

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

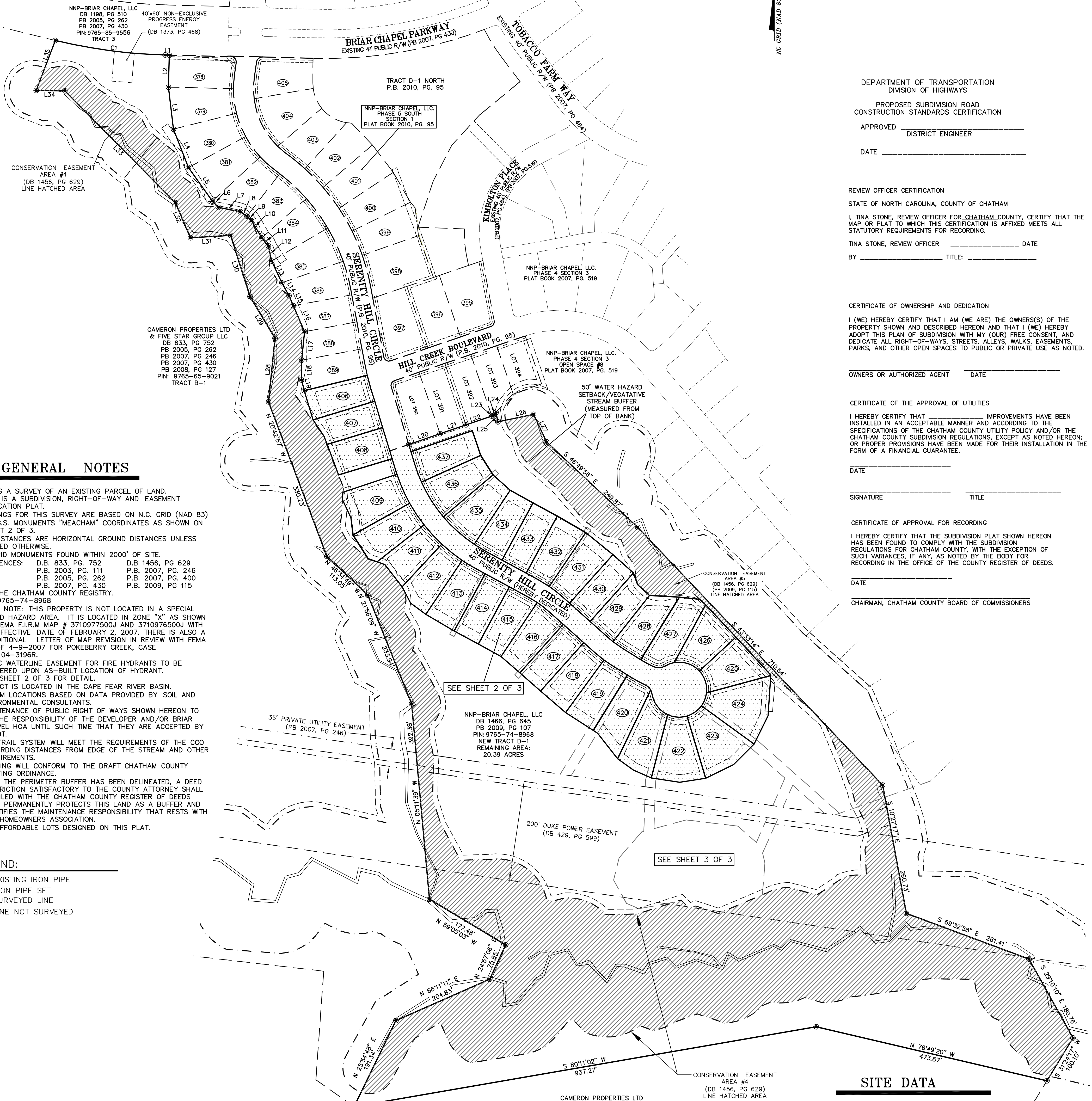
I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (1)(11)(c). THIS SURVEY CREATES SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

