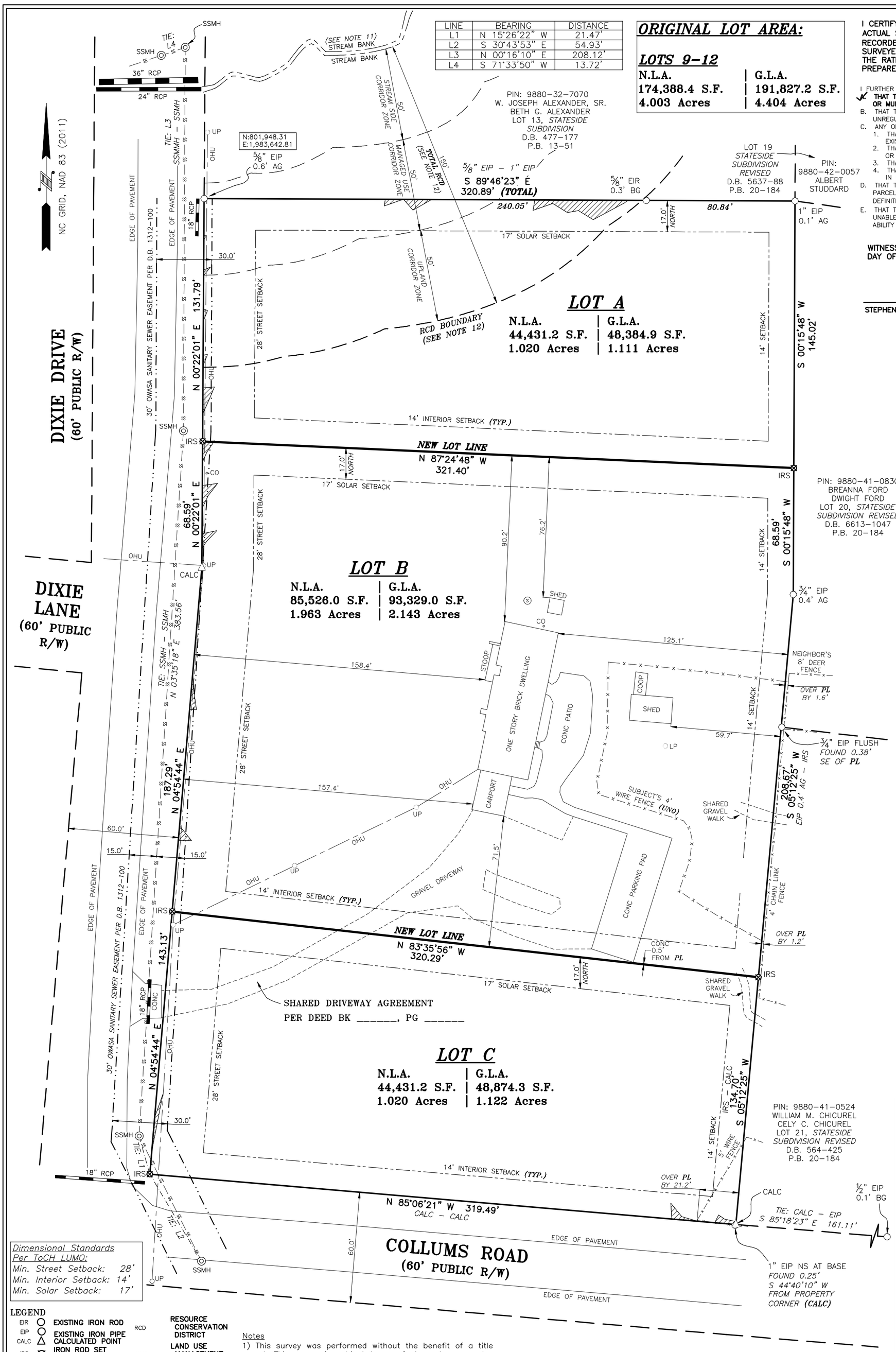
LINE	BEARING	DISTANCE
L1	N 15°26'22" W	21.47'
L2	S 30°43'53" E	54.93'
L3	N 00°16'10" E	208.12'
L4	S 71°33'50" W	13.72'

ORIGINAL LOT AREA:

LOTS 9–12

N.L.A.	G.L.A.
174,388.4 S.F.	191,827.2 S.F.
4.003 Acres	4.404 Acres



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 4521, PAGE 327); 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 _____, 2024.

