

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 _____

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 _____

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

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____ DISTRICT ENGINEER _____

DATE _____

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 2 OF 3 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 #371097650J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007.
- PROJECT AREA INCLUDES PORTIONS OF PARCELS AKPAR 87090, 82827 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.
- TIE 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.

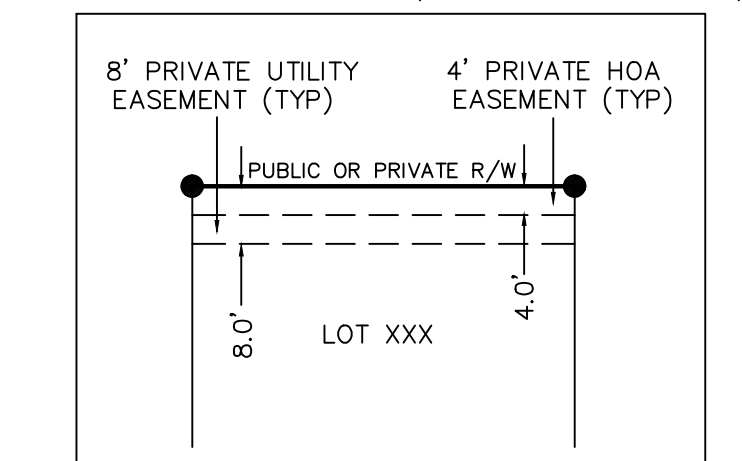
ADDITIONAL NOTES:

- 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', 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.

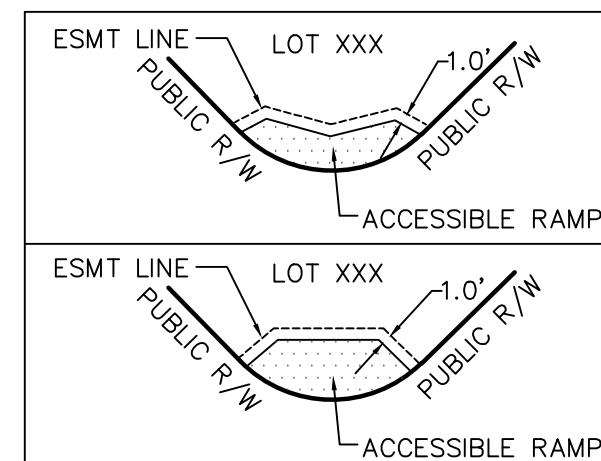
RIGHT-OF-WAY MAINTENANCE RESPONSIBILITY NOTE:

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

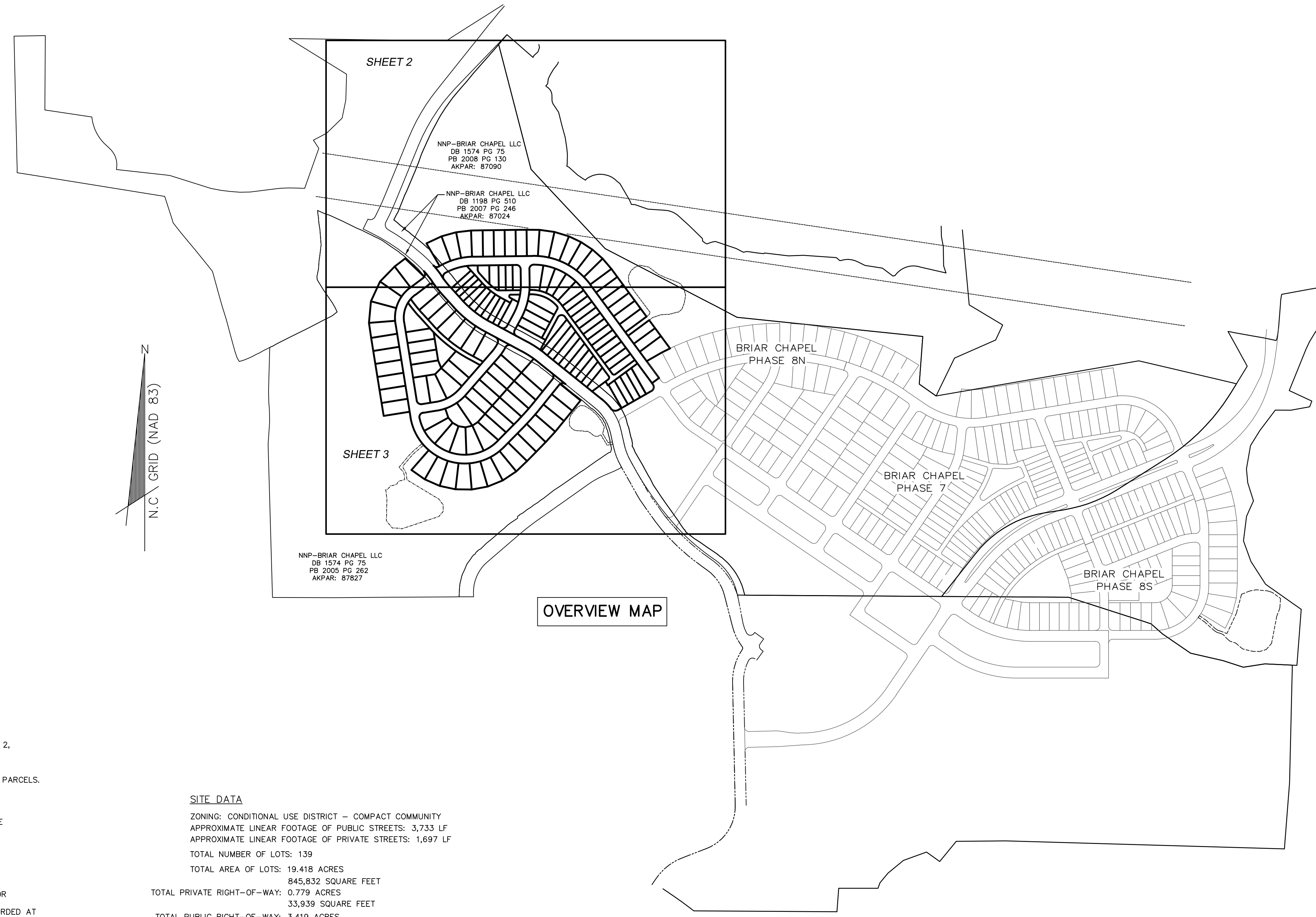
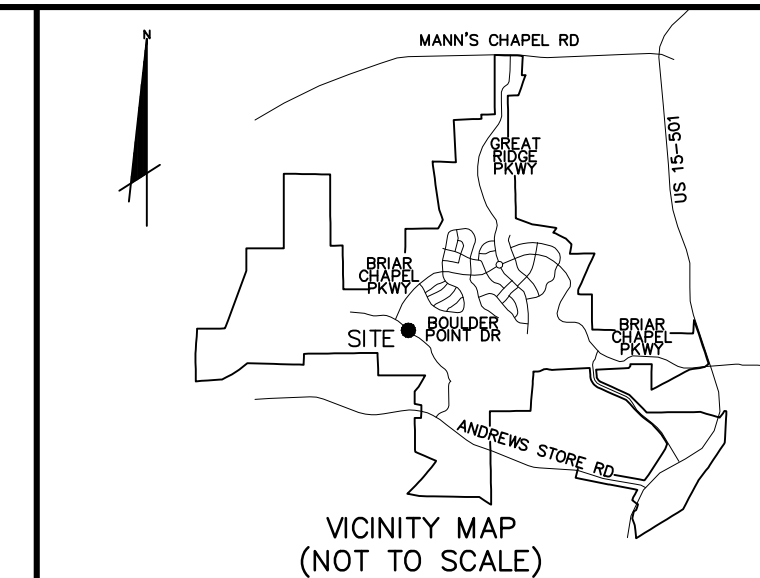
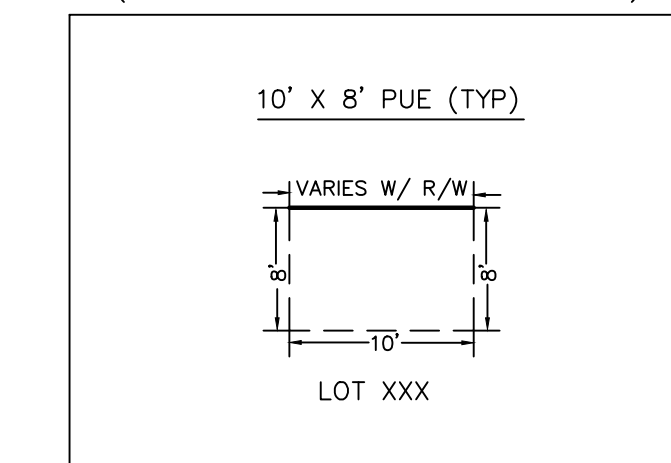
PRIVATE EASEMENT DETAIL (GREAT RIDGE PARKWAY)



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



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



SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY
 APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 3,733 LF
 APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 1,697 LF
 TOTAL NUMBER OF LOTS: 139
 TOTAL AREA OF LOTS: 19.418 ACRES
 845,832 SQUARE FEET
 TOTAL PRIVATE RIGHT-OF-WAY: 0.779 ACRES
 33,939 SQUARE FEET
 TOTAL PUBLIC RIGHT-OF-WAY: 3.419 ACRES
 148,952 SQUARE FEET
 TOTAL COMMON AREAS: 0.360 ACRES
 15,686 SQUARE FEET
 TOTAL STORMPOND AREA: 2.587 ACRES
 112,696 SQUARE FEET
 TOTAL PROJECT AREA: 26.563 ACRES
 1,157,105 SQUARE FEET

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.

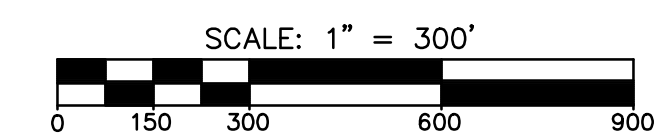
DATE	REVISION	INITIAL

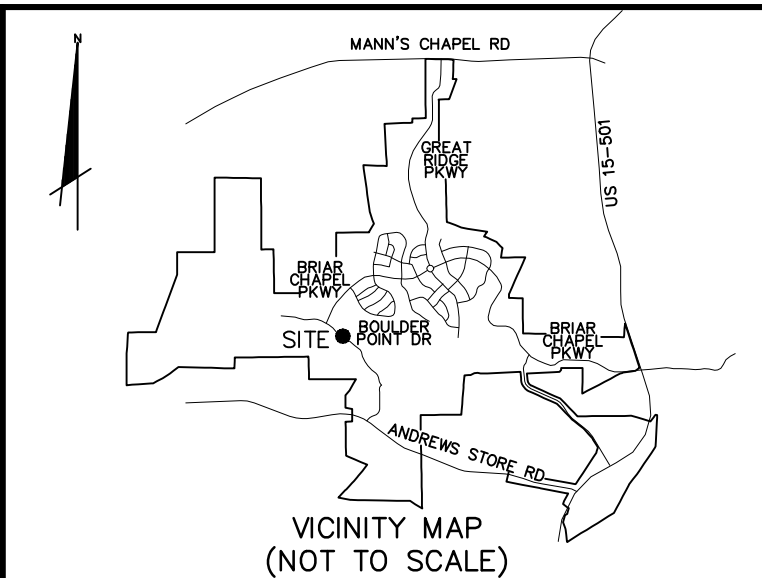
MCKIM & CREED
 1730 Varsity Drive Suite 500
 Raleigh, North Carolina 27606
 Phone: (919)233-8091, Fax: (919)233-8031
 NC FIRM # 1222
 Internet Site: <http://www.mckimcreed.com>

FINAL SUBDIVISION PLAT, EASEMENT AND RIGHT-OF-WAY DEDICATION
 OF
BRIAR CHAPEL DEVELOPMENT-PHASE 9
 FOR
NNP-BRIAR CHAPEL, LLC
 DATE: 12/12/2014 SCALE: 1" = 300'
 BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 027350096
 PROJ. SVYR: DSC
 DRAWN BY: JRC
 FIELD BK.:
 COMP. FILE: VB101-027350096.dwg
 SHEET #: 1 OF 3
 DWG. #: R.1.4.1.428

- 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
 - PVDE. PRIVATE DRAINAGE EASEMENT
 - PUE. PUBLIC UTILITY EASEMENT
 - PDE. PUBLIC DRAINAGE EASEMENT
 - SWE. SIDEWALK EASEMENT
 - MAE. MAINTENANCE AND ACCESS EASEMENT
 - R/W. RIGHT-OF-WAY
 - sq. ft. SQUARE FEET
 - cp. COMPUTED POINT
 - DESC BY CL. DESCRIBED BY CENTERLINE
 - SFHA. SPECIAL FLOOD HAZARD AREA
 - ABAND. ABANDONED

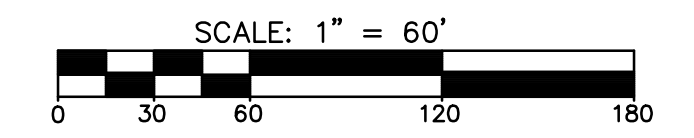




N.C. GRID (NAD 83)



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES



- SEE SHEET 1 OF 3 FOR NOTES AND CERTIFICATIONS
- SEE SHEET 2 OF 3 FOR LINE AND CURVE TABLES

DATE	REVISION	INITIAL

MCKIM & CREED
1730 Varsity Drive Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
NC FIRM # 1222
Internet Site: <http://www.mckimcreed.com>

DATE: _____

FINAL SUBDIVISION PLAT, EASEMENT AND RIGHT-OF-WAY DEDICATION
OF
BRIAR CHAPEL DEVELOPMENT-PHASE 9
FOR
NNP-BRIAR CHAPEL, LLC
DATE: 12/12/2014 SCALE: 1" = 60'
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 027350096
PROJ. SVYR: DSC
DRAWN BY: JRC
FIELD BK.:
COMP. FILE: VB101-027350096.dwg
SHEET #: 3 OF 3
DWG. #: R.14.1.428