

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

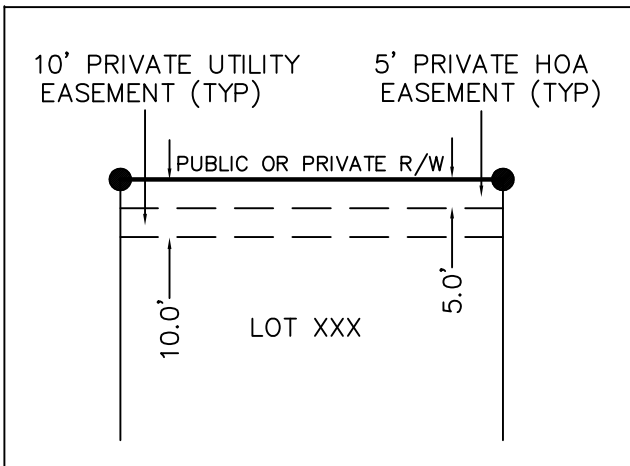
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

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

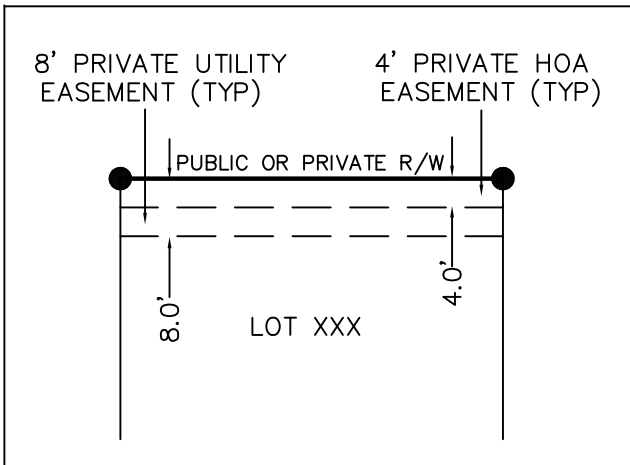
REVIEW OFFICER _____ DATE _____

BY _____ TITLE _____

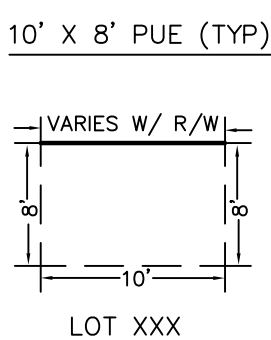
PRIVATE EASEMENT DETAIL



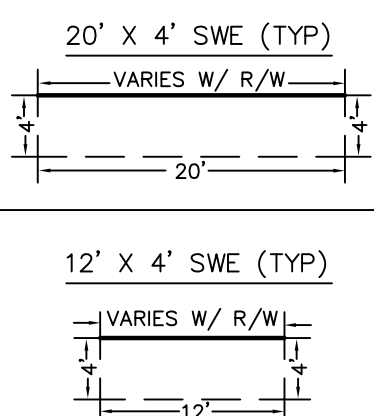
PRIVATE EASEMENT DETAIL



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



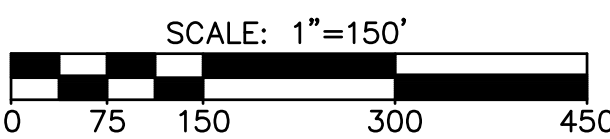
TYPICAL SIDEWALK EASEMENT DETAIL
(TO BE CENTERED ON SIDEWALK)



OVERVIEW MAP

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: 7,416 LF
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 730 LF

