

**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 \_\_\_\_\_

**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 \_\_\_\_\_

**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:**

- 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.
- TIE LINES SHOWN TO EASEMENTS ARE CHORD DISTANCES.
- REFERENCES AS SHOWN. SEE ALSO UNRECORDED MAP BY PHILIP POST AND ASSOCIATES ENTITLED "BOUNDARY SURVEY, NNP-BRIAR CHAPEL, LLC" DATED 6-9-2015.
- THE PURPOSE OF THIS PLAT IS TO RECOMBINE PARCELS AKPAR 86288 AND THE NORTHERN PORTION OF 18911 WITH THE AREA OF OLD US HWY 15-501 ABANDONED BY DB 1514, PG. 251 ("ABANDONMENT ORDER"), AND TO CREATE TWO NEW NON-RESIDENTIAL LOTS, AS WELL AS TO DEDICATE THE EASEMENTS AND RIGHTS-OF-WAYS SHOWN HEREON.
- IN ACCORDANCE WITH THE ABANDONMENT ORDER (DB 1514, PG. 251), THIS PLAT ESTABLISHES A TEMPORARY UTILITY EASEMENT IN FAVOR OF EXISTING PUBLIC UTILITIES PENDING RELOCATION OF SAID PUBLIC UTILITIES ALONG OR WITHIN THE CURRENT US 15-501 RIGHT-OF-WAY REFERRED TO IN THE ABANDONMENT ORDER AS THE "OTHER LOCATION". ONCE THE PUBLIC UTILITY RELOCATIONS ARE ALL FINALIZED, BUT IN ANY EVENT, PRIOR TO APPLICATION FOR FINAL PLAT OF THE FINAL SECTION OF SD WEST, THIS TEMPORARY UTILITY EASEMENT WILL BE REMOVED FOR THE ENTIRE RECOMBINED PARCEL IN ACCORDANCE WITH THE TERMS AND INTENT OF THE ABANDONMENT ORDER.

**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 COMMERCIAL PROPERTIES, RECORDED AT BOOK 01833, PAGE 0001, 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 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 PRIVATE R/W TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMERCIAL 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.

Line #	Direction	Length
L1	S30°29'31"W	42.74'
L2	S54°11'23"W	37.39'
L3	N35°50'42"W	88.54'
L4	N35°50'42"W	97.48'
L5	N35°50'42"W	24.93'
L6	S30°29'31"W	42.74'
L7	S59°08'12"W	74.11'
L8	S30°51'48"E	60.00'
L9	S59°08'12"W	74.11'
L10	S50°19'19"E	91.09'
L11	N42°42'34"E	52.68'
L12	S89°54'14"E	178.55'
L13	S57°11'54"W	135.05'
L14	S42°42'33"W	52.52'
L15	S53°26'22"E	138.12'
L16	S36°05'49"E	215.35'
L17	S53°55'30"W	20.00'
L18	N36°05'49"W	213.13'

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	1830.70'	359.10'	180.13'	S25°18'03"W	358.52'	011°14'19"
C2	1224.63'	195.64'	98.03'	N35°43'28"W	195.43'	009°09'11"
C3	1224.63'	259.74'	130.36'	N46°22'38"W	259.25'	012°09'08"
C4	970.00'	72.42'	36.23'	N50°18'51"W	72.40'	004°16'40"
C5	280.00'	139.98'	71.49'	S44°48'51"W	138.53'	028°38'41"
C6	219.95'	90.94'	46.13'	S42°20'05"W	90.29'	023°41'16"
C7	37.50'	58.89'	37.48'	N80°50'00"W	53.02'	089°58'35"
C8	280.00'	115.81'	58.74'	S42°20'27"W	114.99'	023°41'52"
C9	220.00'	109.99'	56.17'	S44°48'51"W	108.85'	028°38'41"
C10	50.00'	124.12'	146.17'	N18°58'51"E	94.62'	142°13'52"
C11	60.00'	154.04'	203.22'	S16°21'10"E	115.09'	147°06'07"
C12	30.00'	42.14'	25.38'	N82°33'56"W	38.76'	080°28'21"
C13	1276.63'	116.75'	58.42'	N44°56'57"W	116.71'	005°14'23"