JOHN R. PICKENS PLS L-3297

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES
OR SALES

LINE	LENGTH	BEARING
L1	8.36	S 88°30'58" E
L2	64.00	S 01°29'02" W
L3	84.67	S 06°42'39" E
L4	82.29	S 21°15'16" E
L5	82.29	S 35°34'42" E
L6	17.74	S 44°16'50" E
L7	44.70	S 78°35'53" E
L8	15.77	S 56°04'02" E
L9	12.81	S 44°47'07" E
L10	39.98	S 30°54'39" E
L11	20.59	S 39°17'05" E
L12	31.09	S 12°33'28" E
L13	48.02	S 24°55'44" E
L14	29.50	S 28°59'12" E
L15	21.86	S 23°16'55" E
L16	56.43	S 23°26'19" E
L17	57.29	S 05°36'18" W
L18	39.40	S 00°16'54" W
L19	22.14	S 13°38'12" E
L20	66.10	N 71°07'44" E
L21	54.69	N 71°07'44" E
L22	54.67	N 71°07'44" E
L23	2.94	N 71°07'44" E
L24	8.62	N 41°54'57" E
L25	19.41	N 10°39'28" E
L26	72.89	N 78°00'43" E
L27	60.91	S 25°20'12" E
L28	127.78	N 05°51'14" E
L29	97.17	N 30°55'52" W
L30	128.07	N 17°33'37" W
L31	80.33	S 86°43'42" W
L32	76.17	N 23°13'58" W
L33	314.39	N 44°39'29" W
L34	57.43	N 89°27'39" W
L35	107.15	N 20°52'21" E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
C1	1050.00	221.89	111.36	221.48	S 82°27'43" E



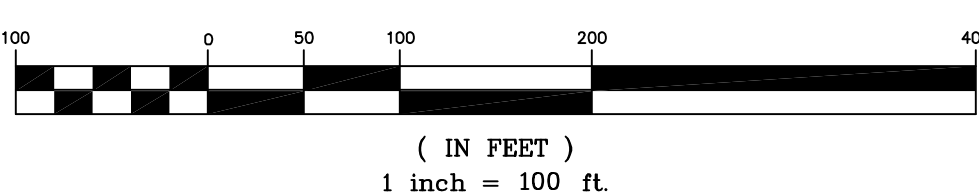
GENERAL NOTES

- 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 200' 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
- 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
- IRON PIPE SET
- SURVEYED LINE
- LINE NOT SURVEYED

GRAPHIC SCALE



SITE DATA

PHASE 5 SOUTH, SECTION 2 (THIS PLAT):
NO. OF LOTS: 32
LOT AREA: 254,747 SF. / 5.85 AC.
AREA IN PUBLIC R/W: 37,926 SF. / 0.87 AC

PHASE 5 SOUTH, SECTION 1 (P.B. 2010, PG. 95):
NO. OF LOTS: 28
LOT AREA: 222,736 SF. / 5.11 AC.
AREA IN PUBLIC R/W: 43,357 SF. / 1.00 AC

AREA IN FUTURE DEVELOPMENT:
TRACT D-1 NORTH: 81,295 SF. / 1.87 AC.
TRACT D-1 (REMAINING): 888,368 SF. / 20.39 AC.

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

PHASE 5 SOUTH, SECTION 2 DATA:
LINEAR FEET OF PUBLIC ROAD: 763 LF
PROPOSED IMPERVIOUS SURFACE FOR THIS PLAT: XXX AC.
NO AFFORDABLE LOTS DESIGNED ON THIS PLAT.

BRIAR CHAPEL
PHASE 5 SOUTH, SECTION 2
SUBDIVISION, EASEMENT DEDICATION
& RIGHT-OF-WAY DEDICATION PLAT
BALDWIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

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

REVISIONS:

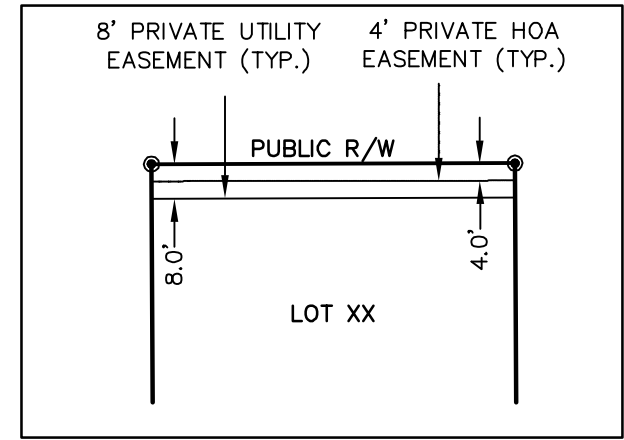
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REVIEW OFFICER CERTIFICATION
 STATE OF NORTH CAROLINA, COUNTY OF CHATHAM
 I, TINA STONE, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 TINA STONE, REVIEW OFFICER _____ DATE _____
 BY _____ TITLE: _____
 I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
 C.S. 47-30 (1)(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.

