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

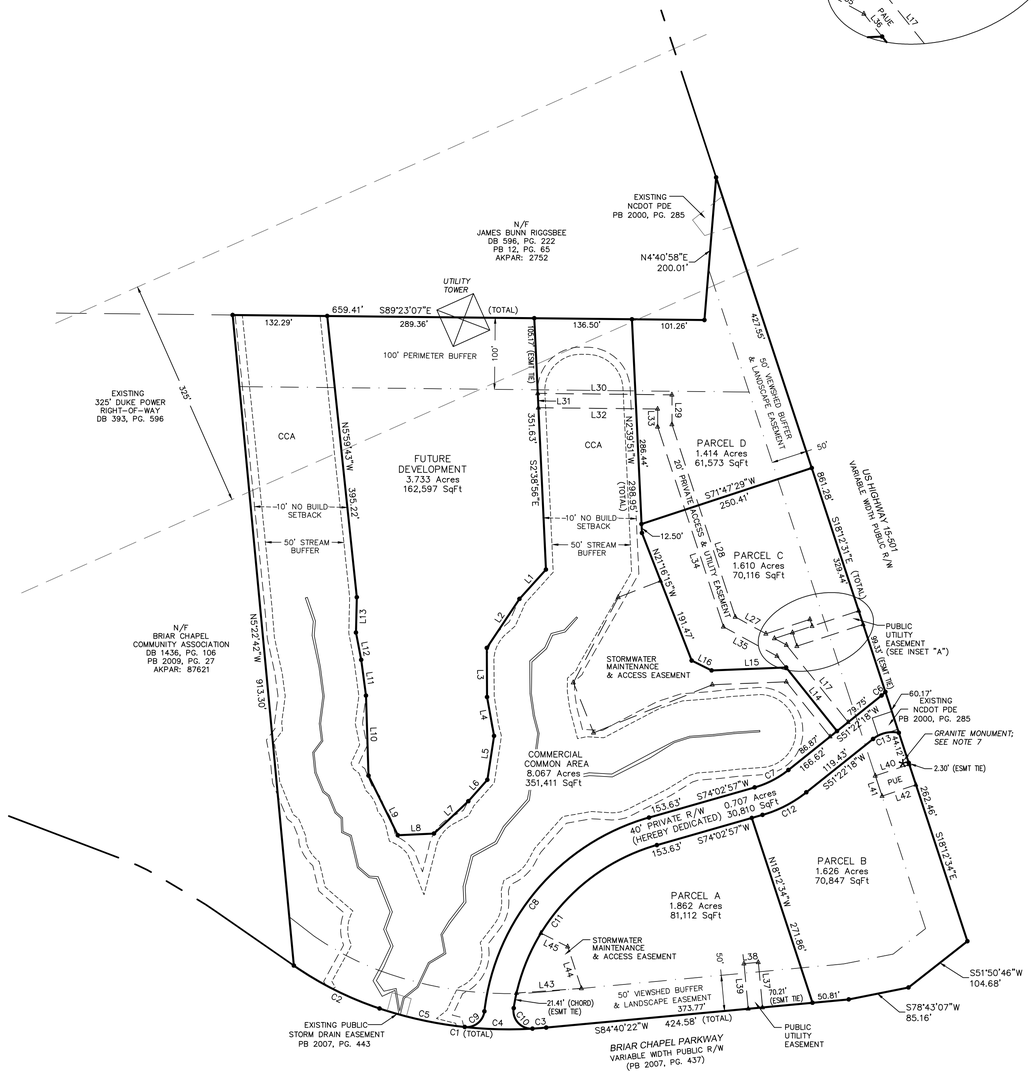
_____ _____
SIGNATURE TITLE
BY NNP-BRIAR CHAPEL, LLC

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____
DISTRICT ENGINEER

DATE _____

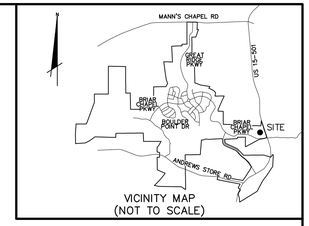


Line Table		
Line #	Direction	Length
L1	S42°00'51"W	55.30'
L2	S33°39'39"W	82.25'
L3	S00°30'50"E	45.30'
L4	S10°08'56"E	55.22'
L5	S08°42'51"W	62.00'
L6	S41°29'07"W	40.11'
L7	S46°47'22"W	65.83'
L8	S87°21'59"W	50.53'
L9	N26°13'02"W	92.73'
L10	N01°49'34"W	111.95'
L11	N07°36'47"W	50.42'
L12	S10°55'59"E	38.82'
L13	N01°22'47"E	49.38'
L14	N38°38'02"W	113.93'
L15	S87°43'31"W	104.18'
L16	N63°45'31"W	31.12'
L17	S38°38'02"E	138.22'
L18	S61°15'24"E	18.86'
L19	N71°47'29"E	26.41'
L20	N71°47'29"E	97.34'

