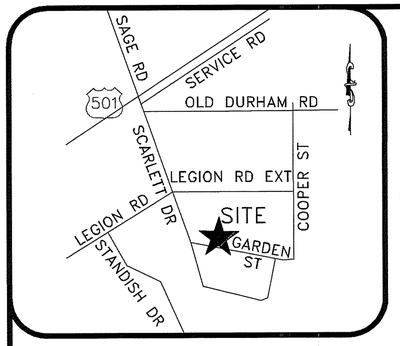


VICINITY MAP(NTS)

NOTES:

1.ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.

2.AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.

3.LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.

4.PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.

Parent: 9799-67-8794
New A: 9799-67-9815
B: 9799-67-9884

NORTH CAROLINA PROFESSIONAL SEAL L-4817 LAND SURVEYOR NICHOLAS M. FRENCH

I, NICHOLAS M. FRENCH PLS L-4817, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (PLAT DESCRIPTION DB: 6839, PG: 1087); THAT THE RATIO OF PRECISION AS CALCULATED MEETS OR EXCEEDS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1ST DAY OF AUGUST, A.D., 2025.

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

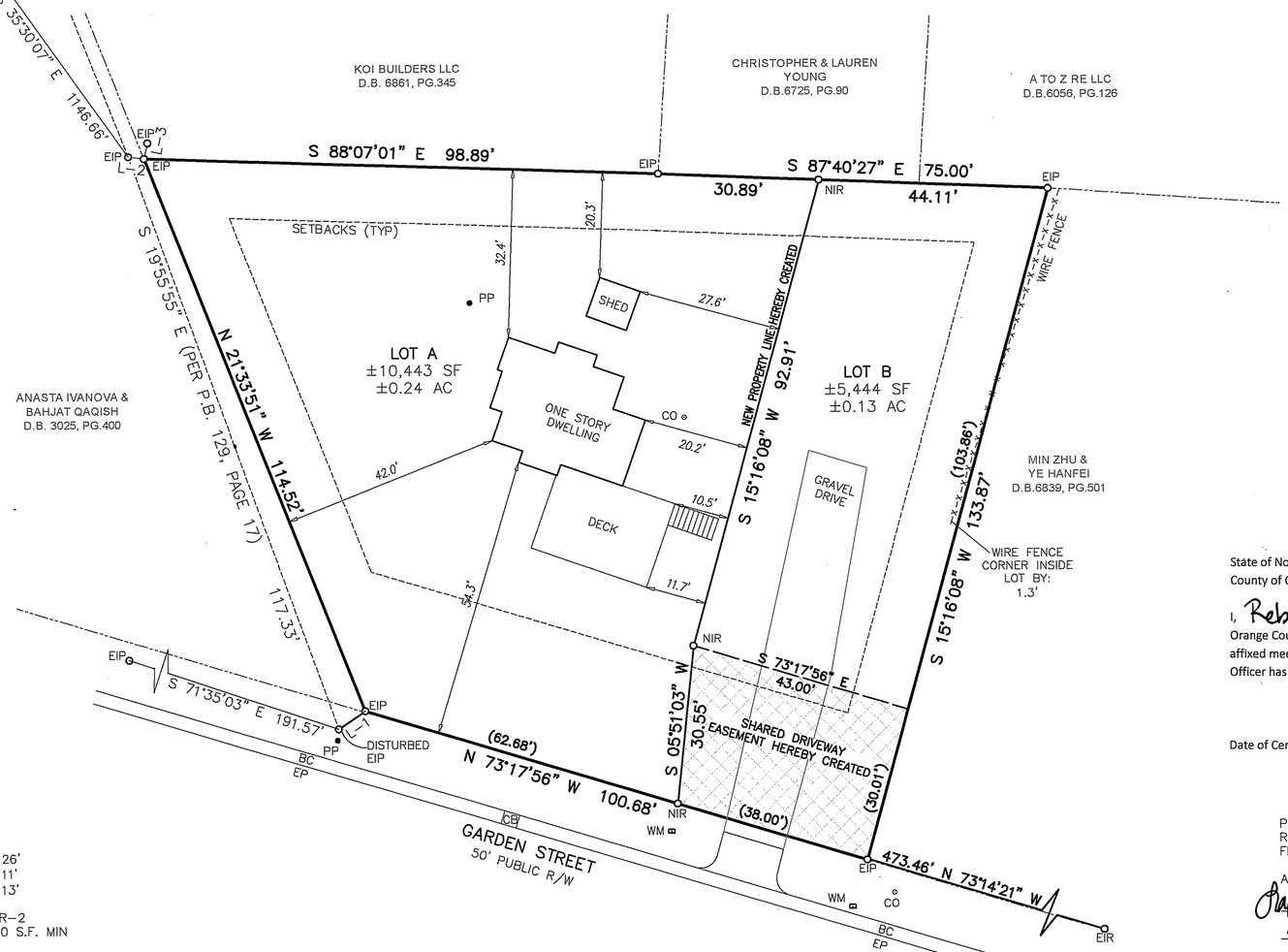
8-1-25

NICHOLAS M. FRENCH PLS L-4817 DATE

ADOPTED FROM P.B. 4, PAGE 17

LINE	BEARING	DISTANCE
L-1	N 56°04'37" E	6.15'
L-2	S 83°12'07" E	3.03'
L-3	S 12°24'01" W	3.10'