TOTAL NUMBER OF LOTS: 138

TOTAL AREA OF LOTS: 23,709 ACRES

1,032,755 SQUARE FEET

TOTAL PRIVATE RIGHT-OF-WAY: 0.319 ACRES

13,880 SQUARE FEET

TOTAL PUBLIC RIGHT-OF-WAY: 8.024 ACRES

349,559 SQUARE FEET

TOTAL COMMON AREAS: 16,912 ACRES

736,693 SQUARE FEET

TOTAL PROJECT AREA: 48,964 ACRES

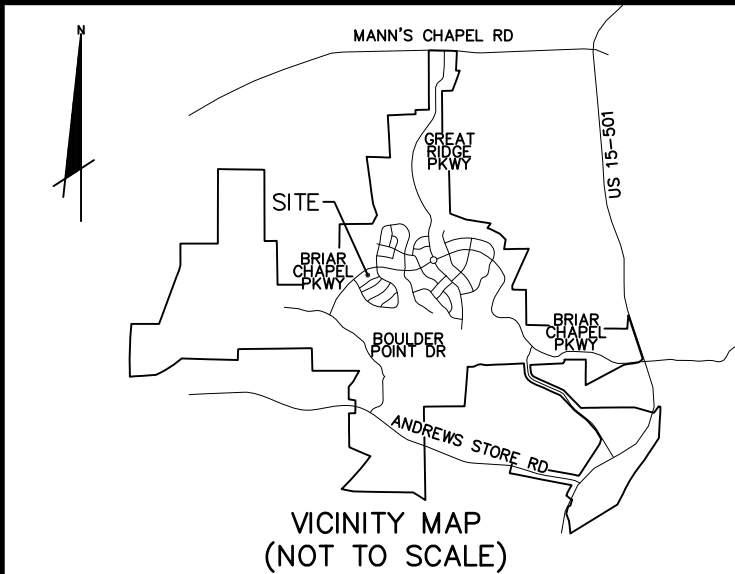
2,132,887 SQUARE FEET



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>

N
C
G
R
I
D
(NAD 83)



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

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 5 FOR NOTES AND CERTIFICATES.
- SEE SHEET 5 OF 5 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.
- PROJECT AREA INCLUDES PORTIONS OF PARCELS AKPAP 82826 AND AKPAP 87024. COMPLETE BOUNDARY SURVEYS OF THESE PARCELS WERE NOT PERFORMED IN THE COURSE OF THIS SURVEY.
- WETLANDS SHOWN ARE BASED ON US ARMY CORPS OF ENGINEERS WETLAND DELINEATION PROJECT #200121252. DATE OF DETERMINATION AUGUST 29, 2005.
- STREAM LOCATIONS TAKEN FROM CHATHAM COUNTY REGISTER OF DEEDS PLAT BOOK 2009, PAGE 255. STREAM BUFFERS ARE MEASURED FROM TOP-OF-BANK.

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 NDOT.
- MAINTENANCE OF ALLEYS, SHOWN HEREON AS PRIVATE R/W, TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.

ADDITIONAL NOTES:

- ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS FOR SETBACKS, USE MAINTENANCE, EASEMENTS, ASSESSMENTS AND OTHER MATTERS 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").
- THE DESIGNATIONS AND CONDITIONS OF USAGE OF COMMON AREA/OPEN SPACE ARE AS SET FORTH IN 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.
- LIGHTING SHALL CONFORM WITH THE CHATHAM COUNTY LIGHTING ORDINANCE.
- THE 20' ACCESS AND UTILITY EASEMENTS LOCATED BETWEEN LOTS 687 AND 688 ARE RESERVED FOR NNP-BRIAR CHAPEL, LLC FOR ACCESS, INGRESS, EGRESS AND REGRESS (VEHICULAR AND PEDESTRIAN) OVER AND UNDER THE SAME, TO THE STORM POND EASEMENT AREA, AND FOR SUCH PURPOSES AS AUTHORIZED UNDER ARTICLE XI OF THE DECLARATION. IN ADDITION, AN EASEMENT IS RESERVED FOR ACCESS BY MEMBERS OF THE BRIAR CHAPEL COMMUNITY ASSOCIATION, INC. AND BY THE PUBLIC OVER THESE 20' ACCESS EASEMENTS FOR COMMUNITY TRAIL SYSTEM PEDESTRIAN PURPOSES. SAID 20' ACCESS EASEMENT AREAS SHALL BE MAINTAINED BY NNP-BRIAR CHAPEL, LLC UNTIL SUCH TIME AS THEY ARE CONVEYED TO ANOTHER OWNER.
- 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 (AND) ARE INCLUDED IN THIS PHASE OF DEVELOPMENT~~
- DEVELOPER WILL INSTALL A PEDESTRIAN TRAIL LOCATED WITHIN THE COMMON AREA IN PHASE SIX SOUTH. THE PRECISE LOCATION AND LENGTH OF THE TRAIL IS UNDETERMINED AT THE TIME OF RECORDATION OF THE PLAT.
- PRIVATE RETAINING WALL EASEMENT FOR MAINTENANCE PURPOSES ONLY. NO PORTION OF THE RETAINING WALL SHALL BE LOCATED WITHIN THE 10-FOOT NO-BUILD SETBACK. THE PRIVATE RETAINING WALL EASEMENT HEREBY CREATED OVER LOT 687 IS HEREBY GRANTED TO BRIAR CHAPEL COMMUNITY ASSOCIATION, INC. AS COMMON AREA, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRIAR CHAPEL RECORDED ON NOVEMBER 16, 2007 AT BOOK 1370, PAGE 1020, ET SEQ., AND RE-RECORDED ON NOVEMBER 28, 2007 AT BOOK 1372, PAGE 886, ET SEQ., AS AMENDED AND SUPPLEMENTED. BRIAR CHAPEL COMMUNITY ASSOCIATION, INC. SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE AND REPAIR OF THE RETAINING WALLS NOW OR HEREAFTER CONSTRUCTED WITHIN SUCH EASEMENTS, THE COST THEREOF TO BE SHARED BY ITS MEMBERS AS A COMMON EXPENSE PURSUANT TO THE AFORESAID DECLARATION.