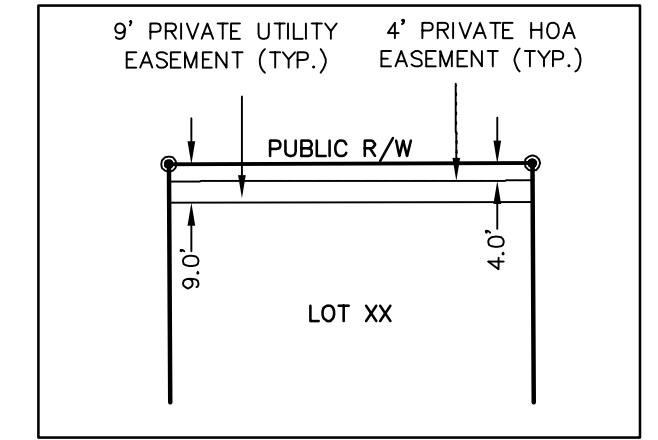
JOHN R. PICKENS PLS L-3297

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES
 OR SALES

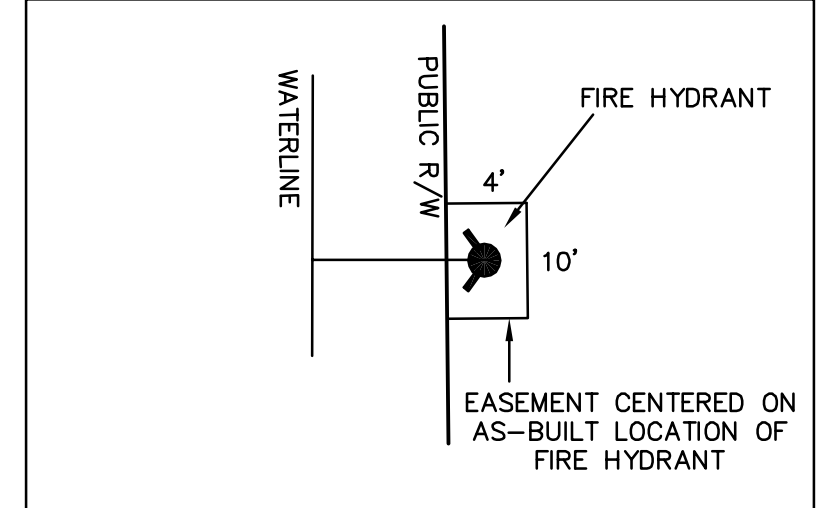
PRIVATE EASEMENT DETAIL FOR ALL ROADS EXCEPT BRIAR CHAPEL PARKWAY AND GREAT RIDGE PARKWAY



PRIVATE EASEMENT DETAIL FOR BRIAR CHAPEL PARKWAY AND GREAT RIDGE PARKWAY

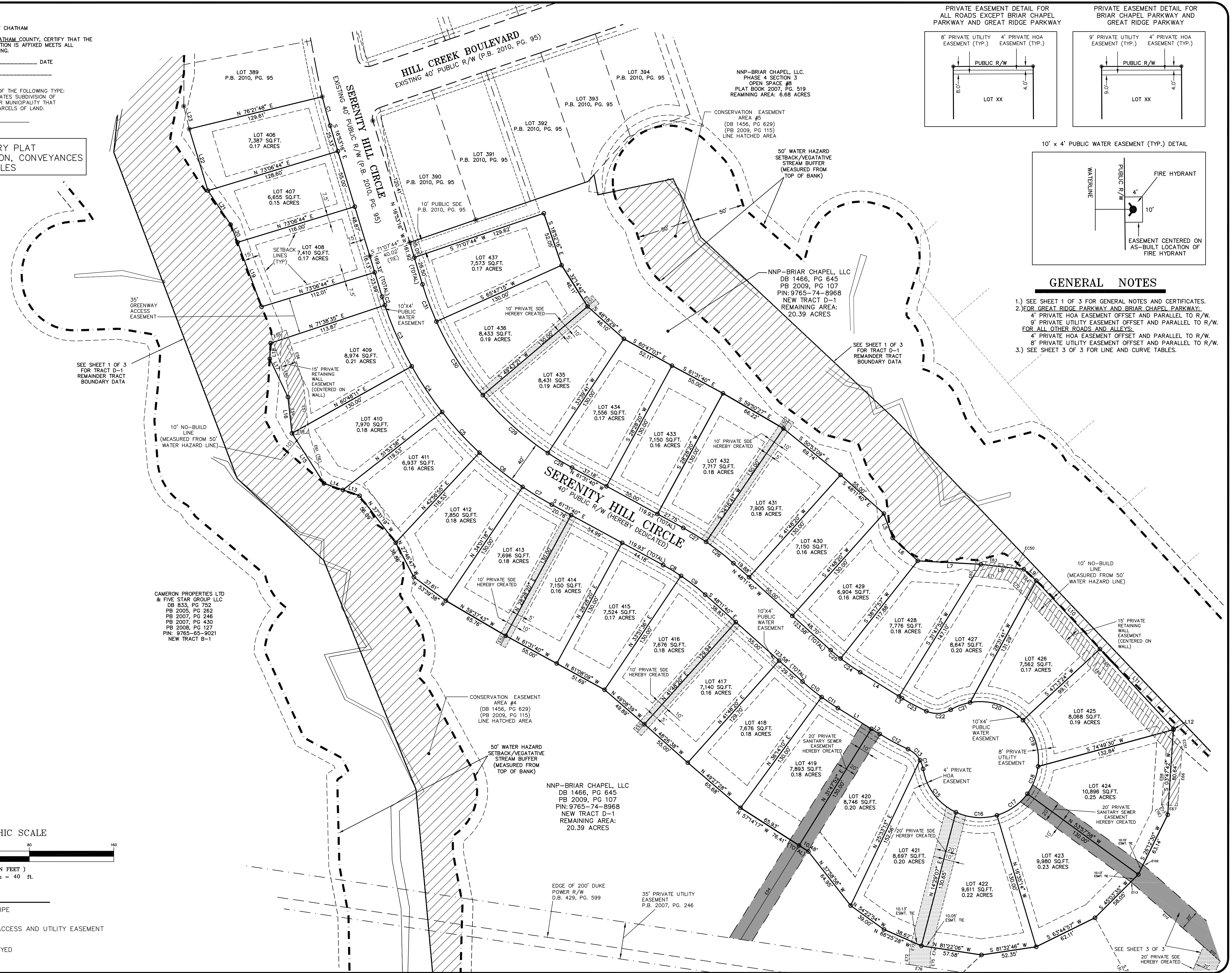


10' x 4' PUBLIC WATER EASEMENT (TYP.) DETAIL



GENERAL NOTES

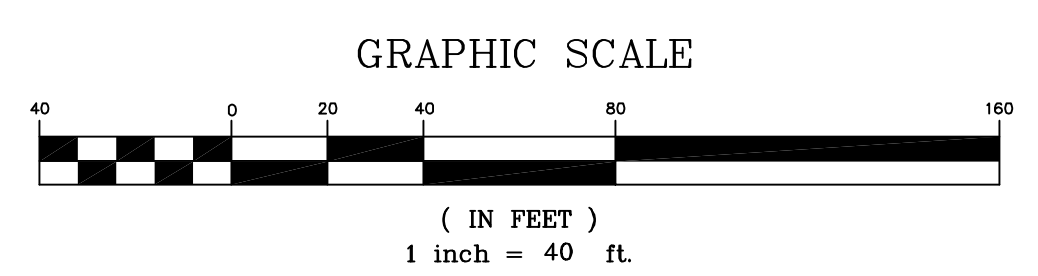
- SEE SHEET 1 OF 3 FOR GENERAL NOTES AND CERTIFICATES.
- FOR GREAT RIDGE PARKWAY AND BRIAR CHAPEL PARKWAY:
 - 4' PRIVATE HOA EASEMENT OFFSET AND PARALLEL TO R/W.
 - 9' PRIVATE UTILITY EASEMENT OFFSET AND PARALLEL TO R/W.
 - FOR ALL OTHER ROADS AND ALLEYS:
 - 4' PRIVATE HOA EASEMENT OFFSET AND PARALLEL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



NC GRID (NAD 83)

CAMERON PROPERTIES LTD & FIVE STAR GROUP LLC
 DB 833, PG 752
 PB 2005, PG 262
 PB 2007, PG 246
 PB 2007, PG 430
 PB 2008, PG 127
 PIN: 9765-65-9021
 NEW TRACT B-1

NNP-BRIAR CHAPEL, LLC
 DB 1466, PG 645
 PB 2009, PG 107
 PIN: 9765-74-8968
 NEW TRACT D-1
 REMAINING AREA:
 20.39 ACRES



- LEGEND:
- EXISTING IRON PIPE
 - IRON PIPE SET
 - PRIVATE A&U PRIVATE ACCESS AND UTILITY EASEMENT
 - SURVEYED LINE
 - LINE NOT SURVEYED

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REVISIONS:

2009-12-29	CHATHAM CO. COMMENTS
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OWNER:
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 2
 SUBDIVISION, EASEMENT DEDICATION
 & RIGHT-OF-WAY DEDICATION PLAT
 BALDWIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

PROJECT NO:	NEW-09007
FILENAME:	NEW09007-F2.2
SURVEYOR:	KSB
DRAWN BY:	KSB
SCALE:	1"=40'
DATE:	4/23/2010
SHEET NO.:	2-3



REVIEW OFFICER CERTIFICATION
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

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

TINA STONE, REVIEW OFFICER _____ DATE _____
BY _____ TITLE: _____

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

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PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES
OR SALES

