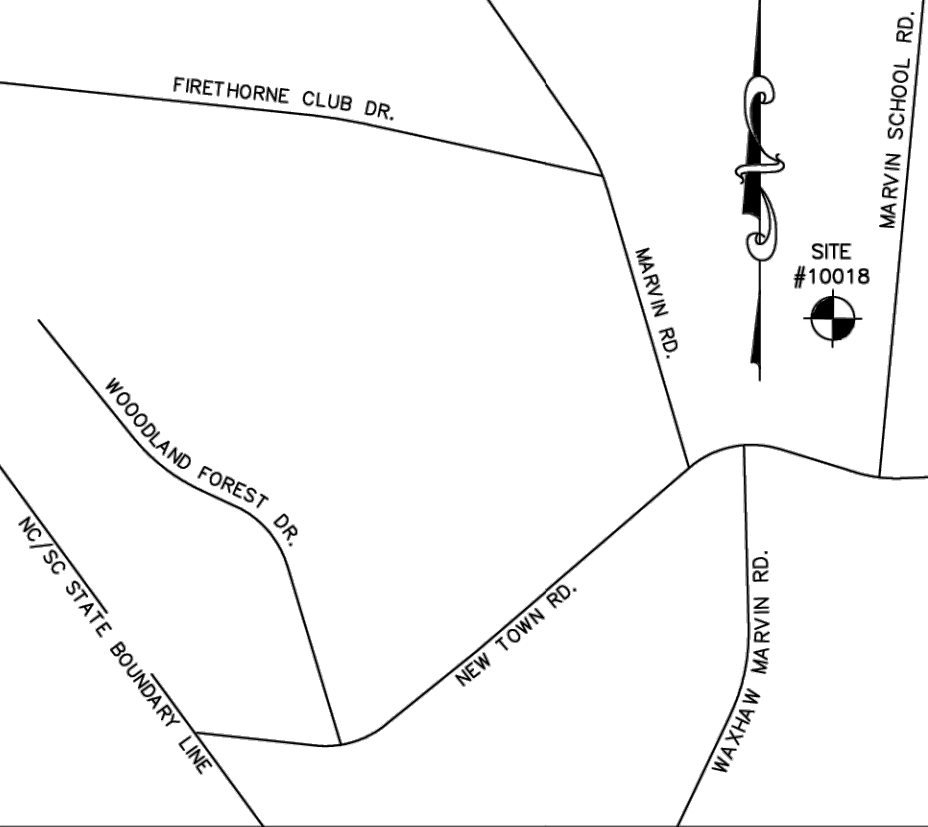


JEREMY D. GILLIARD, PLS

2712 Old Course Rd.
Monroe, N.C. 28112
(704)634-2192



NOT TO SCALE



TAX ID. #06-225-243
THE PRESERVE AT MARVIN
COMMUNITY ASSOC. INC.
P.C. M FILE 350
DB. 6738 PG. 080

TAX ID. #06-225-390
THE PRESERVE AT MARVIN
COMMUNITY ASSOC. INC.
P.C. M FILE 910
DB. 6738 PG. 080

TAX ID. #06-225-390A
VILLAGE OF MARVIN
P.C. Q FILE 524
DB. 6588 PG. 697

TAX ID. #06-225-243
THE PRESERVE AT MARVIN
COMMUNITY ASSOC. INC.
P.C. M FILE 350
DB. 6738 PG. 080

OPUS CONTROL NAIL
NAD 83 NC
GRD COORDINATES
N 457,668.709
E 1,457,404.082
P.C. M FILE 910

I, JEREMY D. GILLIARD, NCPLS L-4279, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED:

- A. THAT THIS MAP IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. THAT THIS MAP IS OF A SURVEY THAT IS LOCATED IN SUCH A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. ☒ THAT THIS MAP IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- D. THAT THIS MAP IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL JUDGMENT AS TO THE PROVISIONS CONTAINED IN (A) THRU (D) IN THE ABOVE.



CERTIFICATE OF SURVEY AND ACCURACY

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY MADE BY ME. A DEED DESCRIPTION RECORDED IN BOOK SUBSISTED, EACH, OF THE UNION COUNTY REGISTRY, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000. THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DOTTED LINES PLOTTED FROM INFORMATION FOUND IN BOOK PAGE N/A. AND THAT THIS MAP IS PREPARED IN ACCORDANCE WITH G.S. 41-30. I WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 20th DAY OF APRIL, 2024.



