

- 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 NOVEMBER 17, 2017.
 - THE LINES SHOWN TO EASEMENTS ARE CHORD DISTANCES.
 - REFERENCES AS SHOWN.
 - THE PURPOSE OF THIS PLAT IS TO CREATE FOUR NEW NON-RESIDENTIAL LOTS (ONE LOT IS COMMON AREA), AS WELL AS TO DEDICATE THE EASEMENTS AND RIGHTS-OF-WAYS SHOWN HEREON.

- 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.
 - PEDESTRIAN SIDEWALK ACCESS BETWEEN SEPARATELY DEVELOPED PARCELS WILL BE PROVIDED.
 - MARKET CHAPEL ROAD ALSO SERVES AS A PRIVATE UTILITY EASEMENT AND A PUBLIC WATER EASEMENT FOR THE CHATHAM COUNTY WATER SYSTEM. CHATHAM COUNTY WILL NOT BE RESPONSIBLE FOR RESTORING PRIVATE INFRASTRUCTURE (STREETS, SIDEWALKS, CURB AND GUTTER, LANDSCAPING, ETC.) IN THE COURSE OF REPAIRING THE PUBLIC WATER SYSTEM. CHATHAM COUNTY WILL RESTORE REPAIR AREA TO GRADE SUCH THAT NO SAFETY HAZARD IS CREATED.

- 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 NOTES:**
- THIS PLAT CONTAINS A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT.
 - MAINTENANCE OF THE PRIVATE STORMWATER AND ACCESS EASEMENT SHOWN HEREON TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMERCIAL ASSOCIATION, INC.

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 RIGHTS-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 _____

