

SURVEY NOTES:

1. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (UNLESS OTHERWISE STATED).
2. NO NC GRID MONUMENT IS WITHIN 2,000' OF SURVEYED TRACT.
3. ALL BEARINGS ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983/NSRS 2007).
4. 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.
5. 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.
6. PROJECT AREA INCLUDES PORTIONS OF PARCEL AKPAR 82828. 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.
7. THE LINES SHOWN TO PUBLIC AND PRIVATE DRAINAGE EASEMENTS ARE CHORD DISTANCES.
8. 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:

1. 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").
2. THE DESIGNATIONS AND CONDITIONS OF USAGE OF COMMON AREA/OPEN SPACE ARE AS SET FORTH IN THE DECLARATION.
3. 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.
4. LIGHTING SHALL CONFORM WITH THE CHATHAM COUNTY LIGHTING ORDINANCE.
5. 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.
6. 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.
7. THE EASEMENTS DESCRIBED ON THIS PLAT ARE IN ADDITION TO AND NOT IN LIMITATION OF ANY EASEMENTS DESCRIBED IN THE DECLARATION.

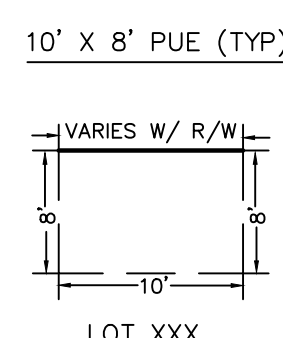
RIGHT-OF-WAY MAINTENANCE RESPONSIBILITY NOTE:

1. 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.
2. MAINTENANCE OF ALLEYSWAYS, SHOWN HEREON AS PRIVATE R/W, TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.

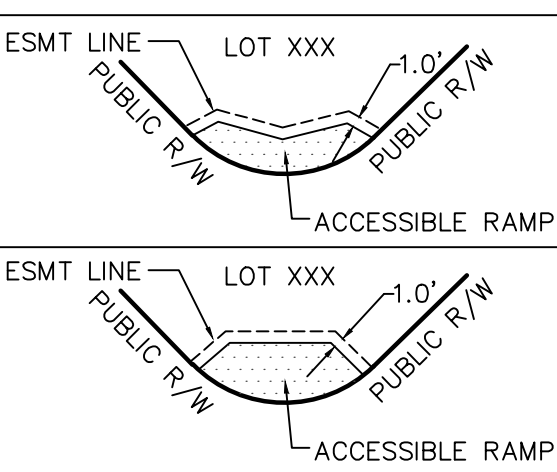
STORMWATER NOTE:

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

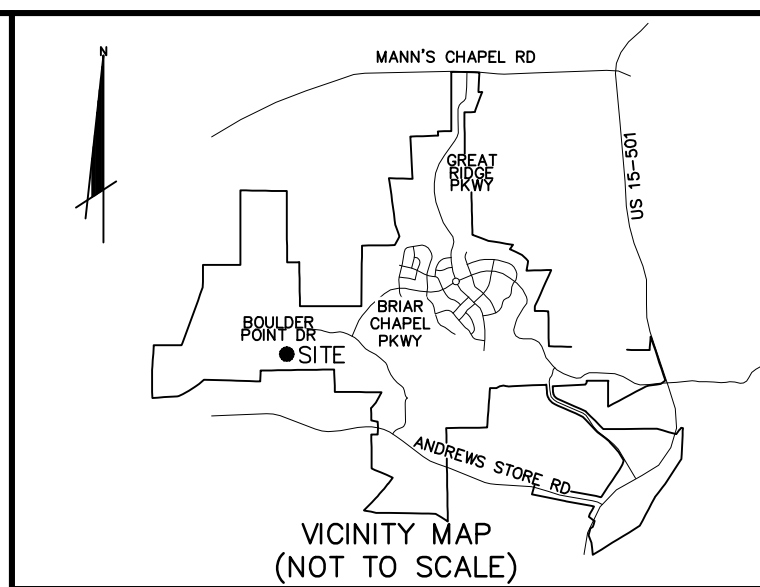
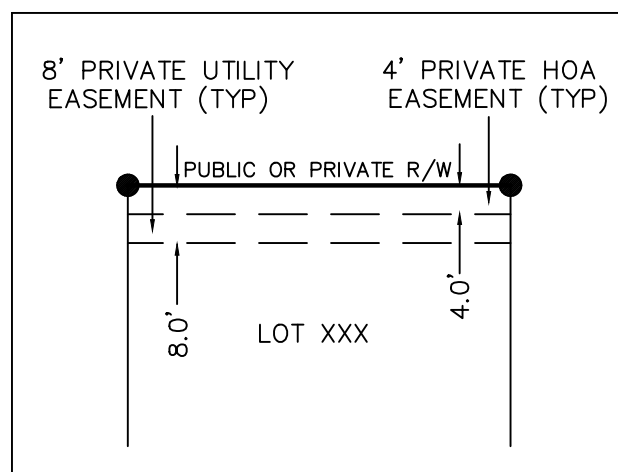
TYPICAL PUBLIC UTILITY EASEMENT DETAIL (TO BE CENTERED ON APPURTENANCE)



