

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. A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD HAZARD AREA ZONE AE, AREAS OF 1% ANNUAL CHANCE FLOOD. THE REMAINING AREA IS LOCATED IN ZONE "X", AS SHOWN ON FEMA FIRM MAP PANEL #3710976500K AND PANEL #3710976500K WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2017.
- 6. PROJECT AREA INCLUDES PORTIONS OF PARCELS AKPAR 88053, AKPAR 80420, AKPAR 90438 AND AKPAR 80418. COMPLETE BOUNDARY SURVEYS OF THESE PARCELS WERE NOT PERFORMED IN THE COURSE OF THIS SURVEY. AREA CALCULATIONS FOR THESE PARCELS ARE 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:

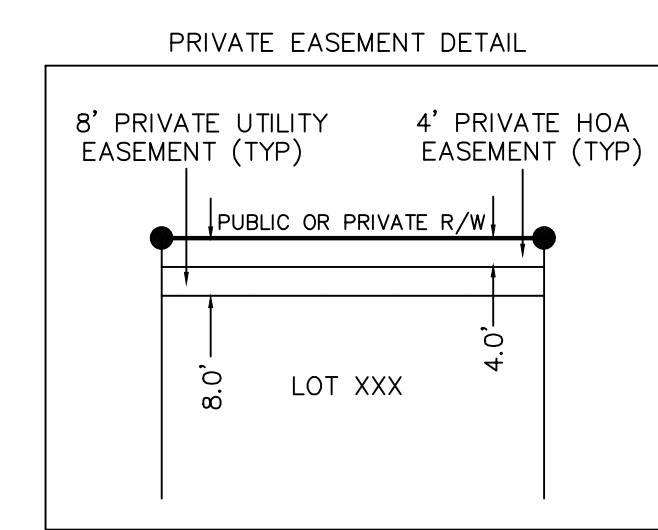
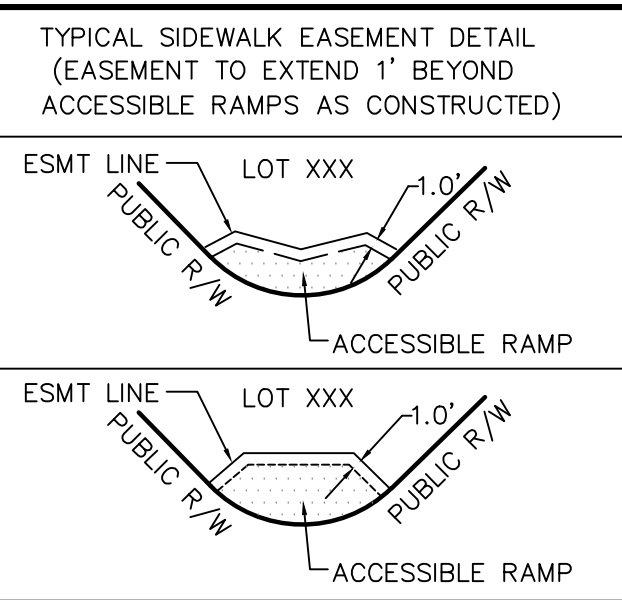
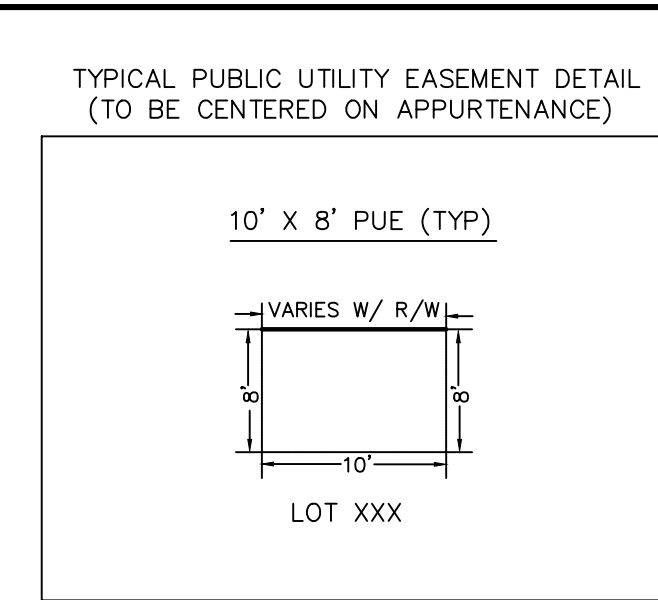
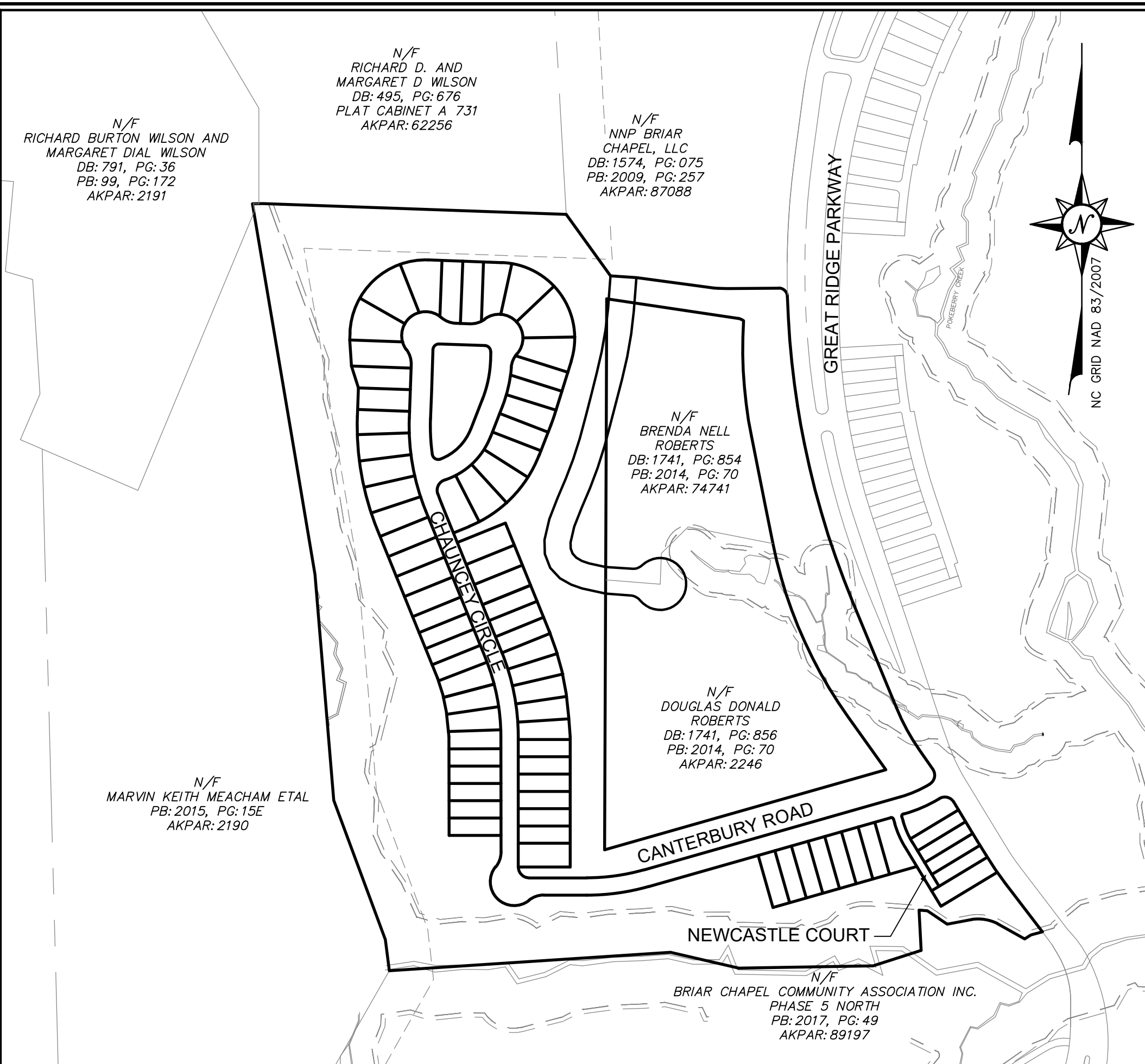
- 1. ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS FOR SETBACKS, USE MAINTENANCE, EASEMENTS, ASSESSMENTS AND OTHER MATTERS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRIAR CHAPEL, RECORDED AT BOOK 1370, PAGE 1020, 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 ALLEYSWAYS, SHOWN HEREON AS PRIVATE R/W, TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.

