

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	540.00'	46.20'	46.19'	S 05°58'58" W	4°54'08"
C2	540.00'	138.29'	137.91'	S 15°46'12" W	14°40'21"

LINE	BEARING	DISTANCE
L1	S 03°31'54" W	36.60'
L2	S 36°26'54" E	39.40'
L3	N 18°00'38" E	33.01'
L4	N 18°04'25" E	34.91'

Notes  
1) This survey was performed without the benefit of a title report. This survey is subject to any facts and easements which may be disclosed by a full and accurate title search.  
2) All distances are horizontal ground distances, unless otherwise noted. All areas by coordinate computation.  
3) No encroachments, conflicts, or visible or apparent easements were observed during this survey, except as shown on this plat.  
4) This property is not in any Special Flood Hazard Areas, as shown on DFIRM Panel 9880, Map Number 3710988000K, Panel Effective Date 11/17/2017.  
5) The purpose of this survey is a minor subdivision of one lot, resulting in two lots.  
6) This property is in not in the Jordan Lake Watershed Protection District per ToCH GIS.  
7) No NCGS horizontal control monument found within 2000 feet.  
8) This property is in zoning district R-1 per ToCH GIS.

Dimensional Standards for Zoning District R-1 per Town of Chapel Hill LUMO Table 3.8-1: Dimensional Matrix

Street Setback (min feet)	28
Interior Setback (min feet)	14
Solar Setback (min feet)	17

**Total Area**  
N.L.A.  
1.010 Acres  
44,002.5 S.F.  
  
G.L.A.  
1.111 Acres  
48,402.8 S.F.

STATE OF NORTH CAROLINA  
COUNTY OF ORANGE

I, \_\_\_\_\_, REVIEW OFFICER OF ORANGE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS PROVIDED BY LAW.

REVIEW OFFICER  
ORANGE COUNTY LAND RECORDS / GIS

DATE OF CERTIFICATION: \_\_\_\_\_

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 6859, PAGE 1508); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY:  
✓ 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.  
B. THAT THE SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.  
C. ANY ONE OF THE FOLLOWING:  
1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.  
2. THAT THE SURVEY IS OF AN EXISTING FEATURE, SUCH AS A BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.  
3. THAT THE SURVEY IS A CONTROL SURVEY.  
4. THAT THE SURVEY IS OF A PROPOSED EASEMENT FOR A PUBLIC UTILITY AS DEFINED IN G.S. 62-3.  
D. 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.  
E. THAT THE INFORMATION AVAILABLE TO THE SURVEYOR IS SUCH THAT THE SURVEYOR IS UNABLE TO MAKE A DETERMINATION TO THE BEST OF THE SURVEYOR'S PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

PRELIMINARY PLAT – NOT FOR  
RECORDATION, CONVEYANCES  
OR SALES

TOWN MANAGER ENDORSEMENT

PROVIDED THAT THE PLAT IS RECORDED WITHIN 30 DAYS  
OF FINAL APPROVAL: APPROVED BY THE TOWN MANAGER

BY: \_\_\_\_\_ DATE \_\_\_\_\_

## Minor Subdivision Lot 28, Stateside

PROPERTY OF  
CAROL A. TROUTNER, Trustee  
of the Carol A. Troutner Living Trust,  
dated October 11, 2024

PROPERTY ADDRESS: 108 HIGHLAND DRIVE

MAJOR P/O LOT 28, "STATESIDE SUBDIVISION  
LOTS 17 THRU 36 AND 46 & 47 REVISED"

PIN REFERENCE: 9880-41-5867  
DEED REFERENCE: 6859-1508  
PLAT REFERENCE: 20-184

OWNER'S ADDRESS  
CAROL A. TROUTNER, TRUSTEE  
108 HIGHLAND DR.  
CHAPEL HILL, NC 27514-6623

CHAPEL HILL TOWNSHIP  
ORANGE COUNTY  
NORTH CAROLINA

SCALE: 1" = 40'  
PLAT DATE: APRIL 1, 2025  
SURVEY DATE: MARCH 18, 2025

**LEGEND**  
EIP ○ EXISTING IRON PIPE  
EIR ○ EXISTING IRON ROD  
IRS ⊗ IRON ROD SET  
(3/8" REBAR TYP.)  
CALC △ CALCULATED POINT  
EN ○ EXISTING NAIL  
NS ○ NAIL SET  
AG ○ ABOVE GRADE  
BG ○ BELOW GRADE  
CONC ○ CONCRETE  
CANTI ○ CANTILEVER  
SSMH ⊙ SANITARY SEWER MANHOLE  
SS — SANITARY SEWER LINE  
S — SEWER SERVICE LINE  
TYP — TYPICAL  
PL — PROPERTY LINE  
BLDG — BUILDING  
R/W — RIGHT-OF-WAY  
TOCH — TOWN OF CHAPEL HILL  
LUMO — LAND USE MANAGEMENT ORDINANCE  
N.L.A. — NET LAND AREA  
G.L.A. — GROSS LAND AREA

### CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM A REPRESENTATIVE OF THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF TOWN OF CHAPEL HILL AND THAT THE OWNER FREELY ADOPTS THIS PLAN OF SUBDIVISION.

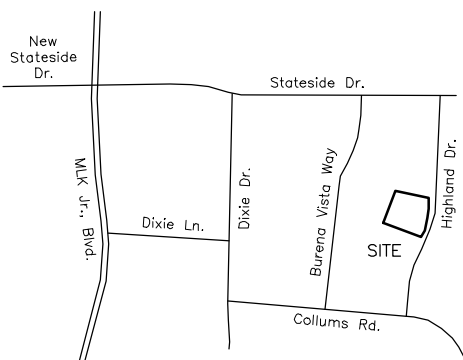
DATE \_\_\_\_\_

NORTH CAROLINA  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT THE FOLLOWING PERSON(S) PERSONALLY APPEARED BEFORE ME THIS DAY, ACKNOWLEDGING TO ME THAT HE OR SHE VOLUNTARILY SIGNED THE FOREGOING DOCUMENT FOR THE PURPOSE STATED THEREIN AND IN THE CAPACITY INDICATED:

DATE: \_\_\_\_\_

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP  
Not to Scale

mailing address: P.O. BOX 188, CARRBORO, NC 27510

office address: 1777 FORDHAM BLVD. SUITE 104  
CHAPEL HILL, NC 27514

phone: 919-929-8090  
website: www.freeholdlandsurveys.com

STEPHEN M. HALLSTROM PROFESSIONAL LAND SURVEYOR L-5083

J5568