

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
- 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
- TYP TYPICAL
- CMF CONCRETE MONUMENT FOUND
- 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.

Line #	Direction	Length
L1	S00°56'50"E	10.00'
L2	S09°38'44"E	18.67'
L3	N24°53'51"W	12.88'
L4	N66°59'01"E	39.69'
L5	N84°53'44"W	78.60'
L6	N50°59'05"W	74.40'
L7	S43°18'36"W	24.52'
L8	N46°41'24"W	53.67'
L9	N43°18'36"E	60.00'
L10	S46°41'24"E	28.67'
L11	N43°18'36"E	18.30'
L12	S88°53'04"E	9.98'
L13	S46°41'24"E	48.83'
L14	S67°21'06"E	77.10'
L15	S78°59'20"E	71.64'
L16	N84°16'57"W	20.01'
L17	S04°55'11"W	10.00'

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	20.00'	32.54'	21.16'	N51°26'09"E	29.07'	093°13'47"
C3	730.00'	228.78'	115.34'	S72°58'16"E	227.84'	017°57'23"
C4	730.00'	89.58'	44.85'	S60°28'39"E	89.52'	007°01'51"
C5	770.00'	94.50'	47.31'	S60°29'51"E	94.44'	007°01'53"
C6	730.00'	22.20'	11.10'	S63°07'18"E	22.20'	001°44'33"
C7	730.00'	65.06'	32.55'	S59°41'50"E	65.04'	005°06'23"
C8	730.02'	2.32'	1.16'	S57°03'11"E	2.32'	000°10'55"
C9	767.08'	26.87'	13.43'	S63°00'56"E	26.86'	002°00'24"
C10	770.01'	65.06'	32.55'	S59°35'38"E	65.04'	004°50'27"
C11	777.76'	2.57'	1.29'	S57°04'38"E	2.57'	000°11'23"
C12	725.33'	189.30'	95.19'	N65°11'21"W	188.76'	014°57'11"
C13	765.33'	199.73'	100.44'	N65°11'21"W	199.17'	014°57'11"
C14	765.33'	44.06'	22.03'	N59°21'42"W	44.05'	003°17'54"
C15	765.33'	65.01'	32.53'	N63°26'40"W	64.99'	004°52'02"
C16	765.33'	65.02'	32.53'	N68°18'43"W	65.00'	004°52'03"
C17	765.33'	25.65'	12.82'	N71°42'20"W	25.64'	001°55'12"
C18	725.33'	58.51'	29.27'	N70°21'17"W	58.49'	004°37'18"
C19	725.33'	77.82'	38.95'	N64°58'13"W	77.78'	006°08'50"
C20	725.33'	52.97'	26.50'	N59°48'17"W	52.96'	004°11'03"
C21	370.00'	110.10'	55.46'	S79°42'11"W	109.70'	017°02'59"

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C22	20.00'	28.46'	17.24'	S31°53'53"E	26.12'	081°32'05"
C23	220.00'	137.53'	71.10'	N9°02'23"W	135.30'	035°49'04"
C24	220.00'	30.02'	15.03'	N23°02'20"W	30.00'	007°49'09"
C25	220.00'	107.51'	54.85'	N5°07'48"W	106.44'	027°59'55"
C26	420.00'	249.46'	128.53'	S9°56'00"E	245.80'	034°01'49"
C27	380.00'	226.65'	116.81'	S9°51'41"E	223.31'	034°10'26"
C28	420.00'	52.44'	26.25'	S23°22'19"E	52.40'	007°09'12"
C29	420.00'	65.07'	32.60'	S15°21'26"E	65.00'	008°52'34"
C30	420.00'	131.95'	66.52'	S1°55'07"E	131.41'	018°00'03"
C31	380.00'	98.60'	49.58'	S01°22'29"E	98.33'	014°52'02"
C32	380.00'	95.25'	47.88'	S14°49'21"E	95.00'	014°21'41"
C33	380.00'	32.80'	16.41'	S24°28'33"E	32.79'	004°56'43"
C34	770.26'	371.84'	189.62'	S77°50'37"E	368.24'	027°39'34"
C35	20.00'	29.91'	18.54'	S48°45'55"E	27.20'	085°40'20"
C37	400.00'	3.26'	1.63'	S72°3'00"W	3.26'	000°27'59"
C38	20.00'	32.60'	21.22'	N54°18'50"E	29.11'	093°23'40"
C39	50.00'	60.51'	34.58'	N77°58'45"E	56.88'	069°20'18"
C40	50.00'	18.03'	9.11'	N57°01'15"W	17.93'	020°39'42"
C41	10.00'	16.30'	10.61'	S54°18'50"W	14.55'	093°23'40"
C42	390.00'	2.93'	1.46'	S72°4'06"W	2.93'	000°25'47"

