

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1621, PAGE 42); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM SOURCES NOTED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000 OR BETTER; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY SIGNATURE, LICENSE NUMBER, AND SEAL THIS 7th DAY OF JULY, 2025.



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) This property is not in a flood hazard zone per DFIRM panel 9880, map #3710988000K, effective 2017-11-17.
- 4) This property is within the Jordan Lake Unprotected Watershed District per Orange County GIS.
- 5) This property may be subject to a Declaration of Restrictive Covenants per D.B. 317, Pg. 387, and as amended/restated per D.B. 6846, Pg. 1521.
- 6) This property is zoned R-1 per Town of Chapel Hill GIS.

Dimensional Standards per Town of Chapel Hill LUMO Sec. 3.8.1.

Min. Street Setback:	28'
Min. Interior Setback:	14'
Min. Solar Setback:	17'
Max. Building Height, Setback:	29'
Max. Building Height, Core:	40'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	951.15'	52.47'	52.46'	N 43°12'38" W	3°09'38"
C2	706.26'	67.77'	67.75'	N 44°23'36" W	5°29'53"

PIN: 9880-55-8072
JOSE DOMINGUEZ &
THERESE DOMINGUEZ
LOT 6, SECTION 1, PHASE 1,
"TIMBERLYNE SUBDIVISION"
D.B. 3428, PG. 593
P.B. 29, PG. 93

PIN: 9880-54-8827
ADAM M. LEE &
LESLIE J. WALLING
LOT 8, SECTION 1, PHASE 2,
"TIMBERLYNE SUBDIVISION"
D.B. 6236, PG. 251
P.B. 29, PG. 93

PIN: 9880-64-1995
RED FOX, LLC
LEGAL DESC: "S/S SR 1733"
D.B. 6732, PG. 2377

PIN: 9880-54-9644
MAYME ROETIG
LOT 10, SECTION 1, PHASE 2,
"TIMBERLYNE SUBDIVISION"
D.B. 5606, PG. 593
P.B. 29, PG. 93

EXISTING IMPERVIOUS SURFACES		
ITEM	AREA	UNITS
CONCRETE DRIVEWAY	2,283	S.F.
HOUSE	2,012	S.F.
GARAGE (EXCL. OVERHANGS)	814	S.F.
GRAVEL PARKING AREA	708	S.F.
PAVER WALK	190	S.F.
SHED	99	S.F.
SLATE WALK 1	95	S.F.
PAVER EDGING 1	94	S.F.
CONCRETE WALK	86	S.F.
SLATE WALK 2	74	S.F.
PORCH	69	S.F.
PAVER EDGING 2	57	S.F.
BRICK STEPS	30	S.F.
HVACS x2	14	S.F.
TOTAL	6,625	S.F.

P.B. 29, PG. 93

LEGEND
CALC △ CALCULATED POINT
EIP ○ EXISTING IRON PIPE
EIR ○ EXISTING IRON ROD
AG ○ ABOVE GRADE
BG ○ BELOW GRADE
EN ○ EXISTING NAIL
NS ○ NAIL SET
OH ○ OVERHANG
YI □ YARD INLET
CO ○ CLEAN-OUT
RCP ○ REINFORCED CONCRETE PIPE
CPP ○ CORRUGATED PLASTIC PIPE

TIMBERLYNE COURT
(60' PUBLIC R/W) PER P.B. 29, PG. 93

VICINITY MAP
Not to Scale

AS-BUILT SURVEY

PROPERTY OF
**GOVE G. ELDER &
BARBARA B. ELDER**

PROPERTY ADDRESSES:
**105 TIMBERLYNE CT.
105 TIMBERLYNE CT. UNIT A**

LOT 9, SECTION 1, PHASE 2,
"TIMBERLYNE SUBDIVISION"
PIN REFERENCE: 9880-54-9708
DEED REFERENCE: D.B. 1621, PG. 42
PLAT REFERENCE: P.B. 29, PG. 93

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

SCALE: 1" = 20'
AS-BUILT REVISED: JULY 7, 2025
SURVEY DATE: JAN. 30, 2025

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 J4117

FREEHOLD LAND SURVEYS, INC. C-165