

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED _____ DISTRICT ENGINEER
DATE _____

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 _____

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 _____

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

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.

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

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 NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X", AS SHOWN ON FEMA FIRM MAP PANEL #3710976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007.
- PROJECT AREA INCLUDES PORTIONS OF PARCEL AKPAR, 2714. A COMPLETE BOUNDARY SURVEY OF THIS PARCEL WAS NOT PERFORMED IN THE COURSE OF THIS SURVEY. 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.

ADDITIONAL NOTES:

- 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").
- THE DESIGNATIONS AND CONDITIONS OF USAGE OF COMMON AREA/OPEN SPACE ARE AS SET FORTH IN THE DECLARATION.
- 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.
- LIGHTING SHALL CONFORM WITH THE CHATHAM COUNTY LIGHTING ORDINANCE.
- 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.
- 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 4', 5', 6', 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.
- 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:

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

STORMWATER NOTE:

THIS PHASE IS SERVED BY A STORMWATER MANAGEMENT MEASURE AS SHOWN IN PLAT BOOK 2017, PAGE 104 THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT.

OWNER INFORMATION:

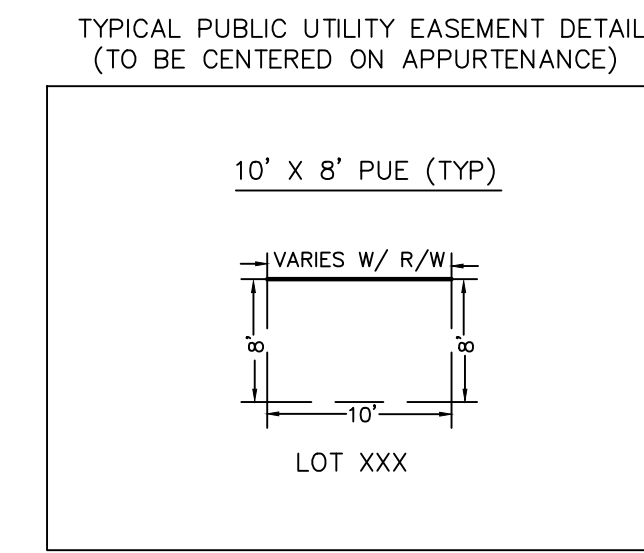
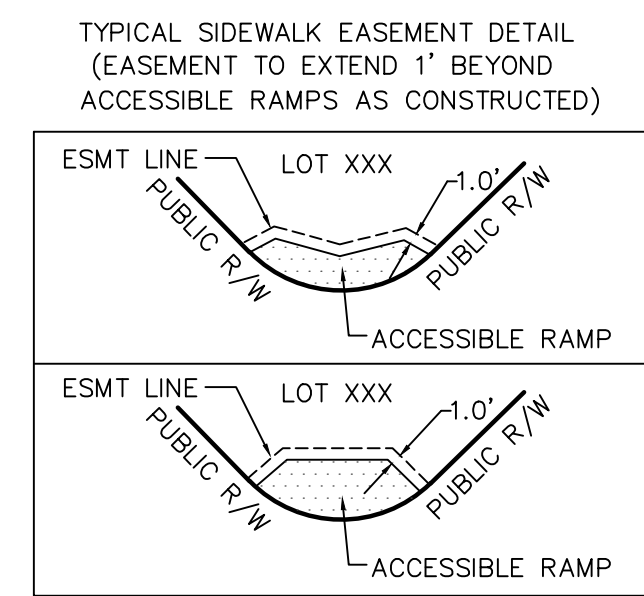
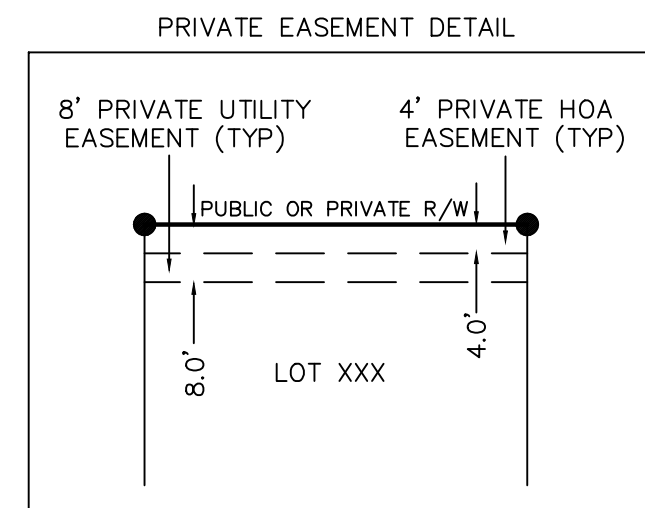
NNP-BRIAR CHAPEL, LLC
16 WINDY KNOLL CIRCLE
CHAPEL HILL, NC 27516
PHONE: (919) 951-0700
FAX: (919) 240-4963
CONTACT: LAURIE FORD