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



PRIVATE EASEMENT DETAIL



SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY
 APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 1,565 LF
 APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: N/A
 TOTAL NUMBER OF LOTS: 39
 TOTAL AREA OF LOTS: 6,112 ACRES
 TOTAL PRIVATE RIGHT-OF-WAY: N/A
 TOTAL PUBLIC RIGHT-OF-WAY: 1,456 ACRES
 TOTAL COMMON AREAS: 63,414 SQUARE FEET
 TOTAL COMMON AREAS: 10,788 ACRES
 TOTAL COMMON AREAS: 469,942 SQUARE FEET
 TOTAL PROJECT AREA: 18,356 ACRES
 TOTAL PROJECT AREA: 799,596 SQUARE FEET

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCE, OR SALES

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.

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 _____

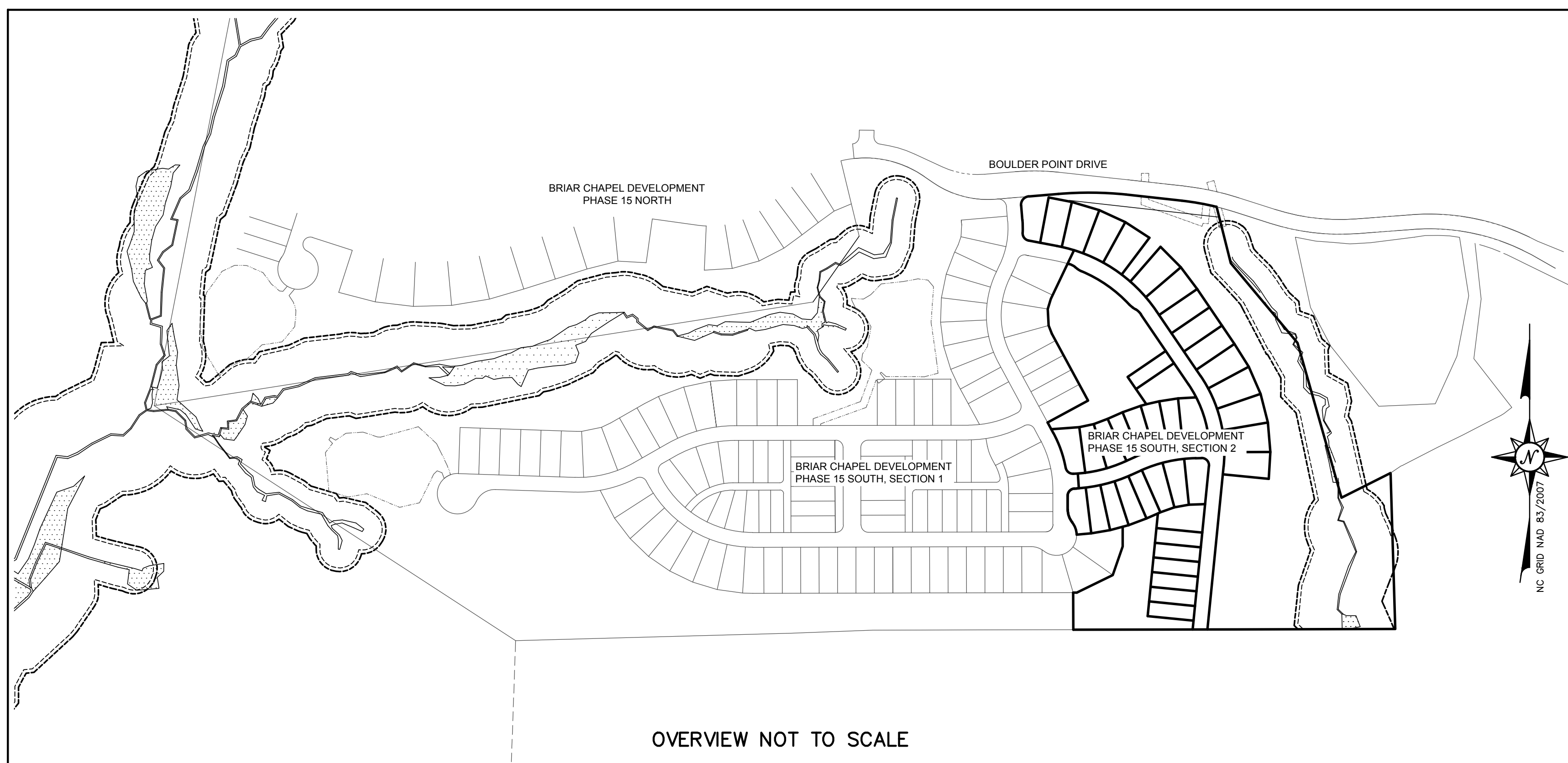
BY _____ TITLE _____

Line #	Direction	Length
L1	S88°55'10"W	15.26'
L2	S65°45'19"W	29.99'
L3	N86°21'32"E	7.13'
L4	N85°07'05"E	39.99'