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
- LOT NUMBER
- 10' x 70' SIGHT TRIANGLE
- WETLAND AREA
- CONSERVATION EASEMENT
- DESC BY CL. DESCRIBED BY CENTERLINE

FINAL SUBDIVISION PLAT and RIGHT-OF-WAY DEDICATION

BRIAR CHAPEL DEVELOPMENT- PHASE 6 SOUTH

FOR
NNP-BRIAR CHAPEL, LLC

DATE: JUNE 14, 2012

SCALE: 1" = 150'

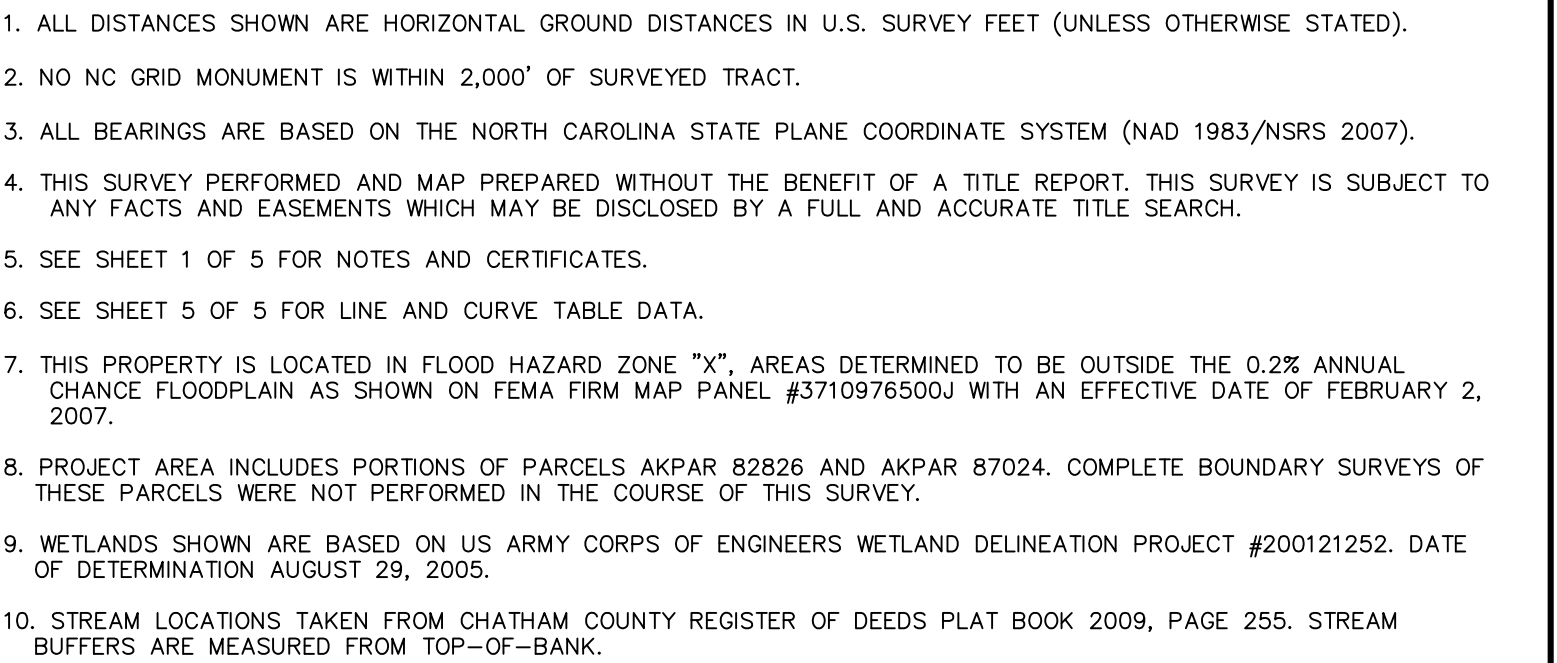
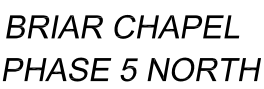
BALDWIN TOWNSHIP