Line #	Direction	Length
L1	N00°00'00"E	5.61'
L2	N45°35'39"E	36.60'
L3	N90°00'00"W	7.09'
L4	N38°05'58"E	11.49'
L5	N00°00'00"E	9.32'
L6	S00°00'00"E	5.07'
L7	S47°12'18"E	35.99'
L8	N37°58'47"E	11.83'
L9	N90°00'00"W	6.04'
L10	S45°14'52"W	36.67'
L11	N90°00'00"W	5.00'

Line #	Direction	Length
L12	N00°00'00"E	15.24'
L13	N00°00'00"W	104.76'
L14	N90°00'00"E	211.50'
L15	N90°00'00"E	5.90'
L16	S44°22'44"E	37.08'
L17	N90°00'00"E	6.44'
L18	N42°53'53"E	38.85'
L19	N90°00'00"E	26.03'
L20	N29°47'09"W	42.71'
L21	S45°50'45"W	37.29'
L22	N27°25'49"W	40.00'

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	20.00'	31.42'	20.00'	S45°00'00"W	28.28'	090°00'00"
C2	20.00'	31.42'	20.00'	N45°00'00"W	28.28'	090°00'00"
C3	20.00'	31.42'	20.00'	N45°00'00"E	28.28'	090°00'00"
C4	20.00'	31.42'	20.00'	S45°00'00"E	28.28'	090°00'00"
C5	20.00'	31.42'	20.00'	S45°00'00"W	28.28'	090°00'00"
C6	20.00'	31.42'	20.00'	S45°00'00"W	28.28'	090°00'00"
C7	20.00'	31.09'	19.68'	N45°28'02"W	28.05'	089°03'55"
C8	20.00'	31.42'	20.00'	N45°00'00"E	28.28'	090°00'00"
C9	20.00'	31.42'	20.00'	S45°00'00"E	28.28'	090°00'00"
C10	20.00'	31.42'	20.00'	S45°00'00"E	28.28'	090°00'00"
C11	210.00'	161.83'	85.17'	N67°55'23"E	157.86'	044°09'15"
C12	338.09'	25.02'	12.52'	N15°20'W	25.01'	004°14'25"

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C13	366.50'	550.68'	342.30'	N46°57'20"W	500.32'	086°05'19"
C14	20.00'	31.42'	20.00'	S45°00'00"E	28.28'	090°00'00"
C15	20.00'	31.42'	20.00'	S45°00'00"W	28.28'	090°00'00"
C16	245.00'	49.51'	24.84'	N84°12'38"E	49.43'	011°34'43"
C17	326.50'	5.33'	2.66'	N0°28'02"W	5.33'	000°56'05"
C18	210.00'	87.90'	44.60'	N78°00'33"E	87.26'	023°58'53"
C19	210.00'	12.64'	6.32'	N64°17'39"E	12.64'	003°26'56"
C20	210.00'	61.30'	30.87'	N54°12'28"E	61.08'	016°43'25"
C21	250.00'	192.66'	101.40'	N67°55'23"E	187.93'	044°09'15"
C22	250.00'	72.97'	36.75'	N54°12'28"E	72.71'	016°43'25"
C23	250.00'	119.69'	61.01'	N76°17'05"E	118.55'	027°25'49"



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
- PLAT BOOK
- PG. PAGE
- HOA HOMEOWNERS ASSOCIATION
- PVTHOAE PRIVATE HOA EASEMENT
- PVTUE PRIVATE UTILITY EASEMENT
- PVTDE PRIVATE DRAINAGE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PDE PUBLIC DRAINAGE EASEMENT
- SWE SIDEWALK EASEMENT
- R/W RIGHT-OF-WAY
- sq. ft. SQUARE FEET
- CP COMPUTED POINT
- DESC BY CL DESCRIBED BY CENTERLINE

