

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 _____

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 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. THE 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.

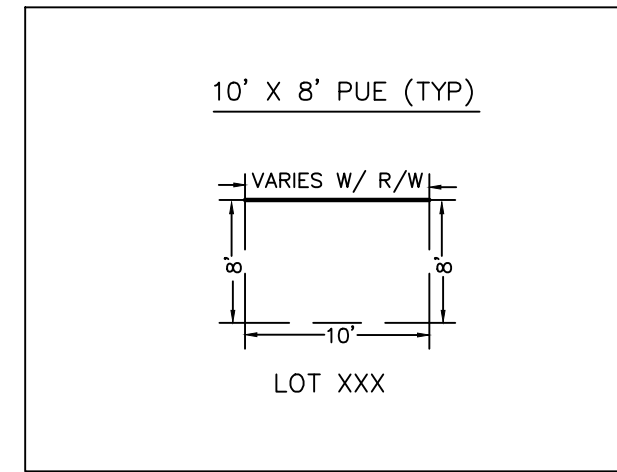
ADDITIONAL NOTES:

- 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.

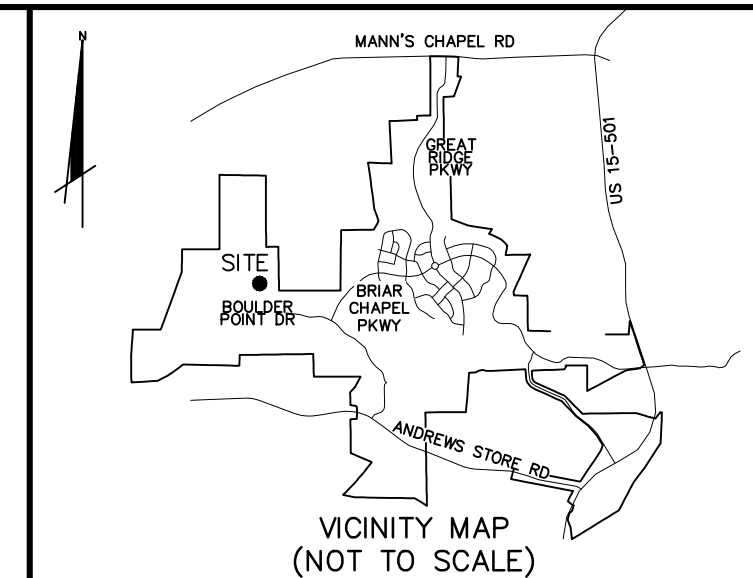
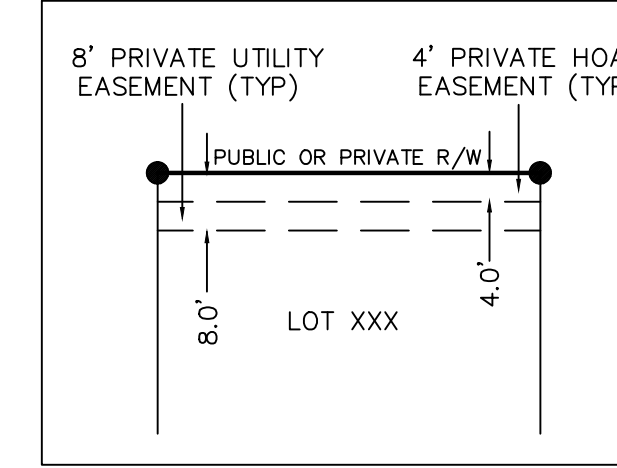
RIGHT-OF-WAY MAINTENANCE RESPONSIBILITY NOTE:

- 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.

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



PRIVATE EASEMENT DETAIL



SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 2,647 LF
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: N/A
TOTAL NUMBER OF LOTS: 73
TOTAL AREA OF LOTS: 10.875 ACRES
473,734 SQUARE FEET
TOTAL PRIVATE RIGHT-OF-WAY: N/A
TOTAL PUBLIC RIGHT-OF-WAY: 2.392 ACRES
104,189 SQUARE FEET
TOTAL COMMON AREAS: 14.411 ACRES
627,762 SQUARE FEET
TOTAL PROJECT AREA: 27.679 ACRES
1,205,685 SQUARE FEET

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., 2017.

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

Table with 7 columns: Curve #, Radius, Length, Tangent, Chord Bearing, Ch. Length, Delta. Contains data for curves C1 through C26.

Table with 7 columns: Curve #, Radius, Length, Tangent, Chord Bearing, Ch. Length, Delta. Contains data for curves C27 through C52.

Table with 3 columns: Line #, Direction, Length. Contains data for lines L1 through L20.

