

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 _____ TITLE _____
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

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 _____

LEGEND

- IRON ROD SET (UNLESS OTHERWISE STATED)
- EXISTING IRON ROD
- △ EASEMENT POINT
- (XXX) LOT NUMBER
- EX. EXISTING
- N/F NOW OR FORMERLY
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- PVUE PRIVATE UTILITY EASEMENT
- PVHOAE PRIVATE HOMEOWNERS ASSOCIATION EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- SWE SIDEWALK EASEMENT
- MAE MAINTENANCE AND ACCESS EASEMENT
- R/W RIGHT-OF-WAY
- sq. ft. SQUARE FEET
- CP COMPUTED POINT
- DESC BY CL DESCRIBED BY CENTERLINE



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 AS WELL AS ZONE "AE" AS SHOWN ON FEMA FIRM MAP PANEL #3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007.
6. PROJECT AREA INCLUDES PORTIONS OF PARCELS AKPAR 82828 AND 82829. 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.
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' 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.
7. 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 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 ALLEYS, SHOWN HEREON AS PRIVATE R/W, TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.

SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 3,068 LF
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: N/A

TOTAL NUMBER OF LOTS: 61

TOTAL AREA OF LOTS: 8.448 ACRES

367,903 SQUARE FEET

TOTAL PRIVATE RIGHT-OF-WAY: N/A

TOTAL PUBLIC RIGHT-OF-WAY: 2.744 ACRES

119,534 SQUARE FEET

TOTAL COMMON AREAS: 2.747 ACRES

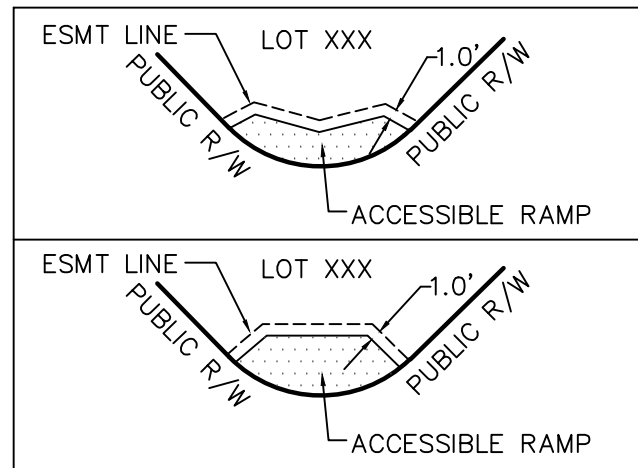
119,668 SQUARE FEET

TOTAL PROJECT AREA: 13.937 ACRES

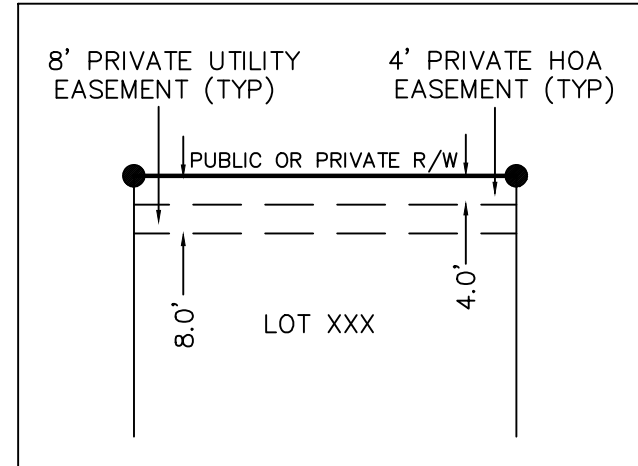
607,106 SQUARE FEET

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	320.00'	2.50'	1.25'	N89°36'55"W	2.50'	000°26'52"
C2	20.00'	31.03'	19.62'	S45°23'33"E	28.01'	088°53'35"
C3	20.00'	31.80'	20.39'	N44°36'27"E	28.56'	091°06'25"
C4	20.00'	31.42'	20.00'	S44°50'21"E	28.28'	090°00'00"
C5	730.00'	105.83'	53.01'	N4°18'51"E	105.74'	008°18'24"
C6	20.00'	31.42'	20.00'	N53°28'03"E	28.28'	090°00'00"
C7	276.00'	114.37'	58.02'	S69°39'39"E	113.56'	023°44'36"
C8	316.00'	130.95'	66.43'	S69°39'39"E	130.02'	023°44'36"
C9	520.00'	85.43'	42.81'	S86°14'22"E	85.34'	009°24'49"
C10	20.00'	31.42'	20.00'	N45°56'46"W	28.28'	090°00'00"
C11	230.00'	128.48'	65.97'	N15°03'25"E	126.82'	032°00'23"
C12	250.00'	130.19'	66.61'	S18°21'33"W	128.72'	029°50'11"
C13	210.00'	108.20'	55.33'	S18°43'10"W	107.00'	029°31'11"
C14	270.00'	150.83'	77.44'	N15°03'25"E	148.87'	032°00'23"
C15	20.00'	31.80'	20.39'	S44°36'27"W	28.56'	091°06'25"
C16	280.00'	3.27'	1.64'	N89°30'15"W	3.27'	000°40'12"
C17	20.00'	29.37'	18.06'	S48°05'06"W	26.80'	084°09'06"
C18	770.00'	33.03'	16.52'	S7°14'18"W	33.03'	002°27'29"
C19	20.00'	31.42'	20.00'	S36°31'57"E	28.28'	090°00'00"
C20	480.00'	78.86'	39.52'	S86°14'22"E	78.77'	009°24'49"

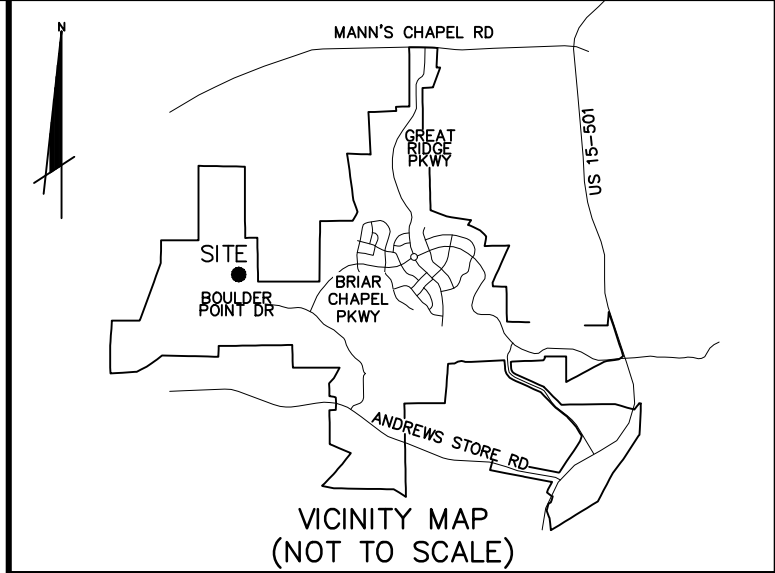
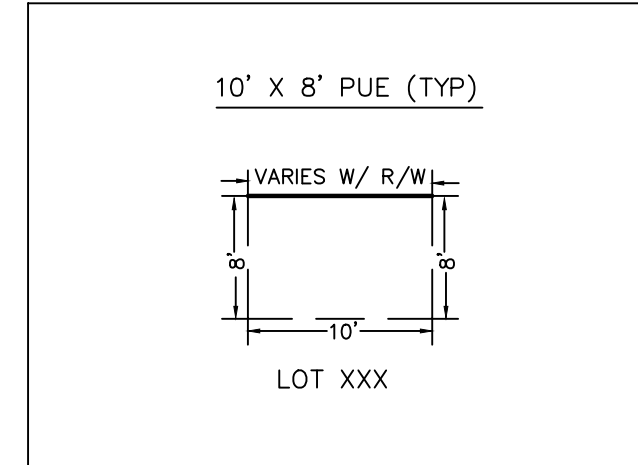
TYPICAL SIDEWALK EASEMENT DETAIL
(EASEMENT TO EXTEND 1' BEYOND
ACCESSIBLE RAMPS AS CONSTRUCTED)



