

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 PLAN 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.

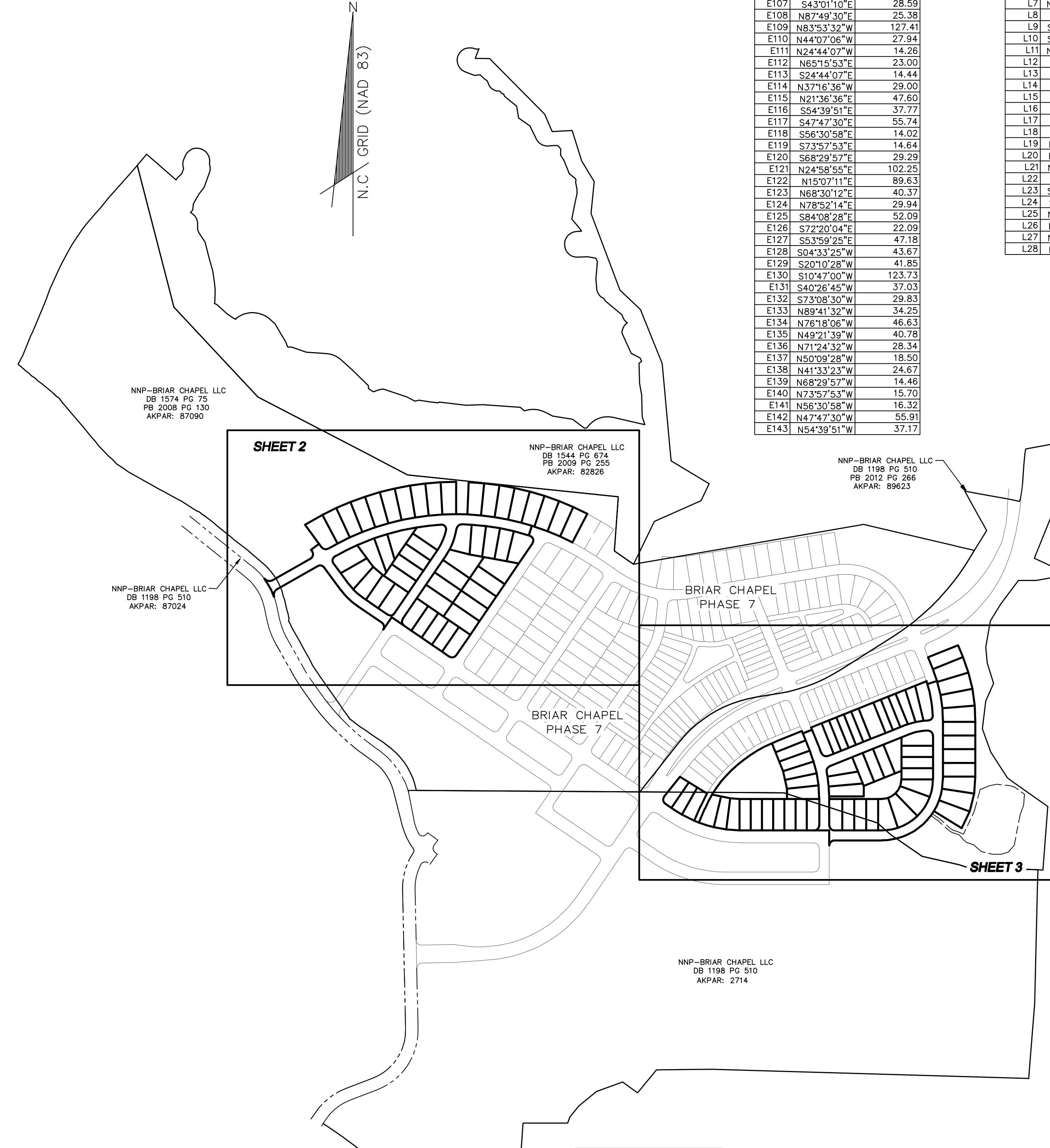
REVIEW OFFICER _____ DATE _____

BY _____ TITLE _____

Table with columns: CURVE, RADIUS, LENGTH, TANGENT, BEARING, CHORD, DELTA. Contains curve data from C1 to C120.