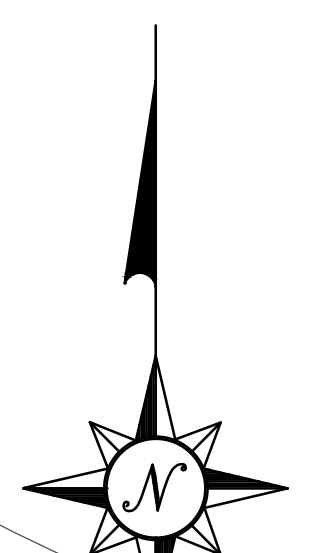
DATE	REVISION	INITIAL

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>

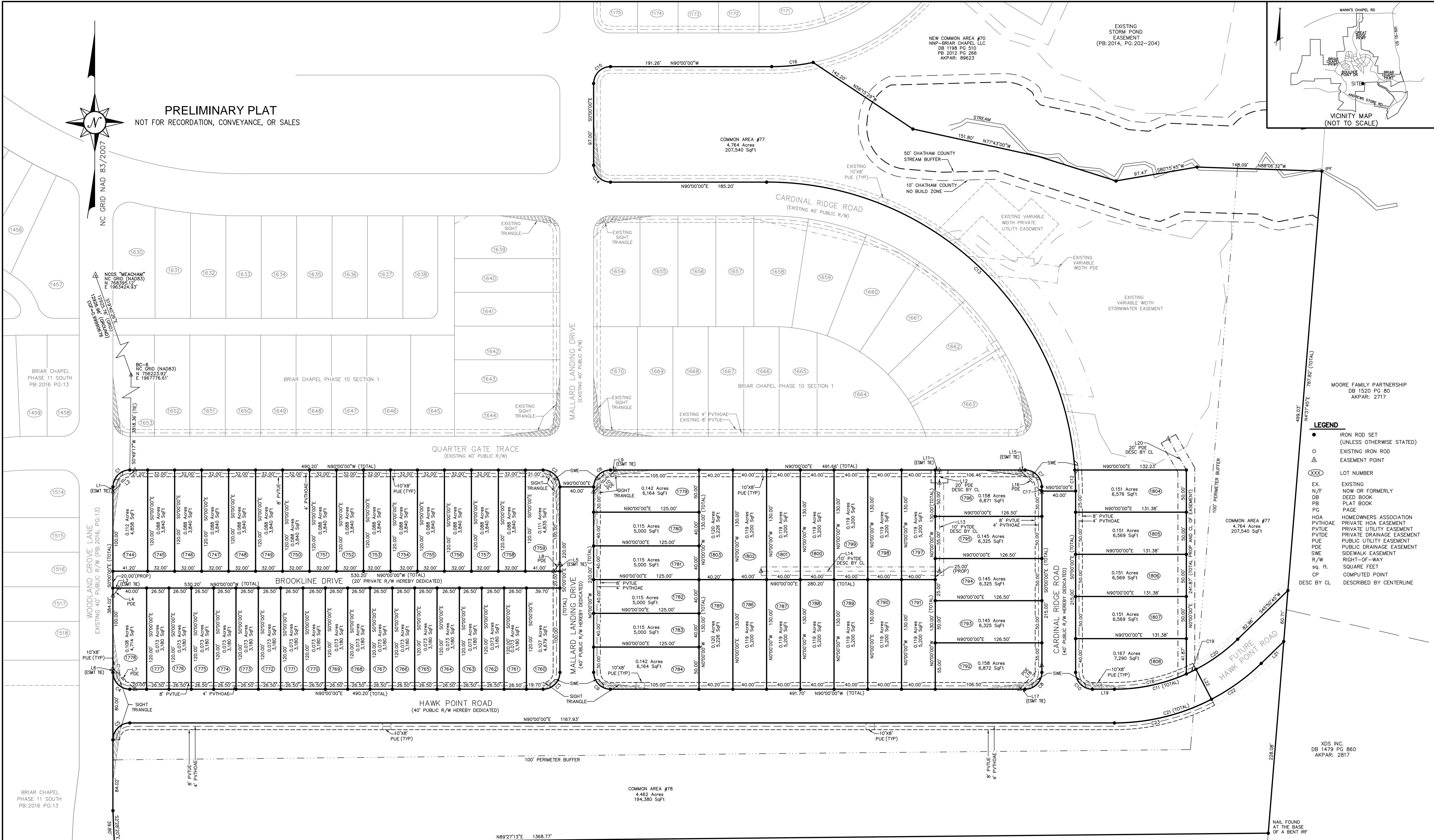
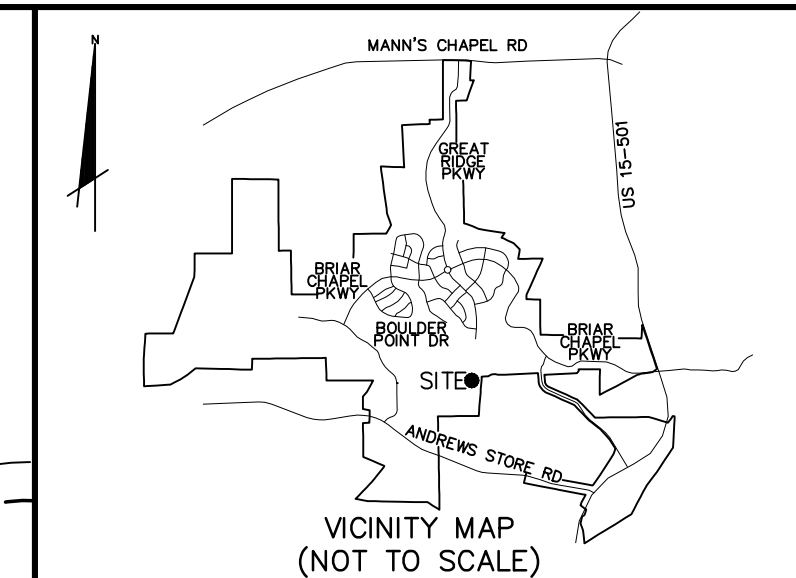
DATE: _____

