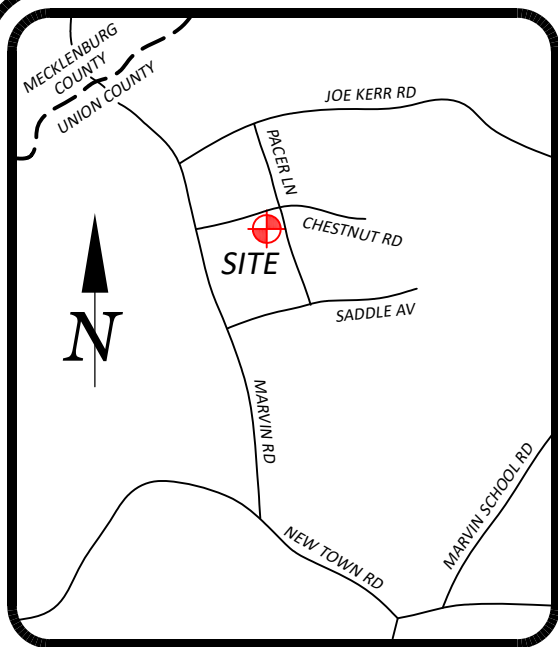
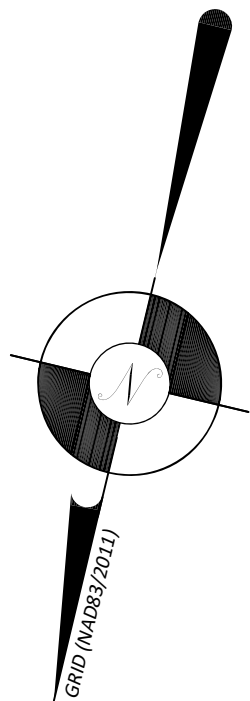


M:_2023\099- MISC\099-23-086 9803 CHESTNUT RD\Drawings\9803 CHESTNUT RD BASE.dwg



VICINITY MAP
(Not to Scale)



LEGEND

RF	REBAR FOUND
RS	REBAR SET
IPF	IRON PIPE FOUND
CP	COMPUTED POINT
R/W	RIGHT-OF-WAY
SF	SQUARE FOOT
PC	PLAT CABINET
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
---	LINES SURVEYED
- - -	LINES NOT SURVEYED
- - -	BUILDING SETBACKS
- - -	RIGHT-OF-WAY
- - -	EASEMENT
- - -	TOP OF CONCRETE DITCH
[Pattern]	CONCRETE

GPS SURVEY

"I, CHRISTOPHER D. FAULK, 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: A
2. POSITIONAL ACCURACY: <0.07+50 PPM
3. TYPE OF GPS FIELD PROCEDURE: GNSS RTK NETWORK(NCVRs)
4. DATES OF SURVEY: 05/25/2023
5. DATUM/EPOCH: NAD 83(2011)
6. PUBLISHED/FIXED CONTROL USE: RTK NETWORK
7. GEIUD MODEL USED: GEOID 12B
8. COMBINED GRID FACTORS: 0.99988345
9. UNITS: US SURVEY FEET

"I, CHRISTOPHER D. FAULK, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5746, PAGE 781; 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 3RD DAY OF MARCH, A.D., 2026.

**"PRELIMINARY PLAT NOT FOR RECORDATION,
CONVEYANCES, OR SALES"**

PROFESSIONAL LAND SURVEYOR L-5013

CERTIFICATE OF APPROVAL BY THE VILLAGE COUNCIL

THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF THE VILLAGE OF MARVIN AND IS APPROVED THIS DATE BY THE VILLAGE COUNCIL FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS.

MAYOR, VILLAGE OF MARVIN DATE

STATE OF NORTH CAROLINA
UNION COUNTY

I, REVIEW OFFICER OF UNION COUNTY, N.C.
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS
ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

CERTIFICATE OF APPROVAL OF REQUIRED IMPROVEMENTS

THE UNDERSIGNED HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN MADE ON THIS PROPERTY IN AN ACCEPTABLE MANNER AND IN ACCORDANCE WITH THE SPECIFICATIONS OF THE SUBDIVISION ORDINANCE OF THE VILLAGE OF MARVIN AND OTHER APPLICABLE REGULATIONS, OR THAT A PERFORMANCE OR SURETY GUARANTEE BOND IN THE AMOUNT EQUAL TO THE COST OF THE IMPROVEMENTS HAS BEEN POSTED WITH THE VILLAGE OF MARVIN TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT ON THE PART OF THE SUBDIVIDER.