CHATHAM COUNTY

NORTH CAROLINA

PROJECT #: 2735-0069
PROJ. SVYR: DSC
DRAWN BY: DSC
FIELD BK.:
COMP. FILE: VB101-27350073.DWG
SHEET #: 1 OF 5

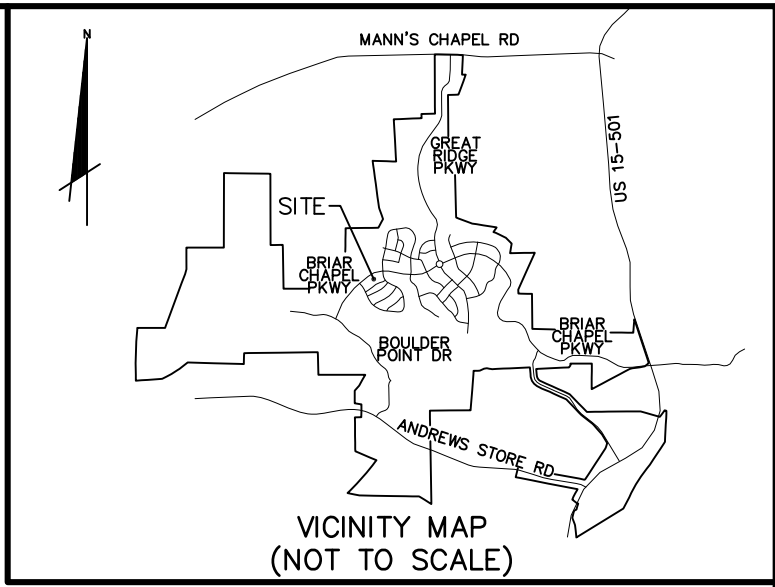
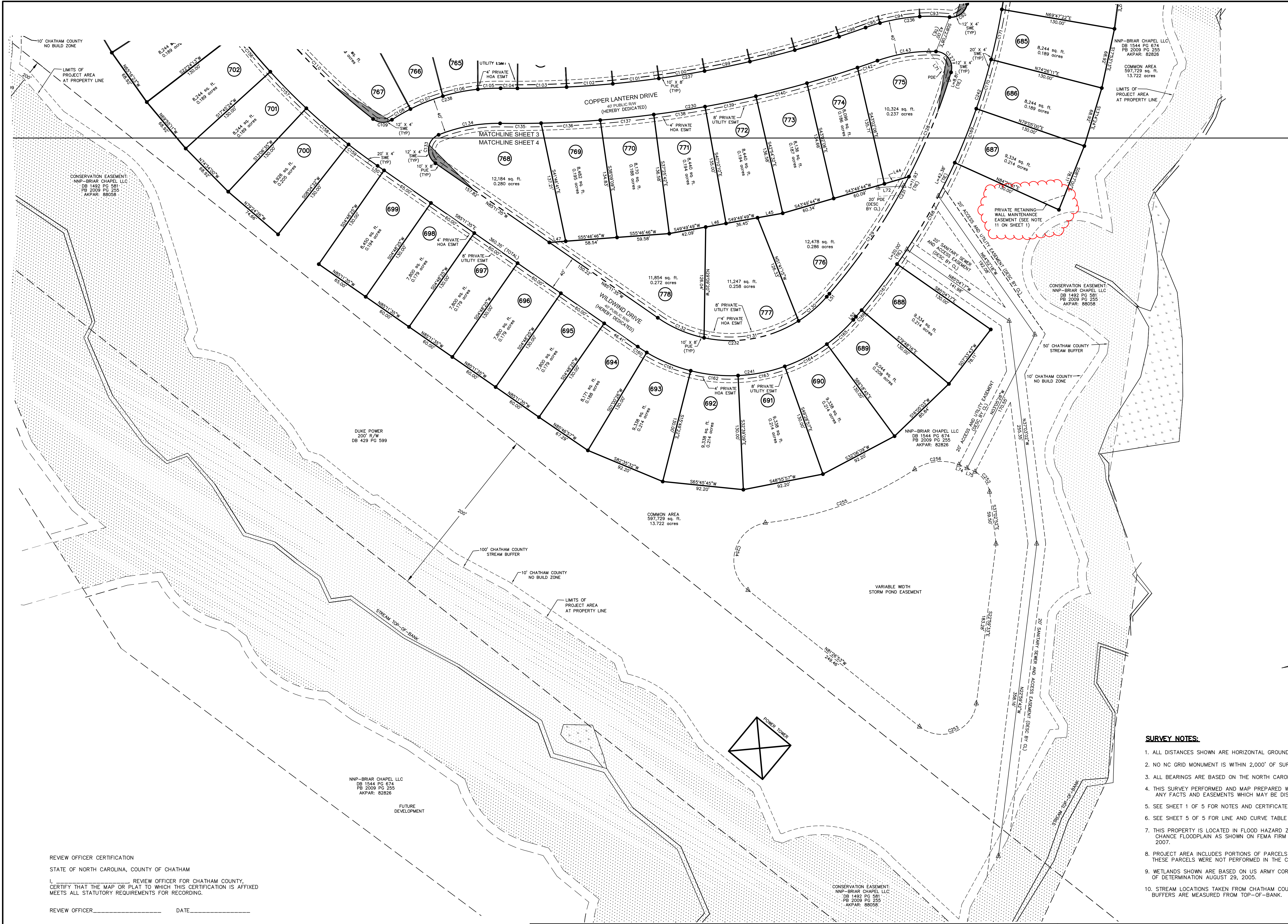
DWG. #: R.1.4.1.383



DATE: _____

PROJECT # : 2735-0069
PROJ. SVYR : DSC
DRAWN BY : DSC
FIELD BK. :
COMP. FILE : VB101-27350073.DWG
SHEET # : 2 OF 5

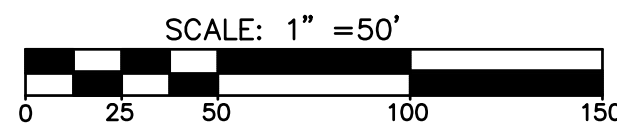
OWG. # : R.1.4.1.383



- LEGEND**
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 - N/F. NOW OR FORMERLY
 - DB. DEED BOOK
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 - PG. PAGE
 - PUE. PUBLIC UTILITY EASEMENT
 - PDE. PUBLIC DRAINAGE EASEMENT
 - SWE. SIDEWALK EASEMENT
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 - 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

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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 _____



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

DATE	REVISION	INITIAL

MCKIM & CREED
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: _____

FINAL SUBDIVISION PLAT and RIGHT-OF-WAY DEDICATION
OF
BRIAR CHAPEL DEVELOPMENT- PHASE 6 SOUTH
FOR
NNP-BRIAR CHAPEL, LLC
DATE: JUNE 14, 2012 SCALE: 1" = 50'
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT # : 2735-0069
PROJ. SVYR : DSC
DRAWN BY : DSC
FIELD BK. :
COMP. FILE : VB101-27350073.DWG
SHEET # : 4 OF 5
DWG. # : R.1.4.1.383