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 PORTIONS OF PARCEL AKPAR 2177. COMPLETE BOUNDARY SURVEYS OF THIS PARCEL WAS NOT PERFORMED IN THE COURSE OF THIS SURVEY.
- THE 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.
- ANY PORTION OF THE PRIVATE BMP ACCESS AND MAINTENANCE EASEMENT IS ENCLOSED UPON BY A FUTURE EXTENSION OF BOONE STREET RIGHT-OF-WAY, THAT PORTION OF THE EASEMENT WILL BE ABANDONED UPON DEDICATION OF SAID RIGHT-OF-WAY.

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 _____, PAGE _____, 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.
- THE 4' OR 5' PRIVATE HOA EASEMENTS SHOWN HEREON MAY BE EXERCISED BY NNP-BRIAR CHAPEL, LLC AND/OR THE APPLICABLE HOMEOWNERS ASSOCIATION 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 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 ALLEYS, SHOWN HEREON AS PRIVATE R/W, TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.

STORMWATER NOTE:

THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT.

SITE DATA

ZONING: R-1 CONSERVATION SUBDIVISION
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 1,240 LF
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: N/A
TOTAL NUMBER OF LOTS: 23
TOTAL AREA OF LOTS: 4,238 ACRES
188,560 SQUARE FEET
TOTAL PRIVATE RIGHT-OF-WAY: N/A
TOTAL PUBLIC RIGHT-OF-WAY: 1,141 ACRES
59,698 SQUARE FEET
TOTAL COMMON AREAS: 20,629 ACRES
898,620 SQUARE FEET
TOTAL PROJECT AREA: 26,099 ACRES
1,136,878 SQUARE FEET

