

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 CHANCE FLOODPLAIN AS SHOWN ON FEMA FIRM MAP PANEL #3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007.
6. SIDEWALK EASEMENTS (SWE) SHOWN WILL BE BOUNDED BY PUBLIC RIGHT-OF-WAY AND BY LINES ONE FOOT BEYOND THE ACCESSIBLE RAMPS AS CONSTRUCTED.
7. PROJECT AREA INCLUDES PORTIONS OF PARCELS AKPAR 87024 AND 82828. 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.

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.

ADDITIONAL NOTE:

1. ALL TRACTS SHOWN HEREON ARE SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS 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. 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.
3. 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.
4. 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.
5. THE EASEMENTS DESCRIBED ON THIS PLAT ARE IN ADDITION TO AND NOT IN LIMITATION OF ANY EASEMENTS DESCRIBED IN THE DECLARATION.

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 _____

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 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 _____

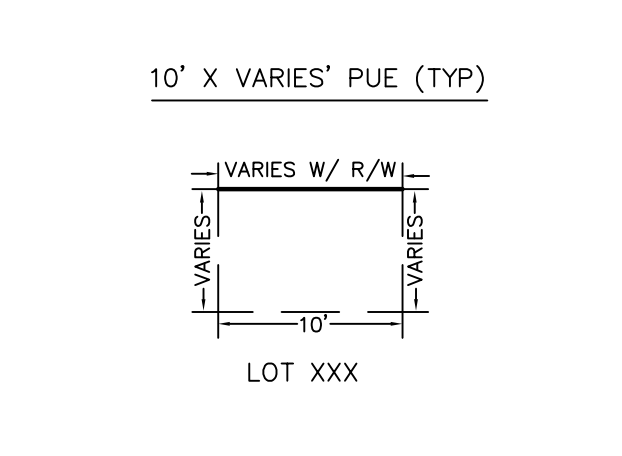
DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

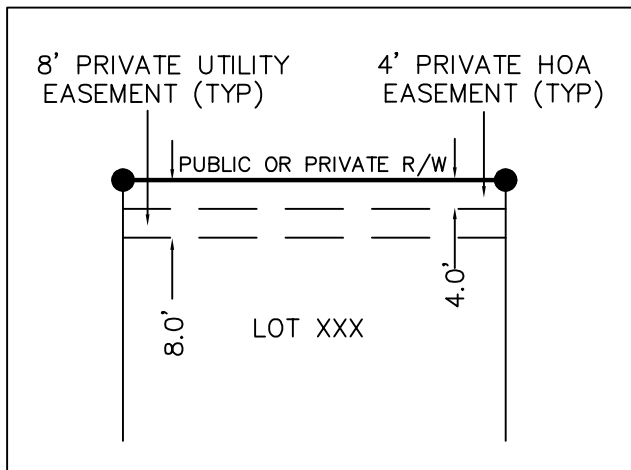
APPROVED _____ DISTRICT ENGINEER

DATE _____

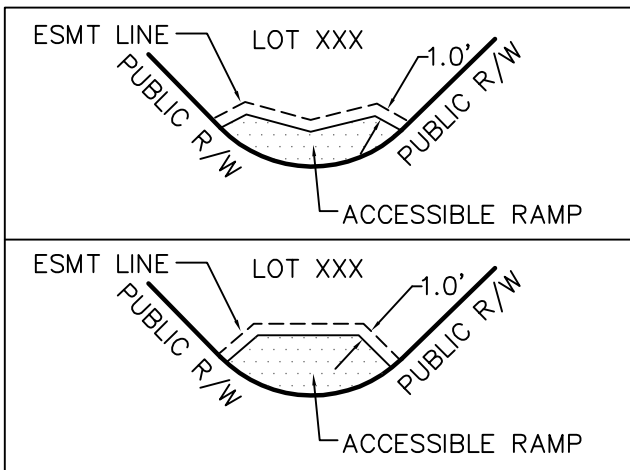
TYPICAL PUBLIC UTILITY EASEMENT DETAIL
(TO BE CENTERED ON APPURTENANCE)



PRIVATE EASEMENT DETAIL



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



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.

SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 1979LF
TOTAL PUBLIC RIGHT-OF-WAY: 2.075 ACRES
90,398 SQUARE FEET

DATE	REVISION	INITIAL

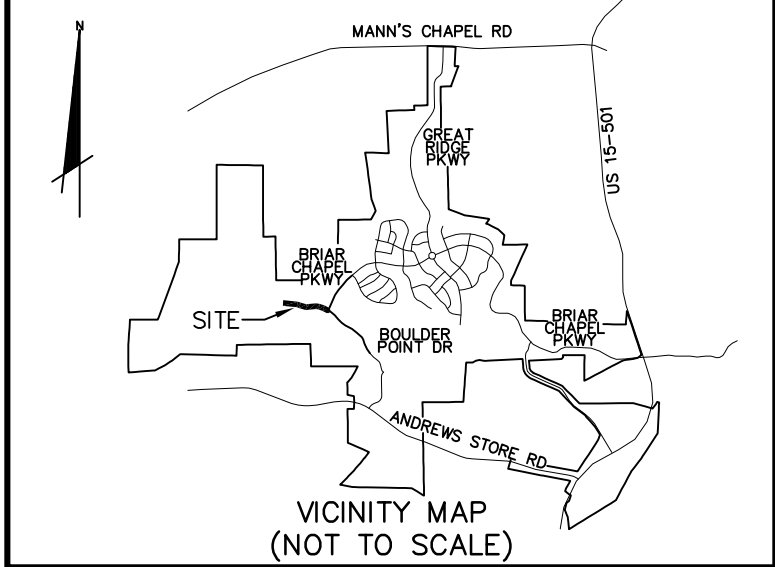


1730 Varsity Drive Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
NC FIRM # F-1222

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

DATE: _____

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C21	10.00'	10.11'	5.53'	N74°26'54"E	9.68'	057°54'51"
C22	11.16'	8.05'	4.21'	N82°44'11"E	7.88'	041°20'18"
C23	13.83'	25.91'	18.82'	S60°15'57"E	22.29'	107°22'31"
C24	73.11'	23.41'	11.81'	S2°35'43"W	23.31'	018°20'49"
C25	10.00'	16.44'	10.76'	S60°56'57"W	14.65'	094°10'46"
C26	439.12'	15.14'	7.57'	N72°57'01"W	15.14'	001°58'34"
C27	730.00'	20.11'	10.06'	N78°21'59"W	20.11'	001°34'42"
C28	320.00'	20.30'	10.15'	N69°56'52"W	20.29'	003°38'04"
C29	280.00'	20.39'	10.20'	N68°31'58"W	20.39'	004°10'22"
C30	770.00'	62.07'	31.05'	N74°30'26"W	62.05'	004°37'07"
C31	730.00'	48.51'	24.26'	N74°06'06"W	48.50'	003°48'27"
C32	280.00'	5.95'	2.98'	N65°50'15"W	5.95'	001°13'06"
C33	320.00'	16.21'	8.11'	N66°40'46"W	16.21'	002°54'07"
C34	580.00'	156.47'	78.71'	S86°32'13"E	156.00'	015°27'25"
C35	620.00'	149.88'	75.31'	S87°20'24"E	149.52'	013°51'03"
C36	620.00'	50.21'	25.17'	S68°28'23"E	20.00'	001°50'54"
C37	20.00'	28.90'	17.63'	N51°49'52"E	26.45'	082°47'51"
C38	20.00'	32.11'	20.70'	N35°33'29"W	28.77'	091°58'51"
C39	20.00'	28.19'	17.01'	S58°04'13"W	25.91'	080°45'46"
C40	20.00'	23.93'	13.63'	S16°35'17"E	22.53'	068°33'13"



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 DAY OF _____ A.D., 2016.

DAVID S. CLARK L-4729
PROFESSIONAL LAND SURVEYOR

I, DAVID S. CLARK, PLS. L-4729, CERTIFY THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

DATE _____

PARENT PARCEL SUMMARY TABLE		
AKPAR	AREA TO BE SUBDIVIDED	REMAINING AREA
82828	0.661 acres	217.119 acres
87024	1.414 acres	19.366 acres

*calculated from Chatham County GIS parcel data

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 _____

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

RIGHT-OF-WAY AND EASEMENT DEDICATION PLAT

OF
BOULDER POINT DRIVE
FOR
NNP-BRIAR CHAPEL, LLC

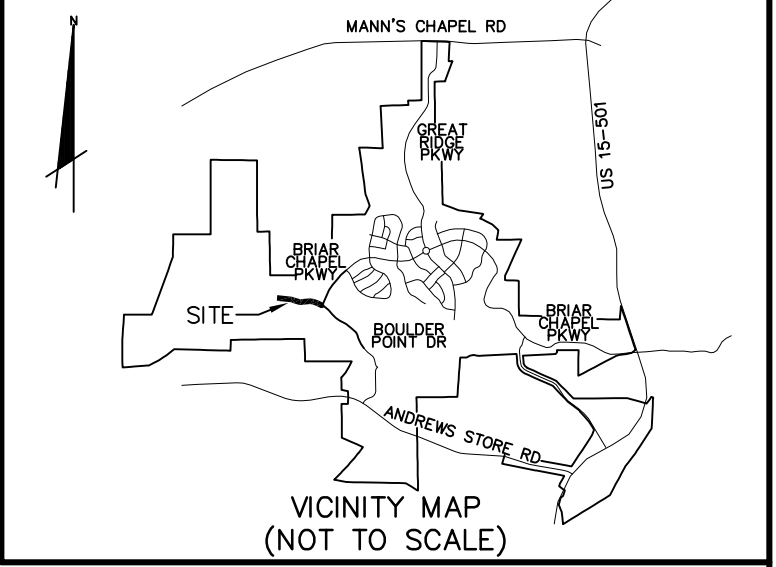
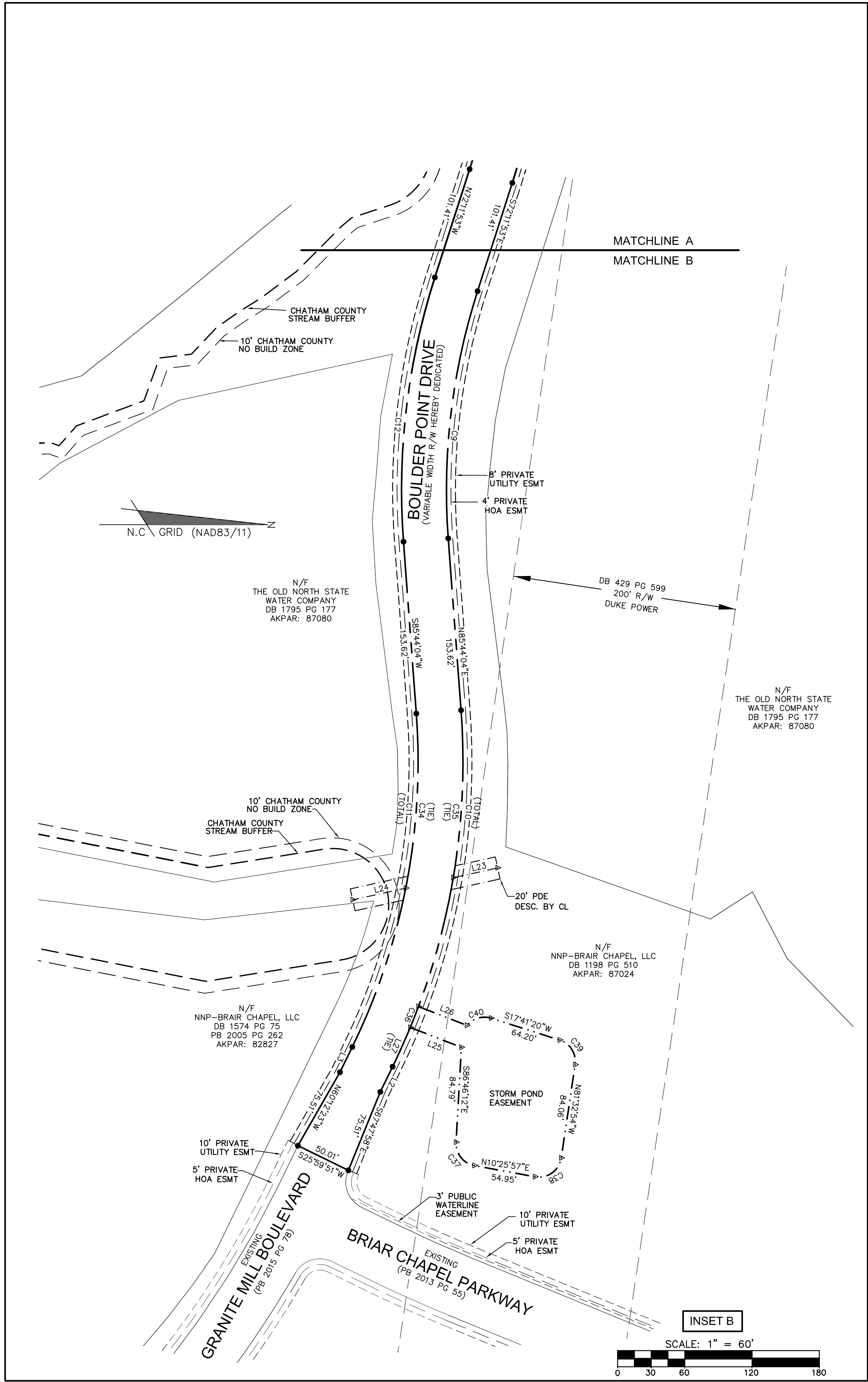
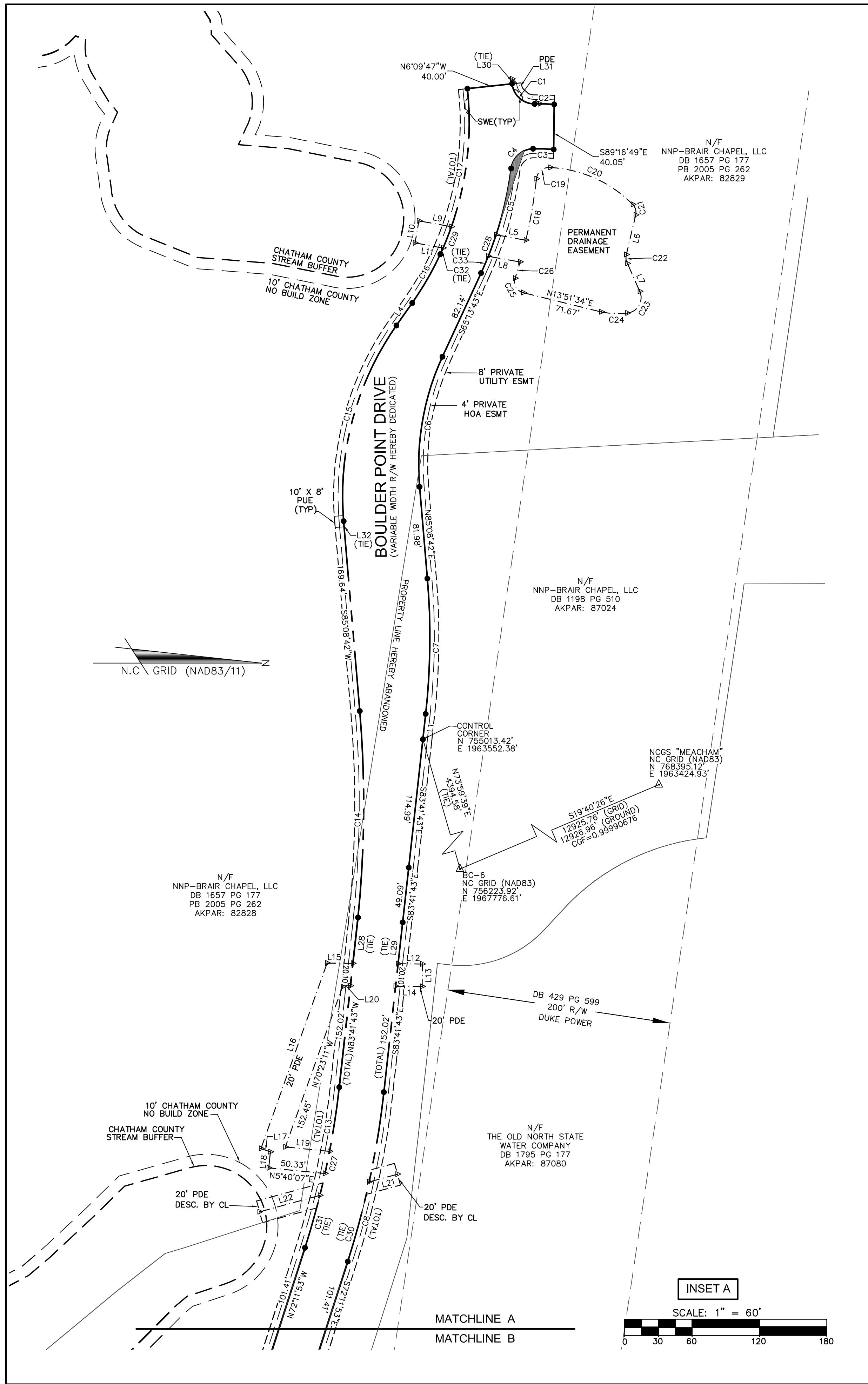
DATE: 03/31/2016

SCALE: NOT TO SCALE

BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT # : 2735-0113
PROJ. SVYR : DSC
DRAWN BY : JRC
FIELD BK. :
COMP. FILE : V8101_27350113_RW-DEDICATE.DWG
SHEET # : 1 OF 2

DWG. # : R.1.4.1.467



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

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

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>

RIGHT-OF-WAY AND EASEMENT DEDICATION PLAT
OF
BOULDER POINT DRIVE
FOR
NNP-BRIAR CHAPEL, LLC
DATE: 03/31/2016 SCALE: 1" = 60'
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT # : 2735-0113
PROJ. SVYR : DSC
DRAWN BY : JRC
FIELD BK. :
COMP. FILE : N8101_27350113_RW-DEDICATE.DWG
SHEET # : 2 OF 2

DWG. # : R.1.4.1.467