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
C21	20.00'	31.42'	20.00'	N44°03'14"E	28.28'	090°00'00"
C22	20.00'	31.03'	19.62'	N45°23'33"W	28.01'	088°53'35"
C23	316.00'	45.04'	22.56'	S61°52'20"E	45.00'	008°09'58"
C24	316.00'	45.04'	22.56'	S70°02'18"E	45.00'	008°09'58"
C25	316.00'	40.87'	20.47'	S77°49'37"E	40.85'	007°24'40"
C26	520.00'	19.35'	9.67'	S82°35'54"E	19.35'	002°07'54"
C27	520.00'	45.01'	22.52'	S86°08'39"E	45.00'	004°57'35"
C28	520.00'	21.07'	10.54'	S89°47'06"E	21.07'	002°19'19"
C29	230.00'	25.34'	12.68'	N2°12'36"E	25.33'	006°18'43"
C30	270.00'	18.48'	9.24'	N1°00'53"E	18.48'	003°55'18"
C31	480.00'	50.76'	25.40'	S84°33'43"E	50.74'	006°03'32"
C32	480.00'	28.10'	14.06'	S89°16'08"E	28.10'	003°21'17"
C33	270.00'	50.19'	25.17'	N8°18'03"E	50.12'	010°39'01"
C34	230.00'	36.77'	18.43'	N9°56'46"E	36.73'	009°09'37"

Line Table		
Line #	Direction	Length
L1	S89°16'49"E	40.05'
L2	S01°22'33"W	55.47'
L3	S01°22'33"W	45.04'
L4	S01°22'33"W	24.42'
L5	S01°22'33"W	20.21'
L6	N88°53'16"E	71.98'
L7	N89°18'11"E	48.02'
L8	N89°03'14"E	16.86'
L9	S02°03'08"E	40.03'
L10	S46°39'07"E	9.59'
L11	S45°23'18"E	39.31'
L12	N81°30'36"W	25.45'
L13	S36°32'15"E	37.31'

DATE	REVISION	INITIAL

OWNER INFORMATION:

NNP-BRIAR CHAPEL, LLC
16 WINDY KNOLL CIRCLE
CHAPEL HILL, NC 27616
PHONE: (919) 951-0700
FAX: (919) 240-4963
CONTACT: BILL MUMFORD, P.E.



