

REVISION RECORD

NO	DATE	DESCRIPTION



SITE DATA

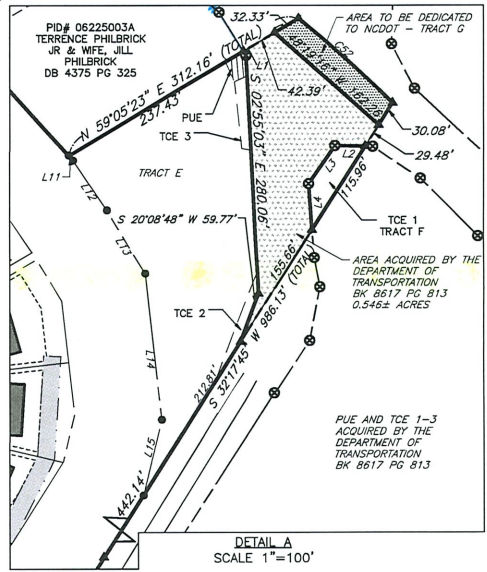
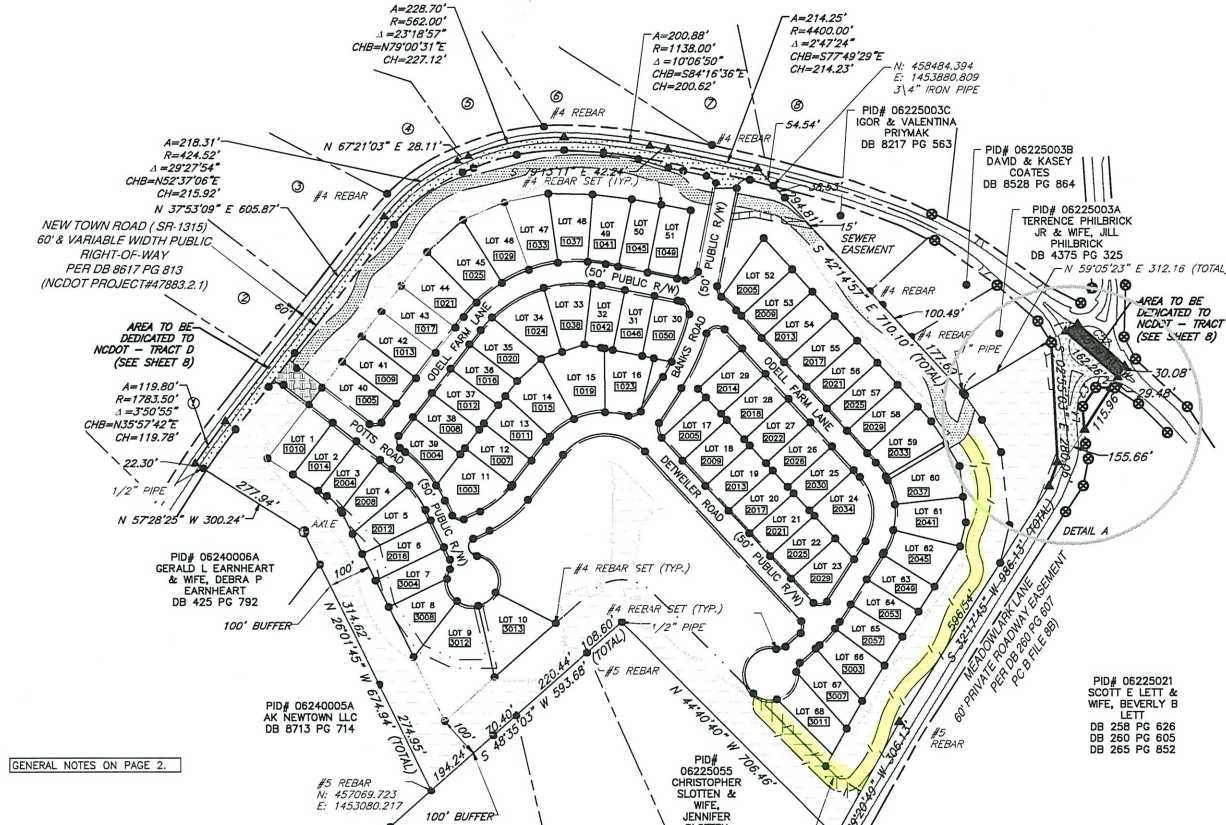
PARCEL ID: 06225022, 06240005
 TOTAL ACRES: ±45.683 ACRES
 -DEDICATED TO NCDOT ROW: ±1.252 ACRES
 RESIDUAL ACRES: ±44.431 ACRES
 JURISDICTION: MARVIN, NC
 ZONING: R (MARVIN)
 PROPOSED ZONING: RO-HD (MARVIN)
 EXISTING USE: VACANT
 PROPOSED USE: CONVENTIONAL SUBDIVISION
 CURRENT OWNERS:
 ANITA O'DELL (06225022)
 2437 PLEASANT UNION CHURCH RD
 RALEIGH, NC 27614
 JOHN PRIBAS (06240005)
 3550 ALBUSSON TRACE
 ALPHARETTA GA, 30022

DEVELOPMENT STANDARDS:
 MINIMUM LOT AREA: 10,000 SF
 MINIMUM FRONT YARD SETBACK: 25 FEET
 MINIMUM LOT WIDTH: 70 FEET
 MINIMUM SIDE YARD SETBACK: 5 FEET
 MINIMUM REAR YARD SETBACK: 25 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 OPEN SPACE REQUIRED: 13.70 ACRES
 (30.0% OF GROSS ACRES)
 OPEN SPACE PROVIDED: ±19.10 ACRES (41.81%)
 TOTAL LOTS: 68
 AVERAGE LOT SIZE: 13.325F (0.28 AC)
 DENSITY: 1.55 DIA
 CURRENT MARVIN HERITAGE DISTRICT = 7 HOMES / 45.683 ACRES
 DIA OF 0.15
 WITH THE PROPOSED DEVELOPMENT THERE WILL BE 68 HOMES / 45.683 ACRES FOR A DIA OF 1.49.

3701 Arco Corporate Drive
 Suite 400
 Charlotte, NC 28273
 Ph: 980.237.0373
 www.cecinc.com



HERITAGE AT MARVIN
 SINGLE-FAMILY SUBDIVISION
 JCH OP, LLC
 MARVIN, NORTH CAROLINA



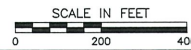
GENERAL NOTES ON PAGE 2.