**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

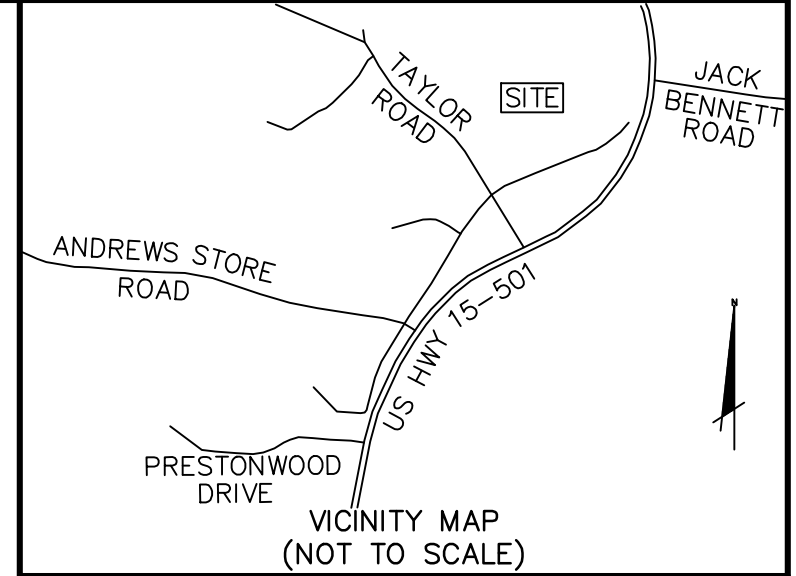
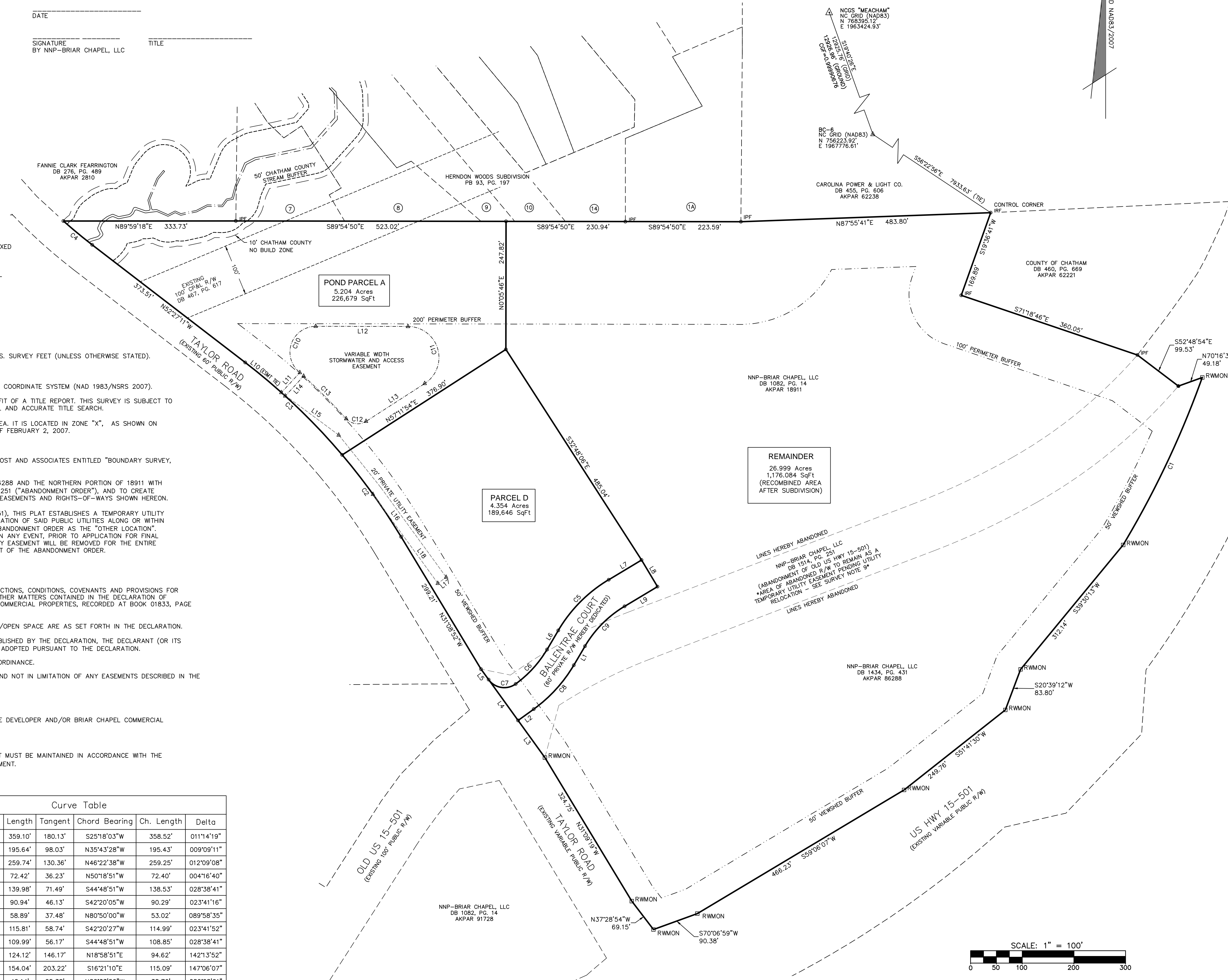
DATE	REVISION	INITIAL



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.

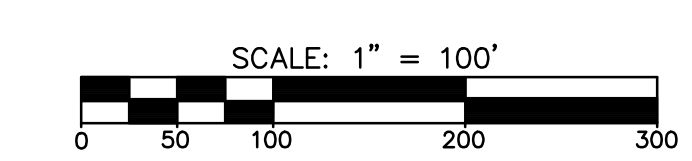
PRELIMINARY PLAT  
NOT FOR RECORDATION, CONVEYANCE, OR SALES

**LEGEND**

- COMPUTED POINT
- IRON ROD SET (UNLESS OTHERWISE STATED)
- △ EASEMENT POINT
- ⊗ LOT NUMBER
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- R/W RIGHT-OF-WAY
- RW/MON RIGHT-OF-WAY MONUMENT
- sq. ft. SQUARE FEET

**SITE DATA**

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY  
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 0 LF  
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 383 LF  
TOTAL NUMBER OF NEW NON-RESIDENTIAL LOTS: 2  
TOTAL AREA OF LOTS: 9.558 ACRES  
TOTAL PRIVATE RIGHT-OF-WAY: 0.534 ACRES  
TOTAL PUBLIC RIGHT-OF-WAY: 0.000 ACRES  
TOTAL COMMON AREAS: 0.0 ACRES



FINAL SUBDIVISION, RECOMBINATION, EASEMENT, and PRIVATE RIGHT-OF-WAY DEDICATION PLAT OF  
**SD-WEST - PARCELS A and D**  
FOR  
**NNP-BRIAR CHAPEL, LLC**  
DATE: JUNE 5, 2017 SCALE: 1" = 100'  
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 2735-0165  
PROJ. SVYR : DSC  
DRAWN BY : DSC  
FIELD BK. :  
COMP. FILE : WB101-27350165.dwg  
SHEET #: 1 OF 1  
DWG. # :