

CERTIFICATION OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(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 \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED \_\_\_\_\_ DISTRICT ENGINEER

DATE \_\_\_\_\_

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 IN THE MINUTES OF THE BOARD OF COMMISSIONERS, AND THAT IT HAS BEEN APPROVED BY THE BODY FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE \_\_\_\_\_

CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS \_\_\_\_\_

CERTIFICATION OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE \_\_\_\_\_ 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.

DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_  
BY NNP-BRIAR CHAPEL, LLC

REVIEW OFFICER CERTIFICATION

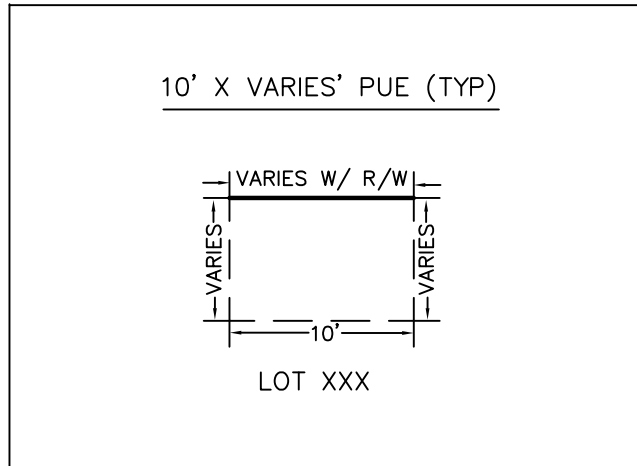
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

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

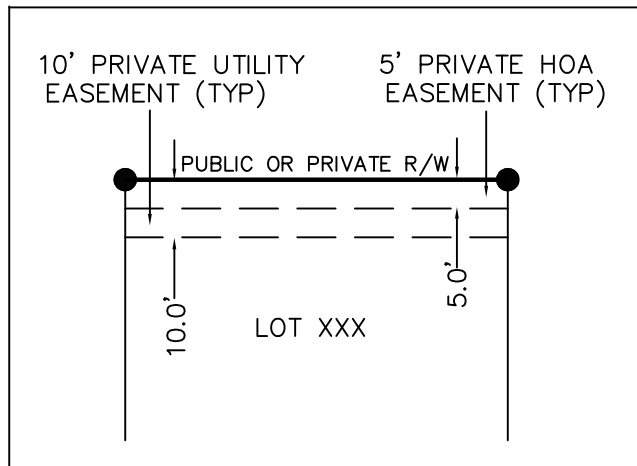
REVIEW OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

BY \_\_\_\_\_ TITLE \_\_\_\_\_

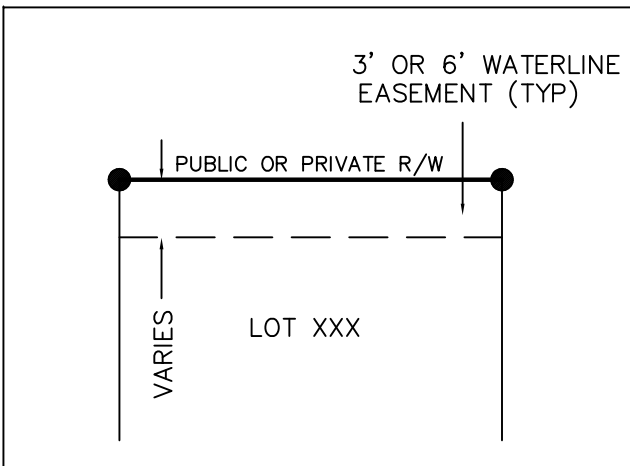
TYPICAL PUBLIC UTILITY EASEMENT DETAIL  
(TO BE CENTERED ON APPURTENANCE)



PRIVATE EASEMENT DETAIL



PUBLIC WATERLINE EASEMENT DETAIL



OWNER INFORMATION:

NNP-BRIAR CHAPEL, LLC  
16 WINDY KNOLL CIRCLE  
CHAPEL HILL, NC 27516  
PHONE: (919) 951-0700  
FAX: (919) 240-4963  
CONTACT: BILL MUMFORD, P.E.

DATE	REVISION	INITIAL

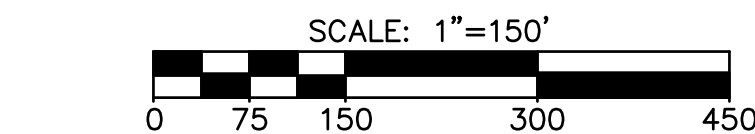
SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY  
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 2747 LF  
TOTAL PUBLIC RIGHT-OF-WAY: 3.433 ACRES  
149,563 SQUARE FEET



1730 Varsity Drive, Suite 500  
Raleigh, North Carolina 27606  
Phone: (919)233-8091, Fax: (919)233-8031  
F-1222

Internet Site: <http://www.mckimcreed.com>



DATE: \_\_\_\_\_

PRELIMINARY PLAT  
NOT FOR RECORDATION, CONVEYANCE, OR SALES

SURVEY NOTES:

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE STATED).
- NO NC GRID MONUMENT IS WITHIN 2,000' OF SURVEYED TRACT.
- ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/NSRS 2007).
- THIS SURVEY PERFORMED AND MAP PREPARED 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.
- SEE SHEET 1 OF 2 FOR NOTES AND CERTIFICATES.
- SEE SHEET 1 OF 2 FOR LINE AND CURVE TABLE DATA.
- THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FEMA FIRM MAP PANEL #3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007.

