

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

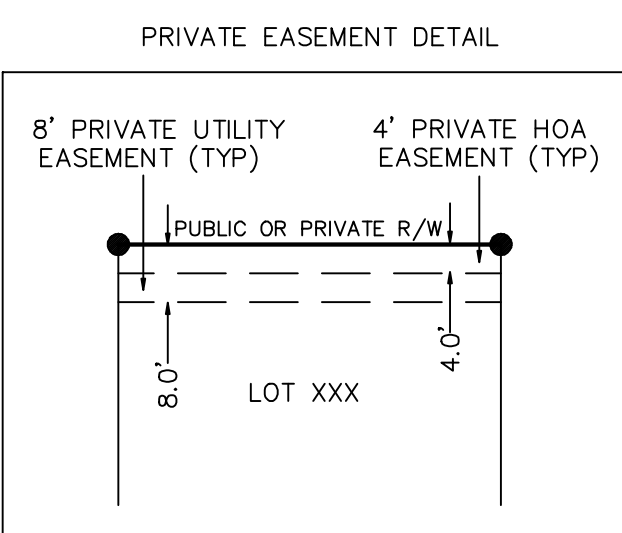
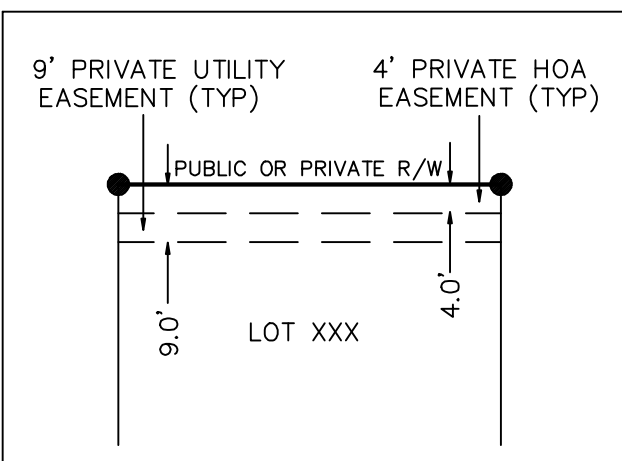
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

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

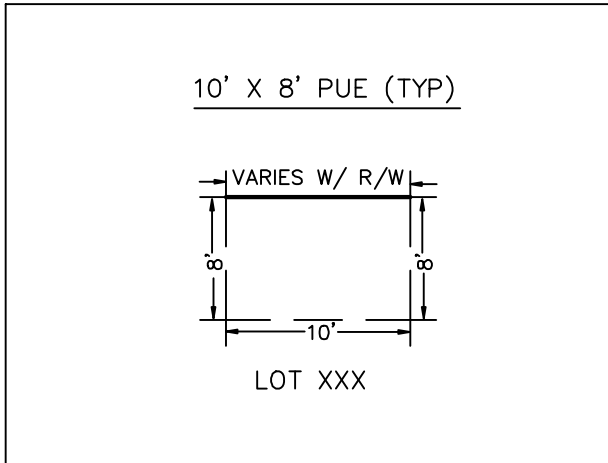
REVIEW OFFICER _____ DATE _____

BY _____ TITLE _____

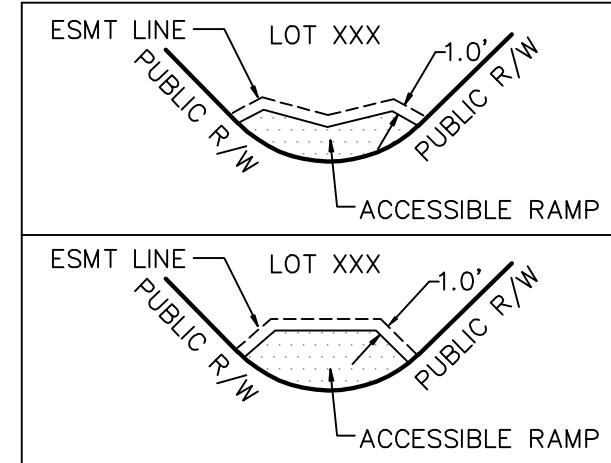
PRIVATE EASEMENT DETAIL (GREAT RIDGE PARKWAY)