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

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:_____

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF CHAPEL HILL AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION.

DATE

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:

MINOR SUBDIVISION

PROPERTY OF
WILLIAM CHICUREL & CELY CHICUREL

PROPERTY ADDRESS: 115 DIXIE DRIVE
LOTS 9–12, *"RECOMBINATION PLAT FOR LOT 9, 10, 11, AND 12, STATESIDE"*
PIN REFERENCE: 9880–31–7677
DEED REFERENCE: 4521–327
PLAT REFERENCE: 76–107

OWNER'S ADDRESS
WILLIAM CHICUREL
CELY CHICUREL
110 BUENA VISTA WAY
CHAPEL HILL, NC 27514–6608

CHAPEL HILL TOWNSHIP
ORANGE COUNTY
NORTH CAROLINA

PLAT REV DATE: APRIL 2, 2024
PLAT DATE: NOVEMBER 28, 2023
SURVEY DATE: NOVEMBER 02, 2023

SCALE: 1" = 40'

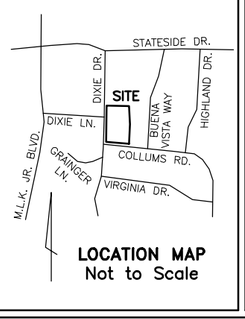
0 20 40 80 120 160

LEGEND

EIR	EXISTING IRON ROD
EIP	EXISTING IRON PIPE
CALC	CALCULATED POINT
IRS	IRON ROD SET (5/8" REBAR TYP.)
NS	NAIL SET
AG	ABOVE GRADE
BG	BELOW GRADE
UP	UTILITY POLE
LP	LIGHT POLE
CO	CLEAN OUT
PL	PROPERTY LINE
UNO	UNLESS NOTED OTHERWISE
OHU	OVERHEAD UTILITIES
TYP.	TYPICAL
TOCH	TOWN OF CHAPEL HILL
RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE
RCD	RESOURCE CONSERVATION DISTRICT
LUMO	LAND USE MANAGEMENT ORDINANCE
N.L.A.	NET LAND AREA
G.L.A.	GROSS LAND AREA
— SS —	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
(S)	SEPTIC

SLOPE LEGEND
25% (4:1) OR GREATER

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) State Plane coordinates were established for this survey using a Spectra SP85 GPS antenna with the RTK method.
5) The purpose of this plat is to divide the existing Lots 9–12 (PIN: 9880–31–7677) into Lots A, B, and C; starting with one parcel, resulting in three parcels.
6) This property is in the Jordan Lake Unprotected Watershed District per Orange County GIS.
7) This property may be subject to Restrictive Covenants and Conditions per D.B. 178–91.
8) No NCGS horizontal control monument found within 2000 feet.
9) This property is zoned R–1 per Town of Chapel Hill GIS.
10) No more than twenty–five (25) percent of the total combined area of 4:1 (25%) or steeper shall be disturbed.
11) Jurisdiction and location of stream may be subject to change. Stream shown hereon has been field–located.
12) RCD Boundary shown hereon per Minor Subdivision Application Comment Letter dated March 8, 2024, Project Number SUB–24–1 from Charnika Harrell (ToCH Planning Department) to Tom Holt.



LOCATION MAP
Not to Scale

FREEHOLD LAND SURVEYS, INC. C–165
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

J16959