NOTES:

- NO USGS HORIZONTAL MONUMENT FOUND WITHIN 500' OF SITE
- OTHER UTILITIES MAY EXIST, BUT THEIR LOCATIONS ARE NOT KNOWN
- PROPERTY SUBJECT TO FULL TITLE SEARCH
- THIS PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAYS, EASEMENTS OR RESTRICTIONS EITHER IMPLIED OR RECORDED
- ATTORNEY TO VERIFY COMPLIANCE ZONING, RESTRICTIVE COVENANTS OR HOMEOWNERS ASSOC. REGULATIONS OF RECORD
- THIS MAP IS NOT PREPARED IN ACCORDANCE WITH GS 41-30 AND IS INTENDED FOR RECORDATION
- RATIO OF PRECISION IS 1:10,000
- THIS MAP IS FOR THE EXCLUSIVE USE OF THE NAMED IN THE TITLE BLOCK
- ZONED CITY OF MARVIN



LEGEND.....
EIR = EXISTING IRON REBAR
FIP = FOUND IRON PIPE
SCS = SET COTTON SPINDLE
SMN = SET MAG NAIL
R/W = RIGHT-OF-WAY
EOP = EDGE OF PAYMENT
FMN = FOUND MAG NAIL
FIP = FOUND IRON PIPE
CP = COMPUTED POINT
NYS = NOT TO SCALE
MBL = MINIMUM BUILDING LINE
SY = SIDE YARD
RY = REAR YARD

EDGE-OF-PAYMENT
CENTERLINE-OF-ROAD
RIGHT-OF-WAY
LINES NOT SURVEYED
OVERHEAD UTILITY

BOUNDARY LINE	
1	S 28°44'07" W 10.61
2	N 67°53'23" W 20.59
3	N 67°53'23" W 20.59
4	S 27°46'31" W 95.61

THIS IS A PLAT SHOWING AN TREE SURVEY FOR THE BENEFIT OF ROMS INVESTMENT, LLC		
DRAWN JDC	DATE 1/19/2025	JACKSON TOWNSHIP UNION COUNTY, NC
APPROVED JDC	DATE 1/19/2025	VILLAGE OF MARVIN TAX ID. #06-225-012
SCALE 1"=40'	SHEET 1 OF 1	PROJECT NO. 20240404



NOTES	
A.	PROJECT PHASING MAY BE REQUIRED DUE TO LIMITATIONS OF AVAILABLE SEWER CAPACITY ALLOCATION. FLOW ACCEPTANCE IS NOT GUARANTEED UNTIL SEWER PERMITTING.
B.	REQUIRED SIGHT DISTANCES SHALL BE MAINTAINED AT ALL DRIVEWAYS.





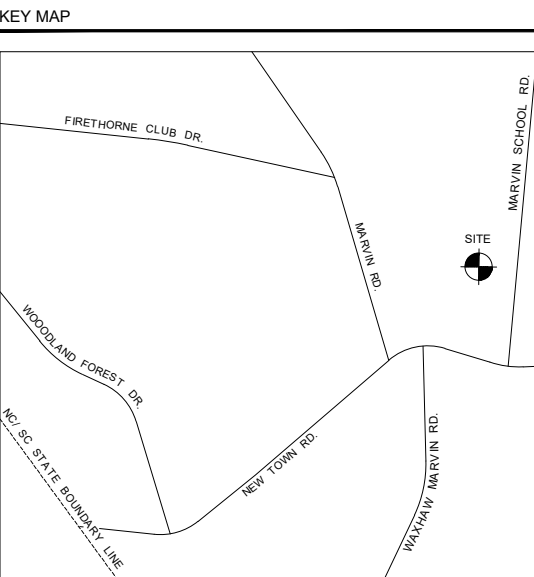
master planning . civil engineering
urban design . landscape architecture
919 berryhill rd. ste 101 . charlotte, nc 28208
704.352.1204 . www.dpr.design
NC Eng. Firm #C-0650 | LA Firm #C-032