Table with 3 columns: Line #, Direction, Length. Contains data for lines L21 through L40.

Table with 3 columns: Line #, Direction, Length. Contains data for lines L41 through L60.

Table with 3 columns: Line #, Direction, Length. Contains data for line L61.

LEGEND section with symbols for: IRON ROD SET (UNLESS OTHERWISE STATED), EXISTING IRON ROD, EASEMENT POINT, LOT NUMBER, EXISTING NOW OR FORMERLY DEED BOOK PLAT BOOK PAGE, PRIVATE UTILITY EASEMENT, PRIVATE HOMEOWNERS ASSOCIATION EASEMENT, PUBLIC UTILITY EASEMENT, PUBLIC DRAINAGE EASEMENT, SIDEWALK EASEMENT, MAINTENANCE AND ACCESS EASEMENT, RIGHT-OF-WAY SQUARE FEET, COMPUTED POINT, DESCRIBED BY CL, DESCRIBED BY CENTERLINE, 10' x 70' SIGHT TRIANGLE, PUBLIC DRAINAGE EASEMENT, WETLAND AREA.

Table with 3 columns: DATE, REVISION, INITIAL. A table for tracking revisions to the drawing.



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

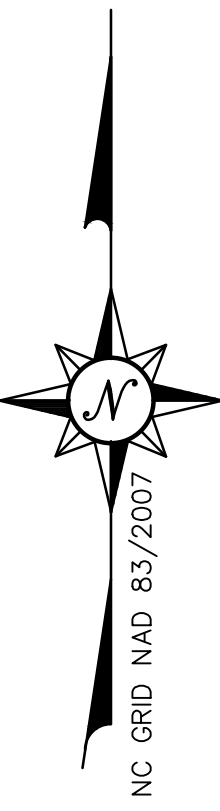
DATE: _____

FINAL SUBDIVISION, EASEMENT AND RIGHT OF WAY DEDICATION PLAT OF BRIAR CHAPEL DEVELOPMENT PHASE 16 SECTION 2 FOR NNP-BRIAR CHAPEL, LLC DATE: 03/01/2017 SCALE: NOT TO SCALE BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

