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

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.

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.

BY NNP-BRIAR CHAPEL, LLC

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

, 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\_\_\_\_\_

<u>SITE DATA</u>

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

1,210,294 SQUARE FEET

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

TOTAL PROJECT AREA: 38.750 ACRES

1,687,946 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.

	Line Table		
ine #	Direction	Length	Line
L1	N78°13'49"E	51.79'	L22
L2	S28*06'31"E	29.18'	L2
L3	S63°05'35"W	37.66'	L2
L4	N26*54'25"W	20.00'	L2
L5	N63°05'35"E	26.06'	L26
L6	S58*33'37"W	39.08'	L2
L7	S72°08'33"E	7.99'	L28
L8	S74°35'04"E	79.94'	L29
L9	N16°27'10"E	88.82'	L30
L10	N80°03'21"W	63.41'	L3
L11	S09*56'39"W	10.00'	L32
L12	N80°03'21"W	44.42'	L3
L13	S16°27'10"W	100.68'	L34
L14	N74°35'04"W	93.36'	L35
L15	S17°51'27"W	6.31'	L36
L16	N63°05'35"E	8.87'	L37
L17	N53°04'30"E	6.37'	L38
L18	S18*19'04"E	69.88'	L39
L19	N84°55'30"E	28.50'	L4(
L20	S40°39'09"W	17.74'	L4

L21 | N82°16'27"W | 9.51'

Line Table

# | Direction | Length

N49\*43'46"W 28.73'

N36°20'43"W 38.07'

N89\*37'59"W 32.31' | S64°30'07"W | 37.76'

N36°53'21"E 27.78'

N04\*28'43"E 43.52'

N17°12'49"W | 23.52'

N40°39'09"E | 22.79' S14\*28'14"E | 19.17'

N08°10'57"W | 56.17'

| N81**°**54'00"E | 29.00'

| N08°06'00"W | 45.00'

| S81°54'00"W | 55.00' | S08°06'00"E | 45.00' S08°10'57"E | 56.20' N15'37'41"W 30.26'

N82**°**03'12"W 6.91' N06°29'53"E | 17.77' | S34°50'03"E | 36.41'

L42 | N81°54'00"E | 1.00'

PRELIMINARY PLAT

NOT FOR RECORDATION, CONVEYANCE, OR SALES

IRON ROD SET (UNLESS OTHERWISE STATED)

PRIVATE HOMEOWNERS ASSOCIATION EASEMENT

LEGEND

XXX

N/F

DΒ

PB

PDE

R/W

EASEMENT POINT

NOW OR FORMERLY

PRIVATE UTILITY EASEMENT

PUBLIC UTILITY EASEMENT

SIDEWALK EASEMENT

RIGHT-OF-WAY

SQUARE FEET

DESC BY CL DESCRIBED BY CENTERLINE

10' x 70' SIGHT TRIANGLE

PUBLIC DRAINAGE EASEMENT

LOT NUMBER

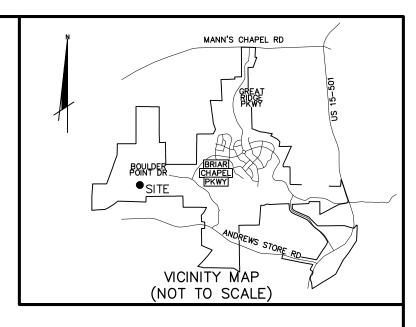
DEED BOOK

PLAT BOOK PAGE

N33°08'02"W | 21.90'

			Curv	e Table		
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	55.00'	267.51	47.25	N41°49'05"W	71.68'	278°40'17"
C2	55.00'	18.25'	9.21'	N8 <b>°</b> 21'06"E	18.17'	019*00'41"
С3	55.00'	1.36'	0.68'	S0°26'41"E	1.36'	001*25'05"
C4	55.00'	47.88'	25.57	S25*12'09"W	46.38'	049*52'36"
C5	55.00'	136.07	158.59'	N58*59'10"W	103.93'	141°44'47"
C6	55.00'	82.20'	50.96	N54°42'09"E	74.76	085*37'49"
C7	23.00'	31.98'	19.18'	S57°41'15"W	29.46'	079 <b>'</b> 39'36"
C8	55.00'	18.25'	9.21'	N27°21'47"E	18.17'	019*00'40"
C9	55.00'	15.12'	7.61'	S28*59'42"W	15.07'	015*44'50"
C10	55.00'	254.22'	60.20'	N68°42'22"E	81.21'	264*49'48"
C11	20.00'	28.47'	17.25'	S22*55'36"E	26.13'	081*33'52"
C12	20.00'	31.42'	20.00'	S62*51'27"W	28.28'	090'00'00"
C13	20.00'	31.42'	20.00'	S27*08'33"E	28.28'	090'00'00"
C14	580.00'	53.02'	26.53	S74°45'41"E	53.00'	005 <b>°</b> 14'16"
C15	580.00'	304.67	155.94'	N87°34'17"E	301.18'	030°05'49"
C16	580.00'	82.02'	41.08'	S81°25'54"E	81.96'	008'06'10"
C17	580.00'	65.04	32.55	S88*41'44"E	65.00'	006*25'30"
C18	580.00'	65.03'	32.55	N84*52'47"E	65.00'	006*25'28"
C19	580.00'	65.03'	32.55'	N78*27'19"E	65.00'	006*25'28"
C20	580.00'	27.54	13.77'	N73°52'59"E	27.53'	002*43'13"
C21	380.00'	168.62'	85.72'	S85°14'05"W	167.24'	025*25'26"
C22	380.00'	4.98'	2.49'	S72*53'55"W	4.98'	000*45'05"
C23	380.00'	55.05'	27.57	S77*25'27"W	55.00'	00818'00"
C24	380.00'	55.05'	27.57'	S85*43'27"W	55.00'	008'18'00"
C25	380.00'	53.54'	26.81	N86°05'22"W	53.49'	008*04'20"
C26	205.00'	160.55	84.64	N75*30'39"E	156.48'	044*52'18"
C27	205.00'	22.59'	11.31'	S85°12'37"E	22.58'	006°18'48"