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



TYPICAL SIDEWALK EASEMENT DETAIL (EASEMENT TO EXTEND 1' BEYOND ACCESSIBLE RAMPS AS CONSTRUCTED)

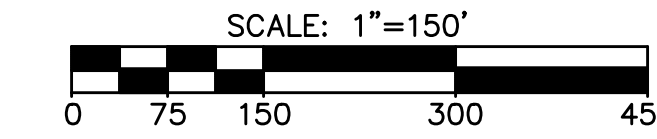


OVERVIEW MAP



PARENT PARCEL SUMMARY TABLE		
AKPAR	AREA TO BE SUBDIVIDED	REMAINING AREA
82826	0.002 acres	20.063 acres
87852	0.014 acres	19.799 acres
87090	30.201 acres	42.041 acres
87024	0.035 acres	2.312 acres
89623	6.318 acres	17.486 acres
2714	7.370 acres	58.557 acres

*calculated from Chatham County GIS parcel data



SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY
 APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 12,987 LF
 APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 3,958 LF
 TOTAL NUMBER OF LOTS: 166
 TOTAL AREA OF LOTS: 20,906 ACRES
 910,658 SQUARE FEET
 TOTAL PRIVATE RIGHT-OF-WAY: 1,715 ACRES
 74,701 SQUARE FEET
 TOTAL PUBLIC RIGHT-OF-WAY: 14,645 ACRES
 637,940 SQUARE FEET
 PUBLIC RIGHT-OF-WAY ABANDONMENT: 0.002 ACRES
 67 SQUARE FEET
 TOTAL FUTURE DEVELOPMENT: 1,855 ACRES
 80,803 SQUARE FEET
 TOTAL PROJECT AREA: 50,613 ACRES
 2,204,723 SQUARE FEET

LEGEND

- IRON ROD SET (UNLESS OTHERWISE STATED)
- EXISTING IRON ROD
- △ EASEMENT POINT
- (XXX) LOT NUMBER
- EX. EXISTING
- N/F NOW OR FORMERLY
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- PB PLAT BOOK
- PG PAGE
- PVIDE PRIVATE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
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- R/W RIGHT-OF-WAY
- sq. ft. SQUARE FEET
- CP COMPUTED POINT
- DESC BY CL DESCRIBED BY CENTERLINE
- SFHA SPECIAL FLOOD HAZARD AREA

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

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 7,
 GREAT RIDGE PARKWAY EXTENSION AND GREAT RIDGE PARKWAY CULVERT
 FOR
NNP-BRIAR CHAPEL, LLC
 DATE: MARCH 13, 2014 SCALE: 1" = 150'
 BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 2735-0090
 PROJ. SVYR: DSC
 DRAWN BY: MW
 FIELD BK.:
 COMP. FILE: VB101-27350090.DWG
 SHEET #: 1 OF 5
 DWG. #:

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., 2014.

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.
 _____ 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 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 AS WELL AS ZONE "AE" AS SHOWN ON FEMA FIRM MAP PANEL #3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007.
- PROJECT AREA INCLUDES PORTIONS OF PARCELS AKPAR 87090, 2714, 89623, 82826, 87852 AND 87024. COMPLETE BOUNDARY SURVEYS OF THESE PARCELS WERE NOT PERFORMED IN THE COURSE OF THIS SURVEY. AREA CALCULATIONS FOR THESE PARCELS ARE BASED ON CHATHAM COUNTY GIS PARCEL DATA.
- THE LINES SHOWN TO PUBLIC AND PRIVATE DRAINAGE EASEMENTS ARE CHORD DISTANCES.
- SIDEWALK EASEMENTS (SWE) SHOWN WILL BE BOUNDED BY PUBLIC RIGHT-OF-WAY AND BY LINES ONE FOOT BEYOND THE ACCESSIBLE RAMPS AS CONSTRUCTED.