CLIENT / OWNER
ROMS INVESTMENTS, LLC
1105 BALTUSCKI LANE
WAXHAW, NC 28173

LAND SURVEYOR
JEREMY D. GILLIARD, PLS
2712 OLD COURSE ROAD
MONROE, NC 28112
(704)434-2152

LAND USE ATTORNEY
THE DUGGAN LAW FIRM, PC
101 S. MAIN ST.
MONROE, NC 28112
(704) 776-6010

ARCHITECT
REDLINE DESIGN GROUP
825 TUCKASEE GEE ROAD
SUITE 110
(704) 377-2990



PROJECT

MARVIN OAKS

10018 MARVIN SCHOOL ROAD
MARVIN, NORTH CAROLINA 28173

PROJECT NUMBER
23015

DATE
01.31.2024

ISSUED FOR
REZONING

REVISIONS			
NO.	DATE	DESCRIPTION	BY

PROJ. MANAGER: SKY
DRAWN BY: SKY + CM
CHECKED BY: SKY + CM

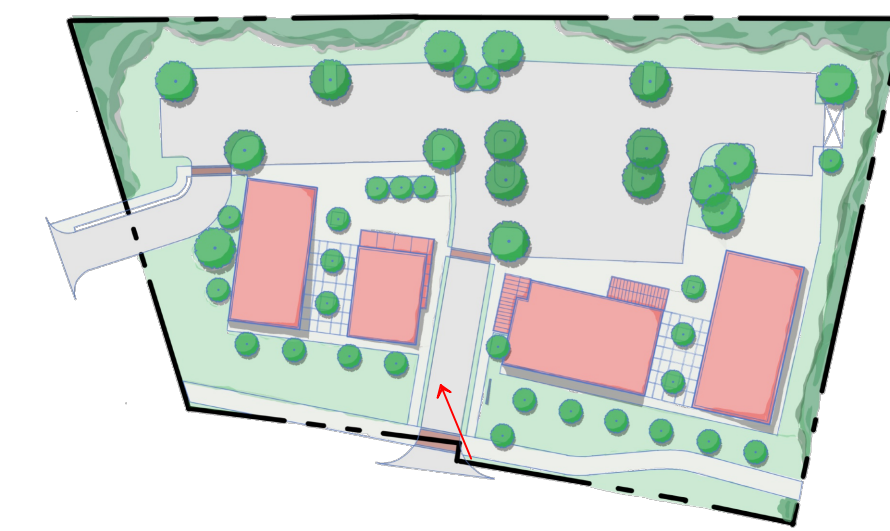
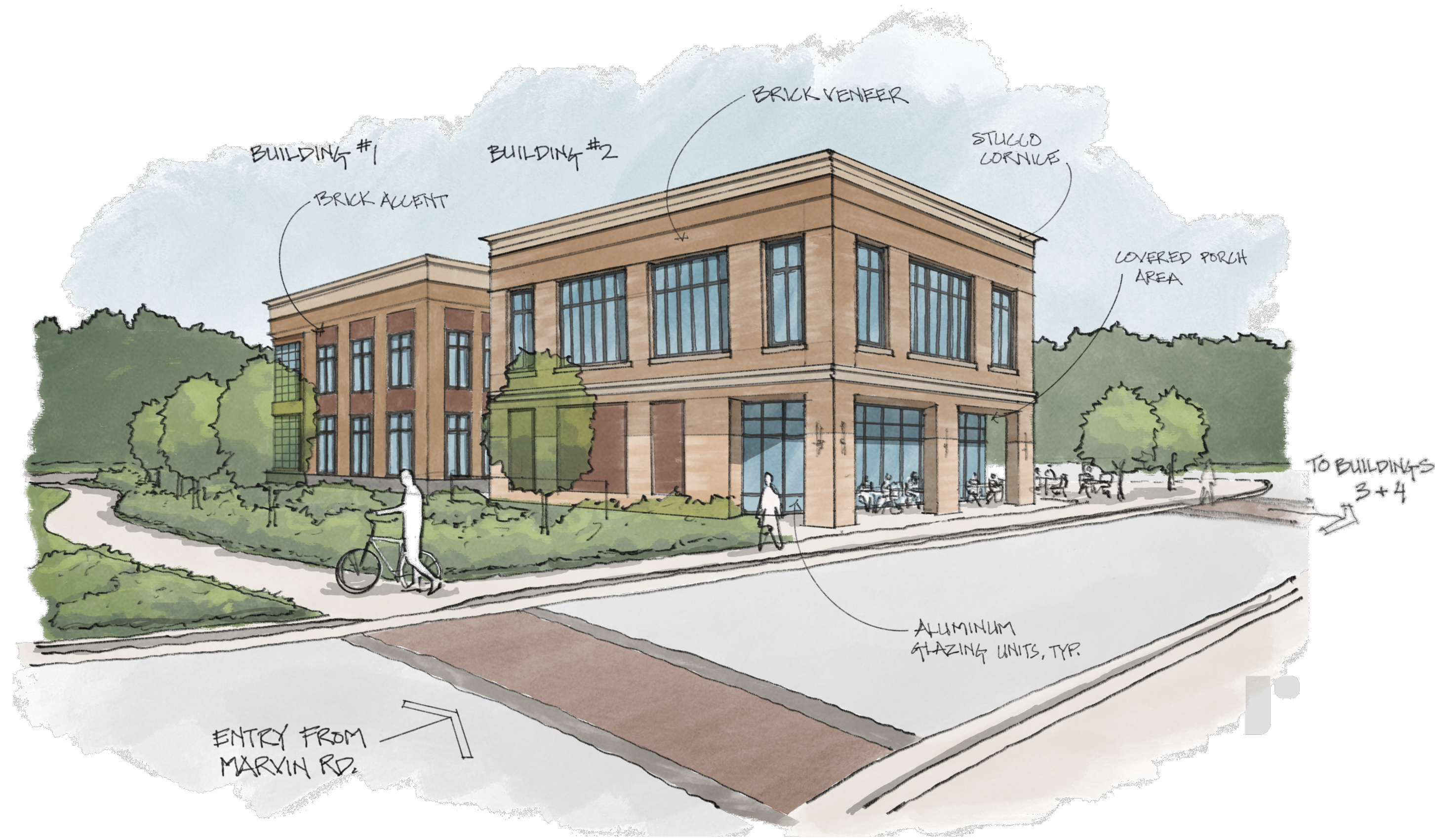
SEAL