EASEMENT LINE TABLE with columns: LINE, BEARING, LENGTH. Lists easement details for lines E100 to E143.

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists line details for lines L1 to L28.



PARENT PARCEL SUMMARY TABLE with columns: AKP#R, AREA TO BE SUBDIVIDED, REMAINING AREA. Summarizes parent parcel data.

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 3 FOR NOTES AND CERTIFICATES.
6. SEE SHEET 1 OF 3 FOR LINE AND CURVE TABLE DATA.
7. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD AS SHOWN ON FEMA FIRM MAP #3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007.
8. PROJECT AREA INCLUDES PORTIONS OF PARCELS AKP#R 87090, 2714, 89623, 82826, 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.
9. TIE LINES SHOWN TO PUBLIC AND PRIVATE DRAINAGE EASEMENTS ARE CHORD DISTANCES.
10. SIDEWALK EASEMENTS (SWE) SHOWN WILL BE BOUNDED BY PUBLIC RIGHT-OF-WAY AND BY LINES ONE FOOT BEYOND THE ACCESSIBLE RAMPS AS CONSTRUCTED. ADDITIONALLY, LOT 1113 AND LOTS 1095 TO 1099 SHALL HAVE A 1.0' SIDEWALK EASEMENT ALONG ROCK LEDGE DRIVE.

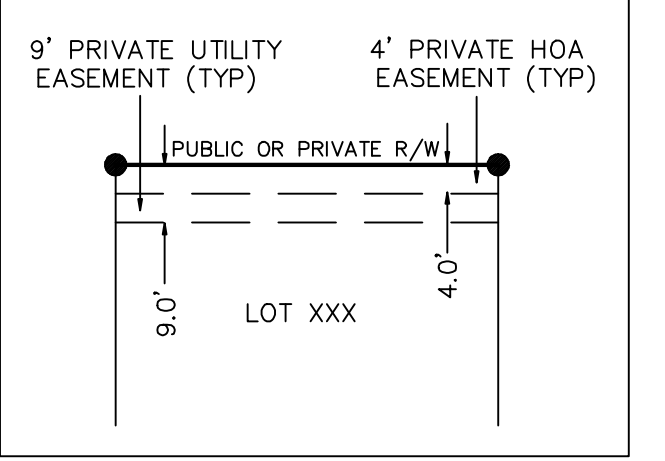
RIGHT-OF-WAY MAINTENANCE RESPONSIBILITY NOTE:

- 1. 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.

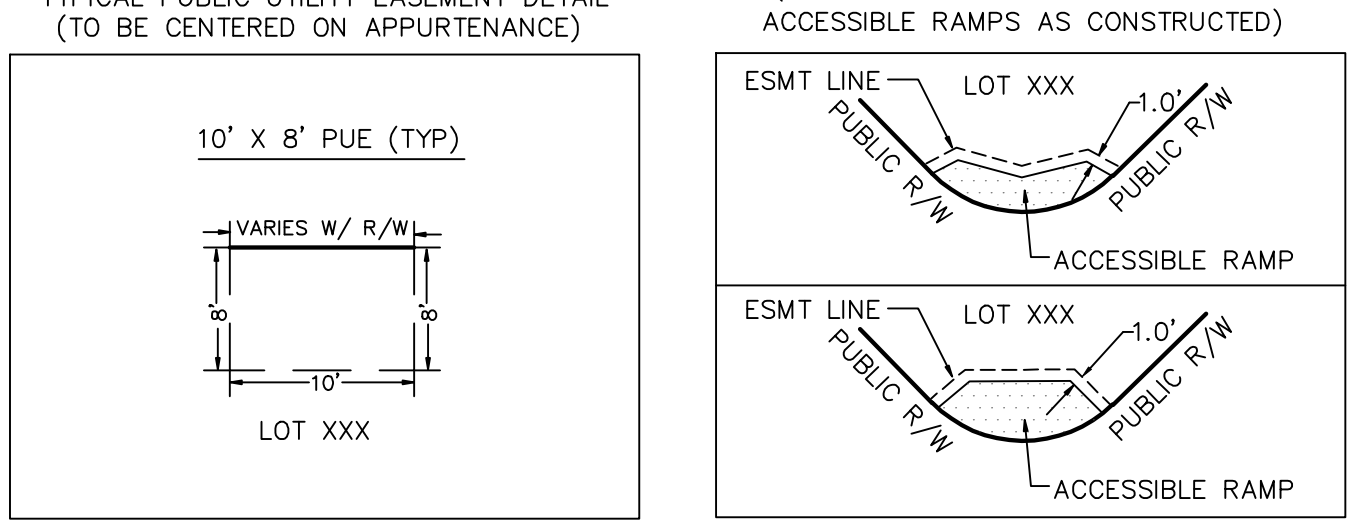
ADDITIONAL NOTES:

