

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

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  
BY NNP-BRIAR CHAPEL, LLC

TITLE

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED  
DISTRICT ENGINEER

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

SITE DATA

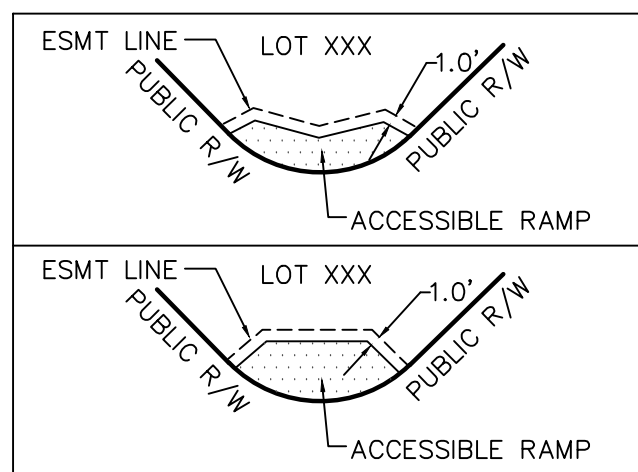
ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY  
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 2152'  
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: N/A  
TOTAL NUMBER OF LOTS: 50  
TOTAL AREA OF LOTS: 8.731 ACRES  
380,328 SQUARE FEET  
TOTAL PRIVATE RIGHT-OF-WAY: N/A  
TOTAL PUBLIC RIGHT-OF-WAY: 2.234 ACRES  
97,325 SQUARE FEET  
TOTAL COMMON AREAS: 27.785 ACRES  
1,210,294 SQUARE FEET  
TOTAL PROJECT AREA: 38.750 ACRES  
1,687,946 SQUARE FEET

PRELIMINARY PLAT  
NOT FOR RECORDATION, CONVEYANCE, OR SALES

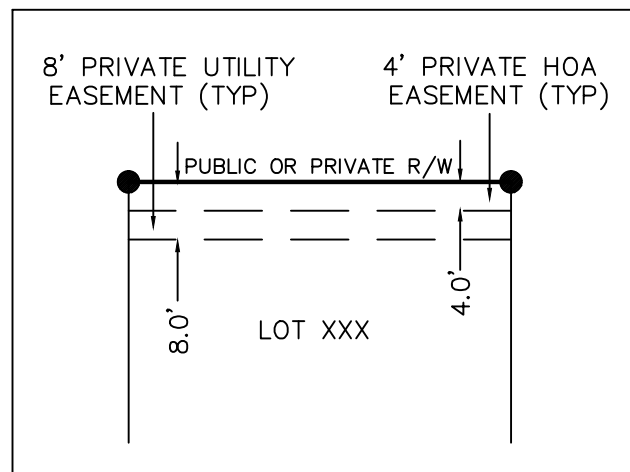
LEGEND

● IRON ROD SET (UNLESS OTHERWISE STATED)  
▲ EASEMENT POINT  
XXX LOT NUMBER  
N/F NOW OR FORMERLY  
DB DEED BOOK  
PB PLAT BOOK  
PG PAGE  
PVTUE PRIVATE UTILITY EASEMENT  
PVHOAE PRIVATE HOMEOWNERS ASSOCIATION EASEMENT  
PUE PUBLIC UTILITY EASEMENT  
PDE PUBLIC DRAINAGE EASEMENT  
SWE SIDEWALK EASEMENT  
R/W RIGHT-OF-WAY  
sq. ft. SQUARE FEET  
DESCRIBED BY CENTERLINE  
DESCRIBED BY CENTERLINE  
10' x 70' SIGHT TRIANGLE

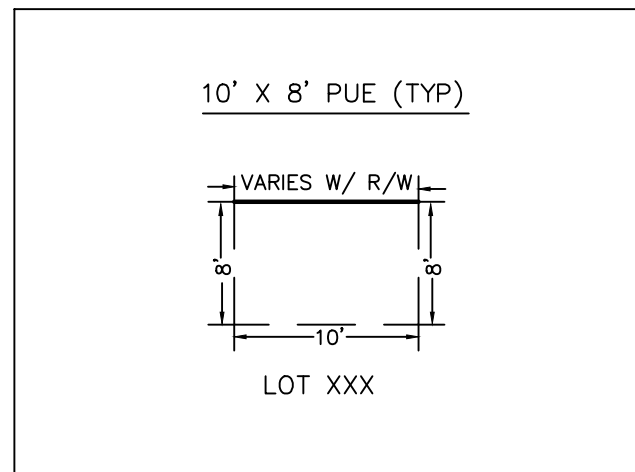
TYPICAL SIDEWALK EASEMENT DETAIL  
(EASEMENT TO EXTEND 1' BEYOND ACCESSIBLE RAMPS AS CONSTRUCTED)



PRIVATE EASEMENT DETAIL



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



DATE	REVISION	INITIAL

**MCKIM & CREED**  
1730 Varsity Drive Suite 500  
Raleigh, North Carolina 27606  
Phone: (919)233-8091, Fax: (919)233-8031  
NC FIRM # F-1222