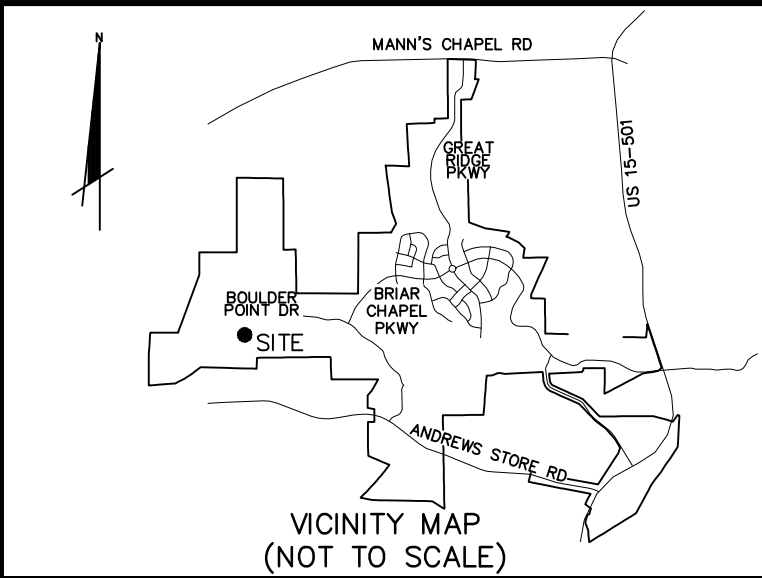
DATE	REVISION	INITIAL



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: _____



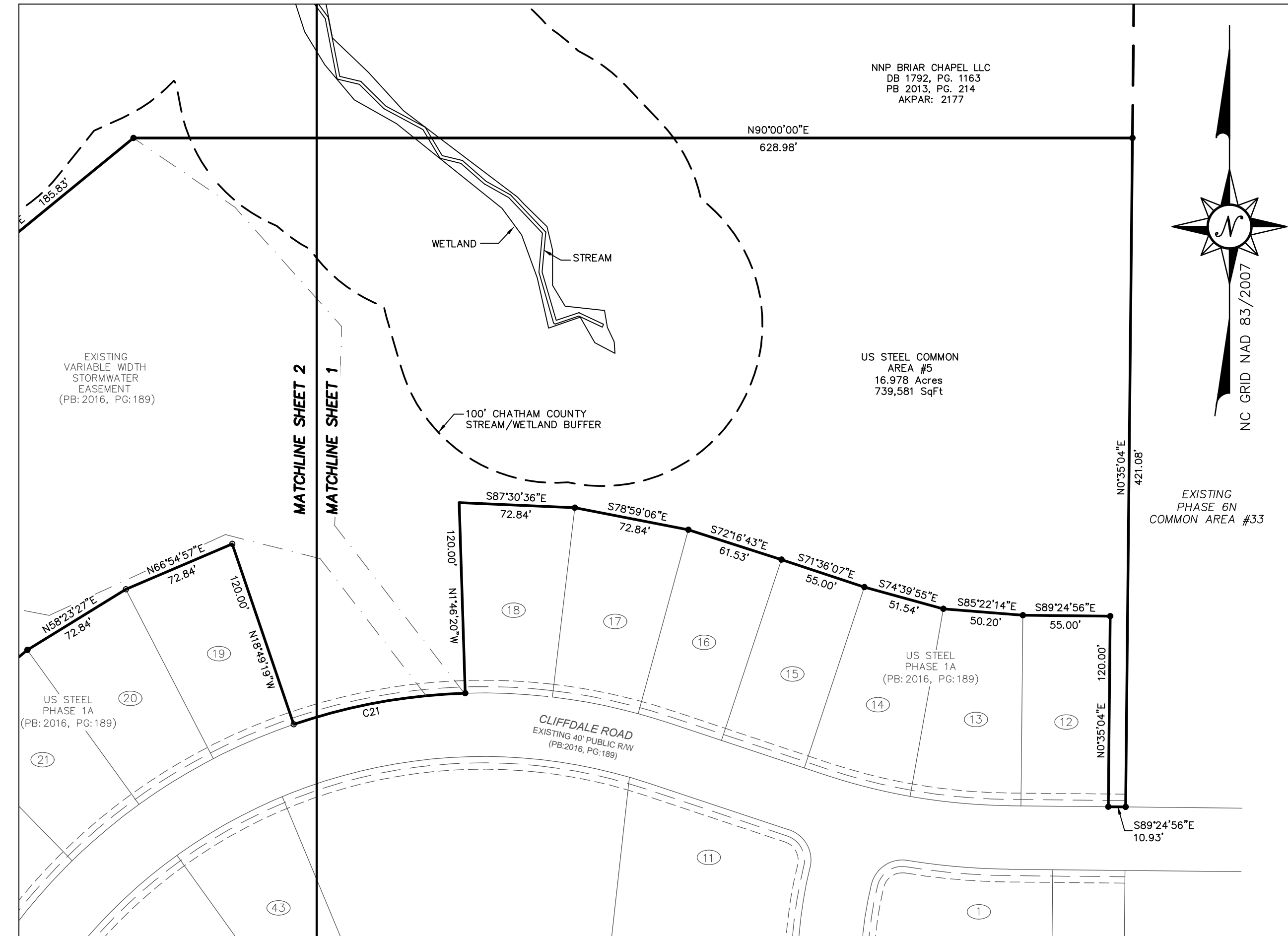
I, DAVID S. CLARK, PLS L-4729, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM 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

