

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

**SITE DATA**

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY  
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 0 LF  
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 1770 LF  
TOTAL NUMBER OF NEW NON-RESIDENTIAL LOTS: 7  
TOTAL AREA OF LOTS: 35.528 ACRES  
1,547,613 SQUARE FEET  
TOTAL PRIVATE RIGHT-OF-WAY: 1.447 ACRES  
63,035 SQUARE FEET  
TOTAL PUBLIC RIGHT-OF-WAY: 0.000 ACRES  
0 SQUARE FEET  
TOTAL COMMON AREAS: 3.166 ACRES  
137,912 SQUARE FEET

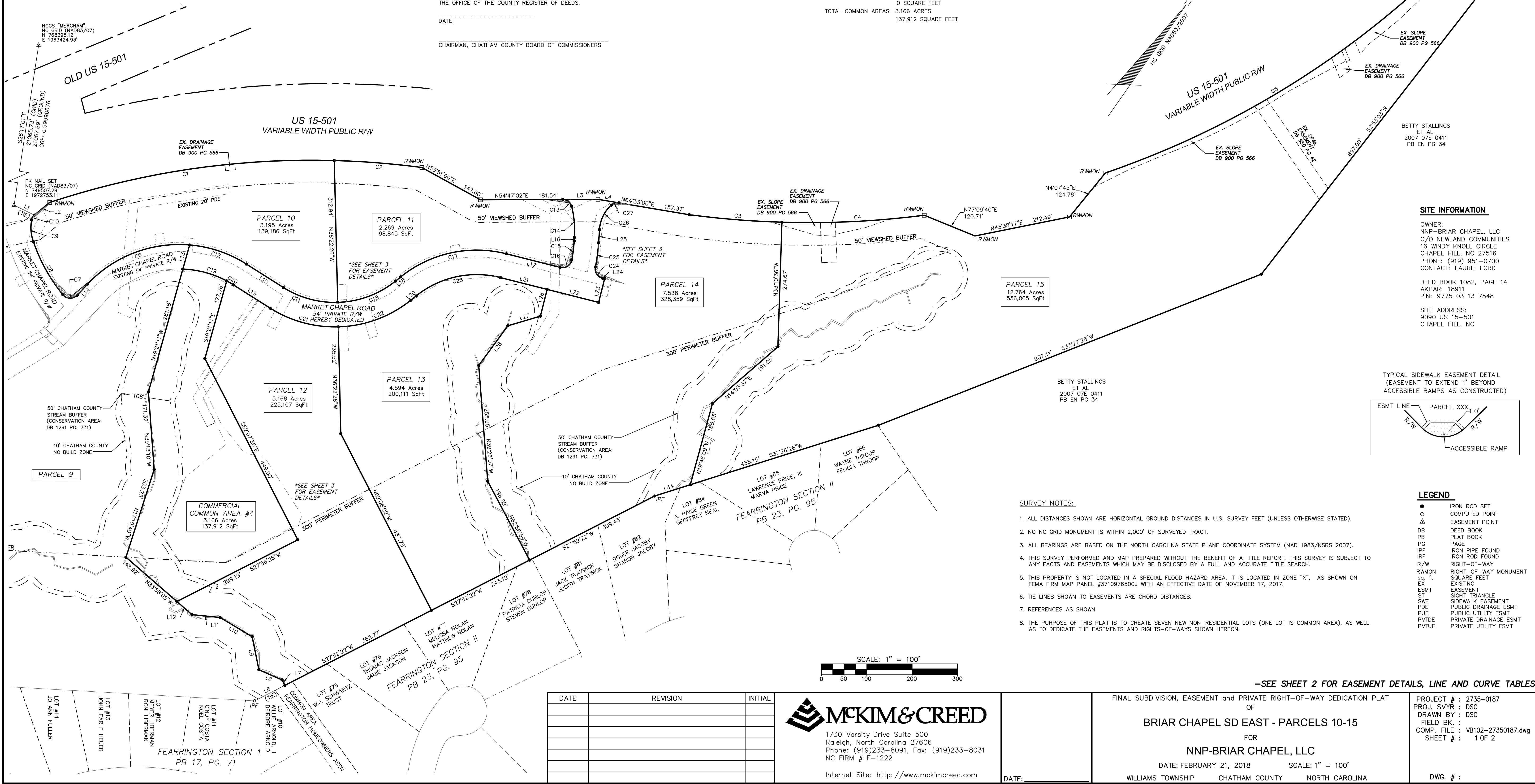
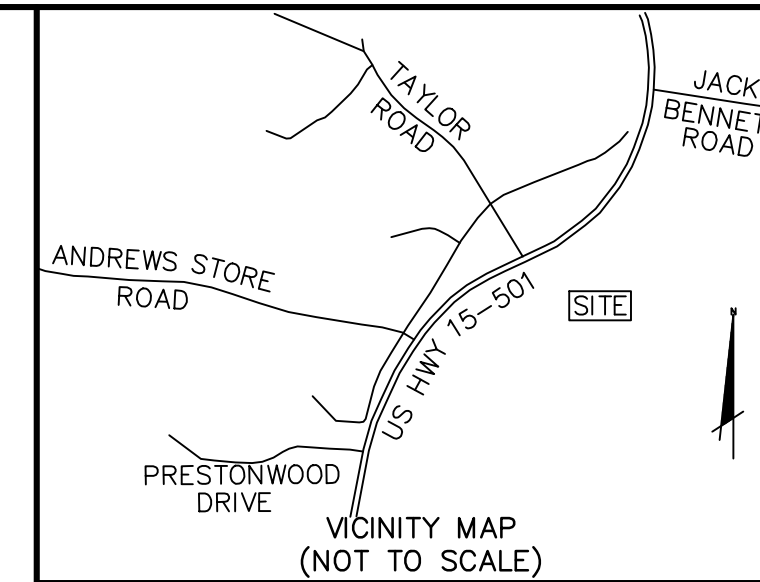
I, DAVID S. CLARK, PLS. L-4729, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM INFORMATION SHOWN IN DEED BOOKS REFERENCED ON MAP AND MAP BOOKS REFERENCED ON MAP; THAT ANY LINES NOT ACTUALLY SURVEYED APPEAR AS BROKEN LINES AND WERE PLOTTED FROM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



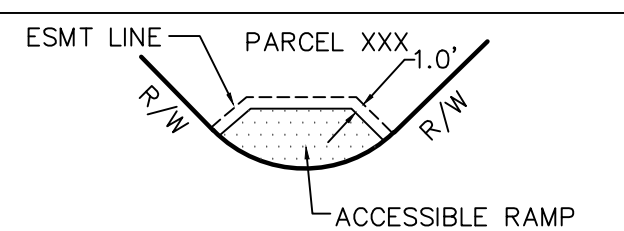
**SITE INFORMATION**

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

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

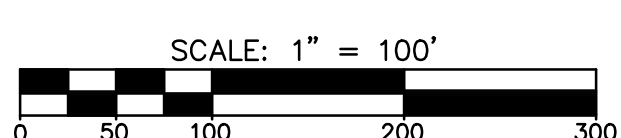


**LEGEND**

- IRON ROD SET
- COMPUTED POINT
- △ EASEMENT POINT
- DB DEED BOOK
- PLAT BOOK
- PB PAGE
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- R/W RIGHT-OF-WAY
- RW/MON 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

**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 SEVEN NEW NON-RESIDENTIAL LOTS (ONE LOT IS COMMON AREA), AS WELL AS TO DEDICATE THE EASEMENTS AND RIGHTS-OF-WAYS SHOWN HEREON.