GENERAL NOTES

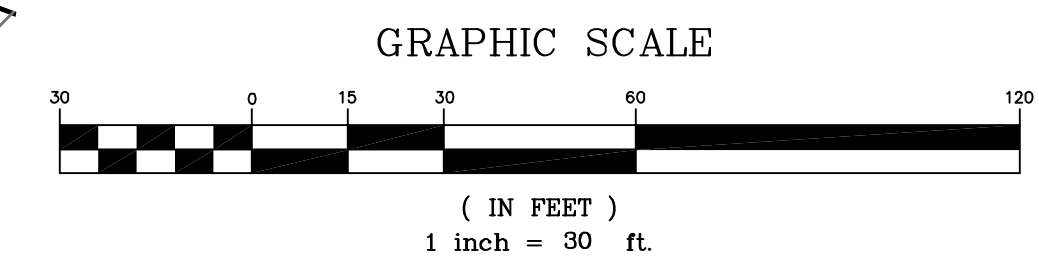
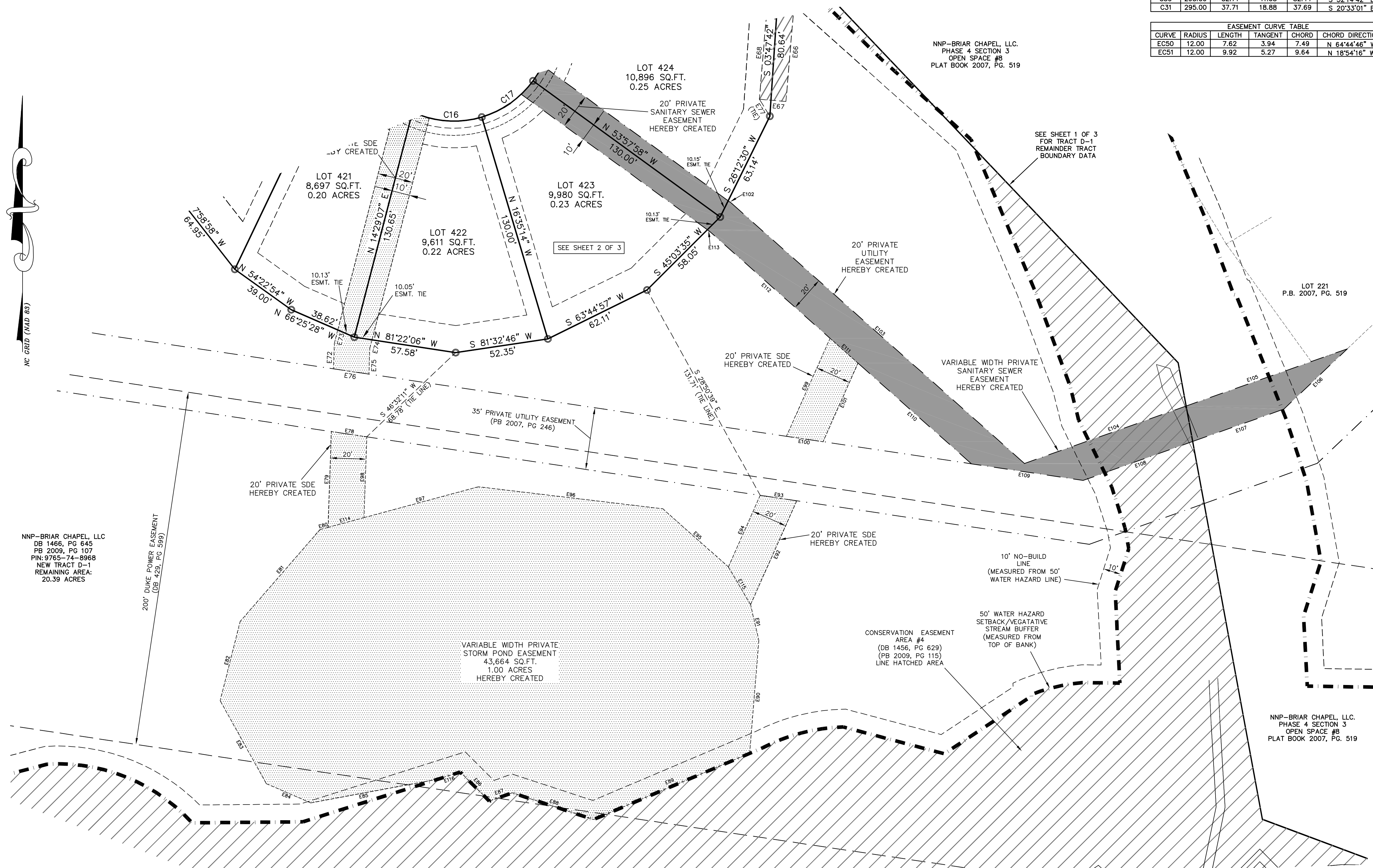
1.) SEE SHEET 1 OF 3 FOR GENERAL NOTES AND CERTIFICATES.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
C1	500.00	28.37	14.19	28.37	S 15°15'44" E
C2	335.00	8.59	4.30	8.59	S 17°37'21" E
C3	335.00	63.38	31.78	63.29	S 23°46'37" E
C4	335.00	52.09	26.10	52.04	S 33°39'06" E
C5	335.00	52.30	26.20	52.25	S 42°34'43" E
C6	335.00	52.20	26.15	52.14	S 51°30'53" E
C7	335.00	32.45	16.24	32.43	S 58°45'11" E
C8	210.00	19.75	9.88	19.74	N 58°50'02" W
C9	210.00	29.12	14.58	29.10	N 52°10'02" W
C10	240.00	23.33	11.67	23.32	S 50°58'45" E
C11	240.00	18.59	9.30	18.59	S 55°58'59" E
C12	240.00	30.38	15.21	30.36	S 61°49'44" E
C13	25.00	15.73	8.13	15.47	N 47°26'08" W
C14	25.00	8.81	4.45	8.76	N 19°19'25" W
C15	55.00	53.57	29.13	51.48	S 37°08'07" E
C16	55.00	39.88	20.86	39.02	S 85°48'47" E
C17	55.00	35.88	18.61	35.25	N 54°43'24" E
C18	55.00	28.08	14.35	27.78	N 21°24'26" E
C19	55.00	47.57	25.39	46.10	N 17°59'52" W
C20	55.00	55.16	30.15	52.88	N 71°30'36" W
C21	55.00	19.70	9.96	19.60	S 69°29'36" W
C22	25.00	24.03	13.04	23.12	N 86°46'13" E
C23	200.00	26.13	13.09	26.12	S 61°56'45" E
C24	200.00	22.69	11.36	22.68	S 54°57'06" E
C25	200.00	12.24	6.12	12.24	S 49°58'51" E
C26	250.00	32.85	16.45	32.82	N 51°57'29" W
C27	250.00	25.33	12.68	25.32	N 58°37'30" W
C28	295.00	26.72	13.37	26.71	S 58°55'59" E
C29	295.00	82.69	41.62	82.42	S 48°18'29" E
C30	295.00	82.71	41.63	82.44	S 32°14'42" E
C31	295.00	37.71	18.88	37.69	S 20°33'01" E

EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD DIRECTION
EC50	12.00	7.62	3.94	7.49	N 64°44'46" W
EC51	12.00	9.92	5.27	9.64	N 18°54'16" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.29	S 58°12'08" E
L2	9.34	S 58°12'08" E
L3	3.30	N 58°12'08" W
L4	43.33	N 58°12'08" W
L5	24.55	S 19°52'45" E
L6	32.11	S 47°36'56" E
L7	59.94	S 86°48'18" E
L8	40.89	S 83°31'06" E
L9	16.11	S 47°21'12" E
L10	88.45	S 42°55'35" E
L11	102.68	S 42°46'36" E
L12	1.06	N 03°47'42" E
L13	16.78	N 70°47'38" W
L14	18.89	N 70°47'38" W
L15	56.37	N 32°40'20" W
L16	34.67	N 06°26'36" W
L17	39.98	N 25°20'25" W
L18	14.91	N 03°26'51" E
L19	65.12	N 20°23'59" W
L20	18.00	N 21°39'00" W
L21	38.69	N 33°33'55" W
L22	61.04	N 16°53'16" W
L23	22.14	S 13°38'12" E

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E50	10.02	N 34°16'41" E
E51	10.05	N 49°43'21" E
E52	10.00	S 28°28'20" W
E53	10.00	S 41°49'20" W
E54	104.81	N 31°47'52" E
E55	15.00	S 71°55'25" W
E56	51.55	N 18°04'35" W
E57	48.90	N 06°40'10" W
E58	15.00	N 83°19'50" E
E59	47.40	S 06°40'10" E
E60	50.05	N 18°04'35" E
E61	49.65	N 16°38'12" E
E62	15.00	S 07°03'54" W
E63	33.12	N 82°56'06" W
E64	28.22	N 46°33'27" W
E65	195.11	N 42°35'48" W
E66	53.41	N 04°47'16" E
E67	15.00	S 85°12'44" E
E68	52.09	S 04°47'16" W
E69	193.27	S 42°35'48" E
E70	26.71	S 46°33'27" E
E71	32.13	S 82°56'06" W
E72	14.32	S 01°56'47" W
E73	7.78	N 14°29'07" E
E74	4.99	S 14°29'07" W
E75	14.41	S 01°56'47" W
E76	20.13	S 81°31'57" E
E77	11.20	S 31°47'45" E
E78	20.13	N 81°31'57" W
E79	53.86	N 01°56'47" E
E80	4.67	N 74°52'56" E
E81	4.43	S 40°59'05" W
E82	45.91	N 14°09'05" E
E83	53.36	N 29°06'06" W
E84	27.11	N 66°35'27" W
E85	72.64	S 79°27'03" W
E86	23.06	S 45°01'18" E
E87	13.67	S 70°01'53" E
E88	48.11	S 71°48'35" E
E89	95.20	N 67°01'22" E
E90	63.70	N 04°39'39" E
E91	20.59	N 13°07'10" W
E92	63.86	N 23°58'19" E
E93	20.76	S 81°31'57" E
E94	43.98	N 23°58'19" E
E95	49.21	S 48°27'35" E
E96	104.30	S 83°10'56" E
E97	66.52	N 74°52'56" E
E98	45.43	S 01°56'47" W
E99	60.23	N 23°58'19" E
E100	20.76	S 81°31'57" E
E101	48.32	N 23°58'19" E
E102	2.22	S 53°57'58" E
E103	220.22	S 48°23'29" E
E104	96.30	N 70°26'24" E
E105	96.06	N 70°26'24" E
E106	49.20	S 46°27'13" W
E107	54.31	N 70°26'24" E
E108	65.33	N 70°26'24" E
E109	63.44	S 81°31'57" E
E110	85.17	S 48°23'29" E
E111	20.99	S 48°23'29" E
E112	90.89	S 48°23'29" E
E113	1.10	S 53°57'58" E
E114	20.92	S 74°52'56" W
E115	24.60	S 30°24'25" E
E116	13.24	N 72°26'20" E



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BRIAR CHAPEL
PHASE 5 SOUTH, SECTION 2
SUBDIVISION, EASEMENT DEDICATION
& RIGHT-OF-WAY DEDICATION PLAT
BALDWIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

PROJECT NO: NEW-09007
FILENAME: NEW09007-F2.2
SURVEYOR: KSB
DRAWN BY: KSB
SCALE: 1" = 30'
DATE: 4/23/2010
SHEET NO: **3-3**
McADAMS