

EXISTING PARCEL IMPERVIOUS SURFACES
 BUILDING = 1,854 SF
 GRAVEL = 2,548 SF
 WELL = 35 SF
 SHED = 166 SF
 HVAC = 9 SF
 TOTAL IMPERVIOUS = 4,612 SF
 NET PARCEL AREA = 71,743 SF
 PERCENT IMPERVIOUS = 6%

The undersigned owner of the property lying within the attached plat and subdivision hereby certifies that he/she ordered the work of surveying and platting to be done, and that all public streets, alleys, easements, and other open spaces so designated upon said plat are hereby dedicated for such use and that all public and private easements shown upon said plat are hereby granted for the uses stipulated.

Owner _____ Date _____

GPS GRID TIE NOTES

- 1) CLASS OF SURVEY: CLASS B
- 2) HORIZONTAL POSITIONAL ACCURACY: 0.2'
- 3) GPS FIELD PROCEDURE: REAL TIME NETWORK (VRS)
- 4) DATE OF GPS SURVEY: 9/28/2024
- 5) DATUM DESCRIPTION: NC STATE PLANE COORDINATE SYSTEM NAD83 (2011)
- 6) PUBLISHED / FIXED CONTROL USED: CORS(NC RTN)
- 7) GEIOD MODEL: GEIOD 18
- 8) UNIT OF MEASUREMENT: U.S. SURVEY FOOT
- 9) ROOT MEAN SQUARE ERROR AT 95% CONFIDENCE LEVEL USED TO CHECK ACCURACY

I CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95% CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A STANDARD AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS A STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 9/28/2024; THAT THE SURVEY WAS COMPLETED ON 9/29/2024; THAT CONTOURS SHOWN MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON 'NAD 83' AND REALIZATION (2011) AND ALL ELEVATIONS ARE BASED ON NAVD 88 GEIOD 18.

THIS _____ DAY OF _____
 SEAL

ADAM R. CANOY, PLS L-5276

SURVEYORS CERTIFICATE [G.S. 47-30]

I, ADAM R. CANOY, P.L.S., PROFESSIONAL LAND SURVEYOR NO. 5276 CERTIFY TO ONE OF THE FOLLOWING; THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

ADAM R. CANOY, P.L.S. N.C. REG. NO.: L-5276

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 6853, PAGE 1249; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 56, PAGE 116; THAT THE RATIO OF PRECISION IS 1:10000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS _____ DAY OF _____
 SEAL



PRELIMINARY
 ADAM R. CANOY, PLS L-5276

GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
2. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD83 (2011).
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. REFERENCES: DB 6853 PG 1249; PB 57 PG 116; PB 57; 156 OF THE ORANGE COUNTY REGISTRY. PIN: 9890523718
6. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #37109890000 DATED 10/19/2018.
8. MAX IMPERVIOUS SURFACE RATIO .5/.7. CONTACT CHAPEL HILL PLANNING DEPT FOR FURTHER VERIFICATION.
9. ZONE: R-2; SETBACKS: STREET:26, INTERIOR:11; REF CHAPEL HILL UDO TABLE 3.8-1. CONTACT CHAPEL HILL PLANNING DEPT FOR FURTHER VERIFICATION.
10. NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.
11. NO ENVIRONMENTAL FEATURES LOCATED, OR CONSIDERED AT THE TIME OF THIS SURVEY. THE PROPOSED SIDEWALK IN THE JORDAN RIPARIAN BUFFER WILL NEED A BUFFER AUTHORIZATION APPROVAL. THE BUFFER AUTHORIZATION APPLICATION WILL BE SUBMITTED WITH A ZONING COMPLIANCE PERMIT APPLICATION FOR LOT 3.

SYMBOL LEGEND

- MAILBOX
- ELECTRIC METER
- WATER METER
- SEWER CLEAN OUT
- HVAC
- SANITARY SEWER MANHOLE
- UTILITY POLE WITH LIGHT
- UTILITY POLE
- WELL
- STORM DRAINAGE MANHOLE SIGN

ABBREVIATIONS

- PB PLAT BOOK
- DB DEED BOOK
- PG PAGE
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- SF SQUARE FEET

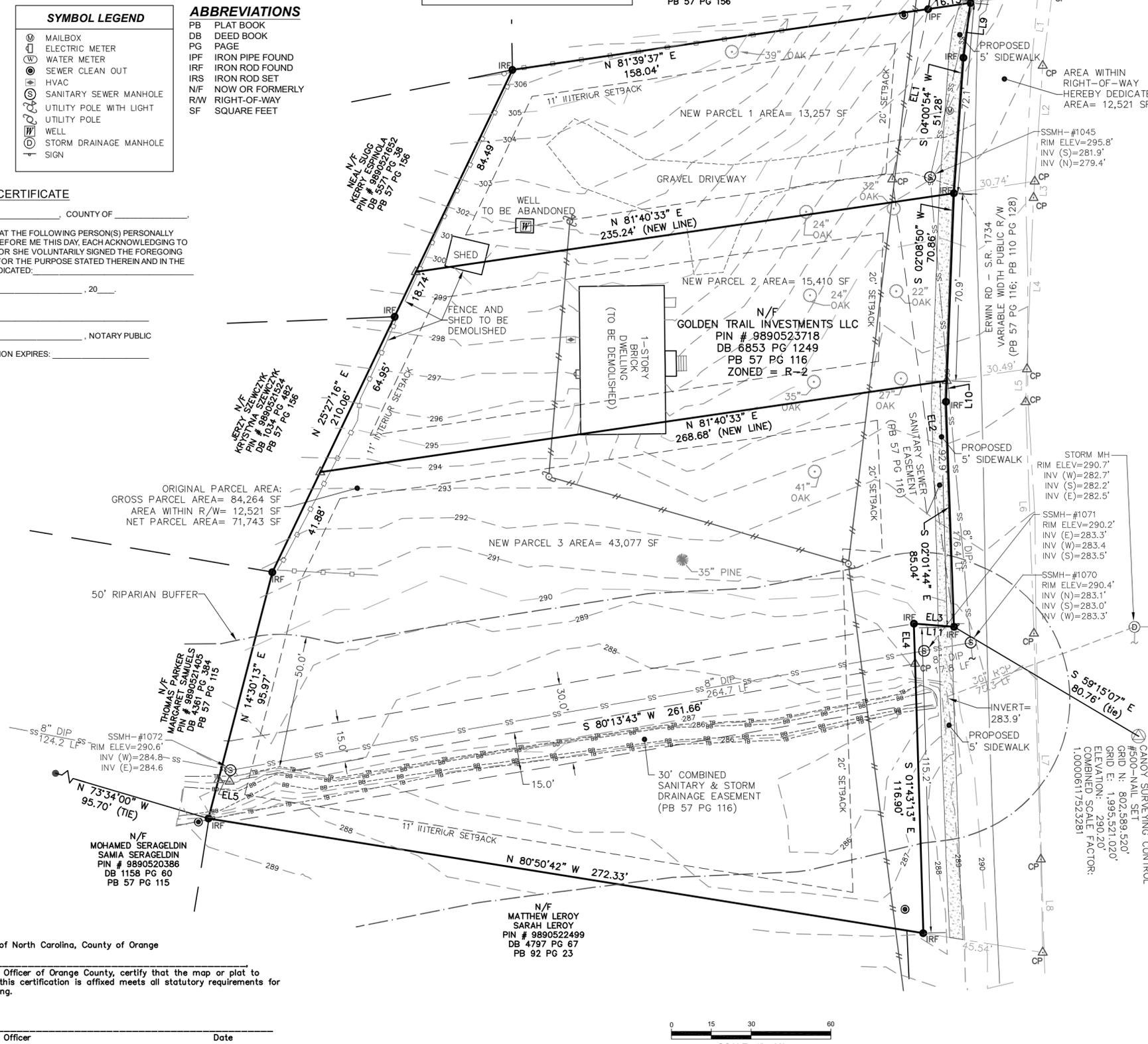
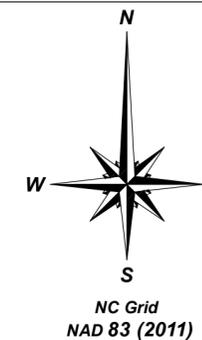
LINE LEGEND

- PROPERTY LINE (PL)
- PL NOT SURVEYED
- TIE LINE
- EDGE OF CONCRETE
- SETBACK
- EASEMENT
- EDGE OF GRAVEL
- EDGE OF RIPRAP
- CHAIN-LINK FENCE
- WOODEN FENCE
- STORM DRAINAGE PIPE
- TOP OF BANK
- BOTTOM OF BANK
- GRAVITY SEWER
- CONTOUR MAJOR
- CONTOUR MINOR
- GRAVITY SEWER
- OVERHEAD UTILITY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY LINE
- BUFFER AREA LINE

LINE	BEARING	DISTANCE
L1	N 07°22'25" E	28.41'
L2	N 04°00'01" E	43.79'
L3	N 04°00'01" E	6.18'
L4	N 02°11'04" E	64.74'
L5	S 02°11'04" W	12.44'
L6	N 02°01'11" W	87.45'
L7	N 01°43'36" W	85.31'
L8	S 01°13'58" E	35.16'
L9	S 07°24'03" W	20.85'
L10	S 02°08'50" W	7.92'
L11	N 85°23'44" W	15.13'

LINE	BEARING	DISTANCE
EL1	S 11°52'18" W	65.59'
EL2	S 07°49'37" E	170.59'

OWNERS CONTACT INFORMATION:
 Golden Trail Investments LLC
 Address: 618 Canvas Dr,
 Wake Forest, NC 27587 (inactive)



PREPARED FOR:
CANOY SURVEYING
 P-1938
 1154 SHONELE LANE
 STEM, NC 27581
 PHONE (984) 377-2626

PREPARED BY:

PRELIMINARY SUBDIVISION PLAT
331 ERWIN RD

PROPERTY OF: GOLDEN TRAIL INVESTMENTS LLC
 331 ERWIN RD CHAPEL HILL - ORANGE COUNTY
 CHAPEL HILL TOWNSHIP - CHAPEL HILL, NORTH CAROLINA

REVISIONS:

DATE OF SURVEY:	SCALE:	DRAWN BY:	CHECKED BY:	PROJECT:	SHEET:
10/01/2024	1" = 30'	DAD	ARC	331ERWINRD	1 / 1