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.
- 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 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' 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.
- THIS FINAL PLAT INCLUDES THE AREAS DEPICTED ON THE PRELIMINARY PLATS FOR (1) PHASE 7, (2) GREAT RIDGE PARKWAY EXTENSION (APPROVED MAY 20, 2013) AND (3) GREAT RIDGE PARKWAY CULVERT (APPROVED SEPTEMBER 16, 2013).

LEGEND

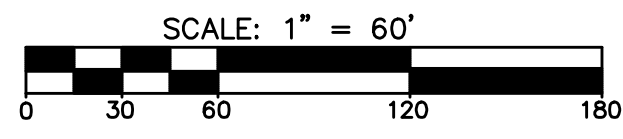
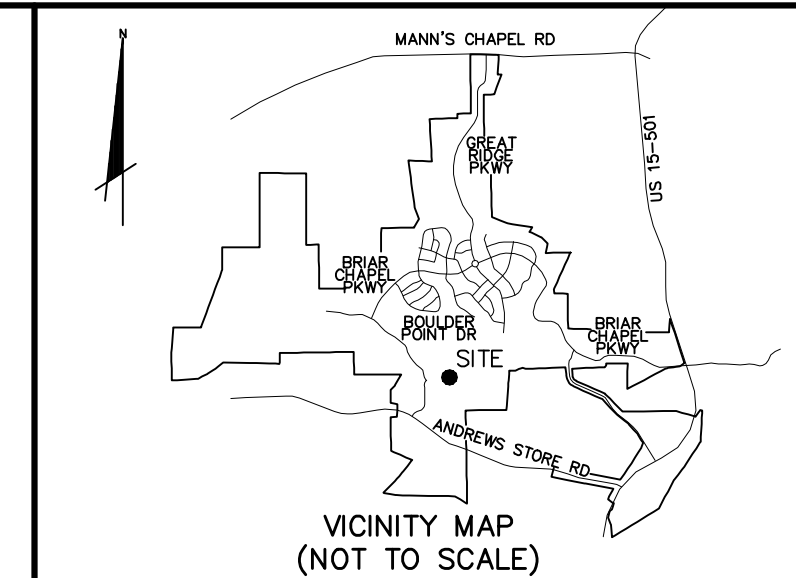
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- XXX LOT NUMBER
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- PG PAGE
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- PUE PUBLIC UTILITY EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- SWE SIDEWALK EASEMENT
- R/W RIGHT-OF-WAY
- sq. ft. SQUARE FEET
- CP COMPUTED POINT
- DESC BY CL DESCRIBED BY CENTERLINE
- SFHA SPECIAL FLOOD HAZARD AREA

