

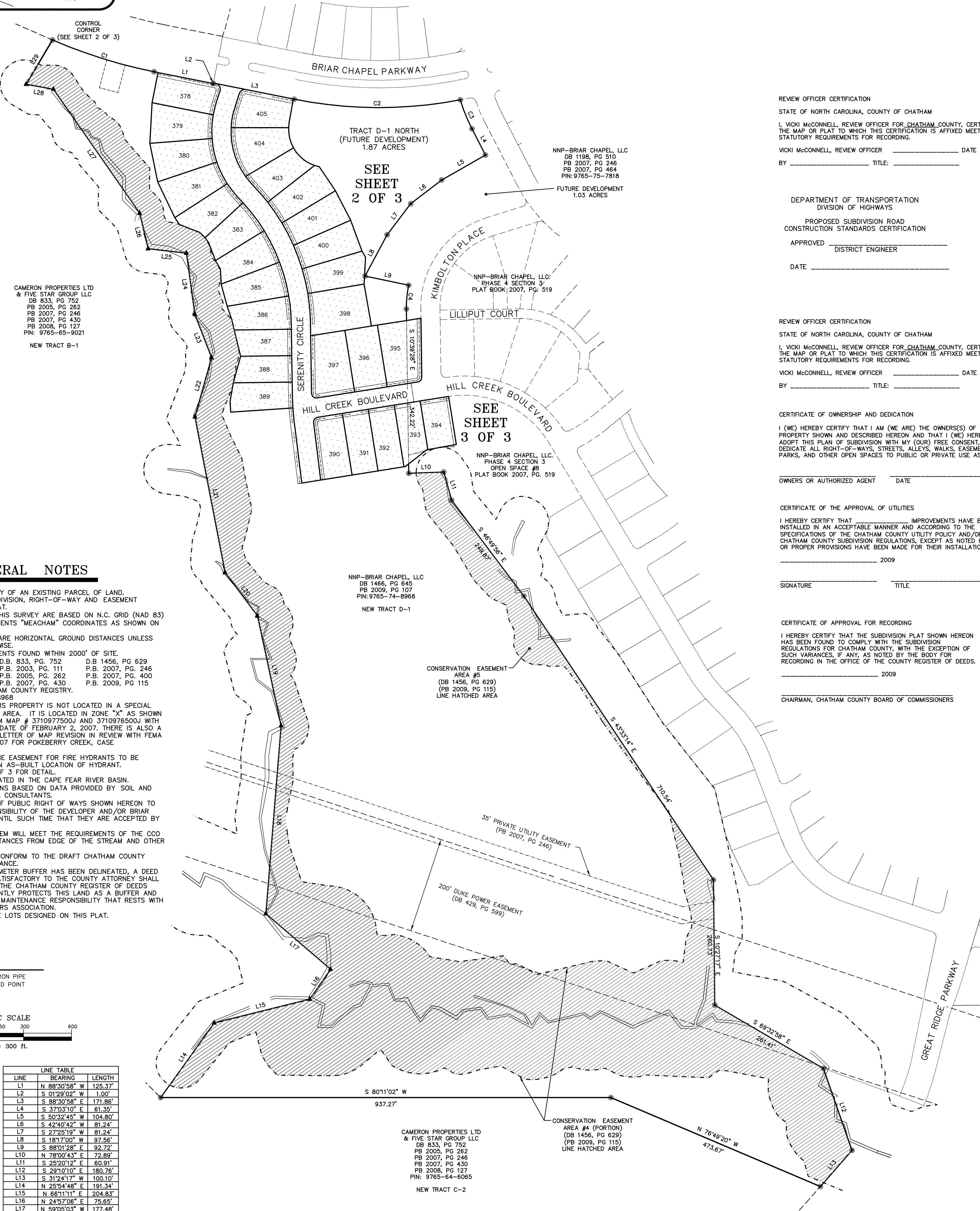
I, JOHN R. PICKENS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE [AS SHOWN]; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE [AS SHOWN]; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS

____ DAY OF _____ A.D. 20__

JOHN R. PICKENS PLS L-3297

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(a). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JOHN R. PICKENS PLS L-3297



REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
I, VICKI McCONNELL, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
VICKI McCONNELL, REVIEW OFFICER _____ DATE
BY _____ TITLE: _____

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED _____ DISTRICT ENGINEER
DATE _____

REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
I, VICKI McCONNELL, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
VICKI McCONNELL, REVIEW OFFICER _____ DATE
BY _____ TITLE: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNERS(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, AND DEDICATE ALL RIGHT-OF-WAYS, STREETS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNERS OR AUTHORIZED AGENT _____ DATE _____

CERTIFICATE OF THE APPROVAL OF UTILITIES
I HEREBY CERTIFY THAT _____ IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE CHATHAM COUNTY UTILITY POLICY AND/OR THE CHATHAM COUNTY SUBDIVISION REGULATIONS, EXCEPT AS NOTED HEREON, OR PROPER PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.
_____, 2009

SIGNATURE _____ TITLE _____

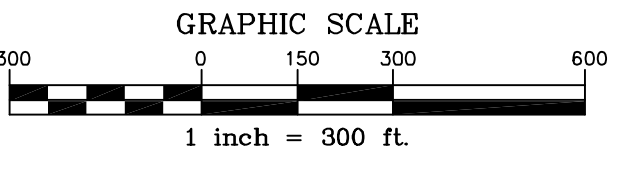
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.
_____, 2009

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS A SUBDIVISION, RIGHT-OF-WAY AND EASEMENT DEDICATION PLAT.
- BEARINGS FOR THIS SURVEY ARE BASED ON N.C. GRID (NAD 83) N.C.G.S. MONUMENTS "MEACHAM" COORDINATES AS SHOWN ON SHEET 2 OF 3.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS STATED OTHERWISE.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- REFERENCES: D.B. 833, PG. 752 D.B. 1456, PG. 629
P.B. 2003, PG. 111 P.B. 2007, PG. 246
P.B. 2005, PG. 262 P.B. 2007, PG. 400
P.B. 2007, PG. 430 P.B. 2009, PG. 115
OF THE CHATHAM COUNTY REGISTRY.
PIN: 9765-74-8968
- FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X" AS SHOWN ON FEMA F.I.R.M. MAP # 3710977500J AND 3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007. THERE IS ALSO A CONDITIONAL LETTER OF MAP REVISION IN REVIEW WITH FEMA AS OF 4-9-2007 FOR POKEBERRY CREEK, CASE #07-04-3196R.
- PUBLIC WATERLINE EASEMENT FOR FIRE HYDRANTS TO BE CENTERED UPON AS-BUILT LOCATION OF HYDRANT. SEE SHEET 2 OF 3 FOR DETAIL.
- PROJECT IS LOCATED IN THE CAPE FEAR RIVER BASIN.
- STREAM LOCATIONS BASED ON DATA PROVIDED BY SOIL AND ENVIRONMENTAL CONSULTANTS.
- MAINTENANCE OF PUBLIC RIGHT OF WAYS SHOWN HEREON TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL HOA UNTIL SUCH TIME THAT THEY ARE ACCEPTED BY NCDOT.
- THE TRAIL SYSTEM WILL MEET THE REQUIREMENTS OF THE CCO REGARDING DISTANCES FROM EDGE OF THE STREAM AND OTHER REQUIREMENTS.
- LIGHTING WILL CONFORM TO THE DRAFT CHATHAM COUNTY LIGHTING ORDINANCE.
- ONCE THE PERIMETER BUFFER HAS BEEN DELINEATED, A DEED RESTRICTION SATISFACTORY TO THE COUNTY ATTORNEY SHALL BE FILED WITH THE CHATHAM COUNTY REGISTER OF DEEDS THAT PERMANENTLY PROTECTS THIS LAND AS A BUFFER AND IDENTIFIES THE MAINTENANCE RESPONSIBILITY THAT RESTS WITH THE HOMEOWNERS ASSOCIATION.
- NO AFFORDABLE LOTS DESIGNED ON THIS PLAT.