- 1. 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").
2. THE DESIGNATIONS AND CONDITIONS OF USAGE OF COMMON AREA ARE AS SET FORTH IN THE DECLARATION.
3. 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.
4. LIGHTING SHALL CONFORM WITH THE CHATHAM COUNTY LIGHTING ORDINANCE.
5. THE 4' 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.
6. 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.
7. THE EASEMENTS DESCRIBED ON THIS PLAT ARE IN ADDITION TO AND NOT IN LIMITATION OF ANY EASEMENTS DESCRIBED IN THE DECLARATION.
8. THIS FINAL PLAT INCLUDES THE AREAS DEPICTED ON THE PRELIMINARY PLATS FOR PHASE 8 (APPROVED SEPTEMBER 16, 2013).

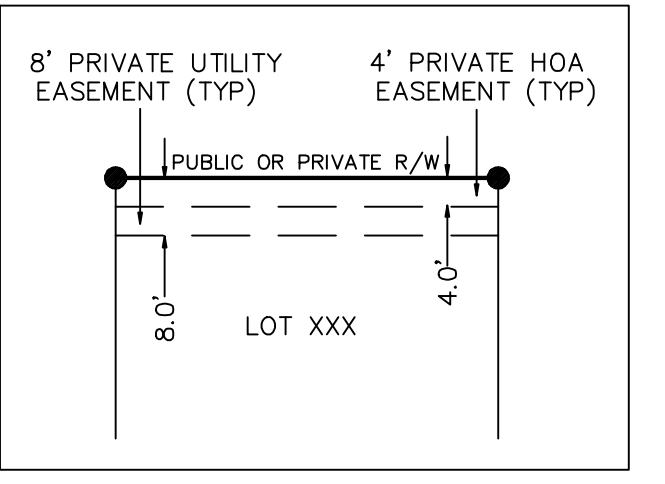
PRIVATE EASEMENT DETAIL (GREAT RIDGE PARKWAY)



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



PRIVATE EASEMENT DETAIL

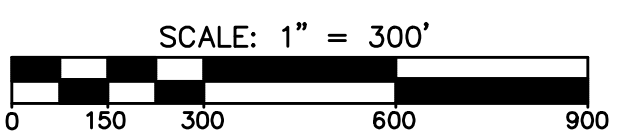


LEGEND

- IRON ROD SET (UNLESS OTHERWISE STATED)
○ EXISTING IRON ROD
△ EASEMENT POINT
(XXX) LOT NUMBER
EX. EXISTING
N/F. NOW OR FORMERLY
DB DEED BOOK
PB PLAT BOOK
PG PAGE
PVIDE PRIVATE DRAINAGE EASEMENT
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

SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 3,875 LF
TOTAL NUMBER OF LOTS: 112
TOTAL AREA OF LOTS: 17,180 ACRES
TOTAL PUBLIC RIGHT-OF-WAY: 3,501 ACRES
TOTAL COMMON AREAS: 1,449 ACRES
TOTAL STORMPONED ESMT AREA: 1,176 ACRES
TOTAL PROJECT AREA: 23,306 ACRES