EXISTING LEGEND:

- LOT LINES
- - - EXISTING RIGHT-OF-WAY
- - - SEWER EASEMENT
- 100' BUFFER
- BUILDING SET BACK
- ▨ TREE PRESERVATION BUFFER
- ▨ SIGHT LINE EASEMENT
- ▨ STORM EASEMENT
- ▨ SEWER EASEMENT
- ▨ GREENWAY EASEMENT
- ▨ NCDOT ROW
- ▨ EMERGENCY ACCESS EASEMENT
- #4 IRON REBAR SET
- ⊙ FOUND REBAR W R/W CAP
- ▲ AXLE
- COMPUTED POINT
- ▨ TEMP. CONSTRUCTION EASEMENT
- ▨ PUE PERMANENT UTILITY EASEMENT
- ▨ STREET ADDRESS

- ⊙ PID# 06240030 THE LENNUF FARM TRUST DB 7283 PG 188
- ⊙ PID# 06240031 WILLIAM K DOBBRATZ & WIFE, JENNY C DOBBRATZ DB 3037 PG 607
- ⊙ PID# 0624002A CARL S NICHOLS & WIFE, IRIS W NICHOLS DB 564 PG 218
- ⊙ PID# 0624002B CARL S NICHOLS & WIFE, IRIS W NICHOLS DB 591 PG 53
- ⊙ PID# 06240030C JERRY A PRESSLEY & WIFE, ROBBIE C PRESSLEY DB 3833 PG 864
- ⊙ PID# 06240004 JERRY A PRESSLEY & WIFE, ROBBIE C PRESSLEY DB 4514 PG 425
- ⊙ PID# 06225003E KRISTEN CROWE VASS DB 157 PG 1087
- ⊙ PID# 06225053 JEFFREY M SAUSER & WIFE, PATRICIA A SAUSER DB 462 PG 500
- ⊙ PID# 06225054 THOMAS BRIAN FEENEY & WIFE, DEBRA XIGUES FEENEY DB 3054 PG 108
- ⊙ PID# 06225021 SCOTT E LETT & WIFE, BEVERLY B LETT DB 258 PG 626
DB 250 PG 605
DB 265 PG 852
- ⊙ PID# 06225051 CHRISTOPHER SLOTTEN & WIFE, JENNIFER SLOTTEN DB 6201 PG 810
- ⊙ PID# 06225003A TERRENCE PHILBRICK JR & WIFE, JILL PHILBRICK DB 4375 PG 325
- ⊙ PID# 06225003B DAVID & KASEY COATES DB 8528 PG 864
- ⊙ PID# 06225003A TERRENCE PHILBRICK JR & WIFE, JILL PHILBRICK DB 4375 PG 325

NO	DATE	DESCRIPTION



CERTIFICATION

I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK 4357, PAGE 494 AND BOOK 189, PAGE 98); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
 CLASS OF SURVEY: CLASS A
 POSITION ACCURACY: 0.06
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: DECEMBER 12, 2023
 DATUM/EPOCH: NAD83 (2011) NORTH CAROLINA STATE PLANE
 PUBLISHED/FIXED-CONTROL USE: VRS
 GEOD MODEL: 18
 COMBINED GRID FACTOR(S): 0.99985521
 UNITS: US SURVEY FOOT
 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF FEBRUARY, A.D., 2023.

I FURTHER CERTIFY TO THE FOLLOWING:
 THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;



PATRICK J. CORLESS, JR., PLS #L-5509
 PCORLESS@CECINC.COM

FINAL SUBDIVISION PLAT

DRAWING NO.: 1 OF 8

SHEET 1 OF 8

DATE: FEB. 2024
 DRAWN BY: JMH
 CHECKED BY: PJC
 PROJECT NO: 1"=200'
 326-256
 PJC

REVISION RECORD

Table with columns: NO, DATE, DESCRIPTION

CURVE TABLE

Table with columns: CURVE #, RADIUS, DELTA, LENGTH, CHL, CHB

CURVE TABLE

Table with columns: CURVE #, RADIUS, DELTA, LENGTH, CHL, CHB

CURVE TABLE

Table with columns: CURVE #, RADIUS, DELTA, LENGTH, CHL, CHB

GENERAL NOTES

- 1. FIELD WORK COMPLETED ON 12/20/2023. OFFICE WORK COMPLETED 02/29/2024
2. ALL LINES TRAVERSED WITH A RATIO OF PRECISION GREATER THAN 1:10,000.
3. HORIZONTAL DATUM NC STATE PLANE COORDINATES, NSRS 2011.
4. AREA COMPUTED BY COORDINATE METHOD.
5. IF THIS MAP DOES NOT HAVE AN ORIGINAL SIGNATURE AND SEAL, IT IS NOT VALID.
6. PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAYS, EASEMENTS AND RESTRICTIONS WHICH MAY EXIST.
7. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
8. PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES.
9. THIS PROPERTY IS SUBJECT TO APPLICABLE CITY OF MARVIN ZONING AND SETBACK REQUIREMENTS FOR ZONE RO-HD (MARVIN).
10. SUBJECT PROPERTY BOUNDARY INFORMATION WAS BASED ON INFORMATION FROM DEED BOOK 4357, PAGE 494 FOR PARCEL ID#: 06225022 AND DEED BOOK 199 PAGE 98 FOR PARCEL ID#: 06240005 RECORDED IN THE UNION COUNTY REGISTRY OF DEEDS.
11. REFERENCE IS MADE TO THE MAP TITLED: "TOPOGRAPHIC/ PHYSICAL SURVEY: NEW TOWN ROAD FOR JONES HOMES, VILLAGE OF MARVIN, UNION COUNTY, NORTH CAROLINA" DATE: 01/19/22. SCALE: 1" = 100'. SAID MAP PREPARED BY METROLINA LAND SURVEYING.
12. THE PARCEL OF LAND AS SHOWN ON THIS PLAT IS LOCATED IN A MINIMAL FLOOD ZONE, FLOOD PLAIN ZONE: X, FEMA PANEL NUMBER: 3710445500J, EFFECTIVE DATE 10-16-2005.
13. IMPROVEMENTS WITHIN PROPERTY ARE NOT SHOWN
14. ALL AREAS DEDICATED AS PUBLIC RIGHT-OF-WAYS ARE ALSO DEDICATED AS GENERAL PUBLIC UTILITY EASEMENTS.
15. ALL ROADS ARE TO BE MAINTAINED BY THE VILLAGE OF MARVIN
16. THE MAINTENANCE PLAN AND AGREEMENT SHALL BE RECORDED CONCURRENTLY WITH THIS PLAT AND SHALL ADHERE TO ALL REQUIREMENTS WITHIN THE AGREEMENT.
17. DRAINAGE EASEMENTS ARE DEDICATED TO THE HOA FOR THE ACCESS AND MAINTENANCE OF DRAINAGE SYSTEMS.
18. OPEN SPACE / STORMWATER TRACTS A, B & C SHALL BE OWNED AND MAINTAINED BY THE HOA.
19. SEWER EASEMENT IS DEDICATED TO UNION COUNTY.
20. GREENWAY EASEMENT IS DEDICATED FOR THE USE OF THE PUBLIC USE/ TO THE VILLAGE OF MARVIN.
21. TRACTS D (30 FOOT RIGHT-OF-WAY ALONG NEW TOWN ROAD [SR-1315]) & G, SHALL BE DEDICATED TO THE NCDOT FOR OWNERSHIP AND MAINTENANCE VIA SEPARATE DEED.
22. PARK TRACTS E & F SHALL BE OWNED AND MAINTAINED BY THE VILLAGE OF MARVIN
23. THE LAND UNDERLYING THE SUBDIVISION IS SUBJECT TO EASEMENT TO THE NORTH CAROLINA GAS CORPORATION RECORDED IN BOOK 1400 PAGE 844. (LOCATION IS NOT PLOTTABLE)
24. INDIVIDUAL LOT CORNERS ARE TO BE SET FOLLOWING CONSTRUCTION IN ACCORDANCE WITH THE PERFORMANCE BOND FOR THE SUBDIVISION.

STATE: _____
COUNTY: _____
I, _____ A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ MANAGER OF _____ A LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT ON BEHALF OF THE COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

PLAT REVIEW OFFICER CERTIFICATE
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 THE RECORDING.
REVIEW OFFICER _____ DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION LIMITED LIABILITY COMPANY
I HEREBY CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE VILLAGE OF MARVIN AND THAT _____ HEREBY ADOPTS THIS PLAN OF SUBDIVISION WITH ITS FREE CONSENT AND HEREBY ESTABLISHES ALL LOTS AND DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS, EASEMENTS, WALKS, PARKS, AND OTHER OPEN SPACES AS SHOWN HEREON UNLESS OTHERWISE NOTED AS PRIVATE.
_____(NAME OF COMPANY) LIMITED LIABILITY COMPANY.
BY: _____(NAME OF STATE) _____(SEAL)
MANAGER

CERTIFICATE OF SUBDIVISION ADMINISTRATOR APPROVAL
APPROVED FOR RECORDING BY THE VILLAGE OF MARVIN, N.C. SUBDIVISION ADMINISTRATOR PURSUANT TO CHAPTER 157 OF THE VILLAGE OF MARVIN CODE OF ORDINANCES. THIS PLAT SHALL BE RECORDED WITHIN THIRTY DAYS OF THIS DATE.
SUBDIVISION ADMINISTRATOR _____ DATE _____

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com
Civil & Environmental Consultants, Inc.

HERITAGE AT MARVIN
SINGLE-FAMILY SUBDIVISION
JCH OP, LLC
MARVIN, NORTH CAROLINA

FINAL SUBDIVISION PLAT

DATE: FEB. 2024 DRAWN BY: JMH
DATE CHECKED BY: NONE
DWG SCALE: NONE
PROJECT NO: 326-256
APPROVED BY: PJC

DRAFT

DRAWING NO.: 2
SHEET 2 OF 8

BOUNDARY CERTIFICATION

I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK 4357, PAGE 494 AND BOOK 199, PAGE 98); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.06"
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: DECEMBER 12, 2023
DATUM/EPOCH: NSRS (2011) NORTH CAROLINA STATE PLANE
PUBLISHED/FIXED-CONTROL USE: VRS
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99985521
UNITS: US SURVEY FOOT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF FEBRUARY, A.D., 2023.

I FURTHER CERTIFY TO THE FOLLOWING:

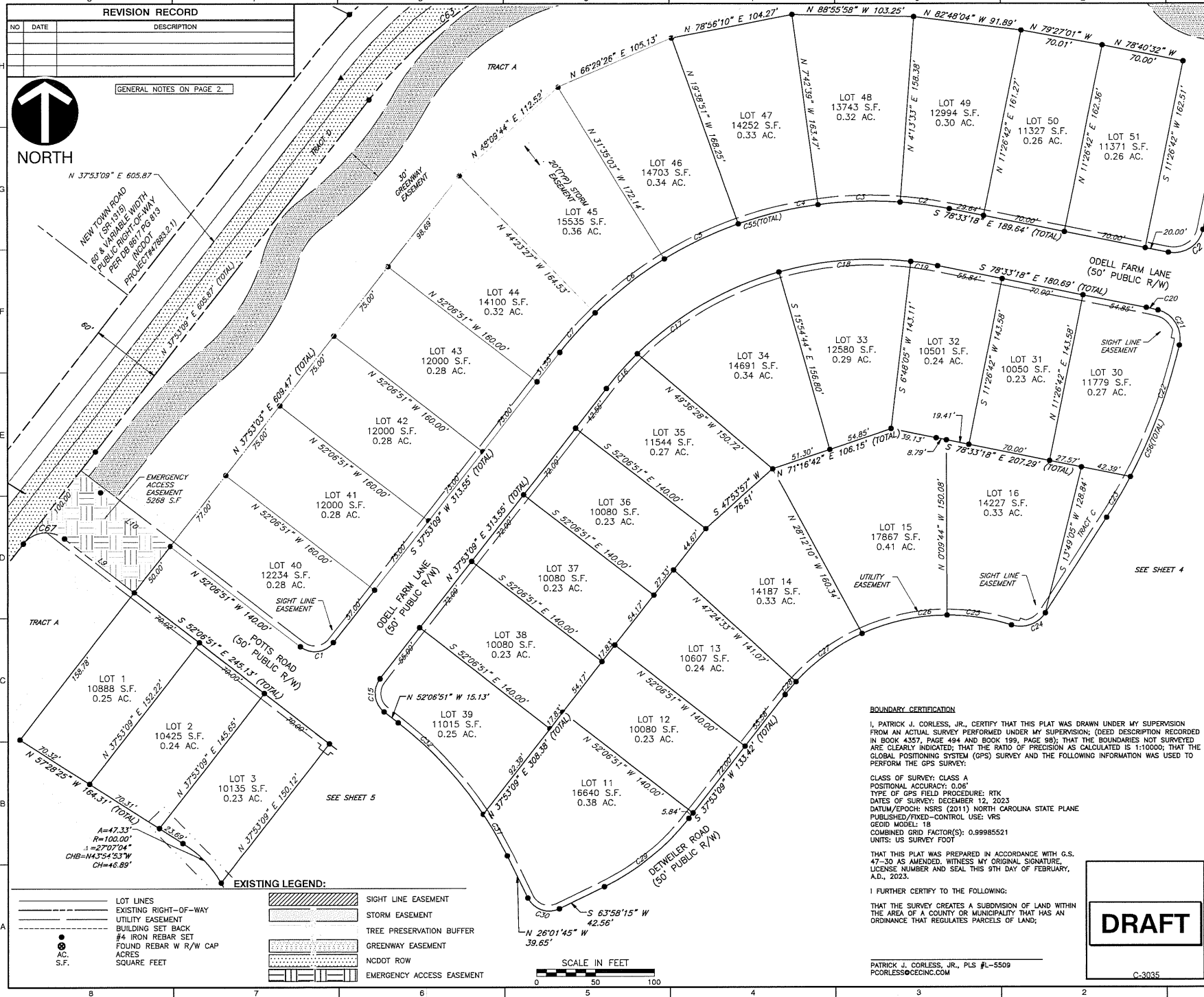
THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

PATRICK J. CORLESS, JR., PLS #L-5509
PCORLESS@CECINC.COM

PL 130-000136-2561 - Survey (Dwg) L130556 Subdivision Plat.dwg(10/24) - (revised) - LP: 6/20/2024 9:44 AM

REVISION RECORD		
NO	DATE	DESCRIPTION

GENERAL NOTES ON PAGE 2.



3701 Arco Corporate Drive
 Suite 400
 Charlotte, NC 28273
 Ph: 980.237.0373
 www.cecinc.com



**HERITAGE AT MARVIN
 SINGLE-FAMILY SUBDIVISION
 JCH OP, LLC
 MARVIN, NORTH CAROLINA**

BOUNDARY CERTIFICATION
 I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK 4357, PAGE 494 AND BOOK 199, PAGE 98); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: CLASS A
 POSITIONAL ACCURACY: 0.06"
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: DECEMBER 12, 2023
 DATUM/EPOCH: NSRS (2011) NORTH CAROLINA STATE PLANE
 PUBLISHED/FIXED-CONTROL USE: VRS
 GEDID MODEL: 18
 COMBINED GRID FACTOR(S): 0.99985521
 UNITS: US SURVEY FOOT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF FEBRUARY, A.D., 2023.

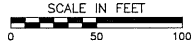
I FURTHER CERTIFY TO THE FOLLOWING:
 THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

PATRICK J. CORLESS, JR., PLS #L-5509
 PCORLESS@CECINC.COM

DRAFT
 C-3035

EXISTING LEGEND:

	LOT LINES		SIGHT LINE EASEMENT
	EXISTING RIGHT-OF-WAY		STORM EASEMENT
	UTILITY EASEMENT		TREE PRESERVATION BUFFER
	BUILDING SET BACK		GREENWAY EASEMENT
	#4 IRON REBAR SET		NCDOT ROW
	FOUND REBAR W R/W CAP		EMERGENCY ACCESS EASEMENT
	ACRES		
	SQUARE FEET		

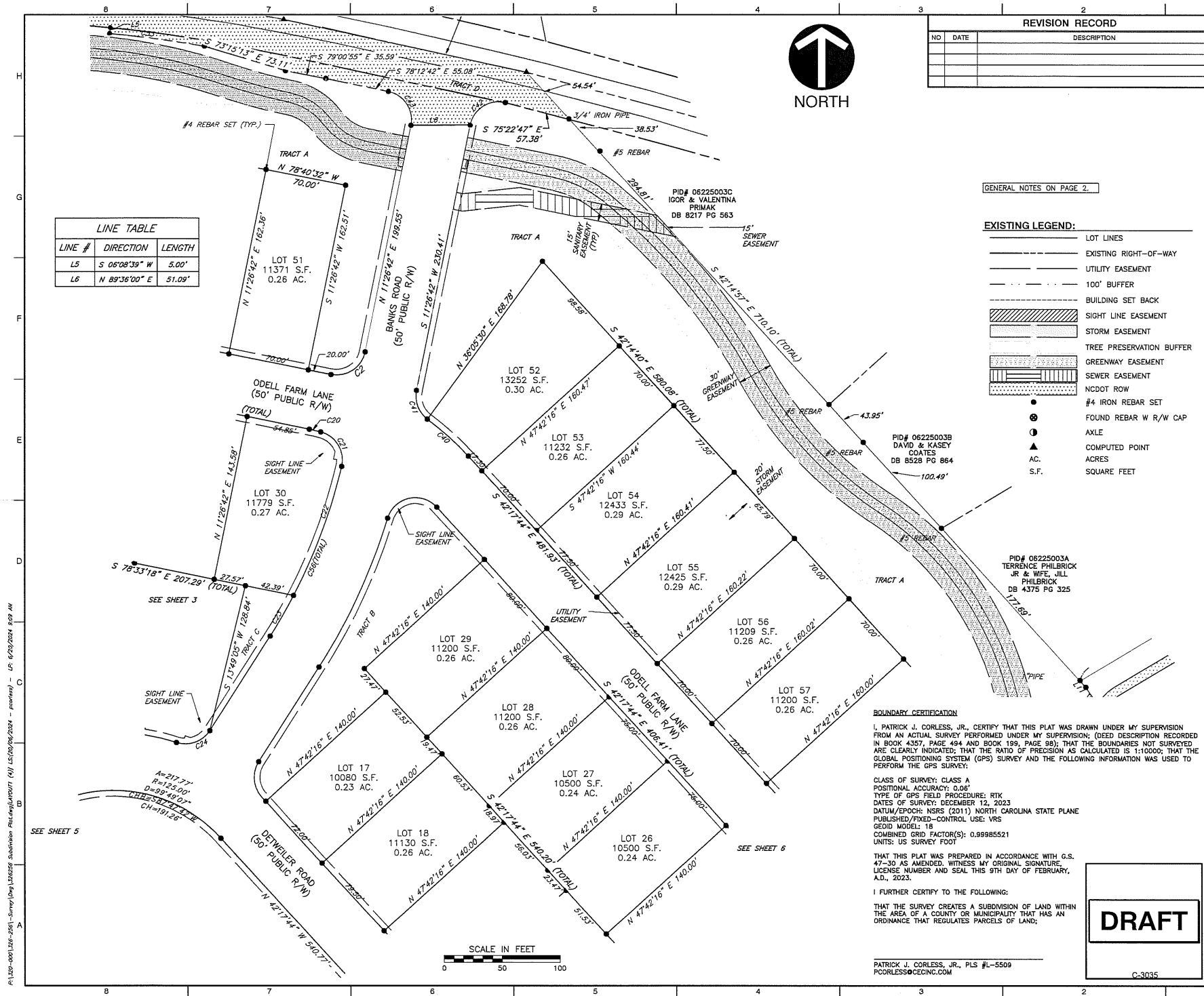


FINAL SUBDIVISION PLAT

DATE:	FEB. 2024	DRAWN BY:	JMT
DWG SCALE:	1"=50'	CHECKED BY:	PJC
PROJECT NO.:	386-256	APPROVED BY:	PJC

DRAWING NO.: **3**

SHEET 3 OF 8



LINE TABLE		
LINE #	DIRECTION	LENGTH
L5	S 08°08'39" W	5.00'
L6	N 89°36'00" E	51.09'

REVISION RECORD		
NO	DATE	DESCRIPTION

GENERAL NOTES ON PAGE 2.

- EXISTING LEGEND:**
- LOT LINES
 - EXISTING RIGHT-OF-WAY
 - UTILITY EASEMENT
 - 100' BUFFER
 - BUILDING SET BACK
 - SIGHT LINE EASEMENT
 - STORM EASEMENT
 - TREE PRESERVATION BUFFER
 - GREENWAY EASEMENT
 - SEWER EASEMENT
 - NCDDOT ROW
 - #4 IRON REBAR SET
 - FOUND REBAR W R/W CAP
 - ▲ AXLE
 - ▲ COMPUTED POINT
 - AC. ACRES
 - S.F. SQUARE FEET

BOUNDARY CERTIFICATION

I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK 4357, PAGE 494 AND BOOK 189, PAGE 398); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: CLASS A
 POSITIONAL ACCURACY: 0.06"
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: DECEMBER 12, 2023
 DATUM/EPOCH: NSRS (2011) NORTH CAROLINA STATE PLANE
 PUBLISHED/FIXED-CONTROL USE: VRS
 GEOID MODEL: 18
 COMBINED GRID FACTOR(S): 0.99885521
 UNITS: US SURVEY FOOT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF FEBRUARY, A.D., 2023.

I FURTHER CERTIFY TO THE FOLLOWING:
 THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

PATRICK J. CORLESS, JR., PLS #L-5509
 PCORLESS@CECINC.COM

DRAFT

3701 Arco Corporate Drive
 Suite 400
 Charlotte, NC 28273
 Ph: 980.237.0373
 www.cecinc.com

CECINC
 Civil & Environmental
 Consultants, Inc.

**HERITAGE AT MARVIN
 SINGLE-FAMILY SUBDIVISION
 JCH OP, LLC
 MARVIN, NORTH CAROLINA**

FINAL SUBDIVISION PLAT

DATE:	FEB. 2024	DRAWN BY:	JMH	PUC
DWG SCALE:	1"=50'	CHECKED BY:		PUC
PROJECT NO.:		APPROVED BY:		PUC

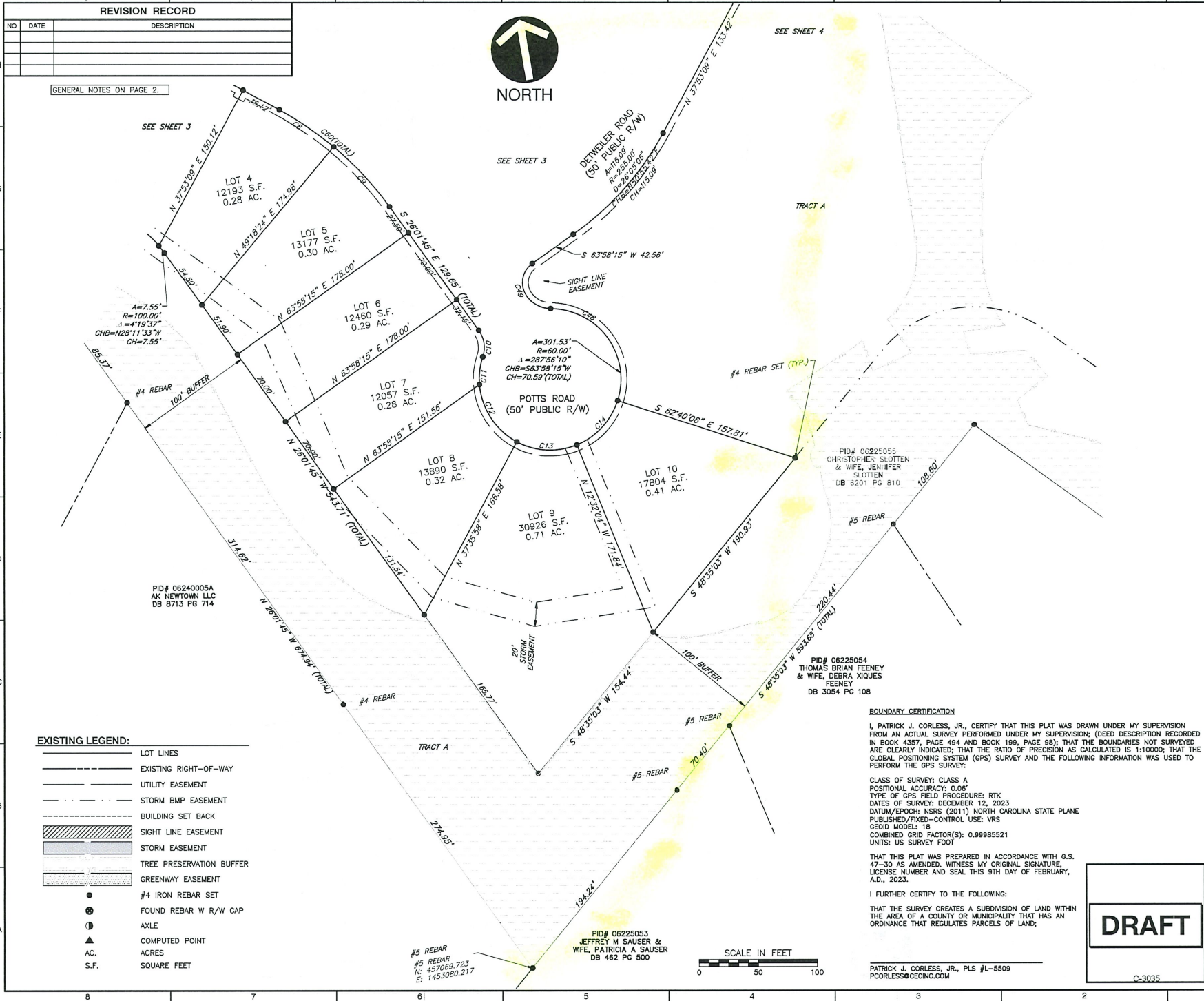
DRAWING NO.: **4**
 SHEET 4 OF 8

A:\1200-0001\1200-2501-Submap\04g_L1200SE Subdivision Plat\Map\DWG\1200-2501-Submap.dwg - UP: 6/20/2024 8:59 AM

REVISION RECORD

NO	DATE	DESCRIPTION

GENERAL NOTES ON PAGE 2.



EXISTING LEGEND:

- LOT LINES
- EXISTING RIGHT-OF-WAY
- UTILITY EASEMENT
- STORM BMP EASEMENT
- BUILDING SET BACK
- SIGHT LINE EASEMENT
- STORM EASEMENT
- TREE PRESERVATION BUFFER
- GREENWAY EASEMENT
- #4 IRON REBAR SET
- FOUND REBAR W R/W CAP
- AXLE
- COMPUTED POINT
- AC.** ACRES
- S.F.** SQUARE FEET

BOUNDARY CERTIFICATION

I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK 4357, PAGE 494 AND BOOK 199, PAGE 98); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: CLASS A
 POSITIONAL ACCURACY: 0.06"
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: DECEMBER 12, 2023
 DATUM/EPOCH: NSRS (2011) NORTH CAROLINA STATE PLANE
 PUBLISHED/FIXED-CONTROL USE: VRS
 GEOID MODEL: 18
 COMBINED GRID FACTOR(S): 0.99985521
 UNITS: US SURVEY FOOT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF FEBRUARY, A.D., 2023.

I FURTHER CERTIFY TO THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;



PATRICK J. CORLESS, JR., PLS #L-5509
 PCORLESS@CECINC.COM



3701 Arco Corporate Drive
 Suite 400
 Charlotte, NC 28273
 Ph: 980.237.0373
 www.cecinc.com



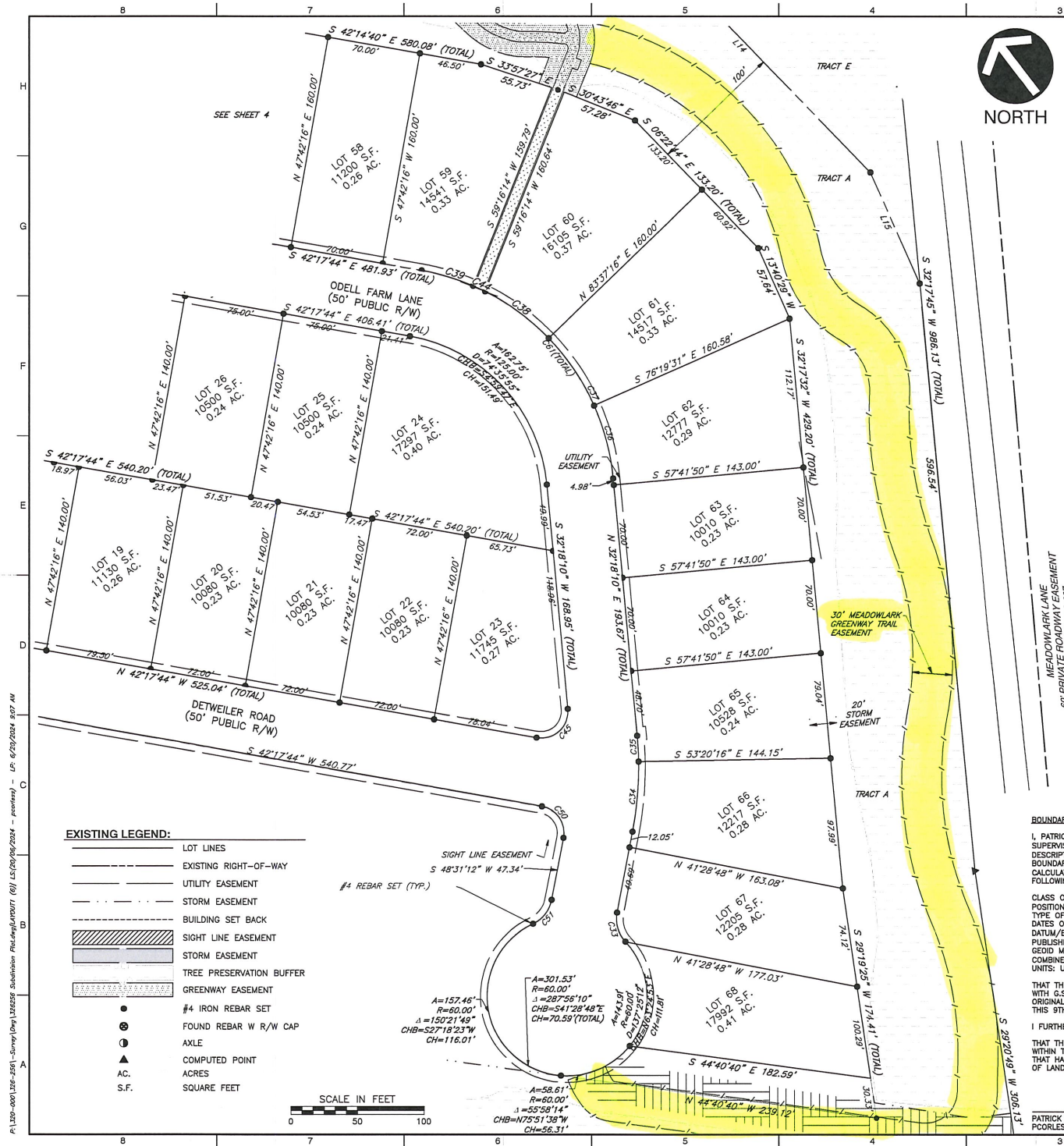
HERITAGE AT MARVIN
 SINGLE-FAMILY SUBDIVISION
 JCH OR, LLC
 MARVIN, NORTH CAROLINA

FINAL SUBDIVISION PLAT

DATE:	FEB. 2024	DRAWN BY:	JM1	PJC
DWG SCALE:	1"=50'	CHECKED BY:	T-500	328-256
PROJECT NO.:		APPROVED BY:		PJC

DRAWING NO.:
5
 SHEET 5 OF 8

P:\1200-0001\1200-2501-Survey\Draw\12002501-Subdivision Plat.dwg (LOT 15) (2/12/2024 8:08 AM) - (pcorless) - LP: 6/20/2024 8:08 AM



REVISION RECORD		
NO	DATE	DESCRIPTION

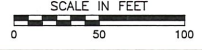
GENERAL NOTES ON PAGE 2.



NORTH

EXISTING LEGEND:

- LOT LINES
- - - EXISTING RIGHT-OF-WAY
- - - UTILITY EASEMENT
- - - STORM EASEMENT
- ▨ BUILDING SET BACK
- ▨ SIGHT LINE EASEMENT
- ▨ STORM EASEMENT
- ▨ TREE PRESERVATION BUFFER
- ▨ GREENWAY EASEMENT
- #4 IRON REBAR SET
- ⊙ FOUND REBAR W R/W CAP
- ⊙ AXLE
- ▲ COMPUTED POINT
- AC. ACRES
- S.F. SQUARE FEET



3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com



**HERITAGE AT MARVIN
SINGLE-FAMILY SUBDIVISION
JCH OP, LLC
MARVIN, NORTH CAROLINA**

FINAL SUBDIVISION PLAT

DATE:	FEB. 2024	DRAWN BY:	JMH	PJC
DWG SCALE:	1"=50'	CHECKED BY:	JMH	PJC
PROJECT NO.:	326-256	APPROVED BY:	PJC	PJC

DRAWING NO.:
6
SHEET 6 OF 8

BOUNDARY CERTIFICATION

I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK 4357, PAGE 484 AND BOOK 199, PAGE 98); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: CLASS A
POSITIONAL ACCURACY: 0.06"
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: DECEMBER 12, 2023
DATUM/EPOCH: NSRS (2011) NORTH CAROLINA STATE PLANE
PUBLISHED/FIXED—CONTROL USE: VRS
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99985521
UNITS: US SURVEY FOOT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF FEBRUARY, A.D., 2023.

I FURTHER CERTIFY TO THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

PATRICK J. CORLESS, JR., PLS #L-5509
PCORLESS@CECINC.COM

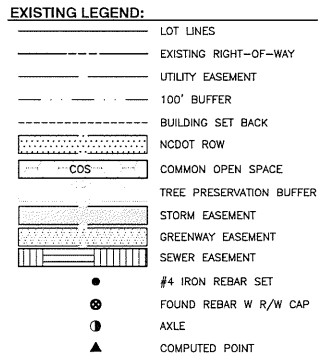
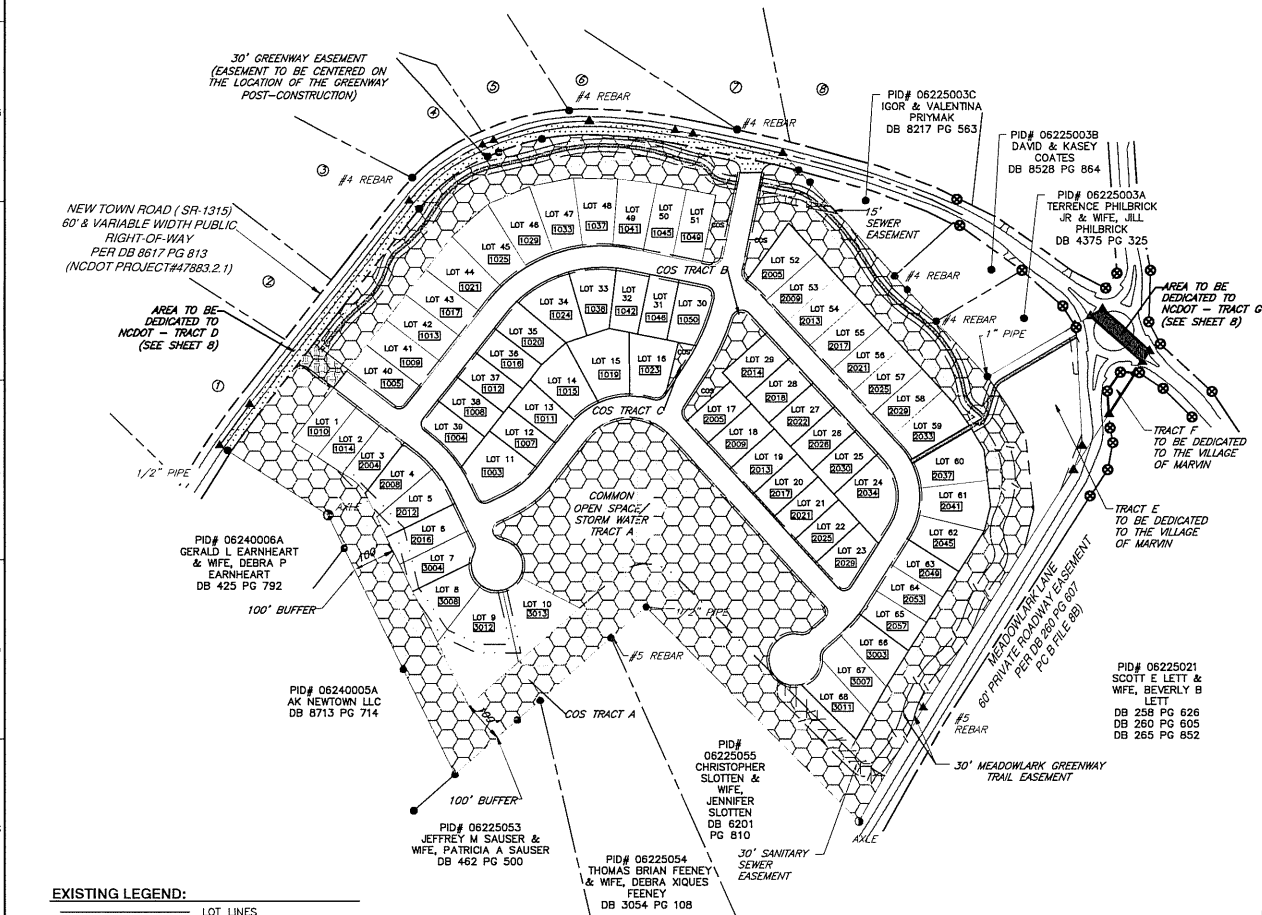
DRAFT

C-3035

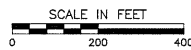
REVISION RECORD		
NO	DATE	DESCRIPTION



GENERAL NOTES ON PAGE 2.



TRACT TABLE		
TRACTS	AREA (ACRES)	OWNER
A	17.07	HOA
B	0.30	HOA
C	0.05	HOA
D	1.24	NCDOT ROW
E	1.24	VILLAGE OF MARVIN
F	0.08	VILLAGE OF MARVIN
G	0.11	NCDOT ROW



CERTIFICATION

I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK 4357, PAGE 494 AND BOOK 198, PAGE 98); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: CLASS A
 POSITIONAL ACCURACY: 0.06'
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: DECEMBER 12, 2023
 DATUM/EPOCH: NSRS (2011) NORTH CAROLINA STATE PLANE
 PUBLISHED/FIXED-CONTROL USE: VRS
 GEOD MODEL: 18
 COMBINED GRID FACTOR(S): 0.99885521
 UNITS: US SURVEY FOOT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF FEBRUARY, A.D., 2024.

I FURTHER CERTIFY TO THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

DRAFT

3701 Arco Corporate Drive
 Suite 400
 Charlotte, NC 28273
 Ph: 980.237.0373
 www.cecinco.com

Civil & Environmental
 Consultants, Inc.

**HERITAGE AT MARVIN
 SINGLE-FAMILY SUBDIVISION
 JCH OP, LLC
 MARVIN, NORTH CAROLINA**

FINAL SUBDIVISION PLAT

DRAWING NO.: **7**

SHEET 7 OF 8

DATE: FEB. 2024
 DRAWN BY: JMH
 CHECKED BY: PJC
 PROJECT NO.: 356-256
 APPROVED BY: PJC

PATRICK J. CORLESS, JR., PLS #L-5509
 PJCORLESS@CECINC.COM

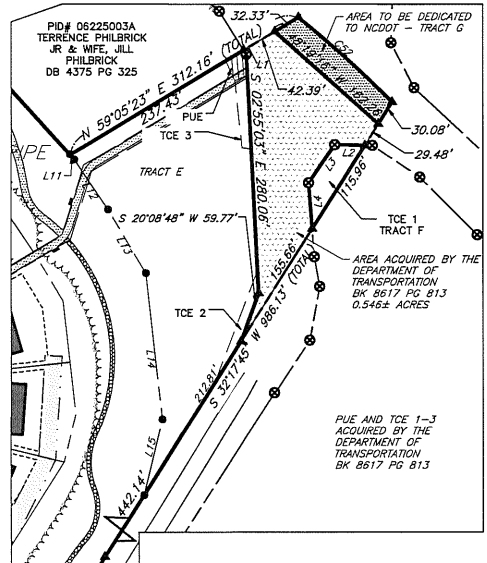
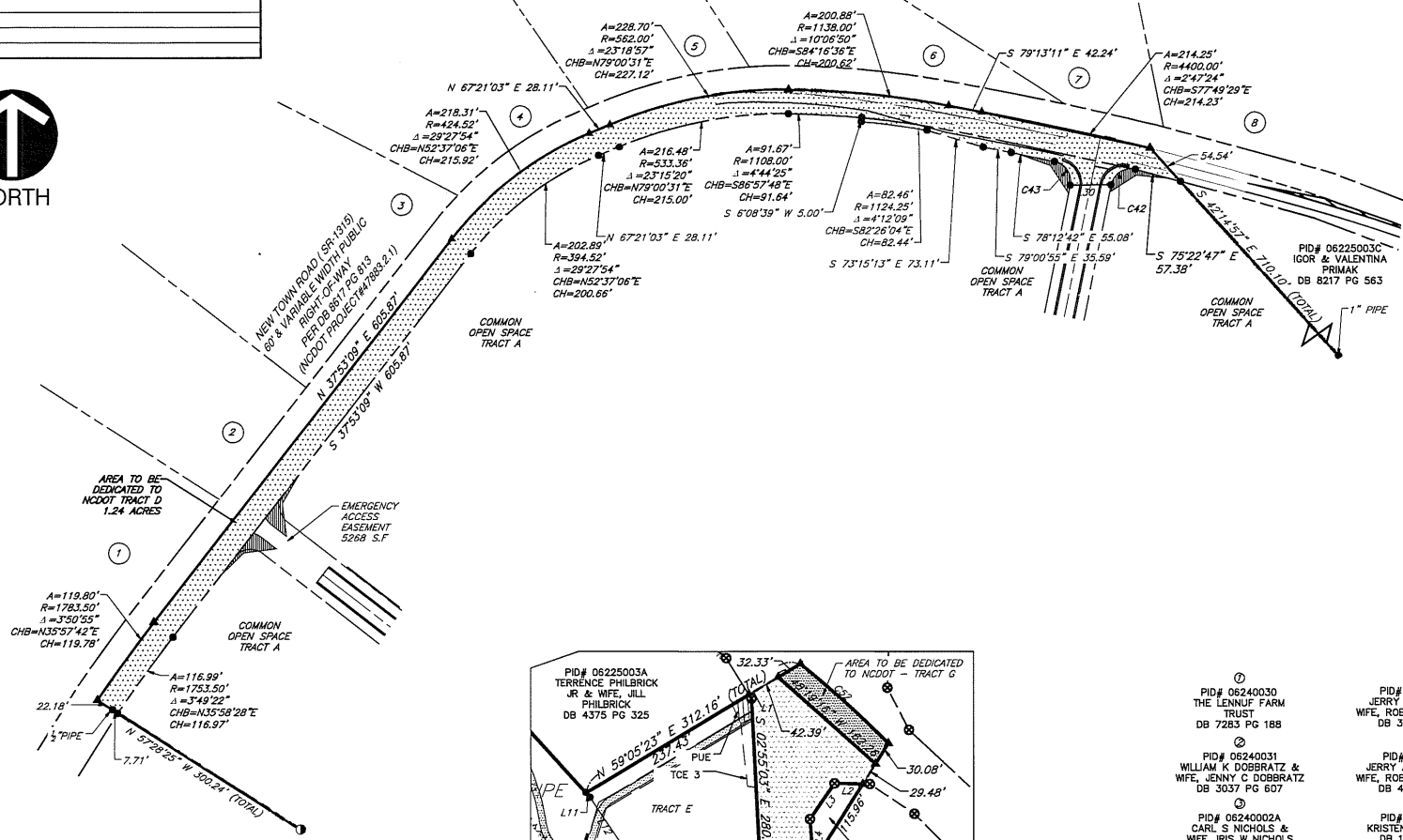
C-3035

A: 1320-001 132-2561 - Survey (Map 132058 Subdivision Plat) (JOB 2024 - proceed) - U: 6/20/2024 9:45 AM

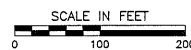
REVISION RECORD

NO	DATE	DESCRIPTION

GENERAL NOTES ON PAGE 2.



- EXISTING LEGEND:**
- LOT LINES
 - - - EXISTING RIGHT-OF-WAY
 - · - · UTILITY EASEMENT
 - · - · 100' BUFFER
 - · - · BUILDING SET BACK
 - ▨ NCDOT ROW
 - #4 IRON REBAR SET
 - ⊙ AXLE
 - ▲ COMPUTED POINT



CERTIFICATION

I, PATRICK J. CORLESS, JR., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION; (DEED DESCRIPTION RECORDED IN BOOK 4357, PAGE 494 AND BOOK 199, PAGE 88); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: CLASS A
 POSITIONAL ACCURACY: 0.06'
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: DECEMBER 12, 2023
 DATUM/EPOCH: NRSR (2011) NORTH CAROLINA STATE PLANE
 PUBLISHED/FIXED-CONTROL USE: VRS
 GEOID MODEL: 18
 COMBINED GRID FACTOR(S): 0.99985521
 UNITS: US SURVEY FOOT

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 9TH DAY OF FEBRUARY, A.D., 2024.

I FURTHER CERTIFY TO THE FOLLOWING:

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

- ① PID# 06240030
THE LENNUF FARM TRUST
DB 7283 PG 188
- ② PID# 06240031
WILLIAM K DOBBRATZ & WIFE, JENNY C DOBBRATZ
DB 3037 PG 607
- ③ PID# 0624002A
CARL S NICHOLS & WIFE, IRIS W NICHOLS
DB 564 PG 218
- ④ PID# 0624002B
CARL S NICHOLS & WIFE, IRIS W NICHOLS
DB 691 PG 53
- ⑤ PID# 06240002C
JERRY A PRESSLEY & WIFE, ROBBIE C PRESSLEY
DB 3633 PG 864
- ⑥ PID# 06240004
JERRY A PRESSLEY & WIFE, ROBBIE C PRESSLEY
DB 4514 PG 425
- ⑦ PID# 06225003E
KRISTEN CROWE VASS
DB 157 PG 1087
- ⑧ PID# 06225003
KRISTEN CROWE VASS
DB 157 PG 1087

DRAFT

PATRICK J. CORLESS, JR., PLS #L-5509
PCORLESS@CECINC.COM

C-3035

3701 Arco Corporate Drive
Suite 400
Charlotte, NC 28273
Ph: 980.237.0373
www.cecinc.com



HERITAGE AT MARVIN
SINGLE-FAMILY SUBDIVISION
JCH OP, LLC
MARVIN, NORTH CAROLINA

FINAL SUBDIVISION PLAT

DATE:	FEB. 2024	DRAWN BY:	JMH	P.L.C.
DWG SCALE:	1"=100'	CHECKED BY:		P.L.C.
PROJECT NO.:		DATE:		
APPROVED BY:				

DRAWING NO.:

8

SHEET 8 OF 8

A:\1301-0001\1301-2501-Survey\Drawings\Subdivision\Final\Subdivision\Heritage\Subdivision\Title\13012024\1301-2501-01.dwg - LPL 6/20/2024 9:45 AM