FINAL SUBDIVISION PLAT, EASEMENT AND RIGHT-OF-WAY DEDICATION
OF
BRIAR CHAPEL DEVELOPMENT- PHASE 10, SECTION 2
FOR
NNP-BRIAR CHAPEL, LLC
DATE: 04/05/2017 SCALE: NOT TO SCALE
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

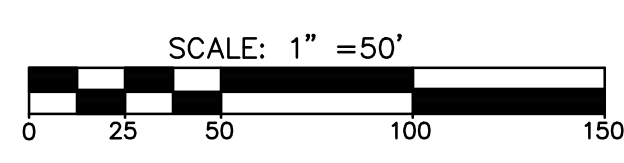
PROJECT #: 02735-0151
PROJ. SVYR: DSC
DRAWN BY: JRC
FIELD BK.:
COMP. FILE: VB102-27350151.DWG
SHEET #: 1 OF 2
DWG. #:



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES



- 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
 - HOA HOMEOWNERS ASSOCIATION
 - PVTHOAE PRIVATE HOA EASEMENT
 - PVTHOE PRIVATE UTILITY EASEMENT
 - PVTDE PRIVATE UTILITY EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - PDE PUBLIC DRAINAGE EASEMENT
 - SWE SIDEWALK EASEMENT
 - R/W RIGHT-OF-WAY
 - sq. ft. SQUARE FEET
 - CP COMPUTED POINT
 - 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>

DATE: _____

FINAL SUBDIVISION PLAT, EASEMENT AND RIGHT-OF-WAY DEDICATION
OF
BRIAR CHAPEL DEVELOPMENT- PHASE 10, SECTION 2
FOR
NNP-BRIAR CHAPEL, LLC
DATE: 04/05/2017 SCALE: 1"=50'
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 02735-0151
PROJ. SVYR: DSC
DRAWN BY: JRC
FIELD BK.:
COMP. FILE: VB102-27350151.DWG
SHEET #: 2 OF 2
DWG. #:

SEE SHEET 1 FOR NOTES, CERTS, LINE AND CURVE TABLES

CLARENCE L. DURHAM
DB 1478 PG 109
AKPAR: 2807

XDS INC.
DB 1479 PG 860
AKPAR: 2817

COMMON AREA #77
4.764 Acres
207,540 SqFt

COMMON AREA #78
4.462 Acres
194,360 SqFt

WOODS CHARTER SCHOOL CO
DB 1348 PG 941
AKPAR: 85360

BRIAR CHAPEL
PHASE 11 SOUTH
PB: 2016 PG: 13

WOODLAND GROVE LANE
EXISTING 40' PUBLIC R/W
PB: 2016 PG: 13

BRIAR CHAPEL
PHASE 10 SOUTH
PB: 2016 PG: 13

WOODLAND GROVE LANE
EXISTING 40' PUBLIC R/W
PB: 2016 PG: 13

WOODLAND GROVE LANE
EXISTING 40' PUBLIC R/W
PB: 2016 PG: 13

WOODLAND GROVE LANE
EXISTING 40' PUBLIC R/W
PB: 2016 PG: 13

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PB: 2016 PG: 13

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EXISTING 40' PUBLIC R/W
PB: 2016 PG: 13