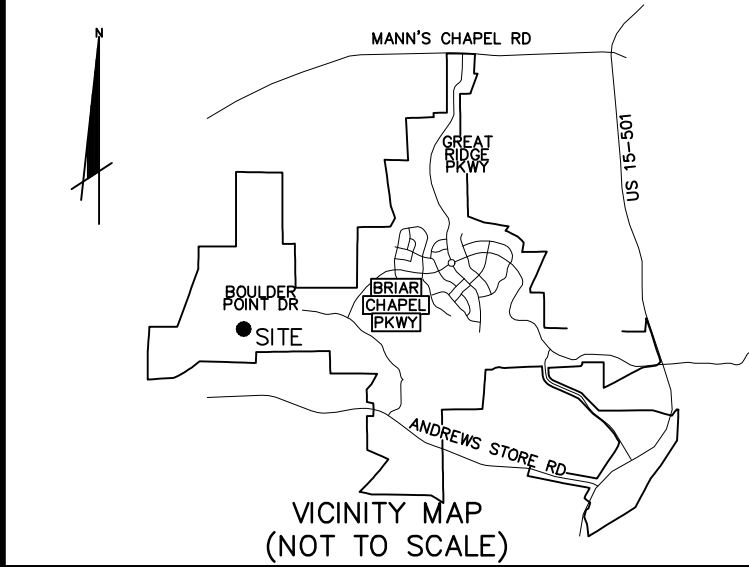
Internet Site: <http://www.mckimcreed.com>

DATE:

FINAL SUBDIVISION, EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT  
OF  
BRIAR CHAPEL DEVELOPMENT PHASE 15 NORTH  
FOR  
NNP-BRIAR CHAPEL, LLC  
DATE: 09/06/2016 SCALE: NOT TO SCALE  
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT # : 2735-0146  
PROJ. SVYR : DSC  
DRAWN BY : JRC  
FIELD BK. :  
COMP. FILE : VB101\_27350146\_15-NORTH.dwg  
SHEET # : 1 OF 2

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 THE DAY OF A.D., 2016.

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

SURVEY NOTES:

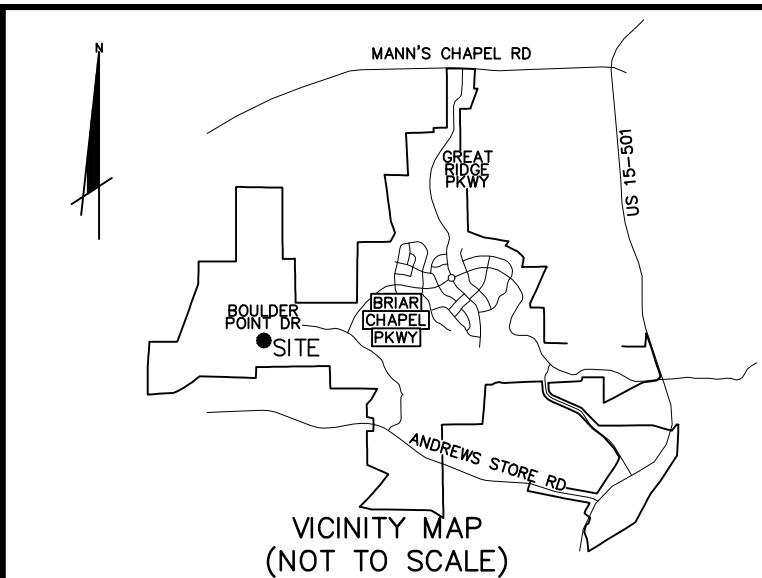
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE STATED).
- NO NC GRID MONUMENT IS WITHIN 2,000' OF SURVEYED TRACT.
- ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/NSRS 2007).
- THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT 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.
- 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 A PORTION OF PARCEL AKPAR 82828. COMPLETE BOUNDARY SURVEYS OF THIS PARCEL WAS NOT PERFORMED IN THE COURSE OF THIS SURVEY. AREA CALCULATIONS FOR THIS PARCEL IS 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, SHOWN HEREON AS PRIVATE R/W, TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.



- LEGEND**
- IRON ROD SET (UNLESS OTHERWISE STATED)
  - △ EASEMENT POINT
  - XXX LOT NUMBER
  - N/F NOW OR FORMERLY
  - DB DEED BOOK
  - PB PLAT BOOK
  - PG PAGE
  - PVTUE PRIVATE UTILITY EASEMENT
  - PVHOAE PRIVATE HOMEOWNERS ASSOCIATION EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - PDE PUBLIC DRAINAGE EASEMENT
  - SWE SIDEWALK EASEMENT
  - R/W RIGHT-OF-WAY
  - sq. ft. SQUARE FEET
  - DESC. BY CL. DESCRIBED BY CENTERLINE
  - 10' x 70' SIGHT TRIANGLE

**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCE, OR SALES

SEE SHEET 1 FOR LINE AND CURVE TABLES

DATE	REVISION	INITIAL



**MCKIM & CREED**  
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Phone: (919)233-8091, Fax: (919)233-8031  
NC FIRM # F-1222  
  
Internet Site: <http://www.mckimcreed.com>

DATE: \_\_\_\_\_

FINAL SUBDIVISION, EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT  
OF  
**BRIAR CHAPEL DEVELOPMENT PHASE 15 NORTH**  
FOR  
**NNP-BRIAR CHAPEL, LLC**  
DATE: 09/06/2016 SCALE: 1"=60'  
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT # : 2735-0146  
PROJ. SVYR : DSC  
DRAWN BY : JRC  
FIELD BK. :  
COMP. FILE : VBI01\_27350146\_15-NORTH.dwg  
SHEET # : 2 OF 2  
  
DWG. # :