- LEGEND**
- EXISTING IRON PIPE
 - CALCULATED POINT



LINE	BEARING	LENGTH
L1	N 88°30'58" W	125.37'
L2	S 01°29'02" W	1.00'
L3	S 88°30'58" E	171.86'
L4	S 37°03'10" E	61.35'
L5	S 50°32'45" W	104.80'
L6	S 42°40'42" W	81.24'
L7	S 27°25'19" W	81.24'
L8	S 18°17'00" W	97.56'
L9	S 88°01'28" E	92.72'
L10	N 78°00'43" E	72.89'
L11	S 25°20'12" E	60.91'
L12	S 29°10'10" E	180.76'
L13	S 31°24'17" W	100.10'
L14	N 25°54'48" E	191.34'
L15	N 66°11'11" E	204.83'
L16	N 24°57'06" E	75.65'
L17	N 59°05'03" W	177.48'
L18	N 05°11'39" W	392.38'
L19	N 21°56'09" W	233.94'
L20	N 46°34'49" W	113.05'
L21	N 20°42'57" W	330.23'
L22	N 05°51'14" E	127.76'
L23	N 30°55'52" W	97.17'
L24	N 17°33'37" W	128.07'
L25	S 86°43'42" W	80.33'
L26	N 23°13'58" W	76.17'
L27	N 44°39'29" W	314.39'
L28	N 89°27'39" W	57.43'
L29	N 20°52'21" E	107.15'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA	TANGENT
C1	1050.00'	221.89'	S 82°27'43" E	221.48'	12°06'29"	111.36'
C2	899.00'	347.97'	N 80°23'44" E	345.80'	22°10'37"	176.19'
C3	350.00'	65.19'	S 31°43'01" E	65.10'	10°40'19"	32.69'
C4	226.00'	49.83'	S 04°20'28" E	49.73'	12°38'00"	25.02'

PRELIMINARY

OVERALL VIEW FOR ILLUSTRATIVE PURPOSES ONLY

SITE DATA

TOTAL NUMBER OF LOTS: 28

LOT AREA:	222,736 SF. / 5.11 AC.
AREA IN FUTURE DEVELOPMENT:	81,295 SF. / 1.87 AC.
TRACT D-1 NORTH (FUTURE DEVELOPMENT):	1,181,042 SF. / 27.11 AC.
AREA IN PUBLIC R/W:	43,357 SF. / 1.00 AC.

TOTAL AREA IN PHASE 5 SOUTH SECTION 1: 1,528,430 SF. / 35.09 AC.

LINEAR FEET OF PUBLIC ROAD: 1,142 LF
PROPOSED IMPERVIOUS SURFACE FOR THIS PLAT: 3.44 AC.
NO AFFORDABLE LOTS DESIGNED ON THIS PLAT.

	SHEET NO. 1-3 DATE 12/10/2009 SCALE 1"=300' DRAWN BY EMM CHECKED BY JRP PROJECT NO. NNP-09007 DRAWING NO. NNP-09007-11	BRIAR CHAPEL PHASE 5 SOUTH, SECTION 1 SUBDIVISION, EASEMENT DEDICATION & RIGHT-OF-WAY DEDICATION PLAT BALDWIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA	OWNER: BRIAR CHAPEL by Newland COMMUNITIES NNP-BRIAR CHAPEL, L.L.C. 16 WINDY KNOLL CIRCLE CHAPEL HILL, NORTH CAROLINA 27516	REVISIONS: 2009-12-29 CHATHAM CO. COMMENTS	THE JOHN R. McADAMS COMPANY, INC. ENGINEERS • PLANNERS • SURVEYORS • ENVIRONMENTAL RESEARCH TRIANGLE PARK • CHARLOTTE • WILMINGTON 2905 Meridian Parkway, Durham, NC 27713 800-733-5646 • www.johnr-mcadams.com • License No.: C-0293
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 RESEARCH TRIANGLE PARK • CHARLOTTE • WILMINGTON
 2606 Meridian Parkway, Durham, NC 27713
 800-753-0616 • www.jr-mcadams.com • License No. C-0283

REVISIONS:
 2009-12-29 CHATHAM CO. COMMENTS

BRIAR CHAPEL
 Newland communities
 NNP-BRIAR CHAPEL, L.L.C.
 16 WINDY KNOLL CIRCLE
 CHAPEL HILL, NORTH CAROLINA 27516

OWNER:
BRIAR CHAPEL
 NNP-BRIAR CHAPEL, L.L.C.
 CHAPEL HILL, NORTH CAROLINA

BRIAR CHAPEL PHASE 5 SOUTH, SECTION 1
 SUBDIVISION, EASEMENT DEDICATION & RIGHT-OF-WAY DEDICATION PLAN

PROJECT NO: NEW-09007
 FILENAME: NEW-09007-F1
 SURVEYOR: JRP
 DRAWN BY: EMM
 SCALE: 1" = 50'
 DATE: 12/10/2009
 SHEET NO. **2-3**