Line Table		
Line #	Direction	Length
L21	N71°47'29"E	97.34'
L22	S18°12'31"E	20.00'
L23	S71°47'29"W	97.34'
L24	N18°12'31"W	20.00'
L25	N18°12'31"W	10.00'
L26	N71°47'29"E	64.63'
L27	S61°15'24"E	48.94'
L28	S18°12'31"E	283.19'
L29	N00°00'13"W	41.42'
L30	S89°23'11"E	187.53'
L31	S02°38'56"E	20.03'
L32	S89°23'11"E	166.61'
L33	N00°00'13"W	24.84'
L34	S18°12'31"E	294.28'
L35	S61°15'24"E	85.37'
L36	S38°38'02"E	20.29'
L37	N05°19'38"W	63.30'
L38	S84°40'22"W	20.00'
L39	S05°19'38"E	63.30'
L40	N71°23'26"E	50.00'

Line Table		
Line #	Direction	Length
L41	N18°36'34"W	30.00'
L42	S71°23'26"W	49.79'
L43	S85°50'51"W	90.90'
L44	N18°12'34"W	61.36'
L45	N63°12'34"W	41.86'

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C3	570.00'	19.26'	9.63'	N85°38'25"E	19.25'	001°56'08"
C4	570.00'	94.78'	47.50'	S88°37'42"E	94.67'	009°31'37"
C5	570.00'	122.10'	61.29'	S77°43'42"E	121.87'	012°16'25"
C6	43.50'	7.35'	3.69'	N46°31'45"E	7.34'	009°41'05"
C13	43.50'	38.26'	20.47'	S76°34'00"W	37.04'	050°23'25"
C11	280.00'	320.36'	180.29'	S41°16'19"W	303.17'	065°33'17"
C10	25.00'	44.46'	30.81'	S42°26'55"E	38.83'	101°53'11"
C7	135.00'	53.43'	27.07'	N62°42'37"E	53.08'	022°40'40"
C12	175.00'	69.27'	35.09'	N62°42'37"E	68.81'	022°40'40"
C8	320.00'	376.54'	213.49'	S40°20'23"W	355.19'	067°25'07"
C9	25.00'	39.05'	24.78'	N51°22'58"E	35.20'	089°30'17"
C2	470.00'	134.38'	67.65'	S63°24'04"E	133.92'	016°22'53"
C1	570.00'	236.13'	119.79'	S83°27'34"E	234.45'	023°44'10"



VICINITY MAP
(NOT TO SCALE)

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 THE _____ DAY OF _____ A.D., 2015.

_____
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:

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. THIS PROPERTY IS LOCATED IN FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANDCE FLOODPLAIN AS SHOWN ON FEMA FIRM MAP PANEL #3710977500J WITH AN REVISED DATE OF FEBRUARY 2, 2007.
6. STREAM LOCATIONS AND BUFFER LOCATION PROVIDED BY OTHERS.
7. PRIOR REFERENCES TO THIS MONUMENT AS A "GRAVESITE" OR "GRAVE MARKER" HAVE BEEN REMOVED WITH THE PERMISSION OF THE CHATHAM COUNTY PLANNING DEPARTMENT BASED UPON THE CONCLUSION THAT THE REMAINS HAVE BEEN RELOCATED.

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 CHAPELCOMMERCIAL PROPERTIES, RECORDED AT BOOK _____, PAGE _____, AS AMENDED AND SUPPLEMENTED (THE "DECLARATION").
2. THE DESIGNATIONS AND CONDITIONS OF USAGE OF COMMON AREA/OPEN SPACE 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 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:

1. MAINTENANCE OF PRIVATE R/W TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMERCIAL ASSOCIATION, INC.

LEGEND

●	COMPUTED POINT
○	EXISTING IRON ROD
△	EASEMENT POINT
EX.	EXISTING
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
PAUE	PRIVATE ACCESS & UTILITY EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PDE	PUBLIC DRAINAGE EASEMENT
R/W	RIGHT-OF-WAY
SqFt	SQUARE FEET
CP	COMPUTED POINT
SFHA	SPECIAL FLOOD HAZARD AREA

SCALE: 1" = 100'

0 50 100 200 300

SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 757 LF
TOTAL NUMBER OF NEW LOTS: 7
(INCLUDING THE CCA AND PRIVATE R/W AREAS)

TOTAL AREA OF PARCEL TO BE SUBDIVIDED:	19.019 ACRES 828,465 SQUARE FEET
TOTAL AREA OF PARCELS A-D:	6.512 ACRES 283,648 SQUARE FEET
TOTAL PRIVATE RIGHT-OF-WAY:	0.707 ACRES 30,810 SQUARE FEET
TOTAL COMMERCIAL COMMON AREA:	8.067 ACRES 351,411 SQUARE FEET
TOTAL FUTURE DEVELOPMENT:	3.733 ACRES 162,597 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.

PARCEL INFORMATION:
NNP BRIAR CHAPEL LLC
DB 1198, PG. 510
PB 2009, PG. 30
AKPAR: 85632

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 - SD NORTH
FOR
NNP-BRIAR CHAPEL
DATE: MARCH 12, 2015 SCALE: 1" = 100'
BALDWIN TOWNSHIP WAKE COUNTY NORTH CAROLINA

PROJECT # : 02735-0127
PROJ. SVYR : DSC
DRAWN BY : DSC
FIELD BK. :
COMP. FILE : VB101-27350127
SHEET # : 1 OF 1

DWG. # :