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

SURVEY NOTES:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE STATED).
2. NO NC GRID MONUMENT IS WITHIN 2,000' OF SURVEYED TRACT.
3. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/NSRS 2007).
4. 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.
5. SEE SHEET 1 OF 5 FOR NOTES AND CERTIFICATES.
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7. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL AS WELL AS ZONE "AE" AS SHOWN ON FEMA FIRM MAP PANEL #3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007.
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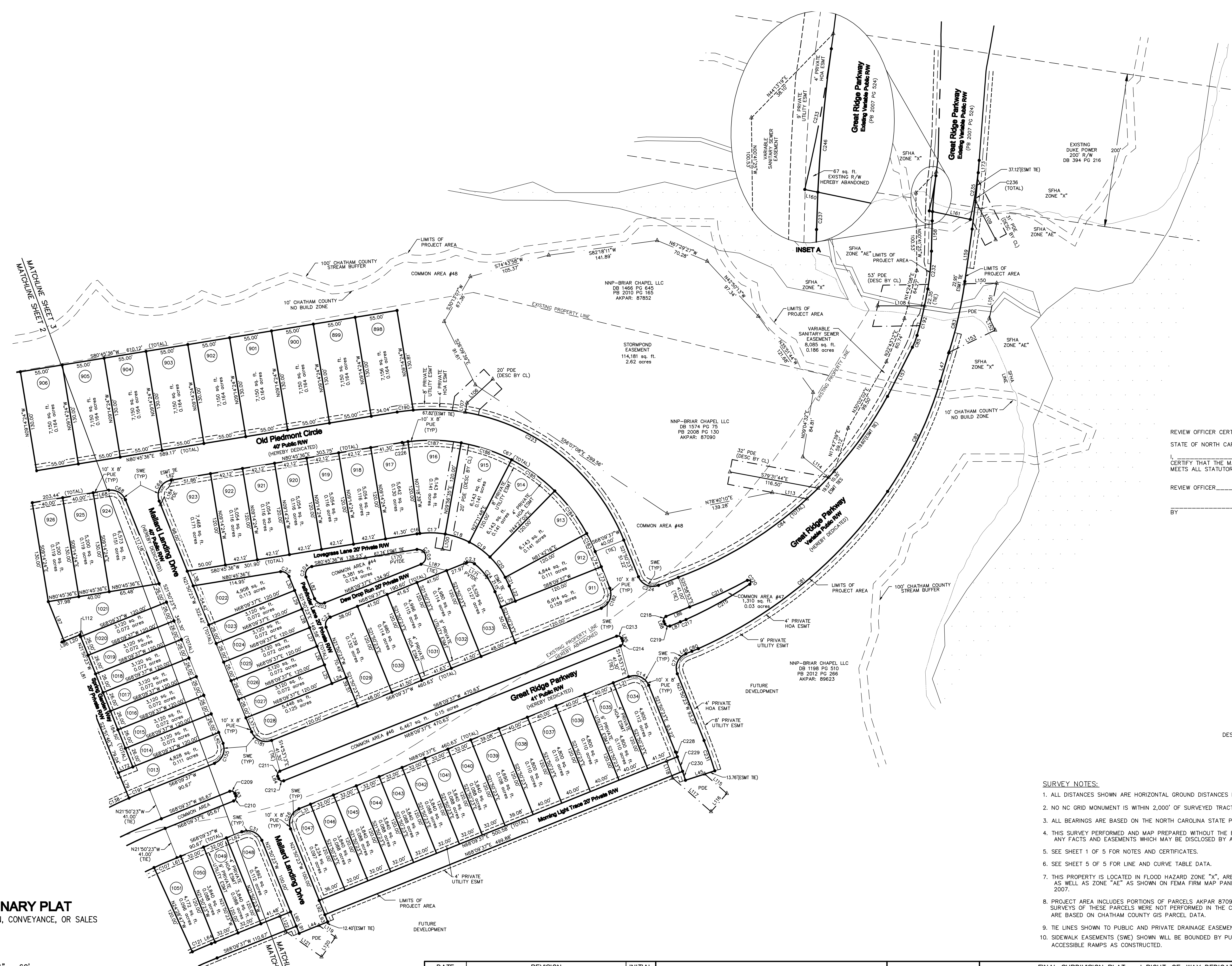
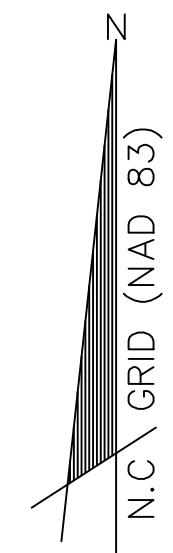
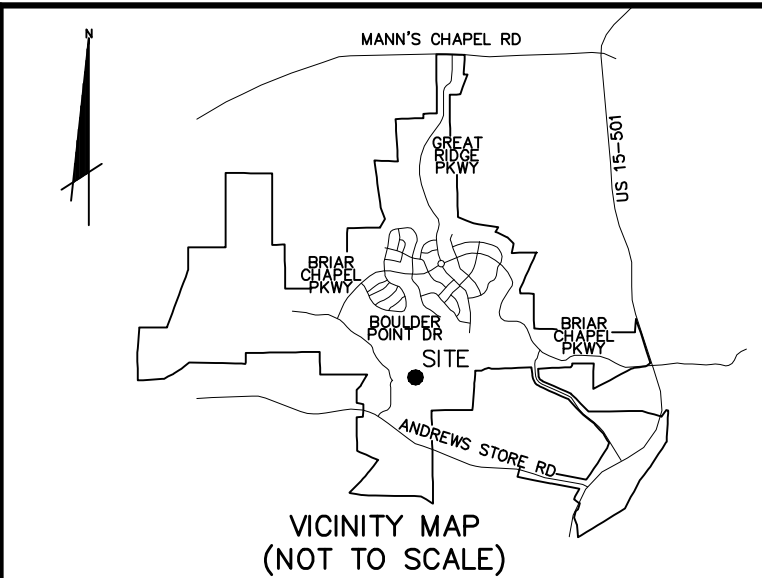


DATE	REVISION	INITIAL

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>

FINAL SUBDIVISION PLAT and RIGHT-OF-WAY DEDICATION
 OF
BRIAR CHAPEL DEVELOPMENT - PHASE 7,
 GREAT RIDGE PARKWAY EXTENSION AND GREAT RIDGE PARKWAY CULVERT
 FOR
NNP-BRIAR CHAPEL, LLC
 DATE: MARCH 13, 2014 SCALE: 1" = 60'
 BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 2735-0090
 PROJ. SVYR: DSC
 DRAWN BY: MW
 FIELD BK.:
 COMP. FILE: VB01-27350090.DWG
 SHEET #: 2 OF 5
 DWG. #:

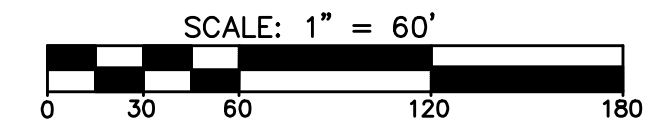


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 - △ EASEMENT POINT
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 - SFHA SPECIAL FLOOD HAZARD AREA

- SURVEY NOTES:**
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 - NO N.C. GRID MONUMENT IS WITHIN 2,000' OF SURVEYED TRACT.
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PRELIMINARY PLAT
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MATCHLINE SHEET 2
 MATCHLINE SHEET 4

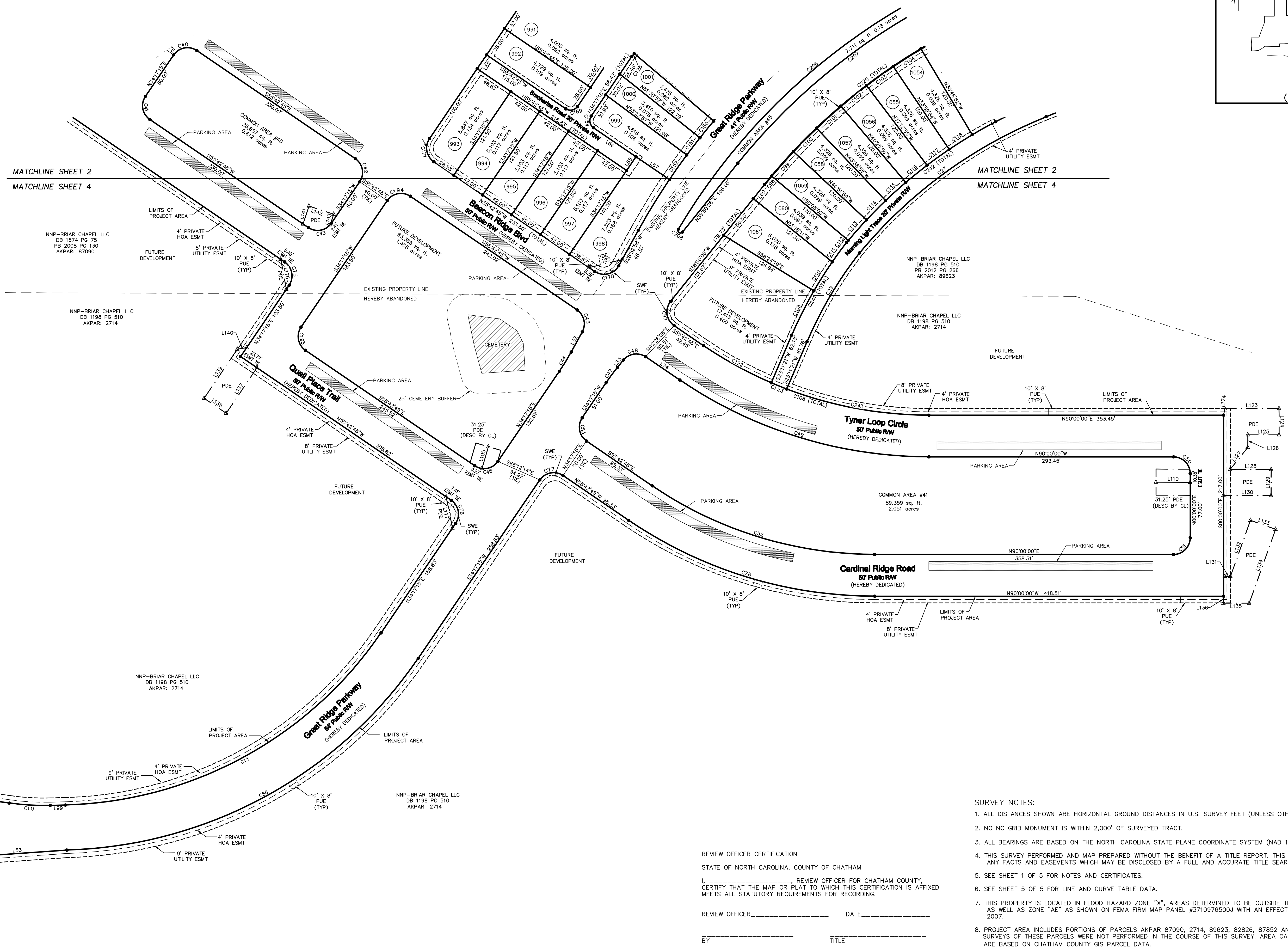
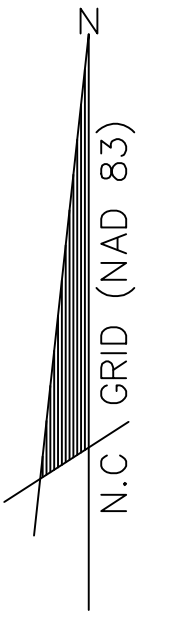
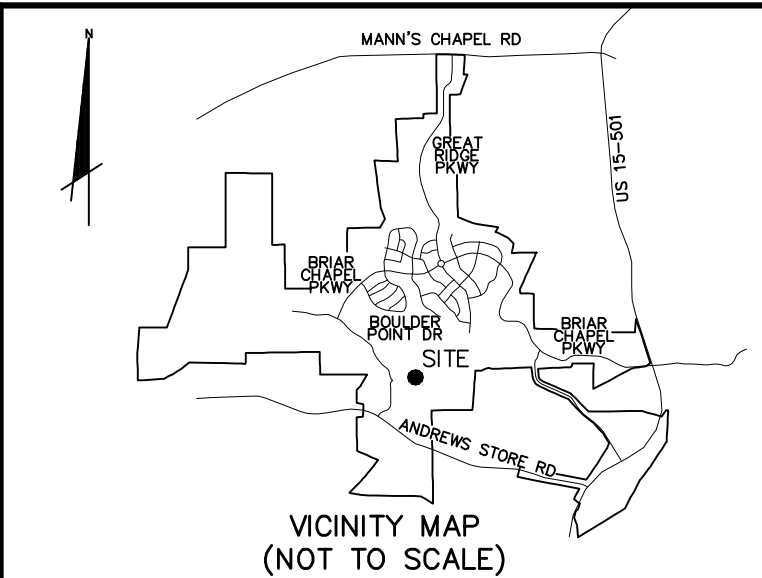
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PROJECT #: 2735-0090
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 DRAWN BY: MW
 FIELD BK.:
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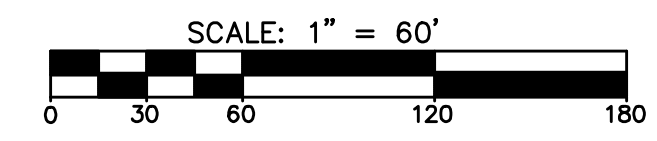


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