

**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

**STORMWATER CERTIFICATE**

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH CHATHAM COUNTY'S STORMWATER ORDINANCE AND THE RECEIVING STORMWATER CONTROL MEASURE MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING IN THE REGISTER OF DEEDS OFFICE, INCLUDING AN APPROVED OPERATIONS AND MAINTENANCE AGREEMENT.

ENGINEER \_\_\_\_\_ 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

**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 #3107976500J WITH AN EFFECTIVE DATE OF FEBRUARY 2, 2007.
- THE LINES SHOWN TO EASEMENTS ARE CHORD DISTANCES.
- THE PURPOSE OF THIS PLAT IS TO RECOMBINE PARCEL AKPAR 86288 AND TO CREATE 8 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:**

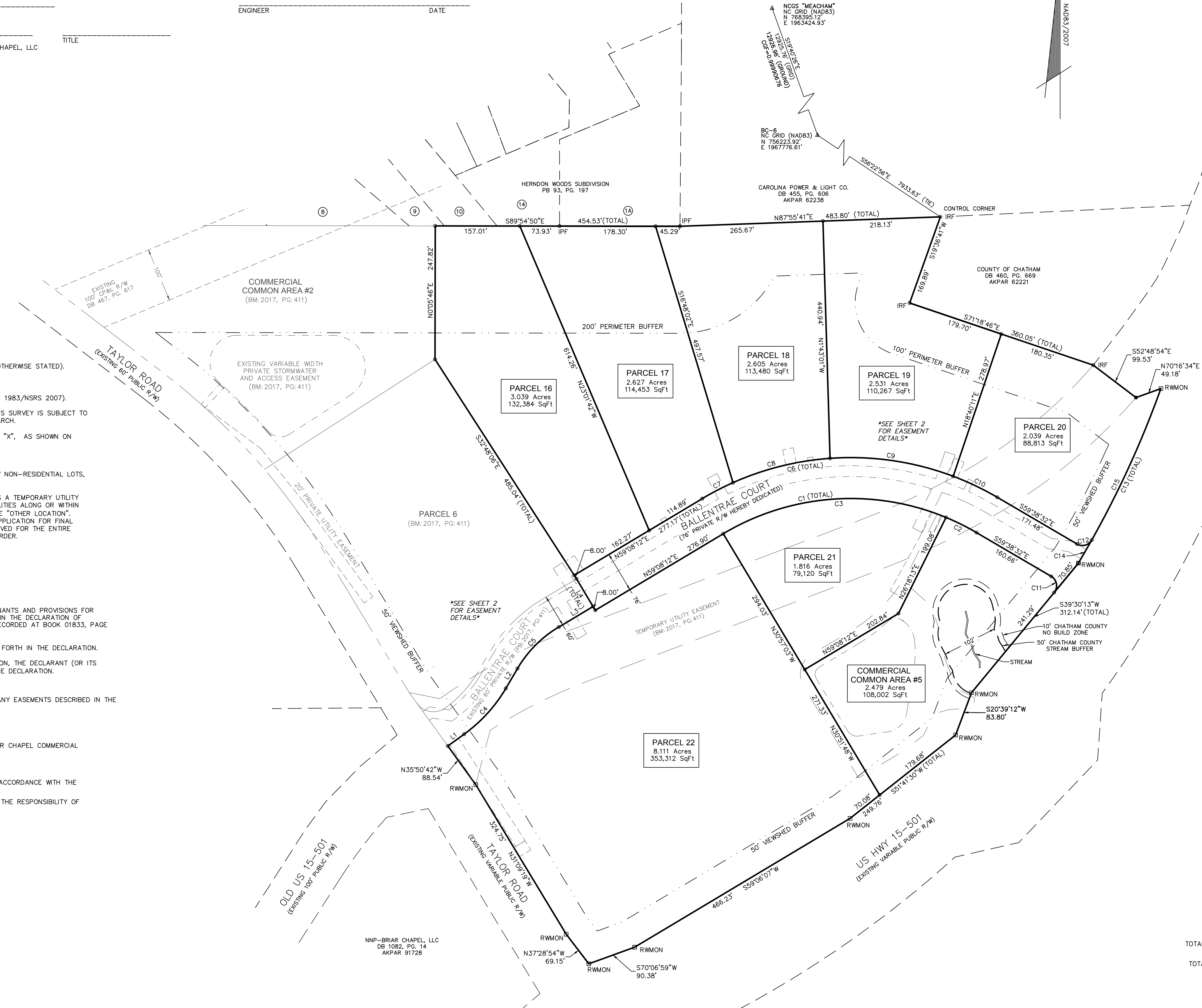
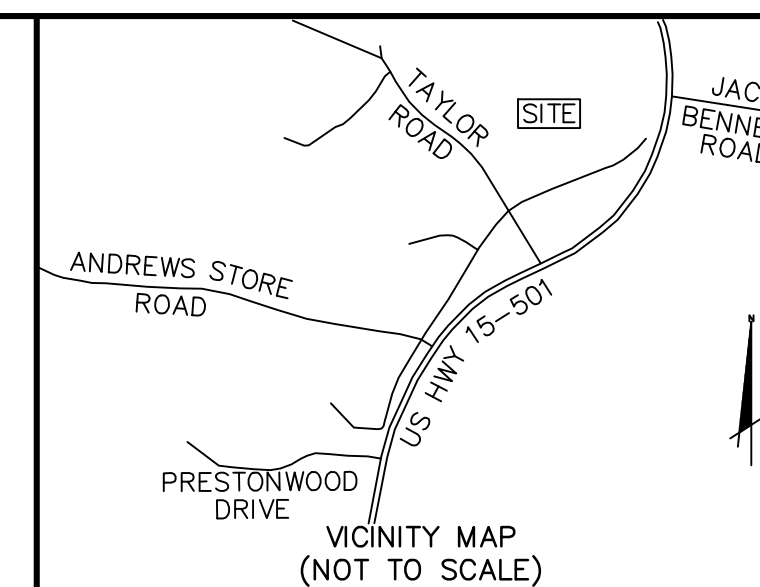
- ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS FOR SETBACKS, USE MAINTENANCE, EASEMENTS, ASSESSMENTS AND OTHER MATTERS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRIAR CHAPEL COMMERCIAL PROPERTIES, RECORDED AT BOOK 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 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.