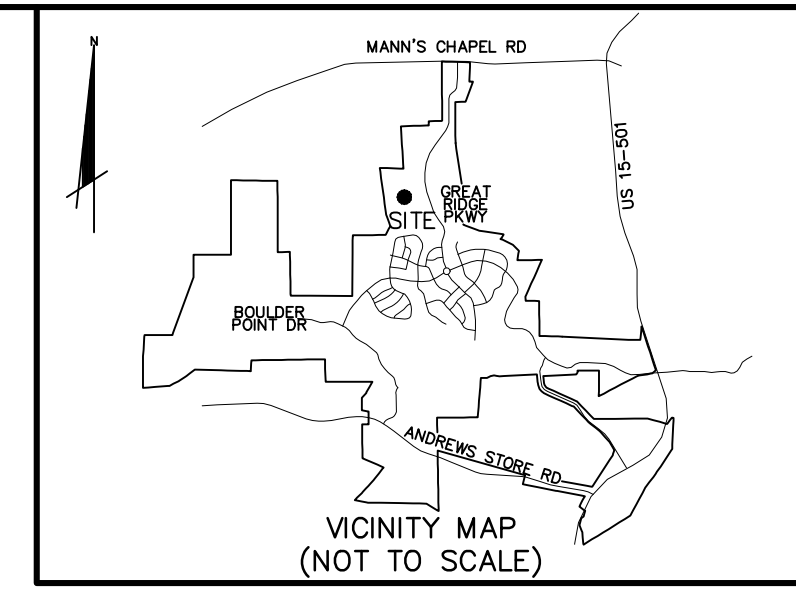
STORMWATER NOTE:

THIS PLAT CONTAINS STORMWATER MANAGEMENT MEASURES THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT. MAINTENANCE OF THE PRIVATE STORMWATER BMP'S TO BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR BRIAR CHAPEL COMMUNITY ASSOCIATION, INC.



SITE DATA
ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 3,600 LF
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 190 LF
TOTAL NUMBER OF LOTS: 74
TOTAL AREA OF LOTS: 9,964 ACRES
TOTAL PRIVATE RIGHT-OF-WAY: 434,066 SQUARE FEET
TOTAL PUBLIC RIGHT-OF-WAY: 3,824 SQUARE FEET
TOTAL COMMON AREAS: 166,879 SQUARE FEET
TOTAL PROJECT AREA: 37,653 ACRES
1,640,179 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., 2019.

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.

