

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)(1)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JOHN R. PICKENS PLS L-3297

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: _____

CERTIFICATE OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT SAID PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY DEFINITION.

OWNERS OR AUTHORIZED AGENT _____ DATE

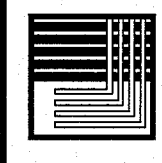
COUNTY _____ DATE

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THIS IS A REVISION PLAT FOR LOT 246, AS PREVIOUSLY SHOWN ON P.B. 2007, PG. 519 & LOT 446, AS PREVIOUSLY SHOWN ON P.B. 2010, PG. 152. CONVERSION OF LOTS 246 & 446 TO COMMON AREAS.
- BEARINGS FOR THIS SURVEY ARE BASED ON N.C. GRID (NAD 83) N.C.G.S. MONUMENTS "MEACHAM" & "GUNTER".
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS STATED OTHERWISE.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- REFERENCES:
PB 2007, PG. 430; PB 2007, PG. 464; PB 2007, PG. 519; PB 2008, PG. 333; PB 2009, PG. 12; PB 2010, PG. 149-150; PB 2010, PG. 152
PIN: VARIOUS AS SHOWN ON SHEET 2 OF 2.
- FLOOD NOTE: LOTS 246 & 446 DO NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THEY ARE IN ZONE "X", HOWEVER PORTIONS OF THE PROPERTY FOR BRIAR CHAPEL SUBDIVISION ARE LOCATED IN SPECIAL FLOOD HAZARD AREA "AE" 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.
- EXISTING PUBLIC WATERLINE EASEMENT FOR FIRE HYDRANTS TO BE CENTERED UPON AS-BUILT LOCATION OF HYDRANT. SEE PB 2007, PG. 430 FOR DETAIL.
- PROJECT IS LOCATED IN THE CAPE FEAR RIVER BASIN.
- PERENNIAL 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 COMMUNITY ASSOCIATION, INC. UNTIL SUCH TIME THAT THEY ARE ACCEPTED BY NODOT.
- ALLEYWAYS ALSO SHOWN HEREON AS PRIVATE A&U ARE PRIVATE. MAINTENANCE OF PRIVATE ACCESS AND UTILITY EASEMENTS TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA	TANGENT
C1	200.00'	40.84'	N 20°37'29" E	40.87'	11°43'47"	20.54
C2	300.00'	71.45'	S 21°34'58" W	71.28'	13°38'47"	35.90
C3	1010.00'	82.49'	N 08°07'09" E	82.46'	4°40'46"	41.27
C4	12.00'	19.67'	N 52°43'45" E	17.54'	93°53'59"	12.85
C5	70.00'	44.88'	N 81°18'46" E	44.11'	36°43'58"	23.24

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REVISIONS:

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

BRIAR CHAPEL - PHASE 4 SECTION 3

REVISION PLAT FOR LOT 246, AS PREVIOUSLY SHOWN
ON P.B. 2007, PG. 519 & LOT 446, AS PREVIOUSLY
SHOWN ON P.B. 2010, PG. 152.

BALDWIN TOWNSHIP, CHATHAM COUNTY, NORTH CAROLINA

PROJECT NO. NEW-11040

FILENAME: NEW-11040-F1

SURVEYOR: JRP

DRAWN BY: EMM

SCALE: 1"=30'

DATE: 01/11/2012

SHEET NO.

1-1

McADAMS