NCGS MONUMENT "SAGE"
NC GRID NAD 83(2011)
N: 798,805.431
E: 1,996,128.506
CGF: 0.99993455



EXISTING IMPERVIOUS AREA

HOUSE	562 SQ.FT.
DECK	435 SQ.FT.
DRIVE TO R/W	915 SQ.FT.
SHED	65 SQ.FT.
TOTAL	1,977 SQ.FT.
LOT COVERAGE	12.44%
MAX ALLOWED	50.00%

LOT AREA

ORIGINAL:	15,887 SF	0.37 AC
LOT A:	10,443 SF	0.24 AC
LOT B:	5,444 SF	0.13 AC

LEGEND

AC=AIR CONDITIONING UNIT
BC=BACK OF CURB
CO=CLEANOUT
DW=DRIVEWAY
EM=ELECTRIC METER
EP=EDGE OF PAVEMENT
MF=METAL FENCE
OHPL=OVERHEAD POWER LINE
PO=PORCH
SD=SHED
SW=SIDE WALK
WF=WOOD FENCE
WM=WATER METER

o=EXISTING IRON PIPE (EIP)
o=EXISTING IRON ROD (EIR)
o=NEW IRON ROD (NIR)

OWNERS:

VAN CAPELLEN PATTY
103 GARDEN STREET
CHAPEL HILL,NC 27517

SETBACKS PER CHAPEL HILL

FLOOD NOTE:

THIS PROPERTY IS NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA.
FLOOD MAP: 3710979900L
TOWN OF CHAPEL HILL
CID: 370180
PANEL: 9799
SUFFIX: L
EFECTIVE DATE 10/19/2018

SETBACKS PER CHAPEL HILL

STREET	26'
INTERIOR	11'
SOLAR	13'
ZONING:	R-2
LOT SIZE	10,000 S.F. MIN

MINIMUM LOT SIZE	MIN. PER ZONING
DIMENSIONAL STANDARDS:	
MAXIMUM FLOOR AREA RATIO	0.40 WHEN < 7,500 SQ.FT.
MAXIMUM FLOOR AREA	3,000 SQ.FT. > 7,500 SQ.FT.
MAXIMUM HEIGHT	PER ZONING
IMPERVIOUS RATIO	0.50
PARKING	NO MINIMUM; MAX 4
TREE COVERAGE	40%

TWO FAMILY - DETACHED
(LIVING SQUARE FOOTAGE)

LOT A	EXISTING COTTAGE	472 SQ.FT.
LOT B	PROPOSED SINGLE-FAMILY DWELLING	1,539 SQ.FT.

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.

Jan Cappellen

DATE: 08/28/2025

STATE OF North Carolina, COUNTY OF Chatham

ON THIS 28th DAY OF August, 2025 PERSONALLY APPEARED BEFORE ME, THE SAID NAMED Patty Van Capellen, TO ME KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED THAT HE/SHE EXECUTED THE SAME AND BEING DULY SWORN BY ME, MADE OATH THAT THE STATEMENTS IN THE FOREGOING INSTRUMENT ARE TRUE.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 28th DAY OF August, 2025

(OFFICIAL SEAL)

NOTARY PUBLIC JAMES BRIAN DIXON CHATHAM COUNTY, NC

OFFICIAL SIGNATURE OF NOTARY
James Brian Dixon NOTARY PUBLIC
NOTARY'S PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: June-11-2026

State of North Carolina
County of Orange

I, Rebecca Lee, 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: 10-9-2025

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

APPROVED BY Megan Clark Deputy TOWN MANAGER
9/2/25 DATE
asm 9-18-2025

Doc No: 30123947
Recorded: 10/09/2025 10:03:52 AM
Fee Amt: $21.00 Page 1 of 1
Orange County North Carolina
Mark Chilton, Register of Deeds
BK 129 PG 114 - 114 (1)

GRAPHIC SCALE
20 10 0 20 40 60
1 INCH = 20 FEET

WAM 9-10-2025

ECLS GLOBAL, INC
U.S. VETERAN-OWNED
19 N. McKINLEY ST.
COATS, NC 27521
910.897.3257 ECLSGLOBALINC.COM
910.897.2329 (FAX) CO# C-4175

REVISIONS:
REVIEW COMMENTS 5/20/25

MINOR SUBDIVISION

PATTY VAN CAPELLEN
103 GARDEN STREET, CHAPEL HILL
CHAPEL HILL TWP., ORANGE CO., N. C.
P.B.4 PG.17 PIN:9799-67-8794

FOR

PROJECT:	RES GARDEN ST
SURVEYED BY:	ADRIEN
DRAWN BY:	JX WANG
CHECK BY:	NICK
SCALE:	1"=20'
DATE:	02/10/2025

ECLS

Drawing name: Y:\COATS\RESIDENTIAL\(103 Garden St, Chapel Hill, NC 27517)SUB\(103 Garden St, Chapel Hill, NC 27517)SUB.dwg 18X24 Aug 01, 2025 10:07am by: NickF