SCALE
AS INDICATED

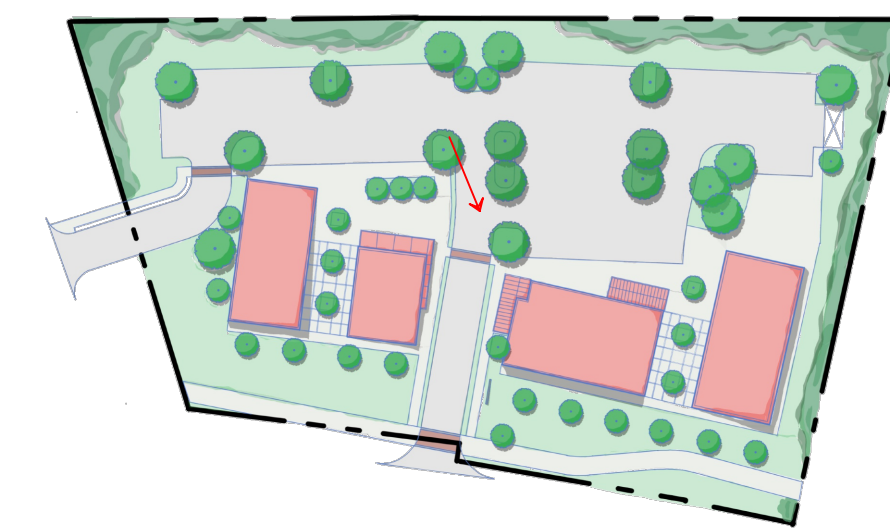
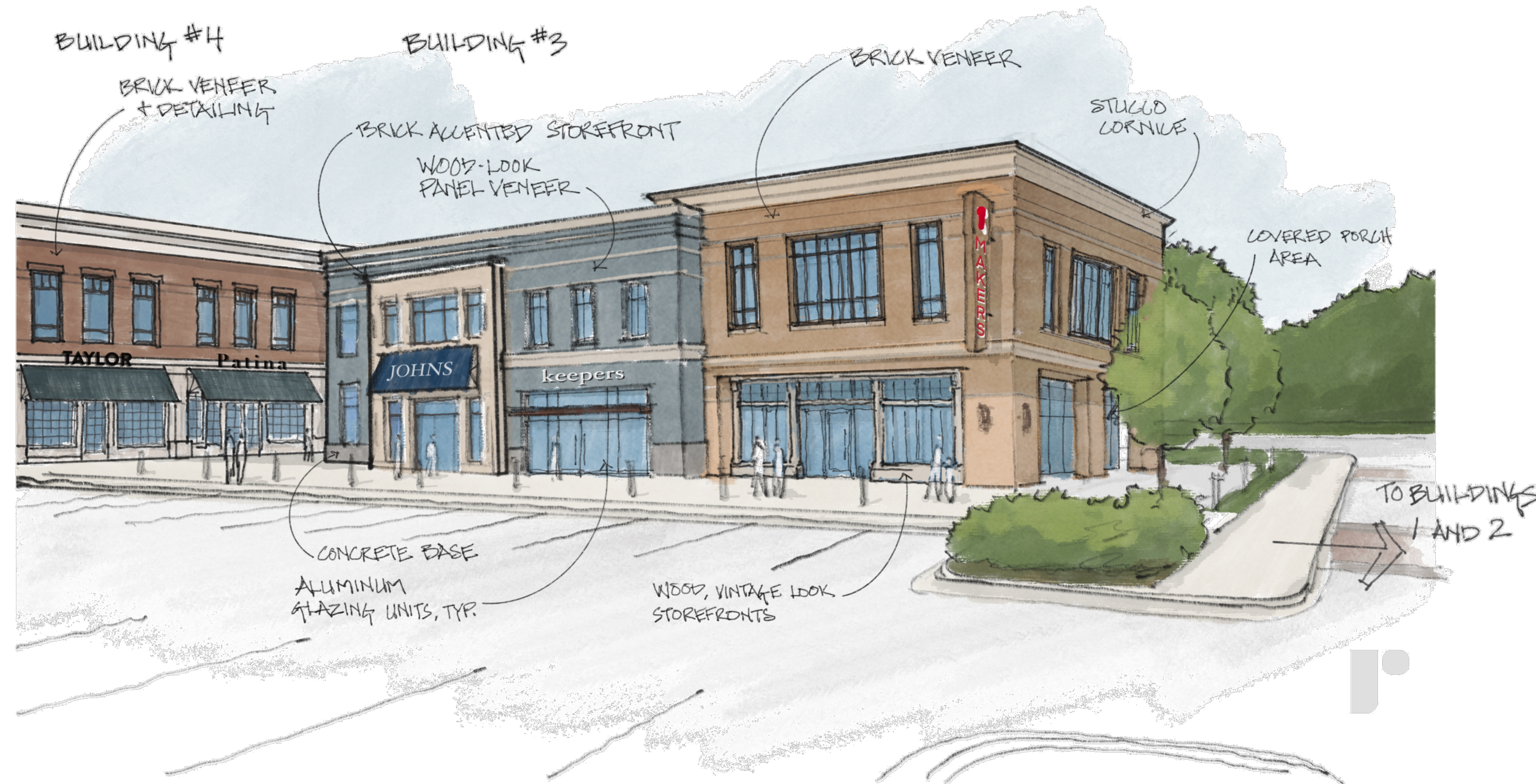
DRAWING
DEVELOPMENT STANDARDS

RZ-5

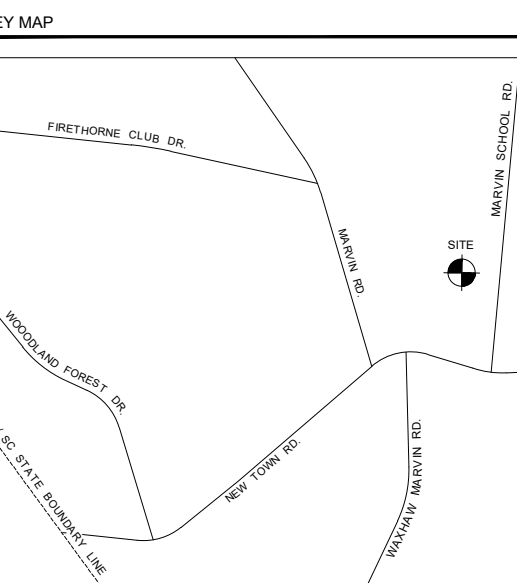
\\server\Projects\2023\23015 Marvin Oaks - ROMS Investment\Marvin Oaks\Sheets\Rezoning\23015-RZ1.dwg / 1/26/2025 7:43 PM