RIGHT-OF-WAY MAINTENANCE RESPONSIBILITY NOTE:

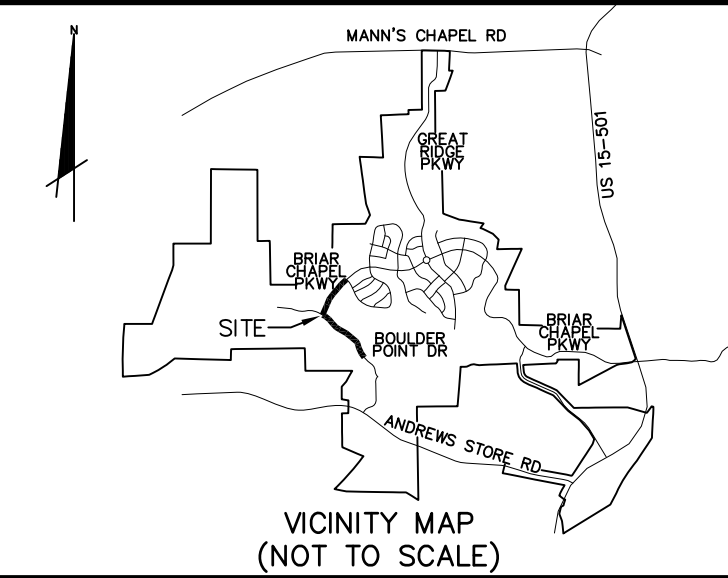
- MAINTENANCE OF PUBLIC R/W TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC. UNTIL SUCH TIME THAT THEY ARE ACCEPTED BY NCDOT.

ADDITIONAL NOTE:

- ALL TRACTS SHOWN HEREON ARE SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRIAR CHAPEL, RECORDED AT BOOK 1370, PAGE 1020, AND RE-RECORDED AT BOOK 1372, PAGE 884, AS AMENDED AND SUPPLEMENTED (THE "DECLARATION").
- MINIMUM SETBACKS FOR IMPROVEMENTS ON LOTS SHALL BE ESTABLISHED BY THE DECLARATION, THE DECLARANT (OR ITS DESIGNEE) UNDER THE DECLARATION, OR ANY DESIGN GUIDELINES ADOPTED PURSUANT TO THE DECLARATION.
- THE 4' OR 5' PRIVATE HOA EASEMENTS SHOWN HEREON MAY BE EXERCISED BY NNP-BRIAR CHAPEL, LLC AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC. FOR THE PURPOSE OF INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF STREET TREES AND LANDSCAPING AND FOR SUCH PURPOSES AS AUTHORIZED UNDER ARTICLE XI OF THE DECLARATION.
- IN ADDITION TO ANY AND ALL EASEMENTS RESERVED OR GRANTED IN THE DECLARATION, DECLARANT RESERVES FOR ITSELF AND GRANTS TO THE ASSOCIATION (AS DEFINED IN THE DECLARATION) AND ALL UTILITY PROVIDERS (AS DEFINED IN THE DECLARATION), PERPETUAL, NON-EXCLUSIVE 8', 9' AND 10' EASEMENTS (AS APPLICABLE) FOR ALL UTILITIES PURPOSES INCLUDED IN THE DECLARATION, INCLUDING, WITHOUT RESERVATION, THE PURPOSES OF ACCESS AND INSTALLING, INSPECTING, MAINTAINING, REPAIRING AND REPLACING UTILITIES ALONG ALL LOT FRONTAGE ON PUBLIC AND PRIVATE RIGHTS-OF-WAY. SEE INSET.
- THE EASEMENTS DESCRIBED ON THIS PLAT ARE IN ADDITION TO AND NOT IN LIMITATION OF ANY EASEMENTS DESCRIBED IN THE DECLARATION.
- ZERO AFFORDABLE HOUSING UNITS (AHU) ARE INCLUDED IN THIS PHASE OF DEVELOPMENT.