OVERVIEW NOT TO SCALE

Line Table						Curve Table						Curve Table						Curve Table																																																																																																																																																																																																																																	
Line #	Direction	Length	Line #	Direction	Length	Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta	Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta	Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta	Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta																																																																																																																																																																																																																		
L1	S84°06'47"E	22.88'	L40	N49°24'32"E	18.96'	C1	25.00'	39.25'	24.98'	S45°01'03"E	35.34'	089°57'53"	C34	5.00'	7.85'	5.00'	S29°06'23"W	7.07'	090°00'00"	C67	271.00'	90.64'	45.75'	N11°35'41"E	90.22'	019°09'50"	C68	121.00'	101.81'	54.14'	N45°16'54"E	98.84'	048°12'36"	C69	14.00'	25.09'	17.50'	S59°16'34"E	21.86'	102°40'28"	C70	471.00'	61.61'	30.85'	S41°12'29"E	61.57'	007°29'42"	C71	14.00'	21.98'	13.99'	S47°01'50"W	19.79'	089°57'53"	C72	725.00'	78.78'	39.43'	S34°17'05"E	78.74'	006°13'33"	C73	725.00'	30.79'	15.40'	S36°01'52"E	30.79'	002°25'59"	C74	725.00'	42.03'	21.02'	S33°18'13"E	42.03'	003°19'19"	C75	725.00'	5.96'	2.98'	S31°24'26"E	5.96'	000°28'15"	C76	300.00'	19.56'	9.79'	N33°02'24"W	19.56'	003°44'11"	C77	518.50'	112.75'	56.60'	S28°40'46"E	112.53'	012°27'35"	C78	2000.00'	725.74'	366.90'	S12°03'15"E	721.76'	020°47'27"	C79	20.00'	31.02'	19.61'	N46°05'29"W	28.00'	088°51'54"	C80	520.00'	39.54'	19.78'	S88°20'45"E	39.53'	004°21'23"	C81	100.12'	59.94'	30.90'	N80°47'37"W	59.05'	034°18'04"	C82	25.00'	13.65'	7.00'	N65°56'26"W	13.48'	031°16'51"	C83	1040.00'	268.99'	135.25'	S35°53'36"E	268.24'	014°49'09"	C84	1040.00'	439.57'	223.12'	S23°26'42"E	436.31'	024°13'02"	C85	956.01'	134.77'	67.50'	N10°31'12"E	134.66'	008°04'38"	C86	921.88'	108.48'	54.30'	N17°55'47"E	108.42'	006°44'32"	C87	108.00'	183.25'	122.54'	S27°18'29"E	162.05'	097°13'04"	C88	48.00'	81.45'	54.46'	S27°18'29"E	72.02'	097°13'04"	C89	981.88'	91.44'	45.75'	N18°37'59"E	91.40'	005°20'08"	C91	471.00'	20.48'	10.24'	S0°48'07"W	20.48'	002°29'31"	C92	520.00'	199.95'	101.23'	N11°03'04"W	198.72'	022°01'54"	C93	520.00'	40.01'	20.01'	N19°43'05"W	40.00'	004°24'30"	C94	520.00'	40.01'	20.01'	N15°18'35"W	40.00'	004°24'30"	C95	520.00'	42.51'	21.26'	N10°45'49"W	42.49'	004°41'00"	C96	520.00'	42.51'	21.26'	N6°04'49"W	42.49'	004°41'00"	C97	520.00'	33.61'	16.81'	N1°53'13"W	33.61'	003°42'13"	C98	520.00'	1.31'	0.66'	N21°59'40"W	1.31'	000°08'40"	C99	14.00'	21.99'	14.00'	N42°59'14"W	19.80'	090°00'00"

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 OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (AM (WE) ARE) THE OWNER(S) OF THE PROPERTY SHOWN 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 BY NNP-BRIAR CHAPEL, LLC TITLE