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 16 SECTION 1

FOR

NNP-BRIAR CHAPEL, LLC

DATE: APRIL 26, 2016

SCALE: NOT TO SCALE

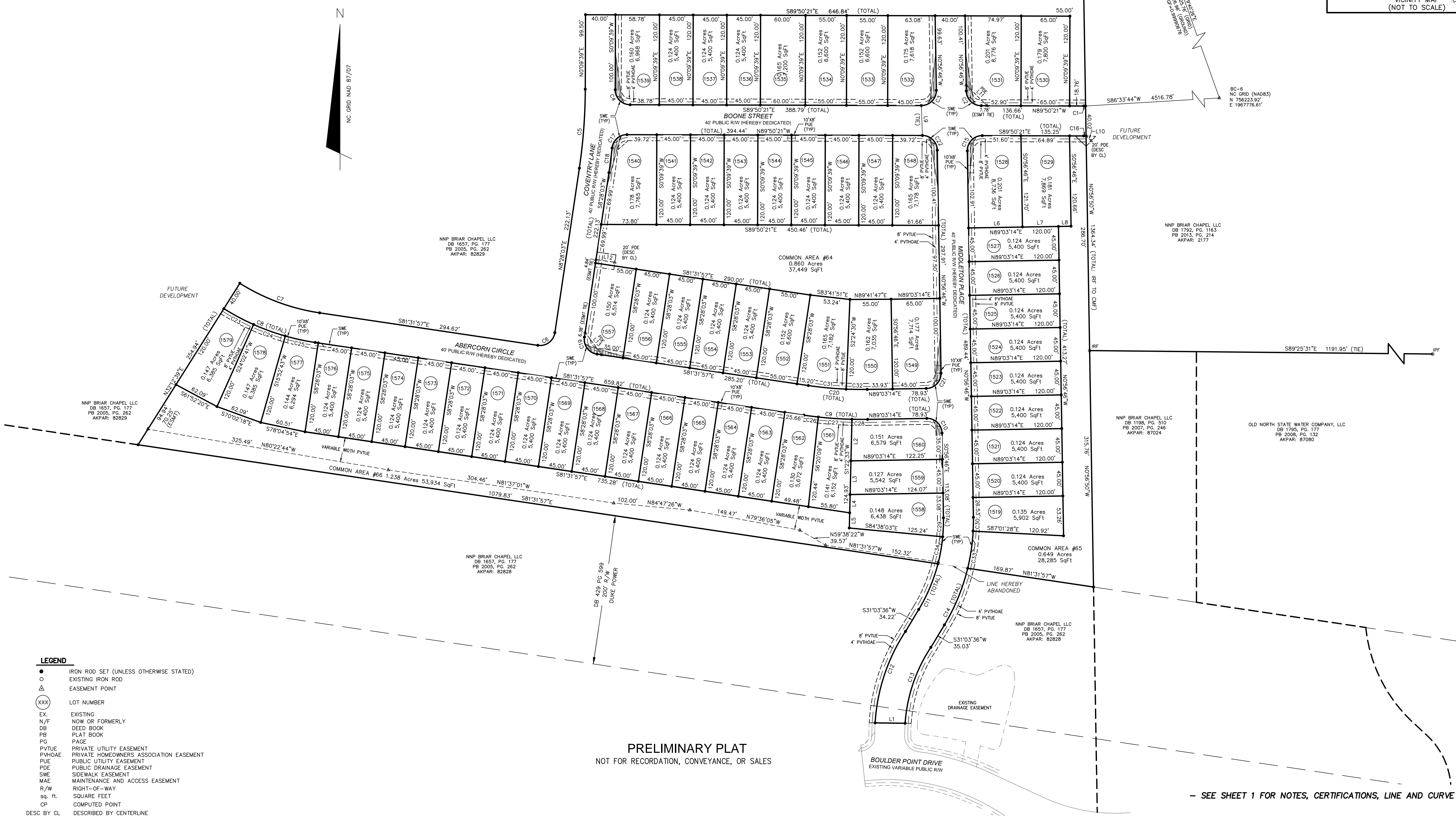
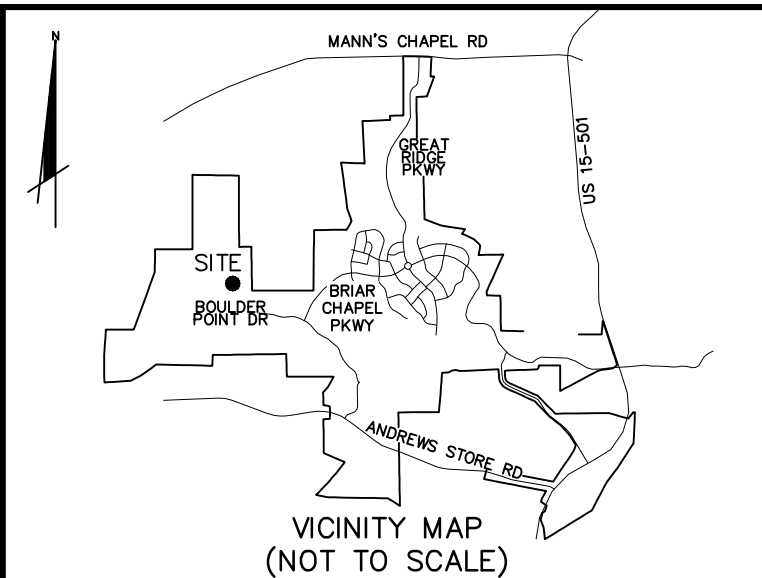
BALDWIN TOWNSHIP

CHATHAM COUNTY

NORTH CAROLINA

PROJECT # : 2735-0149
PROJ. SVYR : DSC
DRAWN BY : DSC
FIELD BK. :
COMP. FILE : VB101-27350149.dwg
SHEET # : 1 OF 2

DWG. # :



- LEGEND**
- IRON ROD SET (UNLESS OTHERWISE STATED)
 - EXISTING IRON ROD
 - △ EASEMENT POINT
 - (XXX) LOT NUMBER
 - EX. EXISTING
 - 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
 - MAE. MAINTENANCE AND ACCESS EASEMENT
 - R/W. RIGHT-OF-WAY
 - sq. ft. SQUARE FEET
 - CP. COMPUTED POINT
 - DESC. BY CL. DESCRIBED BY CENTERLINE



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

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 16 SECTION 1
FOR
NNP-BRIAR CHAPEL, LLC
DATE: APRIL 26, 2016
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT # : 2735-0149
PROJ. SVYR : DSC
DRAWN BY : DSC
FIELD BK. :
COMP. FILE : VB101-27350149.dwg
SHEET # : 2 OF 2
DWG. # :