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (D)(1)(g). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

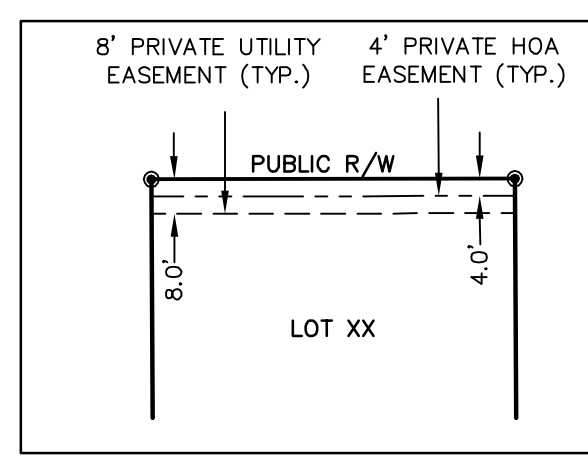
JOHN R. PICKENS PLS L-3297

REVIEW OFFICER CERTIFICATION
 STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

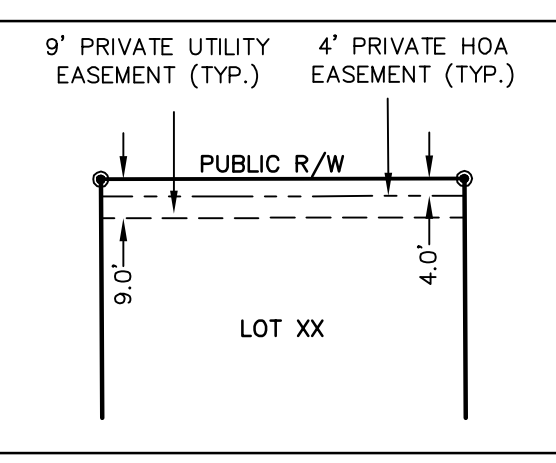
I, VICKI MCCONNELL, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

VICKI MCCONNELL, REVIEW OFFICER DATE _____
 BY _____ TITLE: _____

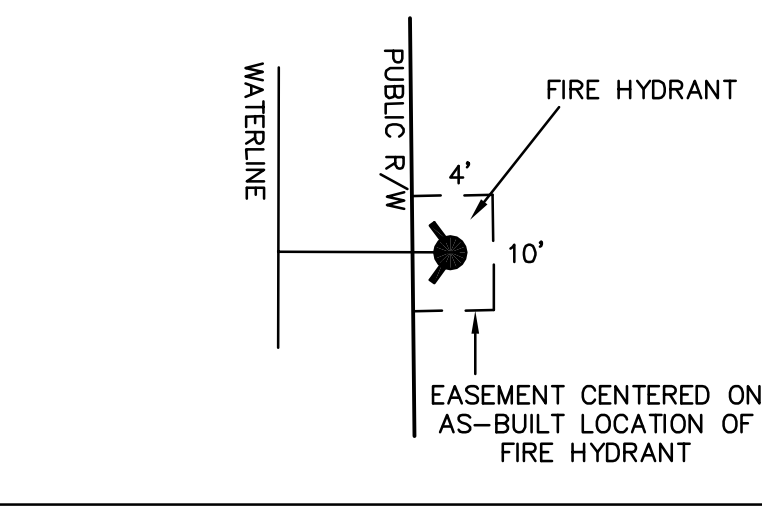
PRIVATE EASEMENT DETAIL FOR ALL ROADS EXCEPT BRIAR CHAPEL PARKWAY AND GREAT RIDGE PARKWAY