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

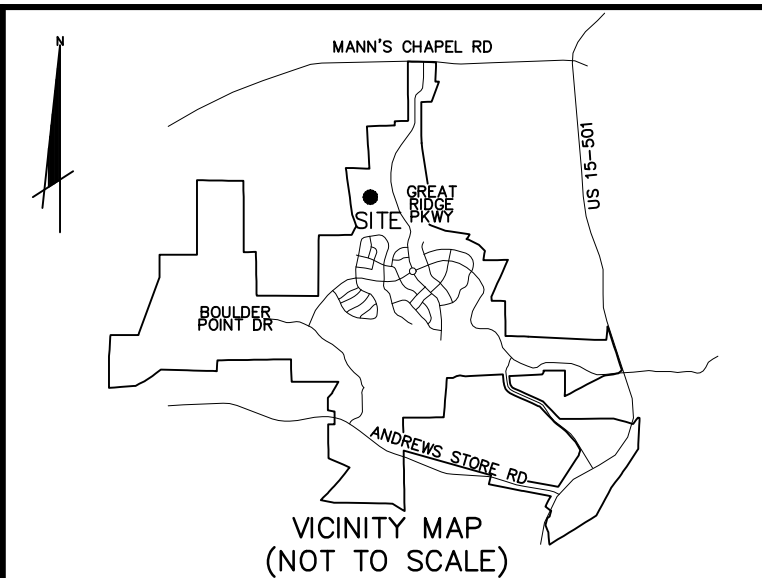
DATE	REVISION	INITIAL

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

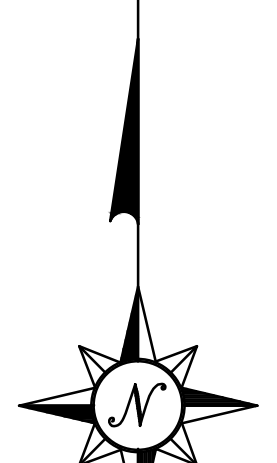
FINAL SUBDIVISION, EASEMENT, AND RIGHT-OF-WAY DEDICATION PLAT
OF
BRIAR CHAPEL DEVELOPMENT PHASE 12 A
FOR
NNP-BRIAR CHAPEL, LLC
DATE: 10/11/2019 SCALE: 1" = 60'
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT # : 027350231
PROJ. SVYR : DSC
DRAWN BY : JRC
FIELD BK. :
COMP. FILE : VB01_27350231_12-SOUTH
SHEET # : 1 OF 3
DWG. # :
DATE: 10/11/2019 SCALE: 1" = 60'
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES



N/F
RICHARD BURTON WILSON AND
MARGARET DIAL WILSON
DB: 791, PG. 36
PB: 99, PG. 172
AKPAR: 2191



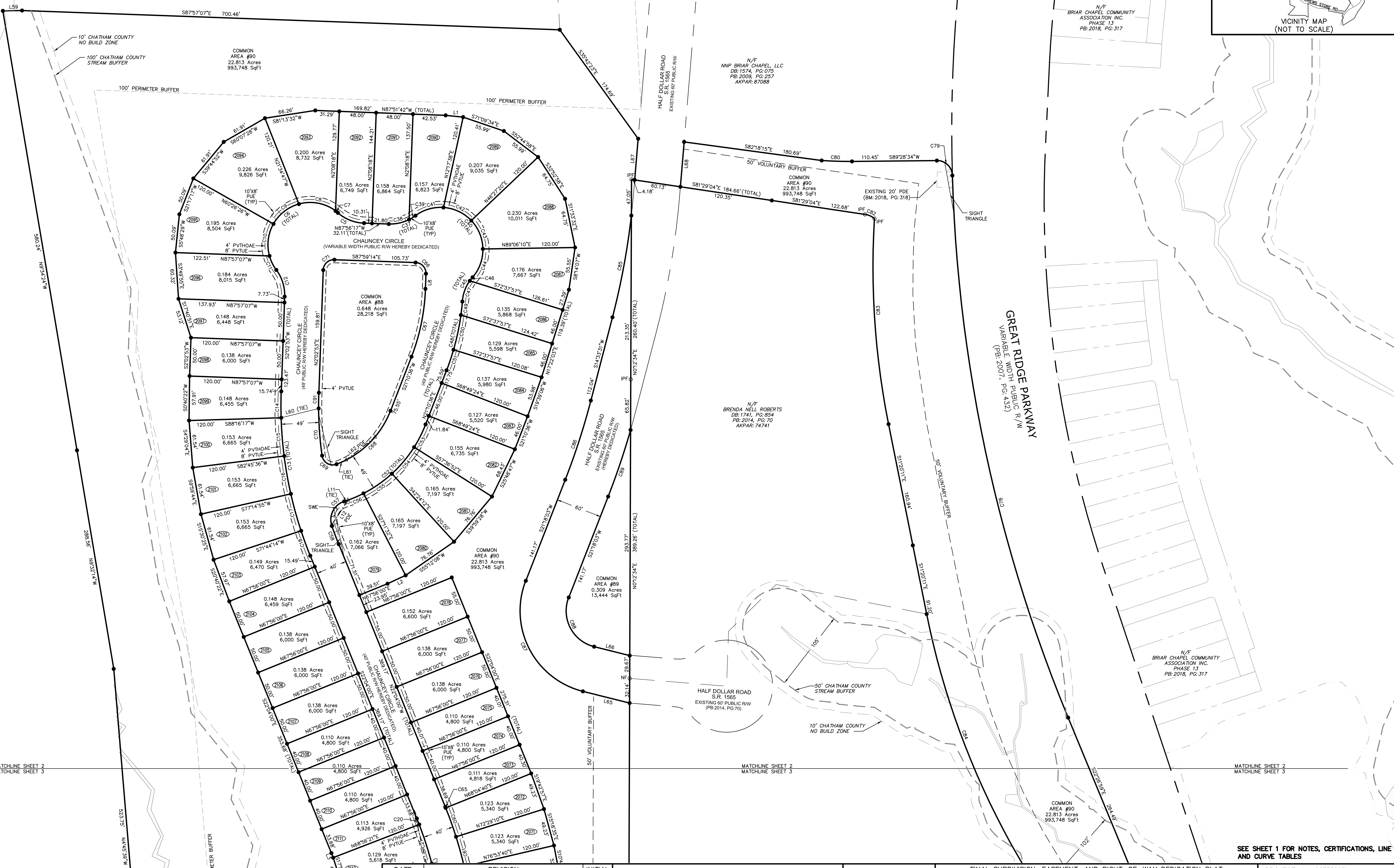
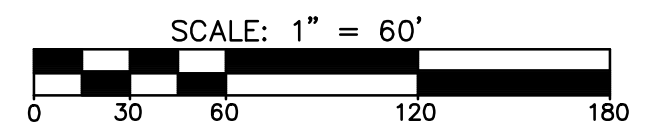
N/F
NNP BRIAR CHAPEL, LLC
DB: 1574, PG. 075
PB: 2009, PG. 257
AKPAR: 87088

N/F
BRENDA WELLS ROBERTS
DB: 1741, PG. 854
PB: 2014, PG. 70
AKPAR: 74741

N/F
BRIAR CHAPEL COMMUNITY
ASSOCIATION INC.
PHASE 13
PB: 2018, PG. 317

N/F
BRIAR CHAPEL COMMUNITY
ASSOCIATION INC.
PHASE 13
PB: 2018, PG. 317

- LEGEND**
- NF NAIL FOUND
 - 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
 - PROP PROPERTY
 - ESMT EASEMENT
 - CMF CONCRETE MONUMENT FOUND



DATE	REVISION	INITIAL
01/20/2011	1	NB8
03/17/2011	2	NB8
07/15/2011	3	NB8
07/27/2011	4	NB8
08/01/2011	5	NB8
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08/01/2011	100	NB8

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 RIGHT-OF-WAY DEDICATION PLAT
OF
BRIAR CHAPEL DEVELOPMENT PHASE 12 A
FOR
NNP-BRIAR CHAPEL, LLC
DATE: 10/11/2019
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA
SCALE: 1" = 60'

PROJECT #: 027350231
PROJ. SVYR: DSC
DRAWN BY: JRC
COMP. FILE: VB101_27350231_12-SOUTH
SHEET #: 2 OF 3
DWG. #:

SEE SHEET 1 FOR NOTES, CERTIFICATIONS, LINE AND CURVE TABLES