1 KEYMAP



2 KEYMAP



MARVIN OAKS

10018 MARVIN SCHOOL ROAD
MARVIN, NORTH CAROLINA 28173

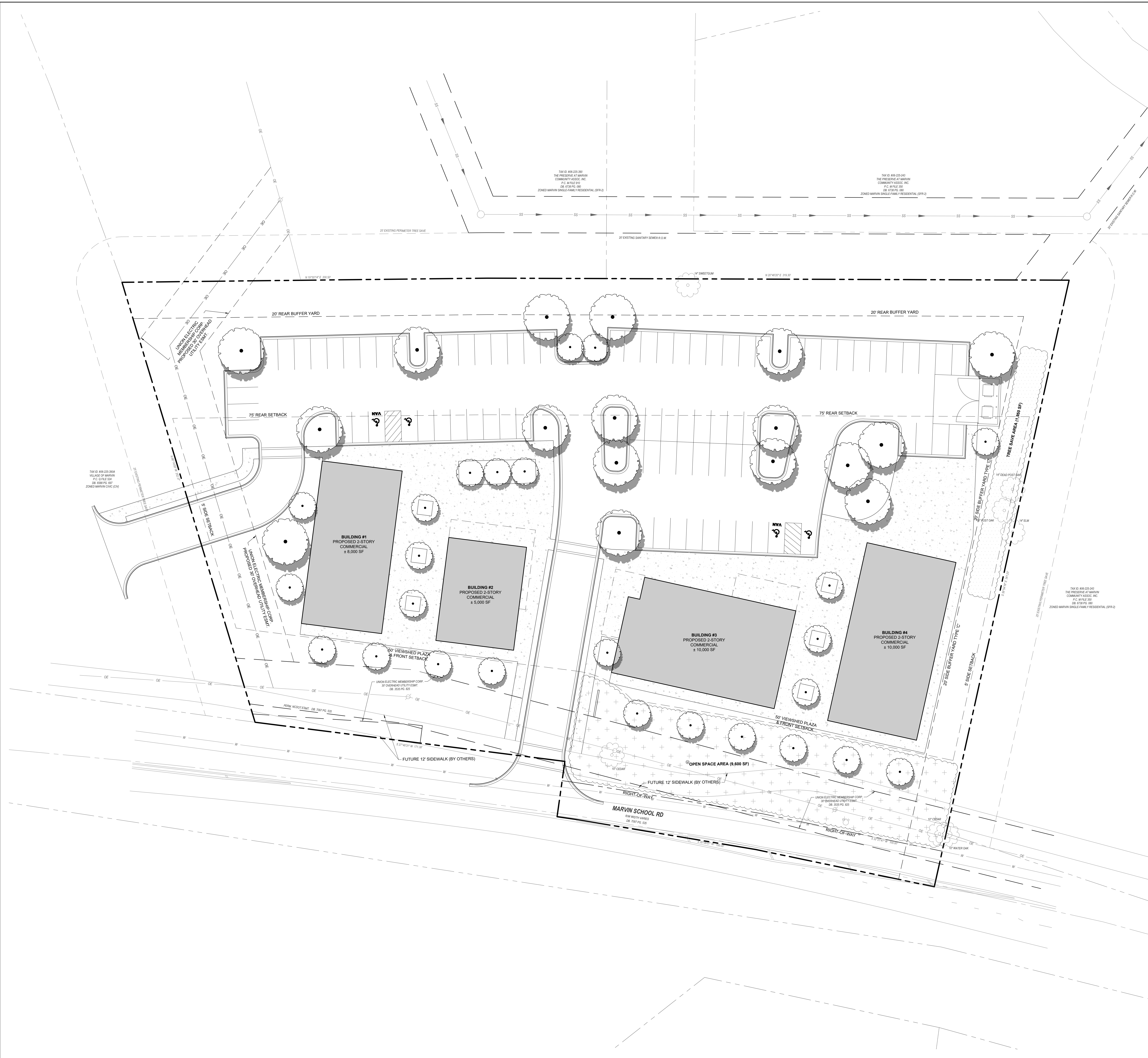
PROJECT NUMBER
23015

DATE
01.31.2024

ISSUED FOR
REZONING

REVISIONS

NO.	DATE	DESCRIPTION	BY
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OPEN SPACE • TREE SAVE REQUIREMENTS	
REQUIRED OPEN SPACE:	7.5% OF SITE AREA (9,600 SF)
PROVIDED OPEN SPACE:	9,600 SF
REQUIRED TREE SAVE:	1.5% OF SITE AREA (1,920 SF)
PROVIDED TREE SAVE:	1,950 SF

DECORATIVE CROSSWALK PRECEDENT IMAGERY

[illegible]