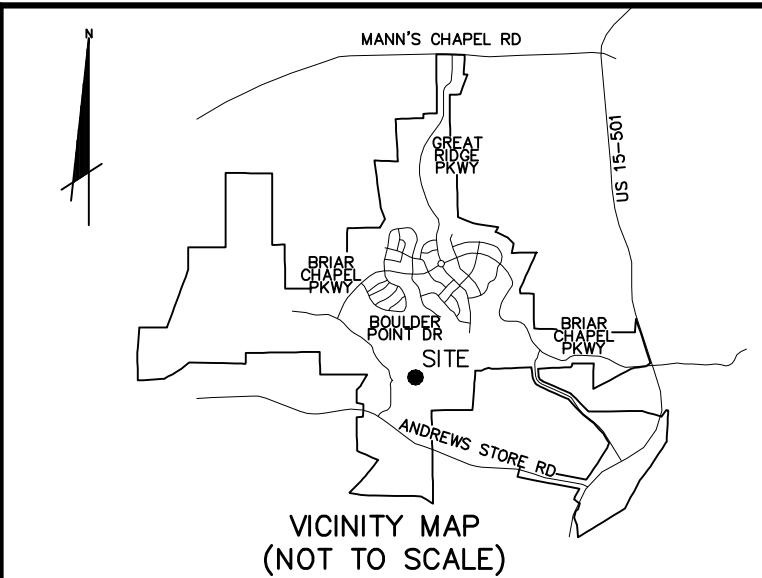


Revision table with columns: DATE, REVISION, INITIAL. Includes a row for MCKIM & CREED.

MCKIM & CREED logo and contact information: 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 8 FOR NNP-BRIAR CHAPEL, LLC. DATE: APRIL 11, 2014. SCALE: 1" = 300'. BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA. PROJECT #: 2735-0092. PROJ. SVYR: DSC. DRAWN BY: DSC. FIELD BK.: . COMP. FILE: VB01-27350092.DWG. SHEET #: 1 OF 3. DWG. #:

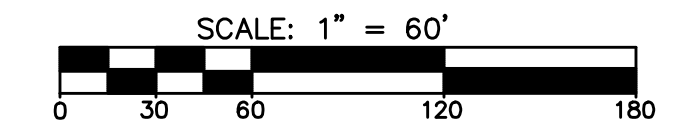
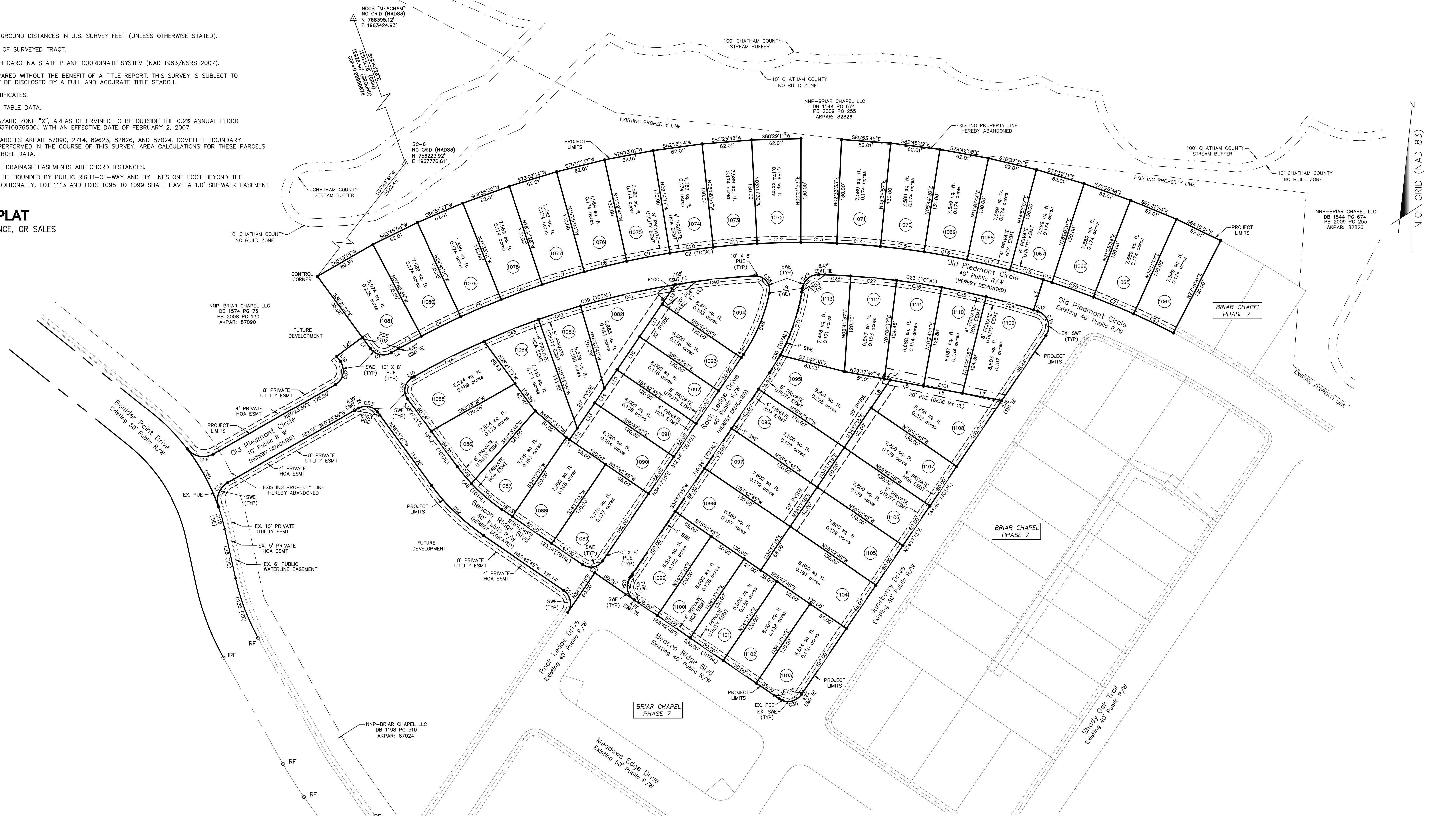