LEGEND

- EX. EXISTING
- N/F. NOW OR FORMERLY
- DB. DEED BOOK
- PB. PLAT BOOK
- PG. PAGE
- PUE. PUBLIC UTILITY EASEMENT
- PDE. PUBLIC DRAINAGE EASEMENT
- SWE. SIDEWALK EASEMENT
- R/W. RIGHT-OF-WAY
- sq. ft. SQUARE FEET
- CP. COMPUTED POINT
- . IRON ROD SET (UNLESS OTHERWISE STATED)
- . EXISTING IRON ROD
- △. EASEMENT POINT
- (XXX). LOT NUMBER
- 10' x 70' SIGHT TRIANGLE
- WETLAND AREA
- CONSERVATION EASEMENT
- DESC BY CL. DESCRIBED BY CENTERLINE

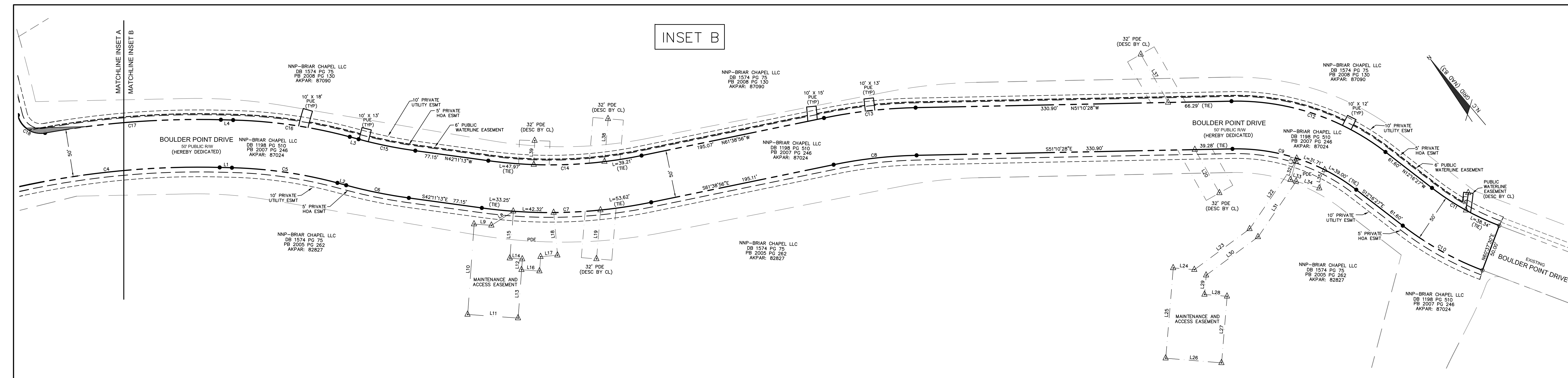
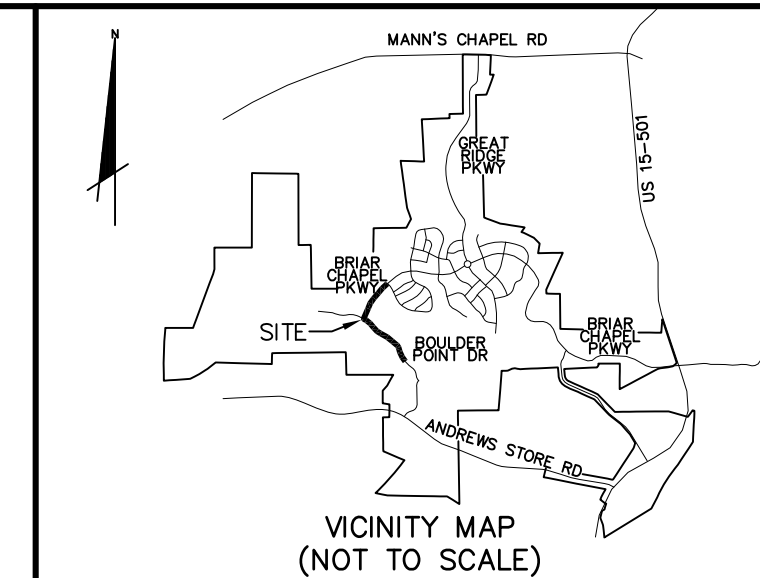


I, DAVID S. CLARK, PLS. L-4729, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM INFORMATION AS NOTED ON THE PLAT; THAT THE RATIO OF PRECISION AS CALCULATED IS BETTER THAN 1:10,000; THAT THE AREA IS COMPUTED BY COORDINATE METHOD; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS DAY OF \_\_\_\_\_ A.D., 2012.

DAVID S. CLARK L-4729  
PROFESSIONAL LAND SURVEYOR

I, DAVID S. CLARK, PLS. L-4729, CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

DATE \_\_\_\_\_



PROJECT # : 2735-0069  
PROJ. SVYR : DSC  
DRAWN BY : DSC  
FIELD BK. :  
COMP. FILE : VB102-27350073.DWG  
SHEET # : 2 OF 2

DWG. # : R.1.4.1.384