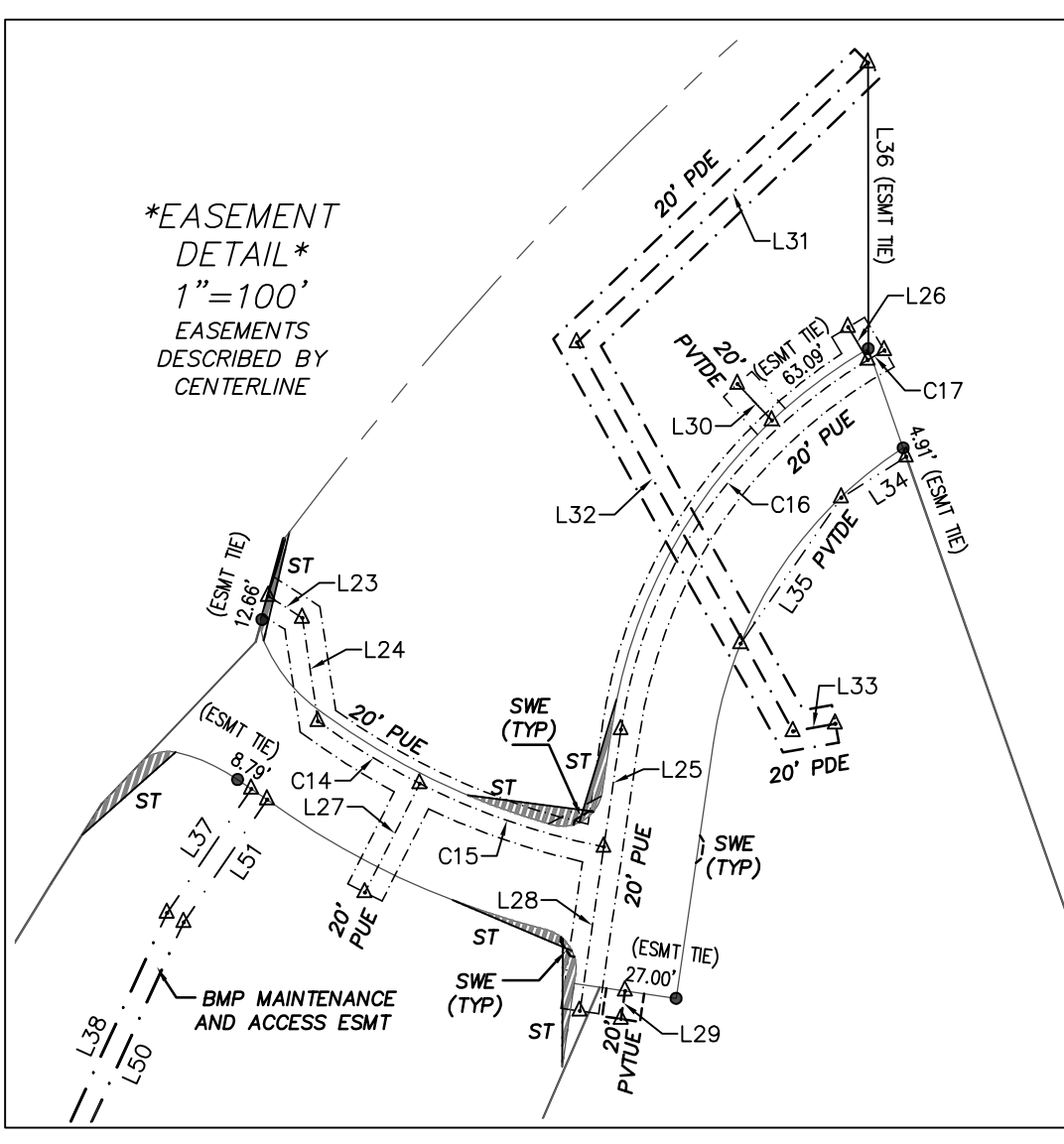
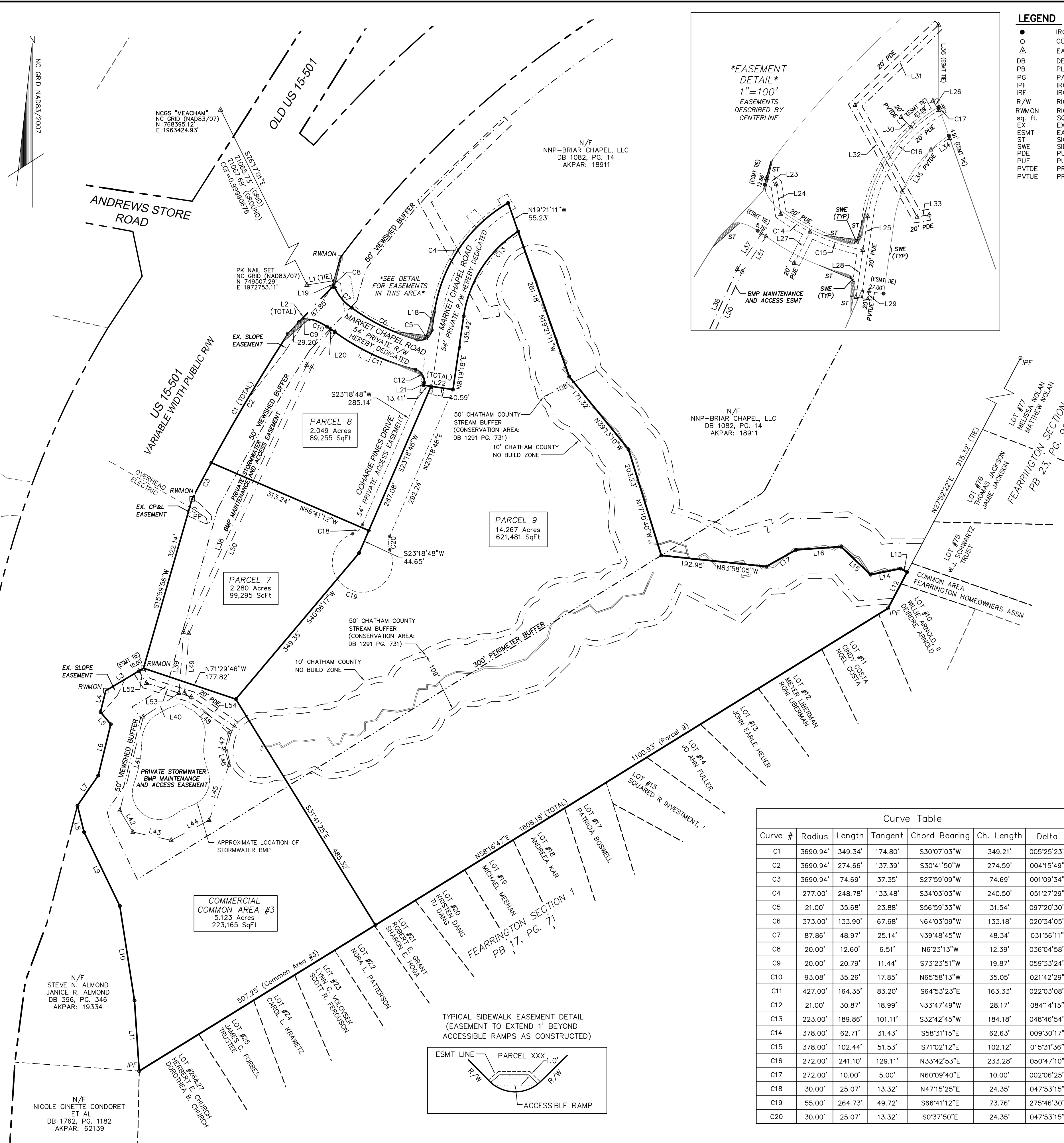
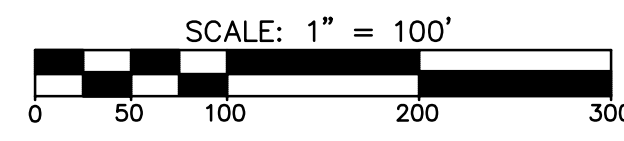
BY _____ TITLE _____