L5	N74°56'25"E	51.90'
L6	N65°53'44"E	33.71'
L7	N65°48'15"E	7.57'
L8	N86°45'32"E	49.25'
L9	N81°27'33"E	51.90'
L10	N76°50'34"E	35.89'
L11	N74°06'49"E	16.03'
L12	N85°37'32"E	42.63'
L13	N86°21'32"E	33.96'
L14	S28°27'16"E	32.64'
L15	N04°18'41"W	40.00'
L16	N65°45'19"E	29.99'
L17	N88°55'10"E	15.24'
L18	N57°17'44"W	9.72'
L19	N52°41'46"W	8.13'
L20	N17°10'02"E	28.75'
L21	N21°57'07"W	23.78'
L22	S57°59'06"E	9.22'
L23	N07°54'10"E	7.01'

Line #	Direction	Length
L24	N82°05'50"W	20.00'
L25	S07°54'10"W	27.23'
L26	N73°51'30"E	23.72'
L27	S27°58'57"E	9.64'
L28	N78°38'40"E	43.73'
L29	N88°55'10"E	3.67'
L30	S41°15'24"E	35.59'
L31	N05°40'09"E	10.43'
L32	N73°00'55"W	21.91'
L33	S89°52'13"W	9.64'
L34	N05°40'09"E	60.25'
L35	S84°12'59"E	13.01'
L36	N05°40'09"E	52.42'
L37	S84°19'51"E	52.00'
L38	S05°40'09"W	47.47'
L39	N84°12'59"W	39.96'
L40	S06°28'04"E	15.92'
L41	N85°33'36"W	42.60'
L42	N69°14'01"W	21.53'
L43	N05°33'34"E	17.57'
L44	S05°40'09"W	25.54'
L45	S85°08'42"W	80.44'

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	23.00'	36.13'	23.00'	S40°08'42"W	32.53'	090°00'00"
C2	270.00'	35.63'	17.84'	N1°04'29"W	35.60'	007°33'39"
C3	20.00'	28.65'	17.41'	S38°19'49"E	26.26'	082°04'19"
C4	420.00'	330.80'	174.52'	N56°48'09"W	322.32'	045°07'38"
C5	420.00'	13.59'	6.79'	N78°26'21"W	13.59'	001°51'13"
C6	420.00'	34.36'	17.19'	N75°10'07"W	34.35'	004°41'14"
C7	420.00'	25.69'	12.85'	N71°04'21"W	25.69'	003°30'17"
C8	420.00'	60.05'	30.08'	N65°13'27"W	60.00'	008°11'32"
C9	420.00'	60.05'	30.08'	N57°01'56"W	60.00'	008°11'32"
C10	420.00'	30.01'	15.01'	N50°53'22"W	30.00'	004°05'36"
C11	420.00'	60.05'	30.08'	N44°44'48"W	60.00'	008°11'32"
C12	420.00'	47.00'	23.52'	N37°26'41"W	46.98'	006°24'42"
C13	370.00'	257.71'	134.33'	N14°17'06"W	252.54'	039°54'28"
C14	370.00'	39.04'	19.54'	N31°12'58"W	39.02'	006°02'44"
C15	370.00'	60.07'	30.10'	N23°32'33"W	60.00'	009°18'05"
C16	370.00'	60.07'	30.10'	N14°14'28"W	60.00'	009°18'05"
C17	370.00'	60.07'	30.10'	N4°56'23"W	60.00'	009°18'05"
C18	370.00'	38.48'	19.25'	N2°41'24"E	38.46'	005°57'29"
C19	20.00'	33.77'	22.51'	N42°42'21"W	29.90'	096°44'58"
C20	380.00'	153.63'	77.88'	S77°20'14"W	152.59'	023°09'51"
C21	380.00'	31.59'	15.80'	S86°32'17"W	31.58'	004°45'47"
C22	380.00'	59.67'	29.90'	S79°39'29"W	59.61'	008°59'49"
C23	380.00'	59.67'	29.90'	S70°39'41"W	59.61'	008°59'49"
C24	380.00'	2.70'	1.35'	S65°57'33"W	2.70'	000°24'28"
C25	420.00'	151.03'	76.34'	N76°03'25"E	150.22'	020°36'13"
C26	420.00'	7.31'	3.65'	N66°15'13"E	7.31'	000°59'49"
C27	420.00'	40.02'	20.02'	N69°28'54"E	40.00'	005°27'32"
C28	420.00'	40.02'	20.02'	N74°56'25"E	40.00'	005°27'32"
C29	420.00'	40.02'	20.02'	N80°23'57"E	40.00'	005°27'32"
C30	420.00'	18.77'	9.38'	N84°24'31"E	18.76'	002°33'36"

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C31	420.00'	4.91'	2.46'	N86°01'25"E	4.91'	000°40'13"
C32	20.00'	30.18'	18.80'	S43°07'46"W	27.40'	086°27'31"
C33	55.00'	37.32'	19.41'	S19°32'28"E	36.61'	038°52'58"
C34	55.00'	35.78'	18.55'	N20°20'49"W	35.15'	037°16'15"
C35	320.00'	100.56'	50.70'	N19°27'08"W	100.14'	018°00'16"
C36	20.00'	28.61'	17.37'	S51°25'53"E	26.23'	081°57'45"
C37	380.00'	144.80'	73.29'	N76°40'17"E	143.92'	021°49'56"
C38	380.00'	59.67'	29.90'	N78°06'43"E	59.61'	008°59'49"
C39	380.00'	52.12'	26.10'	N69°41'04"E	52.08'	007°51'30"
C40	380.00'	20.41'	10.21'	N84°08'58"E	20.41'	003°04'41"
C41	380.00'	12.59'	6.30'	N86°38'17"E	12.59'	001°53'56"
C42	420.00'	169.80'	86.08'	S77°20'14"W	168.65'	023°09'51"
C43	420.00'	15.08'	7.54'	S66°47'01"W	15.08'	002°03'25"
C44	420.00'	40.02'	20.02'	S70°32'29"W	40.00'	005°27'32"
C45	420.00'	40.02'	20.02'	S76°00'01"W	40.00'	005°27'32"
C46	420.00'	40.02'	20.02'	S81°27'33"W	40.00'	005°27'32"
C47	420.00'	34.68'	17.35'	S86°33'14"W	34.67'	004°43'52"
C48	20.00'	34.00'	22.77'	N40°12'46"E	30.05'	097°24'49"
C49	330.00'	148.28'	75.41'	N21°21'59"W	147.03'	025°44'41"
C50	330.00'	107.43'	54.19'	N17°49'12"W	106.95'	018°39'06"
C51	330.00'	40.85'	20.45'	N30°41'32"W	40.83'	007°05'35"
C52	50.00'	20.12'	10.20'	N45°46'02"W	19.99'	023°03'24"
C53	49.38'	12.41'	6.24'	S50°04'44"E	12.37'	014°23'47"
C54	373.00'	159.09'	80.77'	N55°02'35"W	157.88'	024°26'13"
C55	53.92'	12.86'	6.46'	S59°44'51"E	12.83'	013°39'46"
C56	50.00'	17.74'	8.97'	N62°51'45"W	17.65'	020°19'59"
C57	380.00'	4.51'	2.26'	N73°22'10"W	4.51'	000°40'50"
C58	25.00'	39.32'	25.05'	N50°43'35"E	35.39'	090°06'53"
C59	989.21'	184.15'	92.34'	N89°30'42"W	183.88'	010°39'58"
C60	730.00'	95.97'	48.06'	N79°55'44"W	95.90'	007°31'58"



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 BY NNP-BRIAR CHAPEL, LLC TITLE _____

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____
 DISTRICT ENGINEER
 DATE _____

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

- 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
 - PVUE PRIVATE UTILITY EASEMENT
 - PVHOAE PRIVATE HOMEOWNERS ASSOCIATION 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

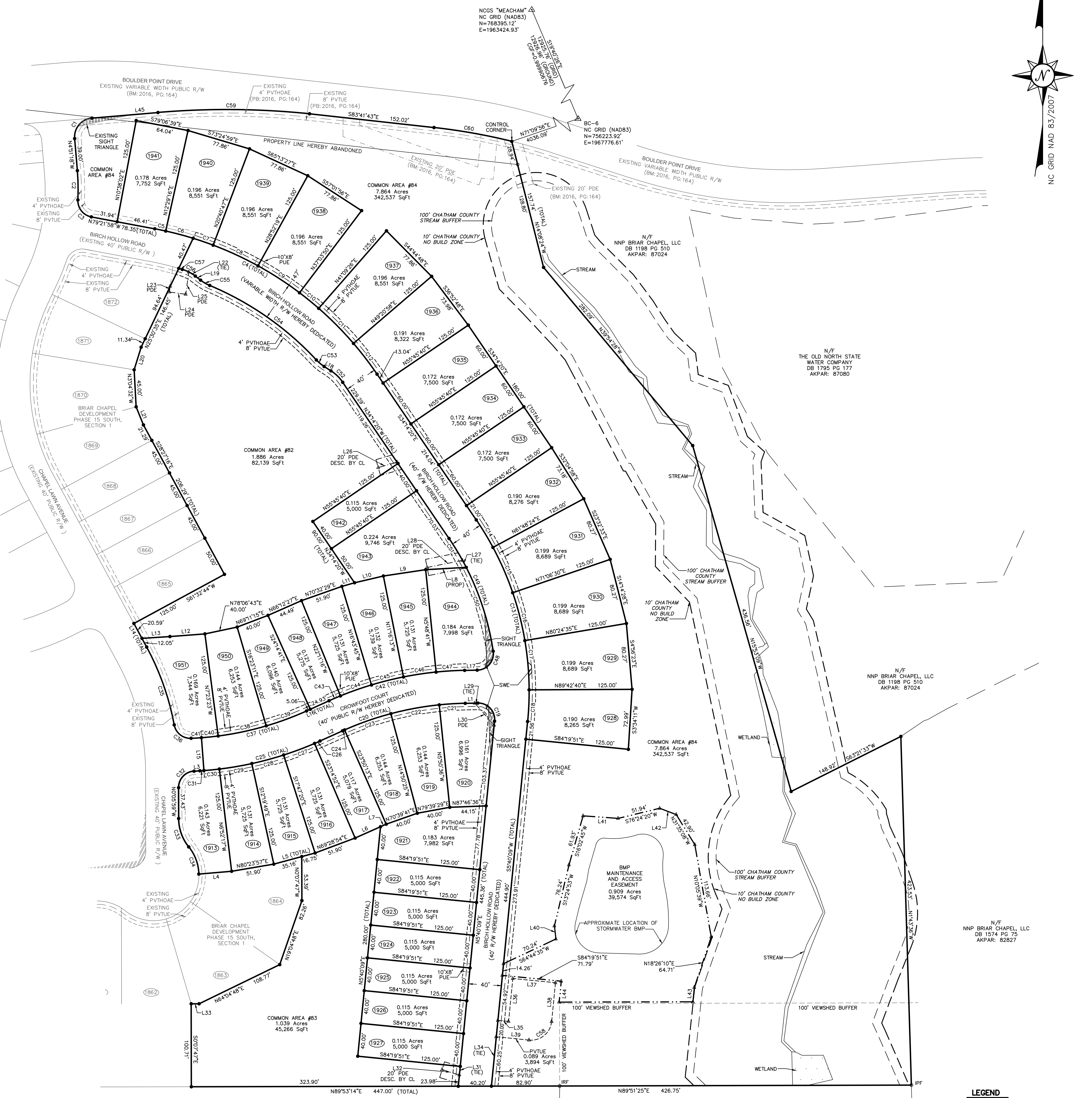
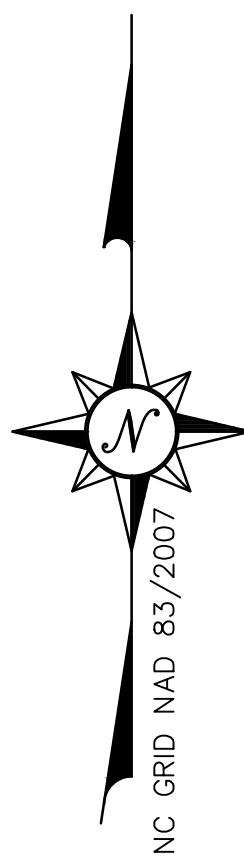
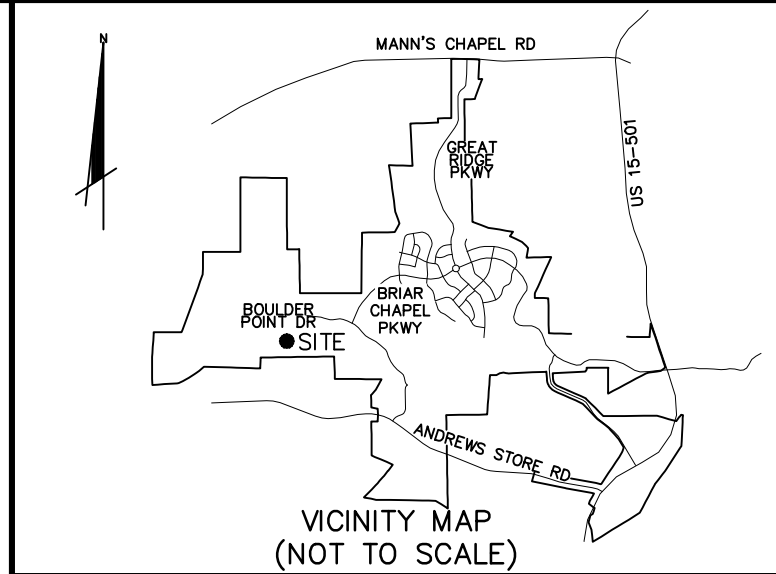
MCKIM & CREED
 1730 Varsity Drive, Suite 500
 Raleigh, North Carolina 27606
 Phone: (919)233-8091, Fax: (919)233-8031
 F-1222
 Internet Site: <http://www.mckimcreed.com>