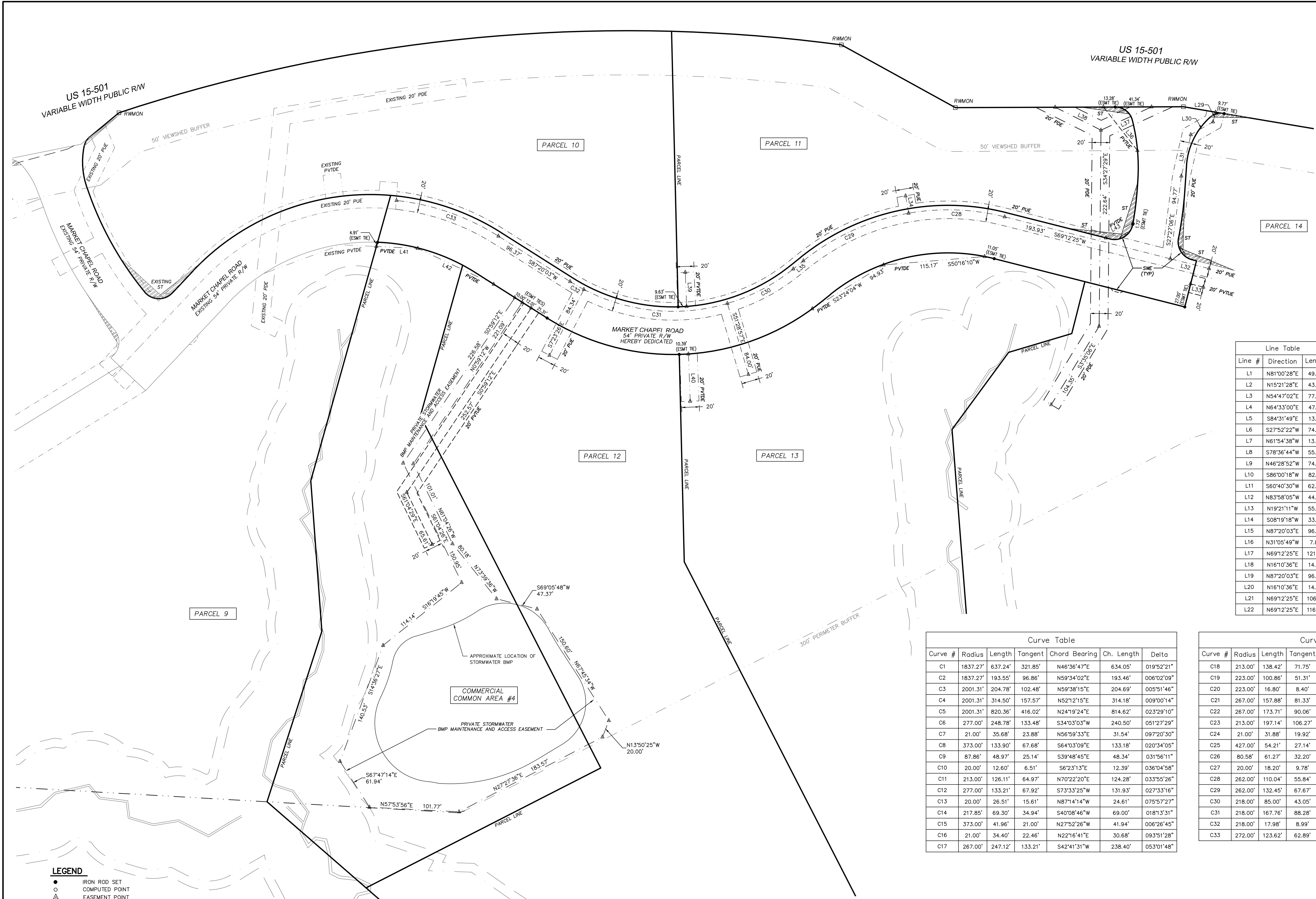
—SEE SHEET 2 FOR EASEMENT DETAILS, LINE AND CURVE TABLES

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  
**BRIAR CHAPEL SD EAST - PARCELS 10-15**  
FOR  
**NNP-BRIAR CHAPEL, LLC**  
DATE: FEBRUARY 21, 2018 SCALE: 1" = 100'  
WILLIAMS TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 2735-0187  
PROJ. SVYR: DSC  
DRAWN BY: DSC  
FIELD BK.:  
COMP. FILE: VB102-27350187.dwg  
SHEET #: 1 OF 2  
DWG. #:



Line Table

Line #	Direction	Length
L1	N81°00'28"E	49.74'
L2	N15°21'28"E	43.72'
L3	N54°47'02"E	77.32'
L4	N64°33'00"E	47.01'
L5	S84°31'49"E	13.21'
L6	S27°52'22"W	74.89'
L7	N61°54'38"W	13.59'
L8	S78°36'44"W	55.83'
L9	N46°28'52"W	74.30'
L10	S86°00'18"W	82.51'
L11	S60°40'30"W	62.32'
L12	N83°58'05"W	44.03'
L13	N19°21'11"W	55.23'
L14	S08°19'18"W	33.79'
L15	N87°20'03"E	96.37'
L16	N31°05'49"W	7.82'
L17	N69°12'25"E	121.97'
L18	N16°10'36"E	14.75'
L19	N87°20'03"E	96.37'
L20	N16°10'36"E	14.75'
L21	N69°12'25"E	106.21'
L22	N69°12'25"E	116.93'