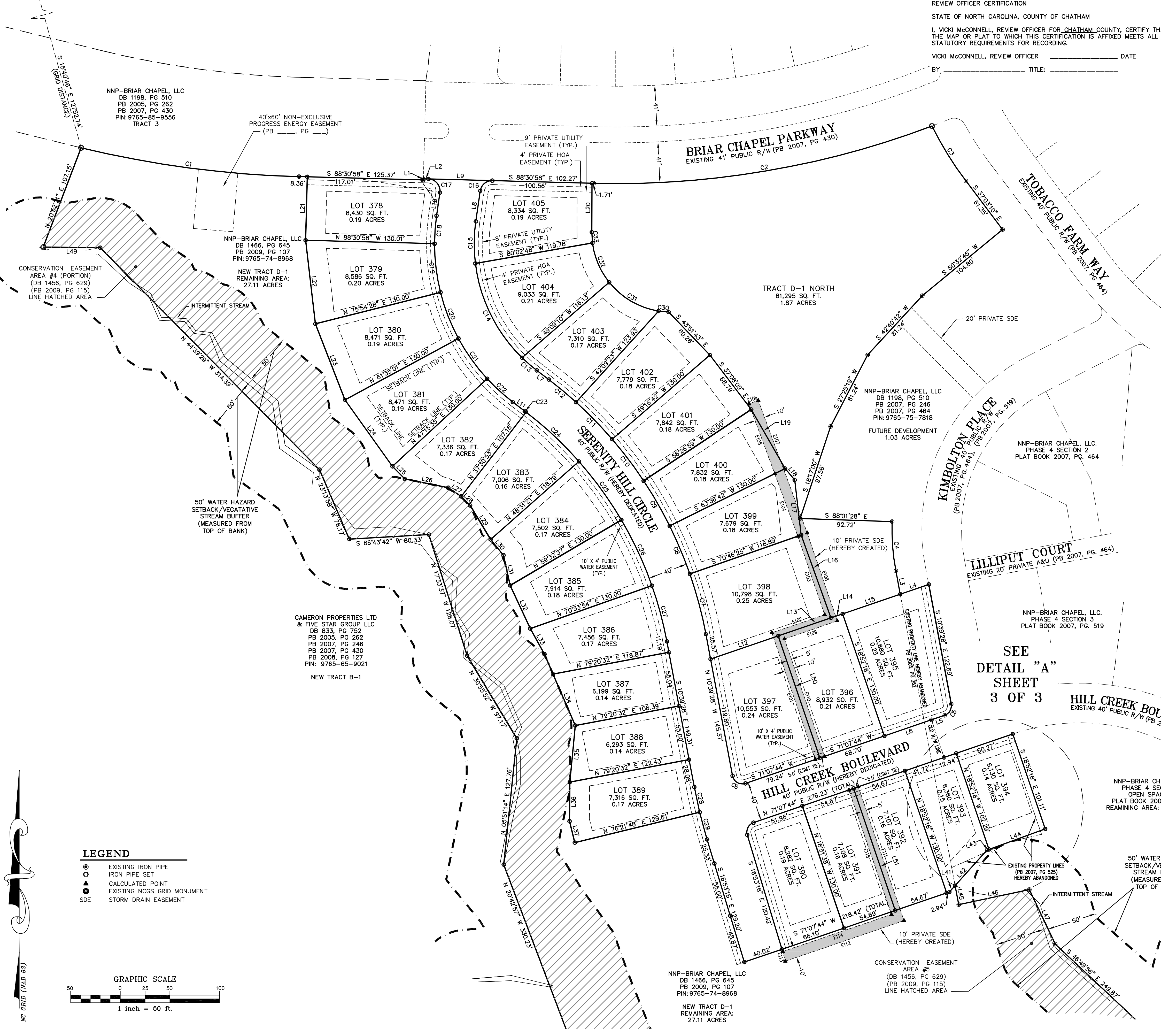
PRIVATE EASEMENT DETAIL FOR BRIAR CHAPEL PARKWAY AND GREAT RIDGE PARKWAY



10' x 4' PUBLIC WATER EASEMENT (TYP.) DETAIL



N.C.G.S. MONUMENT
 "MEACHAM"
 N=768,395.57
 E=1,963,424.20' (NAD 83)
 SCALE FACTOR= 0.9999291



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA
C1	1050.00'	221.89'	S 82°27'43" E	221.48'	12°06'29"
C2	899.00'	347.97'	N 80°23'44" E	345.80'	22°10'57"
C3	350.00'	65.19'	S 31°43'01" E	65.10'	10°40'19"
C4	226.00'	49.83'	S 04°20'28" E	49.73'	12°38'00"
C5	10.00'	14.27'	N 30°14'08" E	13.09'	81°47'12"
C6	10.00'	17.14'	S 59°45'52" E	15.12'	98°12'48"
C7	420.00'	62.81'	N 14°56'31" W	62.75'	8°34'07"
C8	420.00'	52.50'	N 22°48'26" W	52.47'	7°09'43"
C9	420.00'	52.50'	N 29°58'09" W	52.47'	7°09'43"
C10	420.00'	52.57'	N 37°08'09" W	52.53'	7°10'17"
C11	420.00'	52.21'	N 44°16'57" W	52.17'	7°07'20"
C12	420.00'	35.74'	N 50°16'53" W	35.73'	4°52'32"
C13	160.00'	19.54'	S 49°13'15" E	19.53'	6°39'50"
C14	160.00'	108.03'	S 26°22'46" E	105.99'	38°41'07"
C15	160.00'	42.55'	S 00°34'55" W	42.43'	15°14'15"
C16	12.00'	17.44'	S 49°50'32" W	15.95'	83°17'00"
C17	12.00'	20.26'	N 40°09'28" W	17.94'	96°43'00"
C18	200.00'	28.25'	S 04°09'12" W	28.23'	8°05'39"
C19	200.00'	49.56'	S 08°59'35" E	49.44'	14°11'55"
C20	200.00'	50.00'	S 21°15'16" E	49.87'	14°19'26"
C21	200.00'	50.00'	S 35°34'42" E	49.87'	14°19'26"
C22	300.00'	34.83'	S 47°43'47" E	34.79'	9°58'45"
C23	380.00'	1.55'	N 52°36'08" W	1.55'	0°14'03"
C24	380.00'	73.00'	N 46°58'53" W	72.89'	11°00'27"
C25	380.00'	73.10'	N 24°58'01" W	72.98'	11°01'17"
C26	380.00'	73.10'	N 24°58'44" W	72.98'	11°01'17"
C27	380.00'	58.21'	N 15°02'47" W	58.16'	8°46'38"