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 - PVTDE PRIVATE DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PDE PUBLIC DRAINAGE EASEMENT
 - SWE SIDEWALK EASEMENT
 - R/W RIGHT-OF-WAY
 - sq. ft. SQUARE FEET
 - CP COMPUTED POINT
 - DESC BY CL DESCRIBED BY CENTERLINE
 - SFHA SPECIAL FLOOD HAZARD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

REVIEW OFFICER CERTIFICATION
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 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 _____

- SURVEY NOTES:**
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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
 6-0282
 Internet Site: <http://www.mckimcreed.com>

FINAL SUBDIVISION PLAT and RIGHT-OF-WAY DEDICATION
 OF
BRIAR CHAPEL DEVELOPMENT - PHASE 8
 FOR
NNP-BRIAR CHAPEL, LLC
 DATE: APRIL 11, 2014 SCALE: 1" = 60'
 BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA
 DWG. # :

PROJECT # : 2735-0092
 PROJ. SVYR : DSC
 DRAWN BY : DSC
 FIELD BK. :
 COMP. FILE : VB101-27350092.DWG
 SHEET # : 2 OF 3

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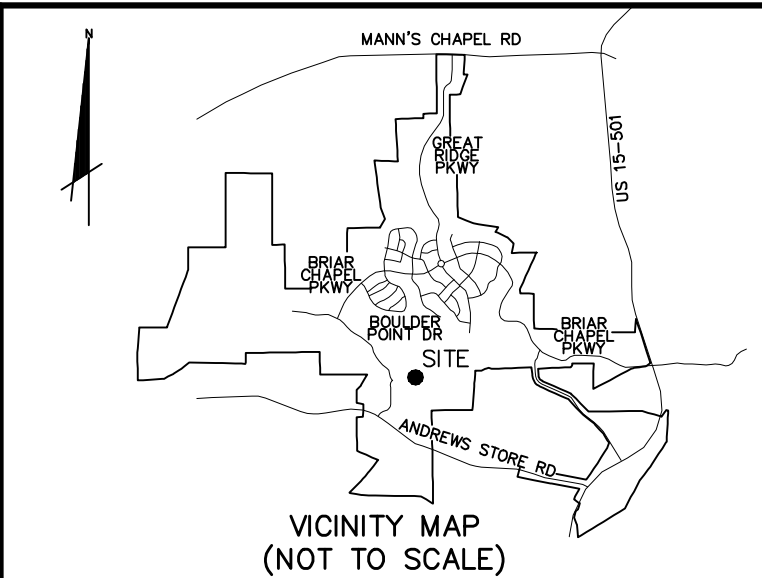
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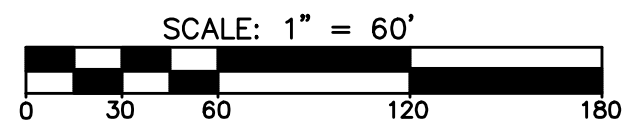
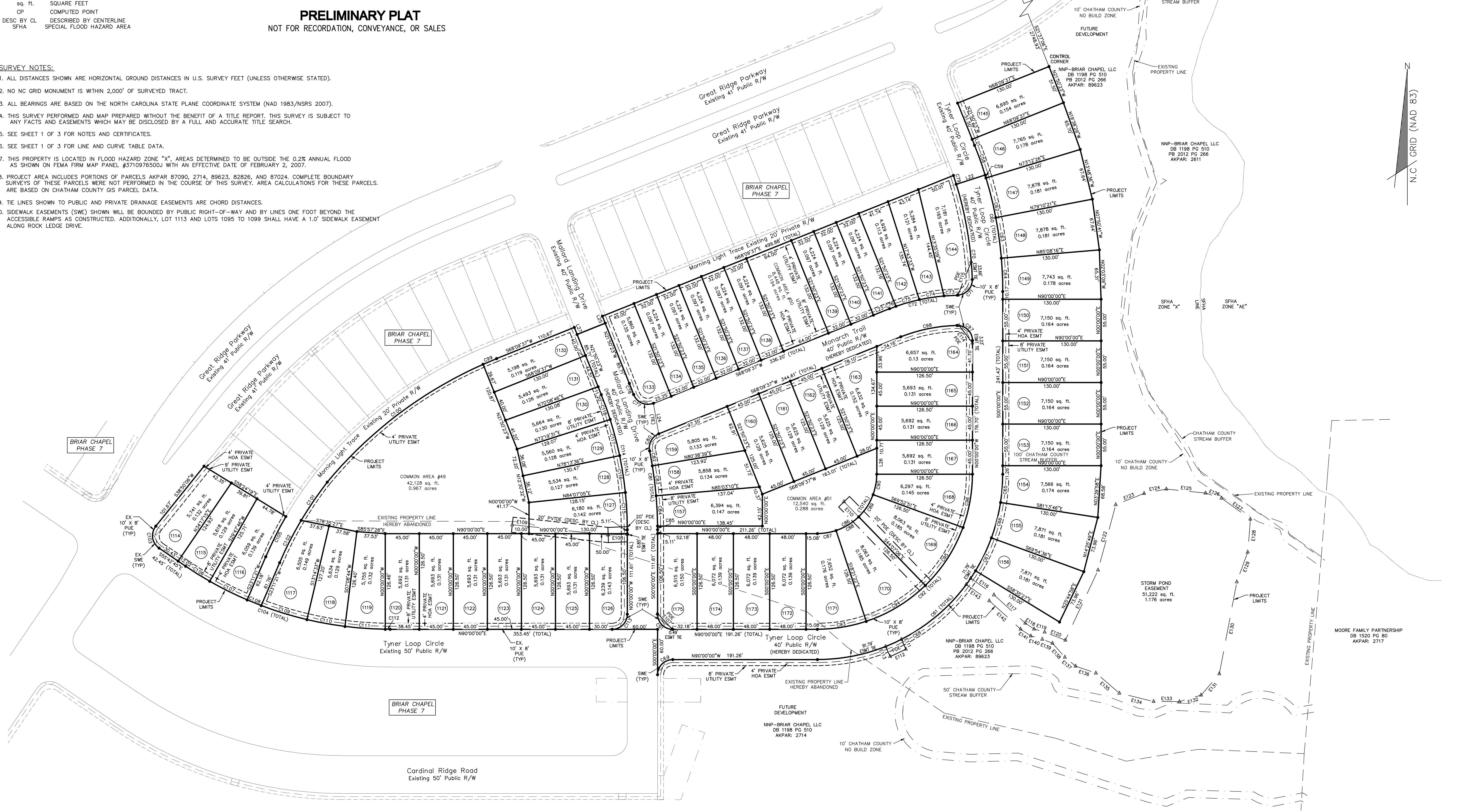
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NCGS "MEACHAM"
 NC GRID (NAD83)
 N 768395.12'
 E 1963424.93'



N
 N.C. GRID (NAD 83)



DATE	REVISION	INITIAL

MCKIM & CREED
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