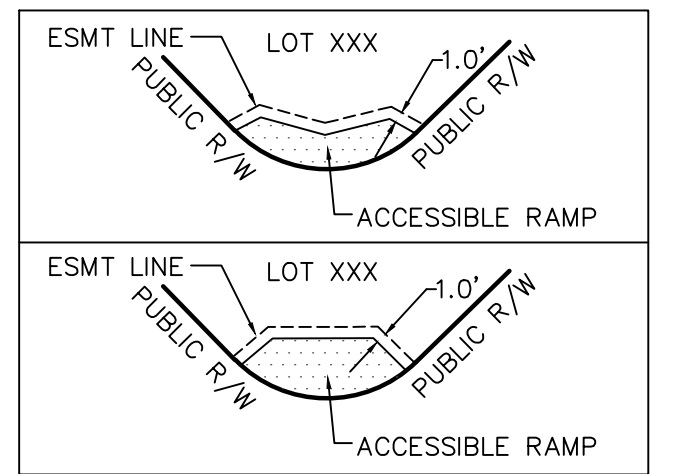
I, DAVID S. CLARK, PLS L-4729, CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

DATE _____

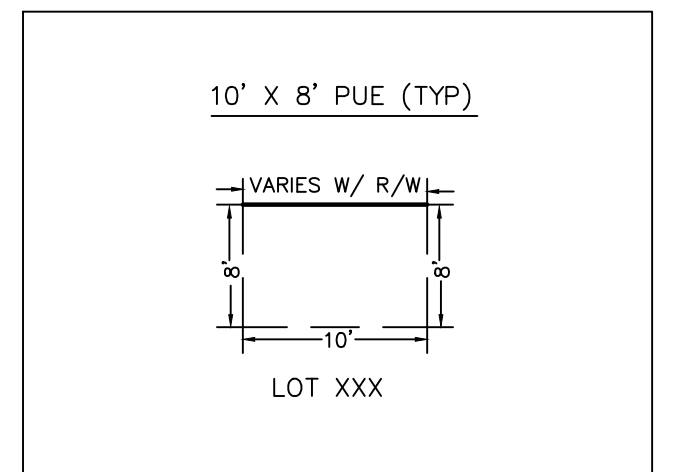
PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES



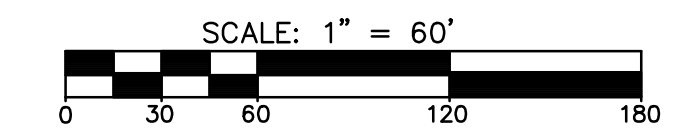
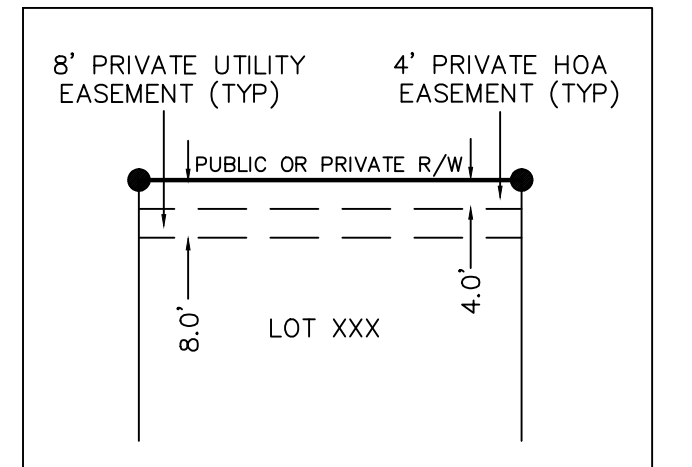
TYPICAL SIDEWALK EASEMENT DETAIL
(EASEMENT TO EXTEND 1' BEYOND ACCESSIBLE RAMPS AS CONSTRUCTED)