			Curv	e Table		
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C28	205.00'	100.54	51.30'	N77°34'58"E	99.54	028°06'03
C29	205.00'	37.42'	18.76'	N58°18'13"E	37.36'	010*27'26
C30	320.00'	171.81	88.03'	S68°27'21"W	169.75'	030°45'43
C31	20.00'	29.46'	18.14'	N41°38'12"E	26.87'	084*24'03
C32	250.00'	17.47'	8.74'	S1°26'19"W	17.47'	004*00'16
C33	250.00'	130.19	66.61	S18°21'33"W	128.72'	029*50'11
C34	230.00'	66.37	33.42'	N22°47'35"E	66.14'	016*32'02
C35	280.00'	150.33'	77.03'	S68°27'21"W	148.53'	030°45'43
C36	280.00'	36.24'	18.15'	S80°07'45"W	36.22'	007*24'57
C37	280.00'	88.37'	44.55'	S67*22'48"W	88.00'	018*04'56
C38	280.00'	25.72'	12.87'	S55*42'25"W	25.72'	005*15'50
C39	245.00'	191.87	101.16'	N75*30'39"E	187.01'	044*52'18
C40	245.00'	15.36'	7.68'	N54 <b>°</b> 52'15"E	15.36'	003°35'31
C41	245.00'	50.94	25.56'	N62*37'24"E	50.85	011°54'47
C42	245.00'	50.94'	25.56'	N74°32'11"E	50.85'	011*54'47
C43	245.00'	50.94'	25.56'	N86*26'58"E	50.85	011*54'47
C44	245.00'	23.69'	11.86'	S84*49'25"E	23.68'	005*32'26
C45	340.00'	150.87	76.70'	S85°14'05"W	149.63'	025*25'26
C46	340.00'	81.07'	40.73	N88*53'03"W	80.88	013*39'42
C47	340.00'	69.80'	35.02'	S78*24'14"W	69.68'	011°45'44
C48	620.00'	382.36	197.48'	S89*48'36"E	376.33'	035*20'05
C49	620.00'	43.11'	21.56'	N74°30'52"E	43.10'	003*59'01
C50	620.00'	87.26	43.70'	N80°32'18"E	87.19'	008*03'50
C51	620.00'	87.26'	43.70'	N88*36'08"E	87.19'	008*03'50
C52	620.00'	87.26'	43.70'	S83*20'02"E	87.19'	008*03'50
C53	620.00'	77.47'	38.79'	S75*43'20"E	77.42'	007°09'34
				<u> </u>		



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:

- 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.

IS BASED ON CHATHAM COUNTY GIS PARCEL DATA.

- 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 AS WELL AS ZONE "AE" AS SHOWN ON FEMA FIRM MAP PANEL #3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2,
- 6. 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
- 7. TIE LINES SHOWN TO PUBLIC AND PRIVATE DRAINAGE EASEMENTS ARE CHORD DISTANCES.
- 8 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:

- 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/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 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.
- 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' EASÉMENTS (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
- 7. THE EASEMENTS DESCRIBED ON THIS PLAT ARE IN ADDITION TO AND NOT IN LIMITATION OF ANY EASEMENTS DESCRIBED IN THE

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.

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

-ACCESSIBLE RAMP

DATE

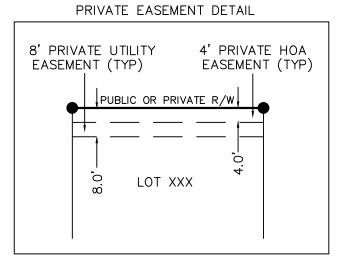
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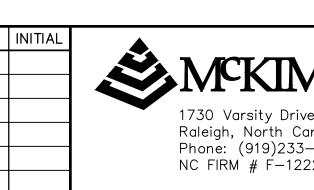
REVISION

TYPICAL SIDEWALK EASEMENT DETAIL

(EASEMENT TO EXTEND 1' BEYOND

ACCESSIBLE RAMPS AS CONSTRUCTED)







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



TYPICAL PUBLIC UTILITY EASEMENT DETAIL

(TO BE CENTERED ON APPURTENANCE)

10' X 8' PUE (TYP)

-- VARIES W/ R/W --

LOT XXX

OF BRIAR CHAPEL DEVELOPMENT PHASE 15 NORTH FOR

FINAL SUBDIVISION, EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT

NNP-BRIAR CHAPEL, LLC

BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

DATE: 09/06/2016

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

DWG. #:

SCALE: NOT TO SCALE

PROJECT #: 2735-0146