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.

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

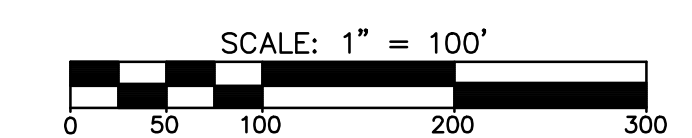
**LEGEND**

- COMPUTED POINT
- IRON ROD SET (UNLESS OTHERWISE STATED)
- △ EASEMENT POINT
- ⊙ LOT NUMBER
- DB DEED BOOK
- PB PLAT BOOK
- PG PAGE
- IPF IRON PIPE FOUND
- R/W RIGHT-OF-WAY
- RW/MON RIGHT-OF-WAY MONUMENT
- SQ. FT. SQUARE FEET
- PVUE PRIVATE UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- DESC. BY CL DESCRIBED BY CENTERLINE

**SITE DATA**

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY  
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 0 LF  
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 1002 LF  
TOTAL NUMBER OF NEW NON-RESIDENTIAL LOTS: 8  
TOTAL AREA OF LOTS: 25.248 ACRES  
1,099,831 SQUARE FEET  
(INCLUDING COMMERCIAL COMMON AREA #5)  
TOTAL PRIVATE RIGHT-OF-WAY: 1.751 ACRES  
76,253 SQUARE FEET  
TOTAL PUBLIC RIGHT-OF-WAY: 0.000 ACRES  
0 SQUARE FEET  
TOTAL SITE: 26.999 ACRES  
1,176,084 SQUARE FEET

SEE SHEET 2 FOR EASEMENT DETAILS AND LINE AND CURVE TABLES



**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

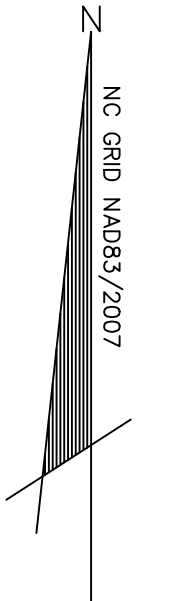
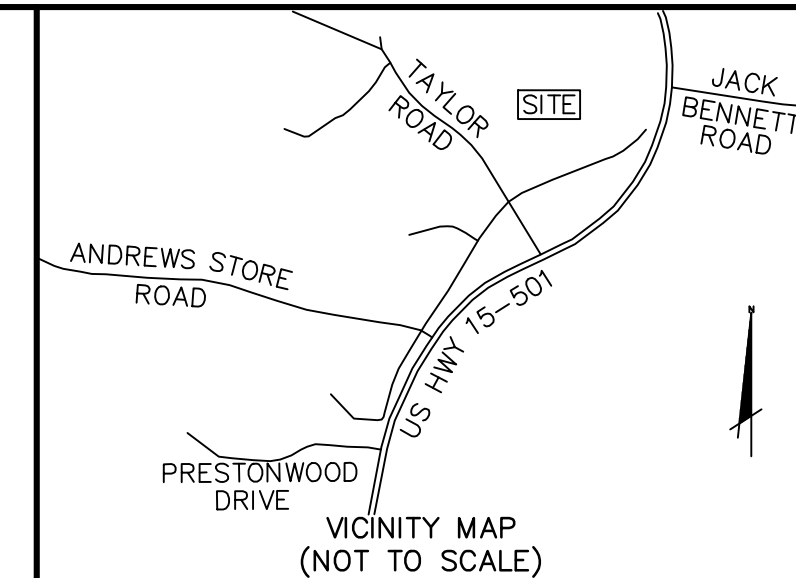
DATE	REVISION	INITIAL

**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, RECOMBINATION, EASEMENT,  
and PRIVATE RIGHT-OF-WAY DEDICATION PLAT OF  
**SD-WEST - PARCELS 16-22 and COMMERCIAL COMMON AREA #5**  
FOR  
**NNP-BRIAR CHAPEL, LLC**  
DATE: MARCH 09, 2018 SCALE: 1" = 100'  
BALDWIN AND WILLIAMS TOWNSHIPS CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 2735-0165  
PROJ. SVYR: DSC  
DRAWN BY: JRC  
FIELD BK.:  
COMP. FILE: VB102-27350165.dwg  
SHEET #: 1 OF 2  
DWG. #:

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

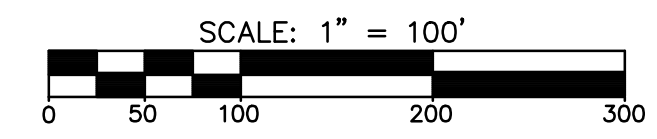
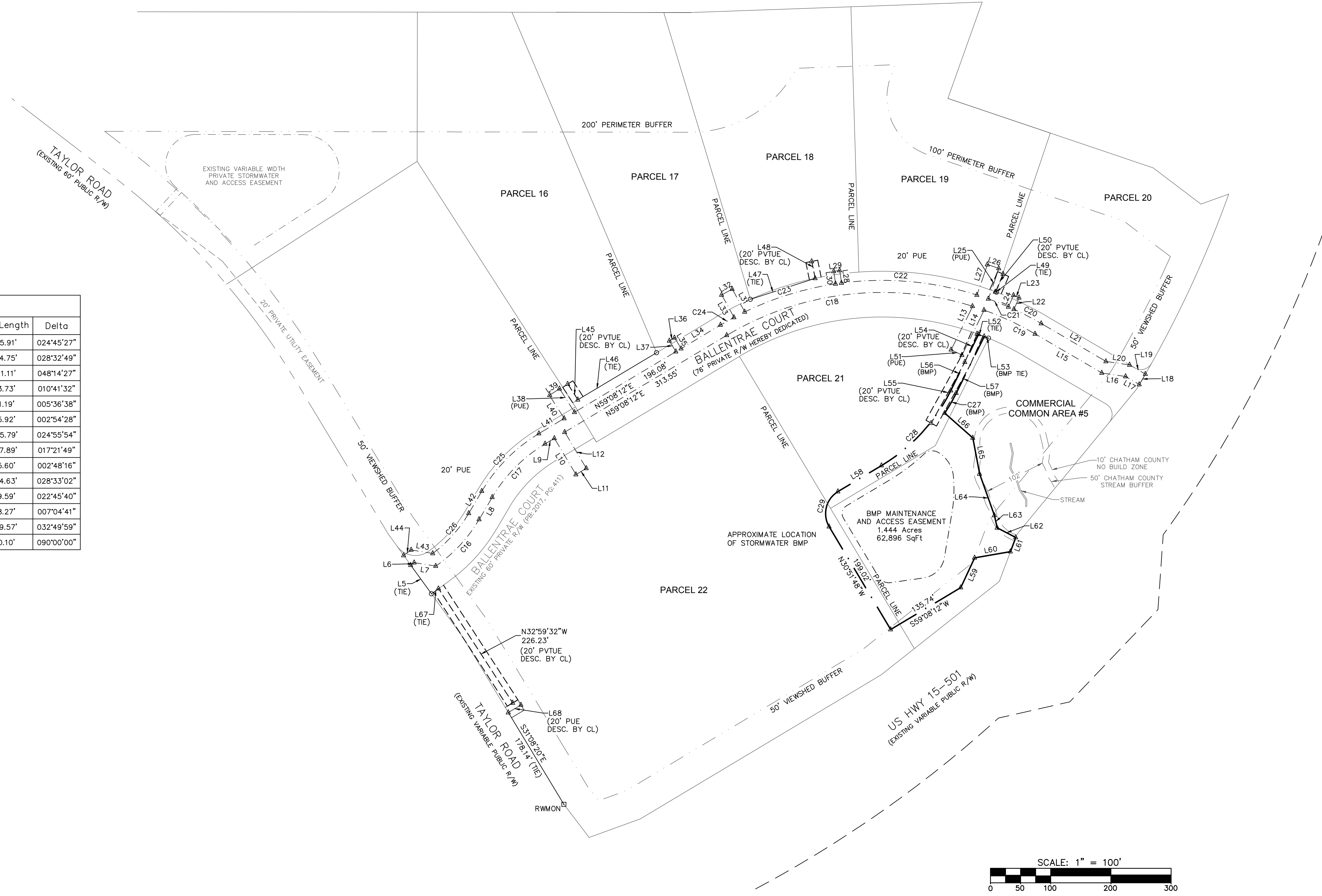


Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S54°11'23"W	37.39'	L18	N30°19'13"E	20.00'	L35	S31°08'47"E	21.03'	L52	S68°46'39"E	20.07'
L2	S30°29'31"W	42.74'	L19	S59°38'36"E	30.27'	L36	N58°51'13"E	10.00'	L53	S67°59'57"E	7.52'
L3	S59°08'12"W	74.11'	L20	S81°41'18"E	39.80'	L37	N31°08'47"W	20.98'	L54	N23°30'57"E	51.20'
L4	N30°51'48"W	68.00'	L21	S59°38'32"E	124.55'	L38	S32°48'06"E	46.32'	L55	N28°52'05"E	115.81'
L5	S35°50'42"E	58.70'	L22	S23°54'22"W	21.05'	L39	N57°11'54"E	20.00'	L56	N26°18'13"E	104.02'
L6	N54°11'23"E	7.12'	L23	S66°05'38"E	10.00'	L40	N32°48'06"W	45.64'	L57	S26°18'13"W	104.97'
L7	S80°53'25"E	36.34'	L24	N23°54'22"E	21.00'	L41	N59°08'12"E	48.96'	L58	N59°08'12"E	84.30'
L8	N30°29'31"E	42.74'	L25	N19°19'56"E	25.58'	L42	N30°29'31"E	42.74'	L59	S25°01'52"W	54.45'
L9	N59°08'12"E	17.89'	L26	S71°19'49"E	20.00'	L43	S80°53'25"E	36.36'	L60	N80°07'35"E	60.30'
L10	S30°51'48"E	70.00'	L27	N18°40'11"E	24.74'	L44	N54°11'23"E	15.40'	L61	S20°39'12"W	25.10'
L11	N59°08'12"E	20.00'	L28	S08°15'06"E	21.05'	L45	S32°48'06"E	30.93'	L62	S62°28'51"E	34.79'
L12	N30°51'48"W	70.00'	L29	N81°44'54"E	10.00'	L46	N59°08'12"E	152.27'	L63	S12°32'15"E	21.15'
L13	N26°18'13"E	73.48'	L30	N08°15'06"W	21.00'	L47	S72°02'09"W	113.21'	L64	S19°40'01"E	73.07'
L14	N26°18'13"E	73.48'	L31	S28°42'58"E	43.20'	L48	S11°33'32"E	28.62'	L65	N10°41'42"W	60.90'
L15	S59°38'32"E	128.45'	L32	N61°17'02"E	20.00'	L49	S69°25'14"E	1.90'	L66	S48°32'15"E	62.15'
L16	S81°41'18"E	39.80'	L33	N28°42'58"W	42.59'	L50	S23°30'57"W	32.11'	L67	S54°11'23"W	14.61'
L17	S59°38'36"E	26.39'	L34	N59°08'12"E	76.41'	L51	S63°41'47"E	20.00'	L68	N59°08'12"E	24.47'

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	462.00'	493.65'	273.34'	S89°44'50"W	470.50'	061°13'16"
C2	462.00'	63.63'	31.86'	N63°35'15"W	63.58'	007°53'27"
C3	462.00'	430.03'	232.01'	S85°48'07"W	414.67'	053°19'50"
C4	280.00'	115.81'	58.74'	N42°20'27"E	114.99'	023°41'52"
C5	220.00'	109.99'	56.17'	S44°48'51"W	108.85'	028°38'41"
C6	538.00'	574.86'	318.31'	S89°44'50"W	547.90'	061°13'16"
C7	538.00'	64.41'	32.24'	S62°33'59"W	64.37'	006°51'35"
C8	538.00'	186.68'	94.29'	S75°56'12"W	185.74'	019°52'51"
C9	538.00'	232.90'	118.30'	N81°43'16"W	231.09'	024°48'12"
C10	538.00'	90.87'	45.54'	N64°28'51"W	90.76'	009°40'38"
C11	20.00'	34.61'	23.48'	N10°04'09"W	30.45'	099°08'44"
C12	20.00'	31.76'	20.35'	N74°51'48"E	28.53'	090°59'21"
C13	1830.70'	359.10'	180.13'	N25°18'03"E	358.52'	011°41'19"
C14	1830.70'	49.57'	24.79'	N30°08'40"E	49.57'	001°33'05"
C15	1830.70'	309.52'	155.13'	N24°31'30"E	309.15'	009°41'14"

Curve Table						
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C16	247.01'	106.73'	54.21'	N42°52'17"E	105.91'	024°45'27"
C17	253.00'	126.05'	64.36'	S44°45'55"W	124.75'	028°32'49"
C18	503.00'	423.51'	225.22'	S83°15'26"W	411.11'	048°14'27"
C19	503.00'	93.87'	47.07'	N64°59'17"W	93.73'	010°41'32"
C20	523.00'	51.21'	25.63'	N62°26'51"W	51.19'	005°36'38"
C21	707.95'	35.93'	17.97'	N68°16'24"W	35.92'	002°54'28"
C22	523.00'	227.58'	115.62'	N84°56'29"W	225.79'	024°55'54"
C23	523.00'	158.50'	79.86'	S72°48'55"W	157.89'	017°21'49"
C24	523.00'	25.60'	12.80'	S60°32'21"W	25.60'	002°48'16"
C25	273.00'	136.04'	69.46'	S44°46'02"W	134.63'	028°33'02"
C26	227.01'	90.18'	45.69'	N41°52'23"E	89.59'	022°45'40"
C27	310.00'	38.30'	19.17'	N29°50'33"E	38.27'	007°04'41"
C28	300.00'	171.91'	88.39'	N42°43'12"E	169.57'	032°49'59"
C29	42.50'	66.76'	42.50'	S14°08'12"W	60.10'	090°00'00"

- 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
  - R/W/MON RIGHT-OF-WAY MONUMENT
  - SQ. FT. SQUARE FEET
  - PVTUE PRIVATE UTILITY EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - DESC. BY CL DESCRIBED BY CENTERLINE



SEE SHEET 1 PROPERTY SUBDIVISION DETAILS, NOTES AND CERTIFICATIONS

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>

DATE: \_\_\_\_\_

FINAL SUBDIVISION, RECOMBINATION, EASEMENT,  
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PROJECT # : 2735-0165  
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COMP. FILE : VB102-27350165.dwg  
SHEET # : 2 OF 2  
DWG. # :