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



PRIVATE EASEMENT DETAIL



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

OF
US STEEL PHASE 1B

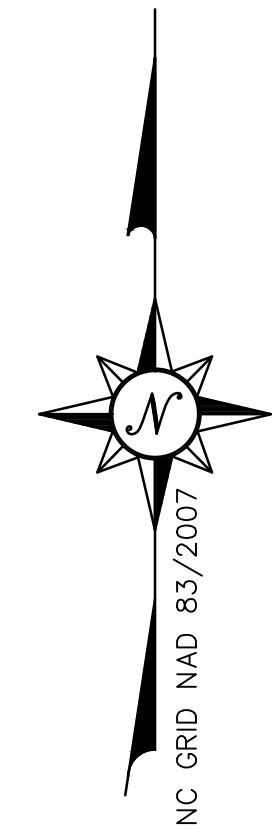
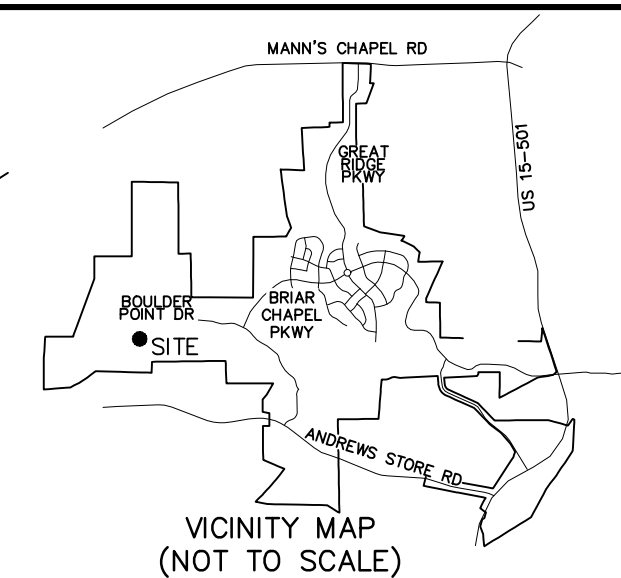
FOR
NNP-BRIAR CHAPEL, LLC

DATE: 03/15/2017 SCALE: 1" = 60'

BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 02735-0159
PROJ. SVYR.: DSC
DRAWN BY: JRC
FIELD BK.:
COMP. FILE:
SHEET #: 1 OF 2

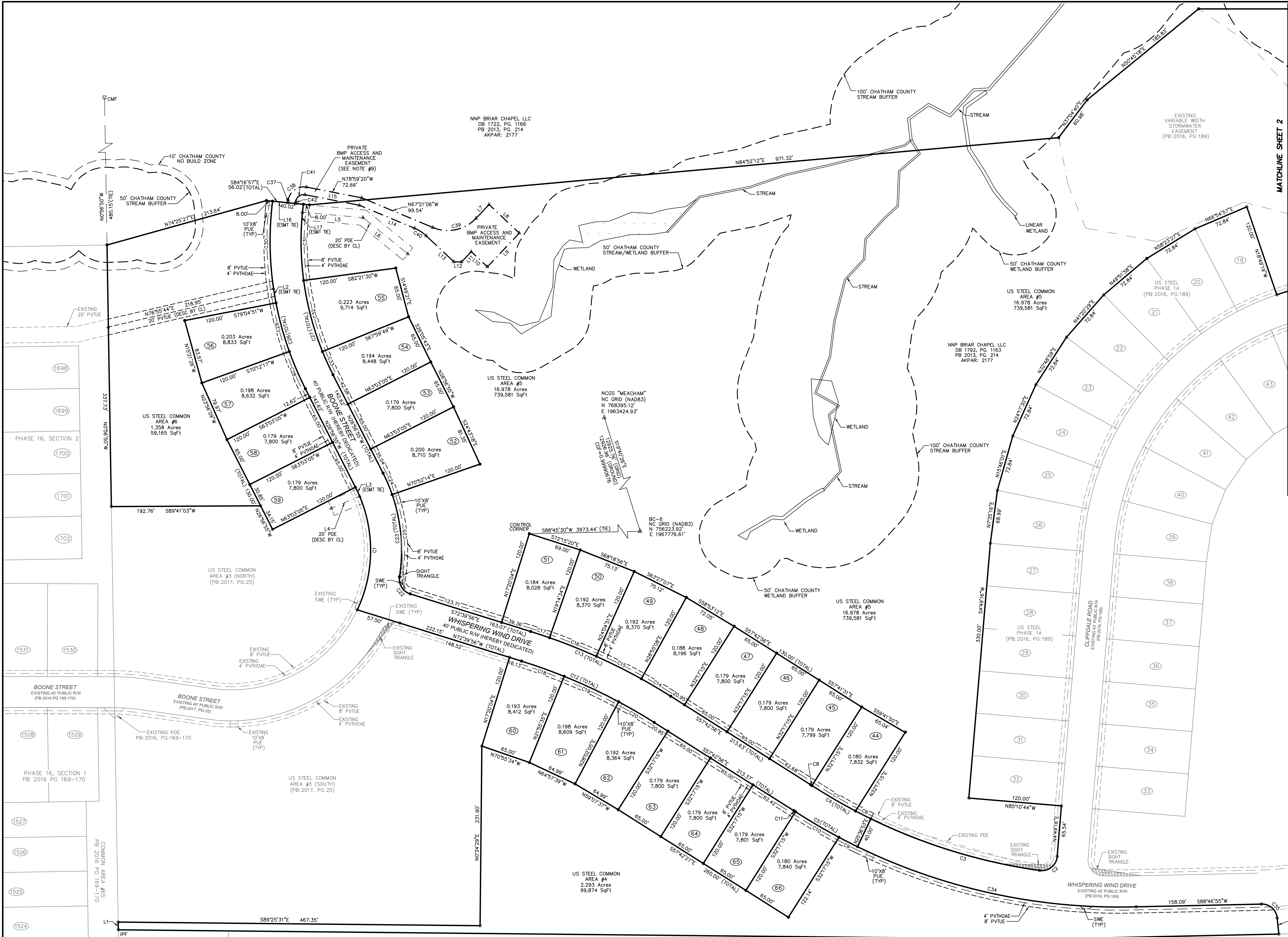
DWG. #:



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

- LEGEND**
- IRON ROD SET (UNLESS OTHERWISE STATED)
 - EXISTING IRON ROD
 - △ EASEMENT POINT
 - LOT NUMBER
 - XXX LOT NUMBER
 - EX EXISTING
 - N/F NOW OR FORMERLY
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 - S/E SIDEWALK EASEMENT
 - M/AE MAINTENANCE AND ACCESS EASEMENT
 - R/W RIGHT-OF-WAY
 - sq. ft. SQUARE FEET
 - CP COMPUTED POINT
 - DESC BY CL DESCRIBED BY CENTERLINE
 - TYP TYPICAL
 - CMF CONCRETE MONUMENT FOUND
 - 10' x 70' SIGHT TRIANGLE

— SEE SHEET 1 FOR NOTES, CERTIFICATIONS, LINE AND CURVE TABLES

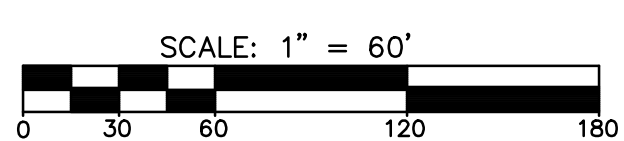


NNP BRIAR CHAPEL LLC
DB 1198, PG. 510
PB 2013, PG. 214
AKPAR: 2177

OLD NORTH STATE WATER
COMPANY, LLC
DB 1795, PG. 177
PB 2008, PG. 132
AKPAR: 87080

OLD NORTH STATE WATER
COMPANY, LLC
DB 1795, PG. 177
PB 2008, PG. 132
AKPAR: 87080

NNP BRIAR CHAPEL LLC
DB 1198, PG. 510
PB 2013, PG. 55
AKPAR: 87024



DATE	REVISION	INITIAL



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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 PHASE 1B

FOR
NNP-BRIAR CHAPEL, LLC

DATE: 03/15/2017

SCALE: 1" = 60'

BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 02735-0159
PROJ. SVYR: DSC
DRAWN BY: JRC
FIELD BK.:
COMP. FILE:
SHEET #: 2 OF 2

DWG. #: