

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 AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

DATE

PLANNING DIRECTOR OR AUTHORIZED REPRESENTATIVE

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

CERTIFICATE FOR LOTS CREATED FOR NON-RESIDENTIAL USES

I HEREBY CERTIFY THAT THIS PLAT CREATES LOT(S) FOR NON-RESIDENTIAL USES, AND SUCH LOT(S) WERE EXEMPT FROM SECTION 7.5(A)(2) OF THE CHATHAM COUNTY SUBDIVISION REGULATIONS. ANY CONVERSION OF THE LOT(S) SHOWN ON THIS PLAT AS NON-RESIDENTIAL LOT(S) TO RESIDENTIAL USES SHALL REQUIRE COMPLIANCE WITH SECTION 7.5(A)(2) OF THE CHATHAM COUNTY SUBDIVISION REGULATIONS BEFORE ANY RESIDENTIAL USE MAY BE MADE OF THE LOT(S).

DATE

OWNER(S)

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

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED DISTRICT ENGINEER

DATE

SITE DATA

ZONING: R-1 CONSERVATION SUBDIVISION / CUP RECREATION AREA
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 380 LF

TOTAL NUMBER OF LOTS: 1

TOTAL LOT AREA : 5.006 ACRES
218,079 SQUARE FEET

TOTAL PUBLIC RIGHT-OF-WAY: 0.351 ACRES
15,289 SQUARE FEET

TOTAL PROJECT AREA: 5.357 ACRES
233,368 SQUARE FEET

LEGEND

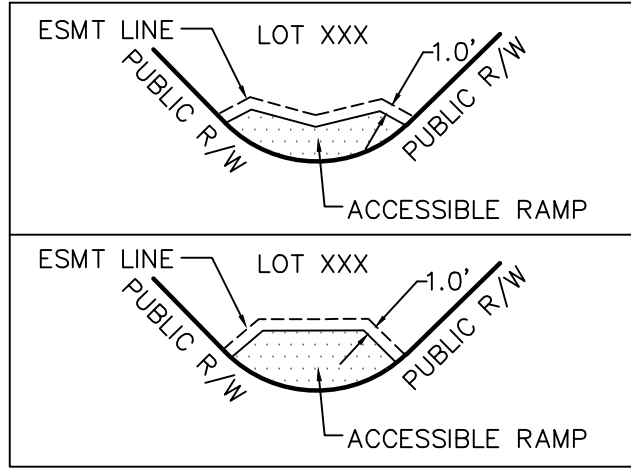
- IPF IRON PIPE FOUND
IRF IRON ROD FOUND
CMF CONCRETE MONUMENT FOUND
N/F NOW OR FORMERLY
DB DEED BOOK
PB PLAT BOOK
PG PAGE
PVTUE PRIVATE UTILITY EASEMENT
PVHOAE PRIVATE HOMEOWNERS ASSOCIATION EASEMENT
PUE PUBLIC UTILITY EASEMENT
PDE PUBLIC DRAINAGE EASEMENT
SWE SIDEWALK EASEMENT
R/W RIGHT-OF-WAY
sq. ft. SQUARE FEET
DESC BY CL DESCRIBED BY CENTERLINE
● IRON ROD SET (UNLESS OTHERWISE STATED)
▲ EASEMENT POINT
XXX LOT NUMBER

10' x 70' SIGHT TRIANGLE

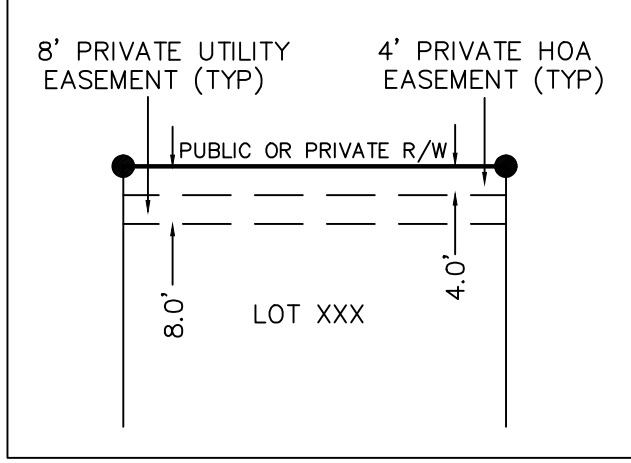
OWNER INFORMATION:

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.

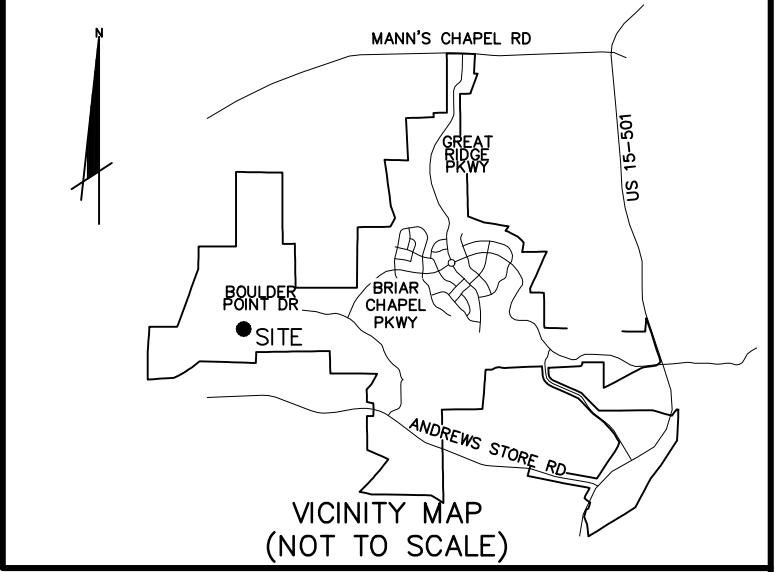
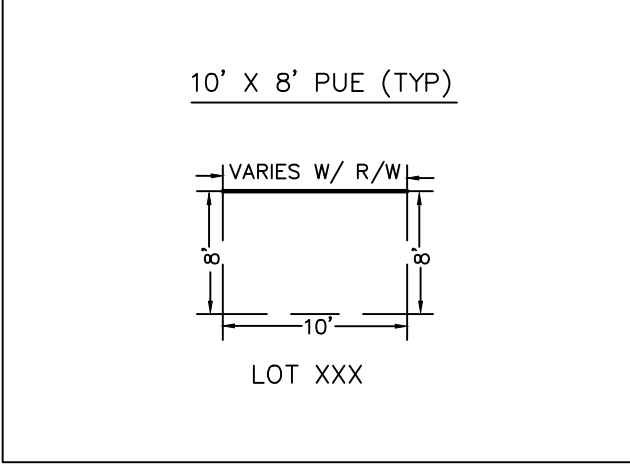
TYPICAL SIDEWALK EASEMENT DETAIL
(EASEMENT TO EXTEND 1' BEYOND
ACCESSIBLE RAMPS AS CONSTRUCTED)



PRIVATE EASEMENT DETAIL



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



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

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	180.00'	163.87'	88.10'	N0°52'06"W	158.27'	052°09'37"
C2	180.00'	228.82'	132.79'	N61°37'47"E	213.72'	072°50'08"
C3	320.00'	41.55'	20.80'	N85°40'19"W	41.52'	007°26'20"
C4	20.00'	27.67'	16.57'	S67°41'52"W	25.52'	079°16'24"
C5	220.00'	288.73'	154.01'	N63°03'15"E	252.33'	069°59'10"
C6	280.00'	35.27'	17.66'	N85°33'39"W	35.24'	007°13'00"

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 2177. A COMPLETE BOUNDARY SURVEY OF THIS PARCEL WAS NOT PERFORMED IN THE COURSE OF THIS SURVEY. ANY REMAINDER 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.
- THE PURPOSE OF THIS PLAT IS TO CREATE A NON-RESIDENTIAL LOT FOR THE CONSTRUCTION OF A NEIGHBORHOOD AMENITY CENTER.

RIGHT-OF-WAY MAINTENANCE RESPONSIBILITY NOTE:

- MAINTENANCE OF PUBLIC R/W TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE APPLICABLE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME THAT THEY ARE ACCEPTED BY NCDOT.

SCALE: 1" = 40'



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>

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

OF
US STEEL - COMMON AREA 3

FOR

NNP-BRIAR CHAPEL, LLC

DATE: 10/26/2016

SCALE: 1" = 40'

BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT # : 2735-0172
PROJ. SVYR : DSC
DRAWN BY : DSC
FIELD BK. :
COMP. FILE : VB101_27350172.dwg
SHEET # : 1 OF 1

DWG. # :