Line Table

Line #	Direction	Length
L23	S20°47'35"E	54.00'
L24	N69°12'25"E	5.00'
L25	S31°05'49"E	28.92'
L26	N20°47'35"W	60.80'
L27	N38°26'44"E	74.75'
L28	N01°17'16"E	108.55'
L29	S19°50'56"E	11.36'
L30	S25°09'04"W	29.11'
L31	S22°07'49"E	48.23'
L32	N69°12'25"E	45.34'
L33	N69°12'25"E	14.98'
L34	N44°51'27"W	20.00'
L35	S16°10'36"W	14.75'
L36	S73°00'10"E	62.68'
L37	S30°19'54"W	63.27'
L38	N81°33'48"E	58.12'
L39	N37°10'25"W	38.78'
L40	S37°10'25"E	53.64'
L41	N57°40'56"E	47.14'
L42	N80°16'46"E	95.32'
L43	N25°54'34"E	35.20'
L44	S37°26'26"W	82.73'

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	1837.27'	637.24'	321.85'	N46°36'47"E	634.05'	019°52'21"
C2	1837.27'	193.55'	96.86'	N59°34'02"E	193.46'	006°02'09"
C3	2001.31'	204.78'	102.48'	N59°38'15"E	204.69'	005°51'46"
C4	2001.31'	314.50'	157.57'	N52°12'15"E	314.18'	009°00'14"
C5	2001.31'	820.36'	416.02'	N24°19'24"E	814.62'	023°29'10"
C6	277.00'	248.78'	133.48'	S34°03'03"W	240.50'	051°27'29"
C7	21.00'	35.68'	23.88'	N56°59'33"E	31.54'	097°20'30"
C8	373.00'	133.90'	67.68'	S64°03'09"E	133.18'	020°34'05"
C9	87.86'	48.97'	25.14'	S39°48'45"E	48.34'	031°56'11"
C10	20.00'	12.60'	6.51'	S6°23'13"E	12.39'	036°04'58"
C11	213.00'	126.11'	64.97'	N70°22'20"E	124.28'	033°55'26"
C12	277.00'	133.21'	67.92'	S73°33'25"W	131.93'	027°33'16"
C13	20.00'	26.51'	15.61'	N87°14'14"W	24.61'	075°57'27"
C14	217.85'	69.30'	34.94'	S40°08'46"W	69.00'	018°13'31"
C15	373.00'	41.96'	21.00'	N27°52'26"W	41.94'	006°26'45"
C16	21.00'	34.40'	22.46'	N22°16'41"E	30.68'	093°51'28"
C17	267.00'	247.12'	133.21'	S42°41'31"W	238.40'	053°01'48"

Curve Table

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C18	213.00'	138.42'	71.75'	N34°47'37"E	135.99'	037°14'01"
C19	223.00'	100.86'	51.31'	N70°03'38"E	100.01'	025°54'53"
C20	223.00'	16.80'	8.40'	S85°10'34"W	16.79'	004°18'58"
C21	267.00'	157.88'	81.33'	N70°23'39"E	155.59'	033°52'49"
C22	267.00'	173.71'	90.06'	N34°48'55"E	170.66'	037°16'38"
C23	213.00'	197.14'	106.27'	S42°41'31"W	190.18'	053°01'48"
C24	21.00'	31.88'	19.92'	S67°18'30"E	28.90'	086°58'11"
C25	427.00'	54.21'	27.14'	N27°27'36"W	54.17'	007°16'25"
C26	80.58'	61.27'	32.20'	N9°22'19"E	59.80'	043°33'51"
C27	20.00'	18.20'	9.78'	S38°28'48"W	17.58'	052°08'24"
C28	262.00'	110.04'	55.84'	S57°10'29"W	109.23'	024°03'52"
C29	262.00'	132.45'	67.67'	S30°39'35"W	131.05'	028°57'56"
C30	218.00'	85.00'	43.05'	N27°20'50"E	84.47'	075°22'02"
C31	218.00'	167.76'	88.28'	S60°33'48"W	163.65'	044°05'30"
C32	218.00'	17.98'	8.99'	N84°58'18"E	17.97'	004°43'30"
C33	272.00'	123.62'	62.89'	S74°18'53"W	122.55'	026°02'21"

- LEGEND**
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  - PB PLAY BOOK
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  - PVTUE PRIVATE UTILITY ESMT

**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCE, OR SALES

SCALE: 1" = 50'  
0 25 50 100 150

—SEE SHEET 1 FOR NOTES AND CERTIFICATIONS

DATE	REVISION	INITIAL

**MCKIM & CREED**  
1730 Varsity Drive Suite 500  
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Phone: (919)233-8091, Fax: (919)233-8031  
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