C28	500.00'	26.00'	S 12°08'50" E	25.99'	2°58'44"
C29	500.00'	28.37'	S 15°13'44" E	28.37'	3°15'04"
C30	80.00'	10.08'	S 84°30'13" E	10.07'	7°12'57"
C31	80.00'	58.80'	S 59°50'21" E	57.49'	42°06'47"
C32	80.00'	43.72'	S 23°07'41" E	43.17'	31°18'33"
C33	80.00'	10.88'	S 03°34'35" E	10.87'	7°47'39"

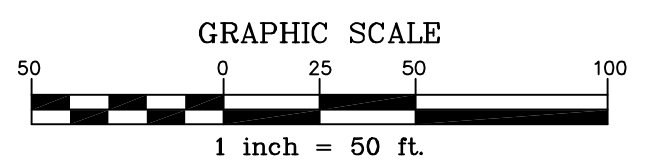
LINE TABLE		
LINE	BEARING	LENGTH
L1	S 01°29'02" W	1.00'
L2	S 88°30'58" E	5.15'
L3	S 10°39'28" E	23.96'
L4	N 71°07'44" E	30.31'
L5	N 71°07'44" W	14.03'
L6	S 71°07'44" W	50.20'
L7	S 52°43'09" E	15.21'
L8	S 08°12'02" W	31.10'
L9	S 88°30'58" E	64.44'
L10	S 08°12'02" W	23.56'
L11	N 52°43'09" E	15.21'
L12	N 71°07'44" E	72.02'
L13	N 71°07'44" E	56.23'
L14	N 71°07'44" E	12.48'
L15	N 71°07'44" E	61.34'
L16	S 19°47'02" E	88.66'
L17	S 06°45'11" E	55.88'
L18	S 39°45'38" E	14.96'
L19	N 29°58'09" W	68.71'
L20	N 00°19'15" E	49.32'
L21	N 01°29'02" E	64.00'
L22	S 06°42'39" E	84.67'
L23	S 21°15'16" E	82.29'
L24	S 35°34'42" E	82.29'
L25	S 44°16'50" E	17.74'
L26	S 78°35'53" E	44.70'
L27	S 56°04'02" E	15.77'
L28	S 44°47'07" E	12.81'
L29	S 30°54'39" E	39.98'
L30	S 39°17'05" E	20.59'
L31	S 12°33'28" E	31.09'
L32	S 24°56'44" E	48.02'
L33	S 28°59'12" E	29.50'
L34	S 23°26'19" E	56.43'
L35	S 05°36'18" W	57.29'
L36	S 00°16'54" W	39.40'
L37	S 13°38'12" E	22.14'
L38	**NOT USED**	
L39	**NOT USED**	
L40	**NOT USED**	
L41	N 41°54'57" E	8.62'
L42	N 41°54'57" E	48.07'
L43	N 70°00'45" E	2.25'
L44	N 70°00'45" E	60.28'
L45	S 10°39'28" E	19.41'
L46	N 78°00'43" E	72.89'
L47	S 25°20'12" E	60.91'
L48	N 89°27'39" W	57.43'
L49	S 18°52'16" E	130.00'
L50	S 18°52'16" E	130.00'
L51	N 18°52'16" W	130.00'

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
E101	N 18°52'16" W	135.00'
E102	N 71°07'44" E	56.23'
E103	N 18°52'16" W	83.59'
E104	N 20°17'17" W	67.15'
E105	N 20°17'17" W	75.12'
E106	N 69°42'43" E	10.00'
E107	S 20°17'17" E	142.40'
E108	S 18°52'16" E	93.72'
E109	S 71°07'44" W	56.23'
E110	S 18°52'16" E	125.00'
E111	S 18°52'16" E	142.51'
E112	S 71°09'00" W	128.39'
E113	N 14°55'50" W	10.02'
E114	N 71°09'00" E	115.70'
E115	N 18°52'16" W	132.50'

GENERAL NOTES

- SEE SHEET 1 OF 3 FOR GENERAL NOTES AND CERTIFICATES.
- FOR GREAT RIDGE PARKWAY AND BRIAR CHAPEL PARKWAY:
 4' PRIVATE HOA EASEMENT OFFSET AND PARALLEL TO R/W.
 9' PRIVATE UTILITY EASEMENT OFFSET AND PARALLEL TO R/W.
 FOR ALL OTHER ROADS AND ALLEYS:
 4' PRIVATE HOA EASEMENT OFFSET AND PARALLEL TO R/W.
 4' PRIVATE UTILITY EASEMENT OFFSET AND PARALLEL TO R/W.

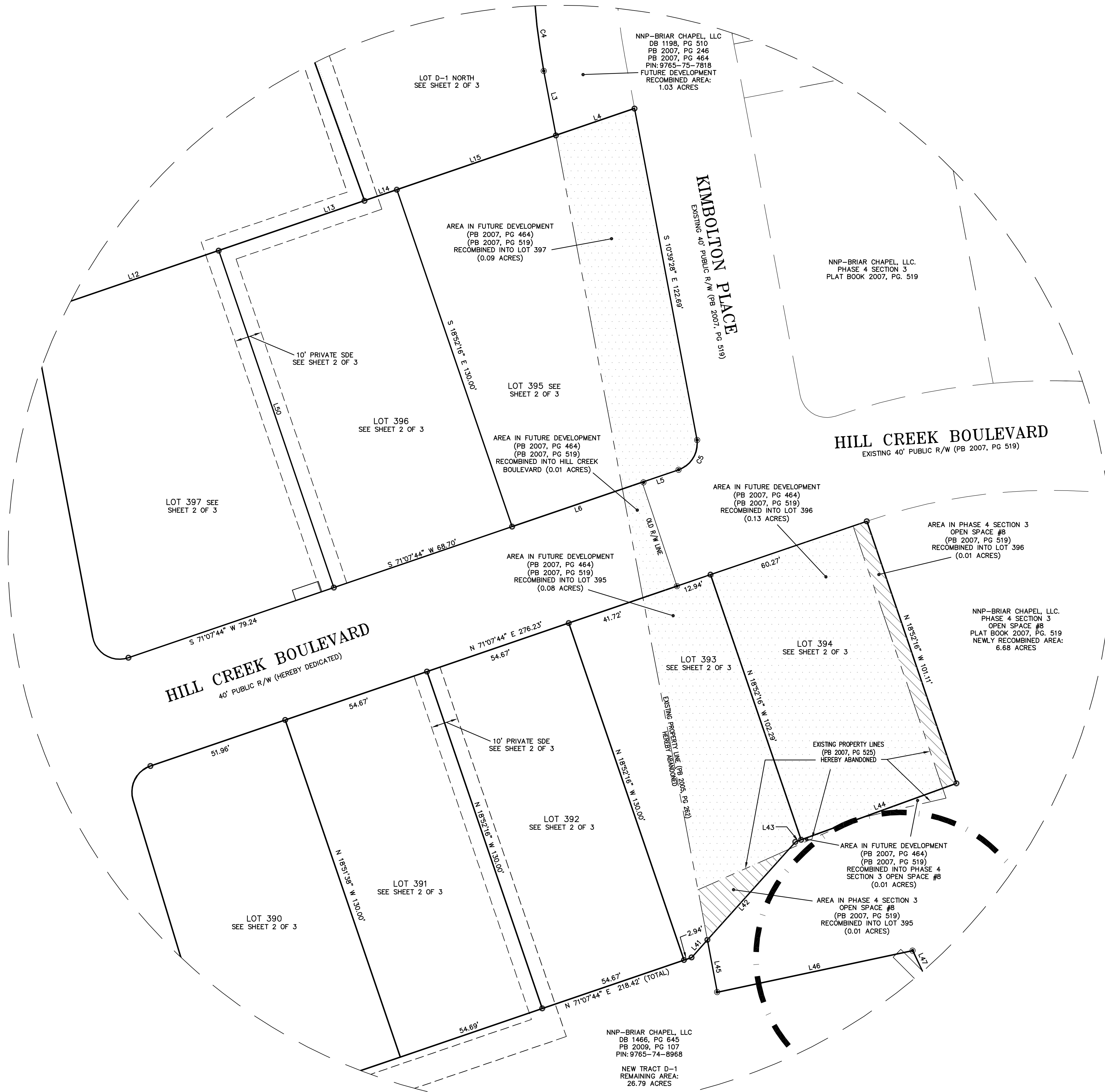
LEGEND
 ○ EXISTING IRON PIPE
 ○ IRON PIPE SET
 ● CALCULATED POINT
 ● EXISTING NCGS GRID MONUMENT
 --- SDE
 --- STORM DRAIN EASEMENT



N.C. GRID (NAD 83)

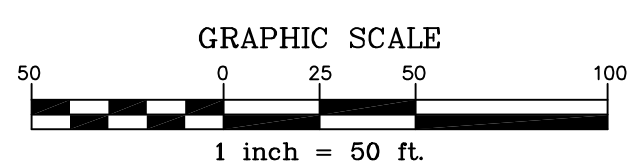
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 G.S. 47-30 (f)(11)(c). THIS SURVEY CREATES SUBDIVISION OF
 LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT
 HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JOHN R. PICKENS PLS L-3297



LEGEND

- EXISTING IRON PIPE
- IRON PIPE SET
- SDE STORM DRAIN EASEMENT
- ▨ AREA RECOMBINED FROM PHASE 4, SECTION 3, OPEN SPACE #8
- ▤ AREA RECOMBINED FROM FUTURE DEVELOPMENT (PB 2007, PG 464 & 519)



GENERAL NOTES

- 1.) SEE SHEET 1 OF 3 FOR GENERAL NOTES.
- 2.) SEE SHEET 2 OF 3 FOR LINE AND CURVE DATA TABLES.

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 RESEARCH TRIANGLE PARK • CHARLOTTE • WILMINGTON
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REVISIONS:

NO.	DATE	DESCRIPTION
1	2009-12-29	CHATHAM CO. COMMENTS

BRIAR CHAPEL
 Newland communities
 NNP-BRIAR CHAPEL, L.L.C.
 16 WINDY KNOLL CIRCLE
 CHAPEL HILL, NORTH CAROLINA 27516

**BRIAR CHAPEL
 PHASE 5 SOUTH, SECTION 1
 SUBDIVISION, EASEMENT DEDICATION
 & RIGHT-OF-WAY DEDICATION PLAT**

PROJECT NO: NEW-09007
 FILENAME: NEW-09007-F1
 SURVEYOR: JRP
 DRAWN BY: EMM
 SCALE: 1"=50'
 DATE: 12/10/2009
 SHEET NO: **3-3**

McADAMS