DATE: _____

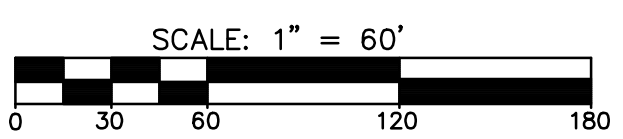
FINAL SUBDIVISION, EASEMENT, AND RIGHT-OF-WAY DEDICATION PLAT
 OF
BRIAR CHAPEL DEVELOPMENT PHASE 15 SOUTH, SECTION 2
 FOR
NNP-BRIAR CHAPEL, LLC
 DATE: 02/16/2018 SCALE: NOT TO SCALE
 BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 27350178
 PROJ. SVYR: DSC
 DRAWN BY: JRC
 FIELD BK.:
 COMP. FILE: \M02_27350178_PHS15-SOUTH_SECTION2
 SHEET #: 1 OF 2
 DWG. #: R.14.1.523

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
 - PVTUE. PRIVATE UTILITY EASEMENT
 - PVHOAE. PRIVATE HOMEOWNERS ASSOCIATION 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
- 10' x 70' SIGHT TRIANGLE



SEE SHEET 1 FOR NOTES, CERTIFICATIONS, 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
F-1222
Internet Site: <http://www.mckimcreed.com>

FINAL SUBDIVISION, EASEMENT, AND RIGHT-OF-WAY DEDICATION PLAT
OF
BRIAR CHAPEL DEVELOPMENT PHASE 15 SOUTH, SECTION 2
FOR
NNP-BRIAR CHAPEL, LLC
DATE: 02/16/2018 SCALE: 1" = 60'
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 27350178
PROJ. SVYR.: DSC
DRAWN BY: JRC
FIELD BK.:
COMP. FILE: 16102_27350178_PHASE15-SOUTH_SEC2
SHEET #: 2 OF 2
DWG. #: R.1.4.1.523