

**NOTES:**

- THE FIRM HAS RELIED UPON TITLE REPORT FURNISH BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT: 3020-1007177 DATED MARCH 20, 2020 AT 8:00 AM, WHILE AND IN PREPARING THIS SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY TITLE EXCEPTIONS NOT DISCLOSED BY THE REFERENCED TITLE COMMITMENT.
- AREAS COMPUTED BY COORDINATE METHOD.
- PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
- ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
- BASIS OF BEARING SHOWN HEREON IS PER PLAT BOOK 121, PAGE 45, ORANGE COUNTY REGISTER OF DEEDS
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOODZONE "ZONE X", AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP 3710979800L, PANEL 9798 EFFECTIVE DATE OCTOBER 19, 2018.
- THIS SURVEY REFERENCES THE MEADOWMONT SPECIAL USE PERMIT RECORDED IN DEED BOOK 2038, PAGE 47 AND THE MEADOWMONT MASTER LAND USE PLAN RECORDED IN DEED BOOK 1842, PAGE 24, ORANGE COUNTY REGISTER OF DEEDS.
- THE PROPERTY SHOWN HEREON IS ZONED MU-R-1 (MIXED USE, LOW DENSITY RESIDENTIAL), PER TOWN OF CHAPEL HILL GIS.

THE UNDERSIGNED PARTY, BEING DULY SWORN, CERTIFIES THAT HE IS THE OWNER OR DULY AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY DESIGNATED ON THIS PLAT AS DESCRIBED BELOW, AND HEREBY FREELY DEDICATES ALL RIGHTS-OF-WAY, EASEMENTS, STREETS, RECREATION AREA, OPEN SPACE, COMMON AREA, UTILITIES, AND OTHER IMPROVEMENTS TO PUBLIC OR PRIVATE COMMON USE AS NOTED ON THIS PLAT, AND FURTHER ASSUMES FULL RESPONSIBILITY FOR THE MAINTENANCE AND CONTROL OF SAID IMPROVEMENTS UNTIL THEY ARE ACCEPTED FOR MAINTENANCE AND CONTROL BY AN APPROPRIATE PUBLIC BODY OR, BY AN INCORPORATED NEIGHBORHOOD OR HOMEOWNERS' ASSOCIATION OR SIMILAR LEGAL ENTITY.

OWNER \_\_\_\_\_

DATE \_\_\_\_\_

**NOTARY STATEMENT**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, EACH ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: \_\_\_\_\_, 2024

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

PROVIDED THAT THIS PLAT BE RECORDED WITHIN 30 DAYS OF FINAL APPROVAL:

APPROVED BY \_\_\_\_\_

TOWN MANAGER \_\_\_\_\_

DATE \_\_\_\_\_

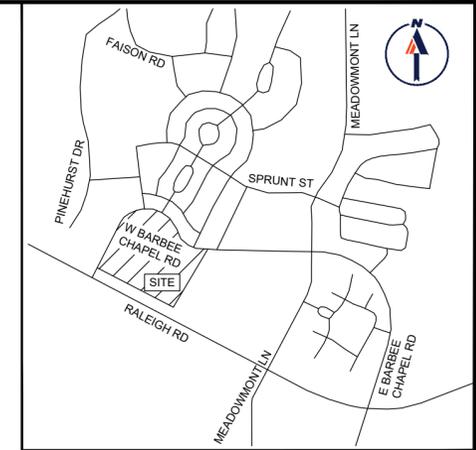
**REVIEW OFFICER CERTIFICATION**

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

I, \_\_\_\_\_, PLAT REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE PLAT TO WHICH THIS CERTIFICATE IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

PLAT REVIEW OFFICER \_\_\_\_\_

DATE \_\_\_\_\_



**VICINITY MAP**  
NOT TO SCALE

**REFERENCES:**

- PB 44, PG 45
- PB 72, PG 189
- PB 85, PG 62
- PB 85, PG 73
- PB 85, PG 78
- PB 94, PG 66
- PB 121, PG 27
- PB 121, PG 45
- DB 2056, PG 41
- DB 2056, PG 49
- DB 2212, PG 182
- DB 4320, PG 56
- DB 6649, PG 199
- DB 6671, PG 1846

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	39.00'	11.56'	S81°46'53"E	11.52'	016°59'11"	5.82'
C2	38.50'	16.69'	N77°51'40"W	16.56'	024°50'19"	8.48'
C3	124.78'	71.00'	S78°31'26"E	70.05'	032°36'12"	36.49'
C4	45.67'	49.71'	S29°37'51"E	47.30'	062°21'45"	27.64'
C5	645.00'	337.03'	N12°37'07"E	333.21'	029°56'19"	172.46'
C6	20.00'	33.22'	N38°24'13"W	29.53'	095°10'15"	21.89'

**AREA TABLE**

EXISTING LOT 1.....501,689 SF / 12.377 AC (EXCLUDING PIN 9798-64-7228)

NEW LOT 1A.....217,914 SF / 5.003 AC (EXCLUDING PIN 9798-64-7228)

NEW LOT 1B.....263,775 SF / 7.374 AC (EXCLUDING PIN 9798-64-7228)

**SURVEYOR CERTIFICATION**

I, THOMAS E. TEABO, PLS, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FROM DEED AND MAP REFERENCES AS NOTED ON SAID MAP.

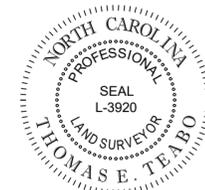
THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY OF THE SURVEY AS CALCULATED IS 1: 10,000+, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION OF RECORD; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

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

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 3RD DAY OF DECEMBER A.D., 2024.

**PRELIMINARY - NOT FOR RECORDATION, SALES OR CONVEYANCES**

SURVEYOR \_\_\_\_\_ NC L-3920



**MINOR SUBDIVISION PLAT**  
PROPERTY OF  
**CL MEADOWMONT VILLAGE NC LP**  
OWNER ADDRESS: 3300 ENTERPRISE PKWY, BEACHWOOD, OHIO 44122  
PIN: 9798-63-5322  
DB 6848, PG 1818  
TOWN OF CHAPEL HILL  
CHAPEL HILL TOWNSHIP  
ORANGE COUNTY, NORTH CAROLINA NCBELS: P-1132

FILE NO. NSC162082	<b>BOHLER</b>				4130 PARKLAKE AVENUE, SUITE 130 RALEIGH, NORTH CAROLINA 27612 919.578.9000 www.bohlerengineering.com
DATE 12/03/2024					
FIELD DATE 05/03/2024	CREW CHIEF RJ	DRAWN PW	REVIEWED TET	APPROVED TET	SCALE 1" = 60'
					DWG. NO. 1 OF 2

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N27° 47' 11"E	28.99'
L2	S28° 28' 01"W	29.80'
L3	S13° 04' 57"W	26.99'
L4	S06° 18' 55"W	19.84'
L5	S04° 24' 56"W	40.42'
L6	S04° 52' 50"W	22.94'
L7	N88° 28' 04"W	80.36'
L8	N86° 37' 02"E	173.13'
L9	S24° 23' 04"W	436.11'
L10	S01° 37' 28"W	27.32'
L11	N88° 22' 32"W	8.00'
L12	S01° 37' 28"W	26.62'
L13	S88° 22' 32"E	0.67'
L14	S01° 38' 28"W	49.25'
L15	N88° 22' 32"W	0.67'
L16	S01° 37' 28"W	26.69'
L17	S88° 22' 32"E	8.00'
L18	S01° 39' 08"W	27.36'
L19	N88° 22' 32"W	16.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S01° 37' 28"W	21.34'
L21	S88° 22' 32"E	14.69'
L22	S01° 37' 28"W	40.63'
L23	N88° 22' 32"W	68.70'
L24	N01° 37' 28"E	33.95'
L25	N88° 22' 32"W	28.60'
L26	N01° 37' 28"E	17.60'
L27	S88° 22' 32"E	16.68'
L28	N01° 37' 28"E	105.39'
L29	S88° 22' 32"E	11.94'
L30	N01° 37' 28"E	14.32'
L31	N88° 22' 32"W	34.30'
L32	N01° 37' 28"E	46.07'
L33	S88° 22' 32"E	24.66'
L34	S01° 37' 28"W	3.93'
L35	S88° 22' 32"E	39.94'
L36	N01° 37' 28"E	5.81'
L37	S88° 22' 32"E	40.44'
L38	N01° 33' 02"E	45.97'

LINE TABLE		
LINE	BEARING	DISTANCE
L39	S88° 26' 58"E	34.21'
L40	N01° 33' 02"E	15.33'
L41	N88° 26' 58"W	11.98'
L42	N01° 33' 02"E	132.33'
L43	N29° 11' 17"E	10.32'
L44	N60° 48' 43"W	4.67'
L45	N29° 11' 17"E	46.32'
L46	S60° 48' 43"E	2.65'
L47	S29° 11' 17"W	0.60'
L48	S60° 48' 43"E	11.41'
L49	N29° 11' 47"E	6.66'
L50	S01° 33' 02"W	23.15'
L51	S88° 26' 58"E	2.00'
L52	S01° 33' 02"W	24.76'
L53	S88° 26' 58"E	16.62'
L54	S01° 41' 09"W	27.32'
L55	N88° 26' 58"W	8.06'
L56	S01° 33' 02"W	26.72'
L57	S88° 26' 58"E	0.70'

LINE TABLE		
LINE	BEARING	DISTANCE
L58	S01° 33' 02"W	49.18'
L59	N88° 26' 58"W	0.70'
L60	S01° 33' 02"W	26.70'
L61	S88° 26' 58"E	7.91'
L62	S01° 37' 03"W	27.35'
L63	N88° 20' 11"W	40.47'
L64	N01° 33' 02"E	6.19'
L65	N88° 26' 58"W	39.97'
L66	S01° 33' 02"W	4.07'
L67	N88° 26' 58"W	24.69'
L68	S27° 36' 20"W	45.96'
L69	N62° 23' 40"W	34.12'
L70	S27° 36' 20"W	14.68'
L71	S62° 23' 40"E	12.12'
L72	S27° 36' 20"W	111.80'
L73	S62° 23' 40"E	27.94'
L74	S27° 36' 20"W	53.96'
L75	N62° 23' 40"W	22.64'
L76	N27° 36' 20"E	1.32'

LINE TABLE		
LINE	BEARING	DISTANCE
L77	N62° 23' 40"W	30.04'
L78	S27° 36' 20"W	1.34'
L79	N62° 23' 40"W	42.64'
L80	N27° 36' 20"E	42.70'
L81	S62° 23' 40"E	1.38'
L82	N27° 36' 20"E	28.47'
L83	N62° 23' 40"W	16.88'
L84	N27° 36' 20"E	27.34'
L85	S62° 23' 40"E	7.92'
L86	N27° 36' 20"E	26.58'
L87	N62° 23' 40"W	0.65'
L88	N27° 36' 20"E	49.20'
L89	S62° 23' 40"E	0.57'
L90	N27° 36' 20"E	40.56'
L91	N72° 33' 54"E	10.70'
L92	S62° 23' 40"E	64.80'
L93	N27° 36' 20"E	4.00'
L94	S62° 23' 40"E	24.68'

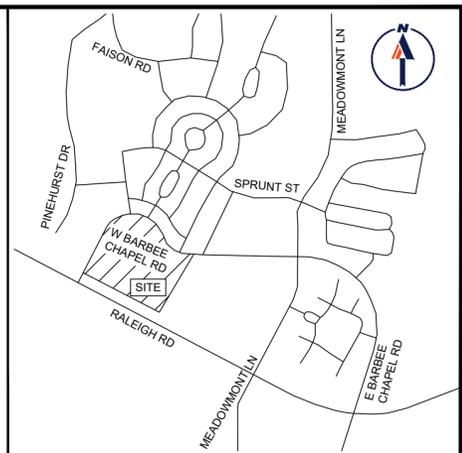
\*SEE SHEET 1 FOR NOTES, CERTIFICATIONS AND LINE & CURVE TABLES\*

EXISTING  
**BARBEE CHAPEL ROAD**  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
PB 121, PG 45

LANDS OF  
CL MEADOWMONT  
VILLAGE NC LP  
PORTION OF  
PIN: 9798-64-5322  
DB 6848, PG 1818  
LOT 1  
PB 121, PG 45  
501,689 SF OR 12.377 AC

**NEW LOT 1A**  
217,914 SF  
OR  
5.003 AC

**NEW LOT 1B**  
283,775 SF  
OR  
7.374 AC



VICINITY MAP  
NOT TO SCALE



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EXISTING  
**MEADOWMONT LANE**  
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY  
PB 121, PG 45

MINOR SUBDIVISION PLAT  
PROPERTY OF  
**CL MEADOWMONT VILLAGE NC LP**  
OWNER ADDRESS: 3300 ENTERPRISE PKWY, BEACHWOOD, OHIO 44122  
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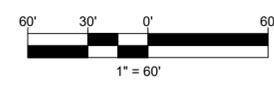
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	DRAWN PW
	REVIEWED TET
	APPROVED TET
	SCALE 1" = 60'
	DWG. NO. 2 OF 2

**LEGEND**

	LINE SURVEYED
	LINE NOT SURVEYED
	IRON PIPE FOUND
	IRON REBAR SET
	X CUT SET
	EXISTING CONCRETE MONUMENT
	COMPUTED POINT
	FIRE HYDRANT

**AREA TABLE**

EXISTING LOT 1.....	501,689 SF / 12.377 AC (EXCLUDING PIN 9798-64-7228)
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