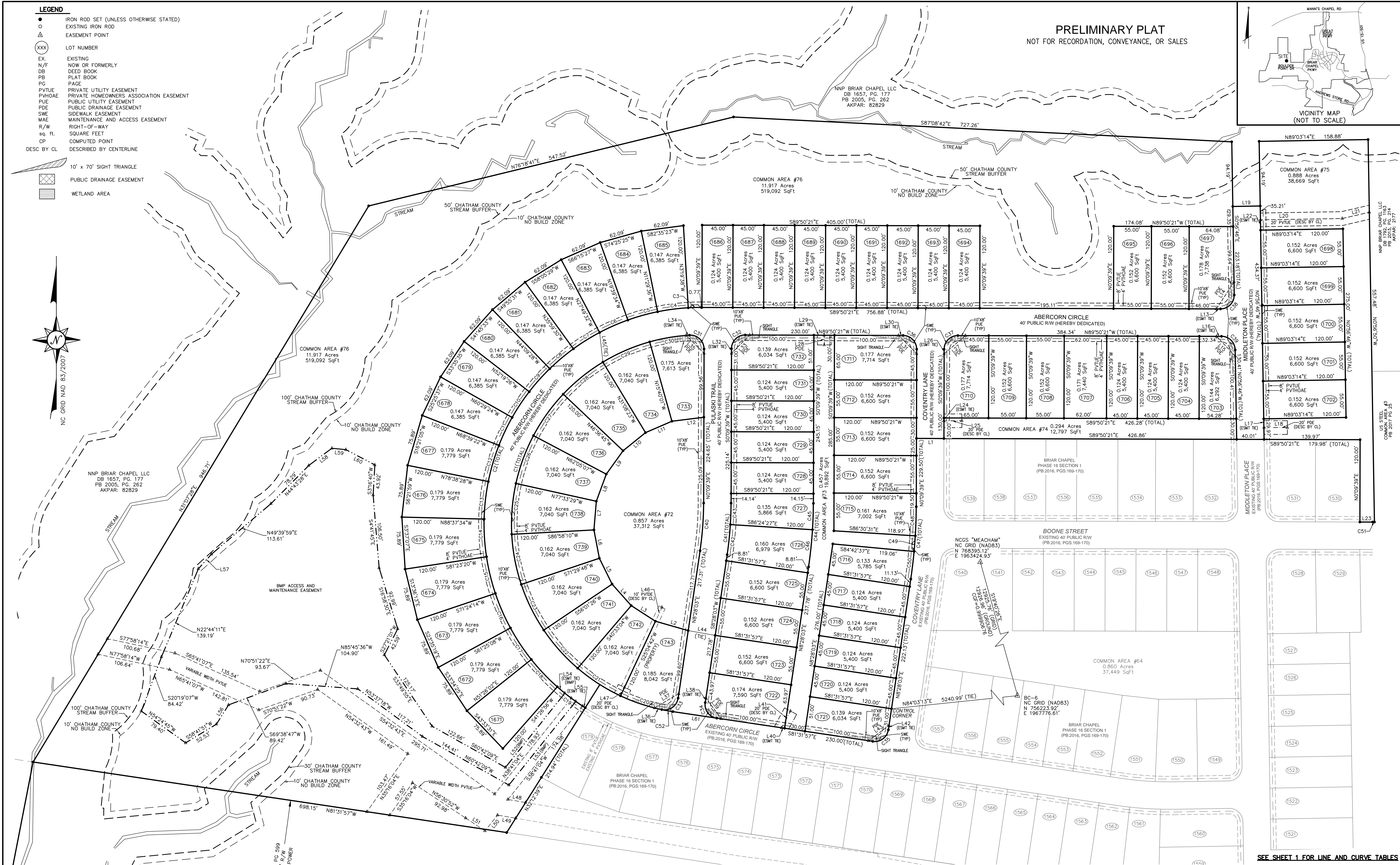
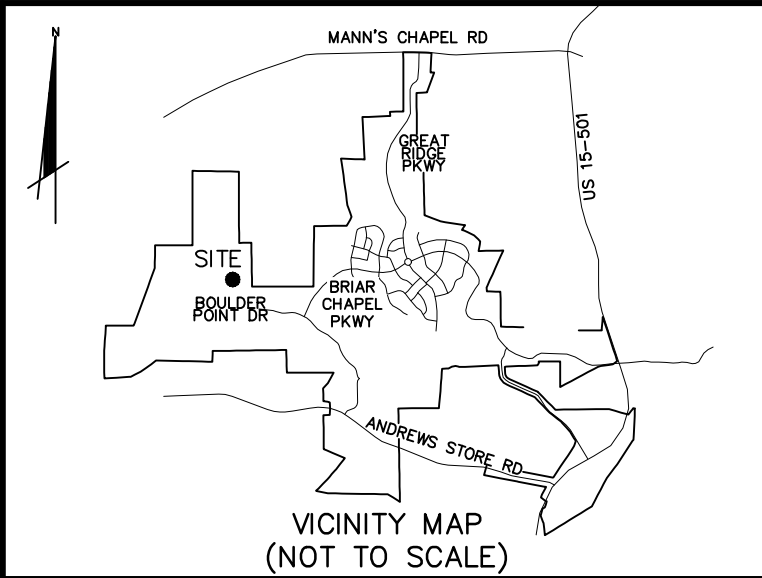
PROJECT #: 2735-0189 PROJ. SVYR: DSC DRAWN BY: JRC FIELD BK.: COMP. FILE: W8101-27350189_PH16-SEC-2 SHEET #: 1 OF 2 DWG. #:

- LEGEND**
- IRON ROD SET (UNLESS OTHERWISE STATED)
 - EXISTING IRON ROD
 - △ EASEMENT POINT
 - (XXX) LOT NUMBER
 - EK EXISTING
 - N/F NOW OR FORMERLY
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - PV/UE PRIVATE UTILITY EASEMENT
 - PV/HOAE 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

- 10' x 70' SIGHT TRIANGLE
- PUBLIC DRAINAGE EASEMENT
- WETLAND AREA



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

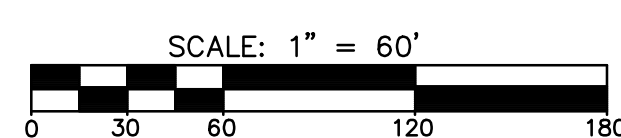


DATE	REVISION	INITIAL

MCKIM & CREED
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Raleigh, North Carolina 27606
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NC FIRM # F-1222
Internet Site: <http://www.mckimcreed.com>

FINAL SUBDIVISION, EASEMENT AND RIGHT OF WAY DEDICATION PLAT
OF
BRIAR CHAPEL DEVELOPMENT PHASE 16 SECTION 2
FOR
NNP-BRIAR CHAPEL, LLC
DATE: 03/01/2017 SCALE: 1" = 60'
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 2735-0189
PROJ. SVYR: DSC
DRAWN BY: JRC
FIELD BK.:
COMP. FILE: W0101-27350189_PH16-SEC-2
SHEET #: 2 OF 2
DWG. #:



SEE SHEET 1 FOR LINE AND CURVE TABLES