APPROVAL OF REQUIRED IMPROVEMENTS

ZONING ADMINISTRATOR
VILLAGE OF MARVIN, NC DATE

KATHY J SPAIN LIVING TRUST
NOW OR FORMERLY
PART OF LOT 5
DB 8503 PG 636
PCA FILE 32-B
PARCEL ID # 06-222-011

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH HAS CONVEY TO ME (US) BY DEED RECORDED IN BOOK PAGE, AND THAT I (WE) HERE Y ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY (OUR) FREE ACT AND DEED AND HEREBY ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE TO PUBLIC USE AS STREETS, ALLEYS, CROSSWALKS, EASEMENTS, PARK AND OTHER SPACES FOREVER AS SHOWN OR INDICATED. FURTHER, I (WE) CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE VILLAGE OF MARVIN.

OWNER DATE

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLANS WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF VILLAGE OF MARVIN. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL VILLAGE, COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OF REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.
10. UNDERGROUND UTILITIES ARE NOT LOCATED AT THE TIME OF SURVEY. IF SHOWN, UTILITY LOCATIONS ARE APPROXIMATE BASED ON LOCATIONS OF ABOVE GROUND APPURTENANCES. UNDERGROUND UTILITIES NOT SHOWN HEREON MAY EXIST.
11. THERE ARE NO ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.
12. TOTAL ACREAGE: 2.89

GRAHAM P & ADA M CASTELLANO
NOW OR FORMERLY
LOT 4
DB 8503 PG 636
PC Q FILE 496
PARCEL ID # 06-222-008

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL NUMBER 06-222-035 INTO TWO (2) NEW PARCELS.

FINAL PLAT

AT PROPERTY KNOWN AS
9803 CHESTNUT ROAD
PART OF LOT 5, BLOCK B, MARVIN ESTATES,
SECTION NO. 1, PC A, FILE 32-B
TAX # 06-222-035, DB 5746 PG 781
VILLAGE OF MARVIN, UNION COUNTY, NC

OWNER INFORMATION

SRIDHAR TELLA & SUSHMA DIYYALA
9803 CHESTNUT ROAD
WAXHAW, NC 28173

REVISIONS:
1) 8/2/2023 REVISIONS MADE PER VILLAGE OF MARVIN (KLS)
2) 8/4/2023 REVISIONS MADE PER VILLAGE OF MARVIN (KLS)

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED R

FRONT:	50' FEET
SIDE YARD:	20' FEET
SIDE STREET YARD:	25' FEET
REAR YARD:	40' FEET
MINIMUM LOT AREA:	43,560 SF

FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP: COMMUNITY PANEL 37104475001, DATED: OCTOBER 16, 2008.

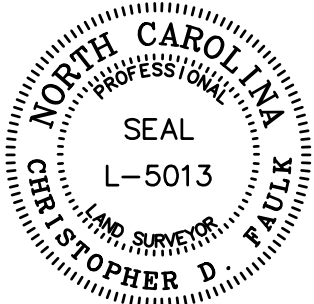


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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



I, Christopher D. Faulk, Professional Land Surveyor No. L-5013, certify to one or more of the following as indicated thus, ☒ or ☐.

☒ C. That this plat is of a survey of an existing parcel or parcels of land.

METROLINA
LAND SURVEYING, INC.

SURVEYING MAPPING • PLANNING

8521 CROWN CRESCENT CT.
CHARLOTTE, NC 28227

P (704) 741-1700
C (980) 721-2353
NC #C-4584 & SC #C-6106

Job No.	099-23-086
Date	03/03/26
Proj. Mgr.	DCC
Drawn	ART/KLS/TRL
Checked	CDF

1