SITE INFORMATION

OWNER:
NNP-BRIAR CHAPEL, LLC
C/O NEWLAND COMMUNITIES
16 WINDY KNOLL CIRCLE
CHAPEL HILL, NC 27516
PHONE: (919) 951-0700
CONTACT: LAURIE FORD

DEED BOOK 1082, PAGE 14
AKPAR: 18911
PIN: 9775 03 13 7548

SITE ADDRESS:
9090 US 15-501
CHAPEL HILL, NC



- LEGEND**
- IRON ROD SET
 - COMPUTED POINT
 - △ EASEMENT POINT
 - DB DEED BOOK
 - PB PLAT BOOK
 - PG PAGE
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - R/W RIGHT-OF-WAY
 - RS FT. RIGHT-OF-WAY MONUMENT
 - SQ FT. SQUARE FEET
 - EX EXISTING
 - ESMT EASEMENT
 - ST SIGHT TRIANGLE
 - SWE SIDEWALK EASEMENT
 - PDE PUBLIC DRAINAGE ESMT
 - PUE PUBLIC UTILITY ESMT
 - PVDE PRIVATE DRAINAGE ESMT
 - PVUE PRIVATE UTILITY ESMT



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 THIS 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., 2018.

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

SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY

APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 0 LF

APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 558 LF

TOTAL NUMBER OF NEW NON-RESIDENTIAL LOTS: 4

TOTAL AREA OF LOTS: 18,596 ACRES

810,031 SQUARE FEET

TOTAL PRIVATE RIGHT-OF-WAY: 0.736 ACRES

32,047 SQUARE FEET

TOTAL PUBLIC RIGHT-OF-WAY: 0.000 ACRES

0 SQUARE FEET

TOTAL COMMON AREAS: 5.123 ACRES

223,165 SQUARE FEET

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	3690.94'	349.34'	174.80'	S30°07'03"W	349.21'	005°25'23"
C2	3690.94'	274.66'	137.39'	S30°41'50"W	274.59'	004°15'49"
C3	3690.94'	74.69'	37.35'	S27°59'09"W	74.69'	001°09'34"
C4	277.00'	248.78'	133.48'	S34°03'03"W	240.50'	051°27'29"
C5	21.00'	35.68'	23.88'	S56°59'33"W	31.54'	097°20'30"
C6	373.00'	133.90'	67.68'	N64°03'09"W	133.18'	020°34'05"
C7	87.86'	48.97'	25.14'	N39°48'45"W	48.34'	031°56'11"
C8	20.00'	12.60'	6.51'	N62°31'3"W	12.39'	036°04'58"
C9	20.00'	20.79'	11.44'	S73°23'51"W	19.87'	059°33'24"
C10	93.08'	35.26'	17.85'	N65°58'13"W	35.05'	021°42'29"
C11	427.00'	164.35'	83.20'	S64°53'23"E	163.33'	022°03'08"
C12	21.00'	30.87'	18.99'	N33°47'49"W	28.17'	084°14'15"
C13	223.00'	189.86'	101.11'	S32°42'45"W	184.18'	048°46'54"
C14	378.00'	62.71'	31.43'	S58°31'15"E	62.63'	009°30'17"
C15	378.00'	102.44'	51.53'	S71°02'12"E	102.12'	015°31'36"
C16	272.00'	241.10'	129.11'	N33°42'53"E	233.28'	050°47'10"
C17	272.00'	10.00'	5.00'	N60°09'40"E	10.00'	002°06'25"
C18	30.00'	25.07'	13.32'	N47°15'25"E	24.35'	047°53'15"
C19	55.00'	264.73'	49.72'	S66°41'12"E	73.76'	275°46'30"
C20	30.00'	25.07'	13.32'	S07°30'50"E	24.35'	047°53'15"

Line #	Direction	Length	Line #	Direction	Length
L1	N81°00'28"E	49.74'	L28	S08°19'18"W	87.05'
L2	S43°37'09"W	117.05'	L29	S08°19'18"W	14.89'
L3	S59°16'06"W	80.34'	L30	N43°17'51"W	26.28'
L4	S13°50'04"W	40.10'	L31	S46°07'33"W	211.83'
L5	S39°57'55"E	29.31'	L32	S29°03'04"E	233.50'
L6	S13°47'03"W	96.41'	L33	N79°53'30"E	22.49'
L7	S34°42'20"W	66.62'	L34	N57°40'56"E	40.32'
L8	S13°50'00"E	50.04'	L35	N34°36'00"E	92.98'
L9	S25°50'00"E	150.00'	L36	N00°02'13"W	150.03'
L10	S08°50'00"E	175.00'	L37	S34°13'08"W	78.68'
L11	S03°50'00"E	129.00'	L38	S24°46'41"W	537.48'
L12	N27°52'22"E	74.89'	L39	S04°07'59"W	111.99'
L13	N61°54'38"W	13.59'	L40	S56°28'59"W	78.34'
L14	S78°36'44"W	55.83'	L41	S14°02'19"W	176.63'
L15	N46°28'52"W	74.30'	L42	S31°08'48"E	46.07'
L16	S86°00'18"W	82.51'	L43	S77°54'52"E	71.74'
L17	S60°40'30"W	62.32'	L44	N61°57'56"E	78.45'
L18	S08°19'18"W	33.79'	L45	N19°49'53"E	107.42'
L19	S15°21'28"W	12.29'	L46	N15°29'37"W	28.98'
L20	N55°46'52"W	16.68'	L47	N14°44'15"E	30.26'
L21	S08°19'18"W	5.00'	L48	N47°31'37"W	110.36'
L22	S81°40'42"E	54.00'	L49	N40°07'59"E	108.88'
L23	S57°21'02"E	21.17'	L50	N24°46'41"E	534.84'
L24	S08°35'24"E	54.88'	L51	N34°13'08"E	77.85'
L25	N08°19'18"E	62.20'	L52	S32°34'03"E	26.28'
L26	N30°53'32"W	20.00'	L53	S72°58'18"E	85.71'
L27	S26°43'37"W	64.00'	L54	S55°33'02"E	76.44'

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>

FINAL SUBDIVISION, EASEMENT, and PRIVATE RIGHT-OF-WAY DEDICATION PLAT
OF
SD EAST - PARCELS 7 - 9
FOR
NNP-BRIAR CHAPEL, LLC

DATE: DECEMBER 15, 2017 SCALE: 1" = 100'

WILLIAMS TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 2735-0187
PROJ. SVYR: DSC
DRAWN BY: DSC
FIELD BK.: R1136
COMP. FILE: VB101-27350187.dwg
SHEET #: 1 OF 1

DWG. #: