

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.
- 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 WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2017.
- 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.
- THE LINES SHOWN TO PUBLIC AND PRIVATE DRAINAGE EASEMENTS ARE CHORD DISTANCES.
- 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:

- 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").
- 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 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.
- 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.
- 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 ALLEYS, 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.

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 _____ TITLE _____
BY NNP-BRIAR CHAPEL, LLC

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	S84°06'47"E	22.88'
L2	S65°22'14"W	25.93'
L3	S21°33'50"E	6.32'
L4	S00°59'38"E	12.05'
L5	S15°53'37"E	10.89'
L6	N15°53'37"W	10.89'
L7	N74°06'23"E	4.39'
L8	S02°00'46"W	19.70'
L9	S02°46'18"E	13.72'
L10	S13°18'27"E	162.47'
L11	S71°07'54"W	5.24'
L12	N33°10'17"E	38.84'
L13	S30°36'26"W	15.77'
L14	N84°26'21"W	55.99'
L15	S74°06'23"W	177.66'
L16	N64°09'39"W	37.57'
L17	S16°04'35"E	22.00'
L19	N15°53'37"W	4.34'
L20	N15°50'45"W	152.42'
L21	N74°06'23"E	16.00'
L22	S74°06'23"W	247.28'
L23	S15°53'37"E	1.56'
L24	S50°07'14"E	54.31'
L25	N31°50'53"W	49.92'
L26	N35°17'50"W	8.42'
L27	N13°35'12"W	52.83'
L28	N12°34'00"W	59.80'
L29	S84°35'40"W	61.36'
L30	S70°37'17"W	69.13'
L31	S12°52'09"E	56.71'
L32	S20°50'05"E	104.89'
L33	S30°30'37"E	107.90'
L34	S34°56'13"E	23.92'
L35	S89°47'30"E	73.87'
L36	S87°11'28"E	49.74'
L37	N35°22'48"E	14.43'
L38	N11°23'33"W	20.65'

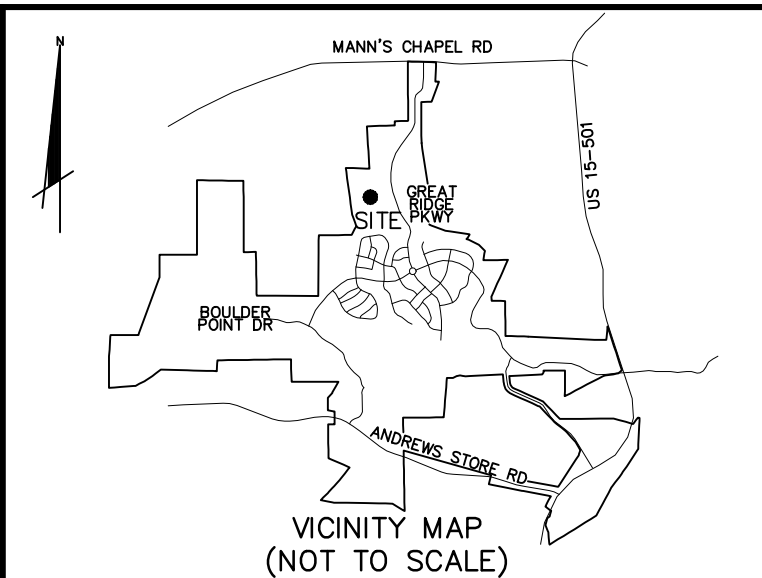
Line #	Direction	Length
L40	N49°24'32"E	18.96'
L41	N15°53'37"W	50.54'
L42	N85°35'36"E	35.99'
L43	S77°26'32"E	9.36'
L44	N79°54'22"E	27.76'
L45	S82°39'53"E	27.23'
L46	S87°52'02"E	58.98'
L47	S59°49'18"E	44.61'
L48	S24°14'11"E	13.03'
L49	S88°45'20"E	77.59'
L50	N16°12'59"W	36.85'
L51	N37°23'51"W	57.92'
L52	N89°44'37"W	1.18'
L53	N31°01'49"W	49.92'
L54	N22°20'24"W	65.89'
L55	N31°01'49"W	122.99'
L56	S86°13'07"W	184.75'
L57	N89°44'37"W	15.90'
L58	S85°39'33"E	19.43'
L59	N88°49'41"E	24.98'
L61	S66°06'58"W	13.81'
L62	N51°25'22"E	47.93'
L63	N57°50'28"E	16.79'
L64	N74°13'35"E	27.15'
L65	S75°55'01"E	62.63'
L66	S75°55'01"E	47.81'
L67	N12°34'00"W	53.87'
L68	N04°47'03"E	58.60'
L69	N74°06'23"E	30.00'
L70	S31°10'19"E	53.01'
L71	S31°10'19"E	65.74'
L72	S31°10'19"E	42.00'
L73	N31°10'19"W	32.00'
L74	N31°10'19"W	32.00'
L75	N31°10'19"W	32.00'
L76	N31°10'19"W	22.75'

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	25.00'	39.25'	24.98'	S45°01'03"E	35.34'	089°57'53"
C2	480.00'	133.15'	67.00'	N82°03'12"E	132.72'	015°53'37"
C3	280.00'	74.01'	37.22'	N66°32'02"E	73.80'	015°08'43"
C4	24.00'	39.32'	25.68'	N12°01'35"E	35.07'	093°52'10"
C5	55.00'	37.32'	19.41'	S68°32'45"E	36.61'	038°52'58"
C6	55.00'	160.80'	502.69'	S47°08'22"W	109.35'	167°30'44"
C7	55.00'	3.92'	1.96'	N51°08'44"W	3.92'	004°04'55"
C8	55.00'	50.26'	27.04'	N79°22'02"W	48.53'	052°21'41"
C9	55.00'	43.09'	22.72'	S52°00'21"W	42.00'	044°53'34"
C10	55.00'	43.09'	22.72'	S7°06'47"W	42.00'	044°53'34"
C11	55.00'	20.43'	10.33'	S25°58'30"E	20.31'	021°17'00"
C12	55.00'	37.09'	19.28'	N17°17'50"W	36.39'	038°38'20"
C13	520.00'	218.86'	111.07'	S10°00'34"E	217.25'	024°06'53"
C14	520.00'	34.28'	17.14'	S09°35'35"W	34.27'	003°46'36"
C15	520.00'	50.02'	25.03'	S4°29'04"E	50.00'	005°30'41"
C16	520.00'	50.02'	25.03'	S9°59'44"E	50.00'	005°30'41"
C17	520.00'	50.02'	25.03'	S15°30'25"E	50.00'	005°30'41"
C18	520.00'	34.53'	17.27'	S20°09'53"E	34.52'	003°48'15"
C19	480.00'	184.57'	93.44'	N11°03'04"W	183.44'	022°01'54"
C20	480.00'	8.43'	4.21'	N21°33'50"W	8.43'	001°00'21"
C21	480.00'	53.36'	26.71'	N17°52'34"W	53.33'	006°22'10"
C22	480.00'	53.36'	26.71'	N11°30'24"W	53.33'	006°22'10"
C23	480.00'	53.36'	26.71'	N5°08'14"W	53.33'	006°22'10"
C24	480.00'	16.06'	8.03'	N0°59'38"W	16.06'	001°55'02"
C25	55.00'	37.32'	19.41'	N19°24'22"E	36.61'	038°52'58"
C26	55.00'	160.80'	502.69'	S44°54'31"E	109.35'	167°30'44"
C27	55.00'	37.09'	19.28'	S70°39'17"W	36.39'	038°38'20"
C28	520.00'	144.25'	72.59'	N82°03'12"E	143.78'	015°53'37"
C29	5.00'	7.85'	5.00'	N60°53'37"W	7.07'	090°00'00"
C30	220.00'	58.66'	29.51'	S23°31'58"E	58.49'	015°16'42"
C31	200.00'	53.33'	26.82'	S23°31'58"E	53.17'	015°16'42"
C32	200.00'	44.08'	22.13'	S22°12'27"E	43.99'	012°37'41"
C33	200.00'	9.25'	4.63'	S29°50'48"E	9.25'	002°39'00"

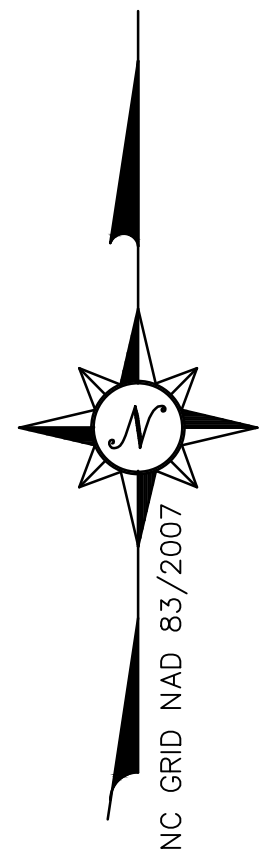
Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C34	5.00'	7.85'	5.00'	S29°06'23"W	7.07'	090°00'00"
C35	320.00'	86.61'	43.57'	N66°21'11"E	86.34'	015°30'24"
C36	24.00'	37.79'	24.10'	N76°17'10"W	34.01'	090°13'42"
C37	55.00'	37.10'	19.28'	N72°44'22"E	36.40'	038°38'41"
C38	55.00'	27.32'	13.95'	N77°49'53"E	27.04'	028°27'40"
C39	55.00'	9.78'	4.90'	N58°30'32"E	9.76'	010°11'01"
C40	55.00'	160.80'	502.60'	N42°49'40"W	109.35'	167°30'36"
C41	55.00'	38.77'	20.23'	S73°36'48"W	37.97'	040°31'91"
C42	55.00'	40.94'	21.47'	N64°52'05"W	40.00'	042°38'51"
C43	55.00'	40.94'	21.47'	N22°13'15"W	40.00'	042°38'51"
C44	55.00'	40.15'	21.02'	N20°00'54"E	39.26'	041°49'27"
C45	55.00'	34.80'	18.01'	S22°47'57"W	34.23'	036°15'20"
C46	55.00'	5.78'	2.89'	S37°55'04"W	5.77'	006°01'06"
C47	55.00'	29.03'	14.86'	S19°47'24"W	28.69'	030°14'14"
C48	320.00'	92.18'	46.41'	N12°55'27"E	91.86'	016°30'19"
C49	320.00'	17.67'	8.84'	N6°15'12"E	17.67'	003°09'49"
C50	320.00'	46.24'	23.16'	N11°58'31"E	46.20'	008°16'48"
C51	320.00'	28.27'	14.14'	N18°38'45"E	28.26'	005°03'41"
C52	170.00'	150.84'	80.79'	N46°35'44"E	145.94'	050°50'15"
C53	170.00'	33.26'	16.68'	N26°46'52"E	33.20'	011°12'31"
C54	170.00'	45.13'	22.70'	N39°59'28"E	45.00'	015°12'40"
C55	170.00'	45.13'	22.70'	N55°12'08"E	45.00'	015°12'40"
C56	170.00'	27.32'	13.69'	N67°24'40"E	27.29'	009°12'23"
C57	25.00'	39.73'	25.47'	S26°29'03"W	35.68'	091°03'36"
C58	480.00'	25.31'	12.66'	S20°33'23"E	25.31'	003°01'16"
C59	520.00'	199.95'	101.23'	N11°03'04"W	198.72'	022°01'54"
C60	520.00'	40.01'	20.01'	N19°43'05"W	40.00'	004°24'30"
C61	520.00'	40.01'	20.01'	N15°18'35"W	40.00'	004°24'30"
C62	520.00'	42.51'	21.26'	N10°45'49"W	42.49'	004°41'00"
C63	520.00'	42.51'	21.26'	N6°04'49"W	42.49'	004°41'00"
C64	520.00'	33.61'	16.81'	N15°31'33"W	33.61'	003°42'13"
C65	520.00'	1.31'	0.66'	N21°59'40"W	1.31'	000°08'40"
C66	14.00'	21.99'	14.00'	N42°59'14"W	19.80'	090°00'00"

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
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°10'52"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'	

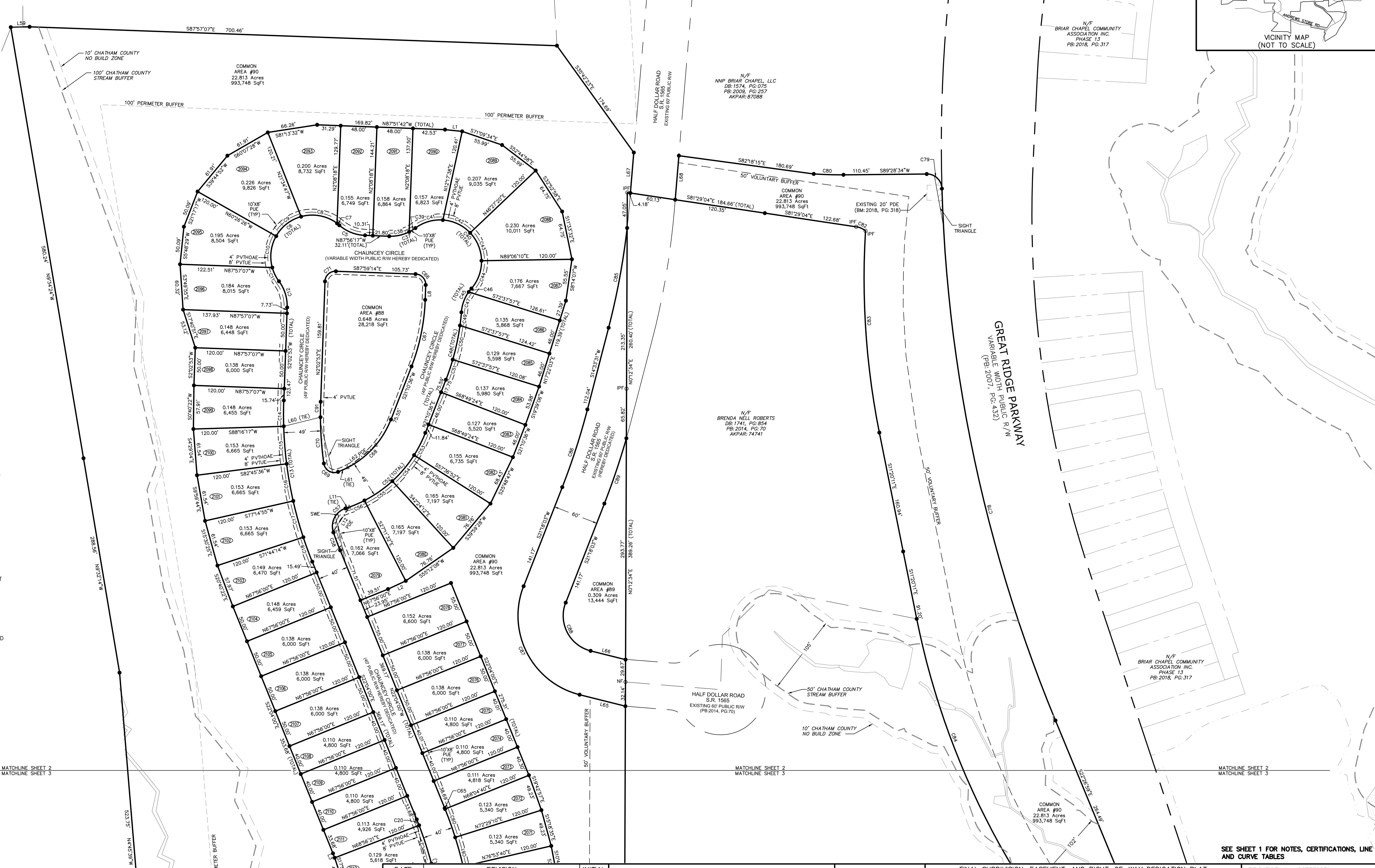
PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES



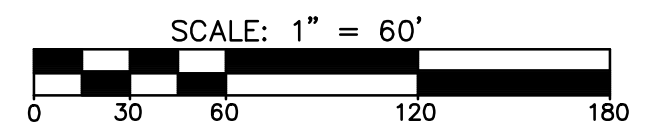
N/F
RICHARD BURTON WILSON AND
MARGARET DIAL WILSON
DB: 291, PG: 36
PB: 99, PG: 172
AKPAR: 2191



NC GRID NAD 83/2007



- 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
 - 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
 - PROP PROPERTY
 - ESMT EASEMENT
 - CMF CONCRETE MONUMENT FOUND



DATE	REVISION	INITIAL



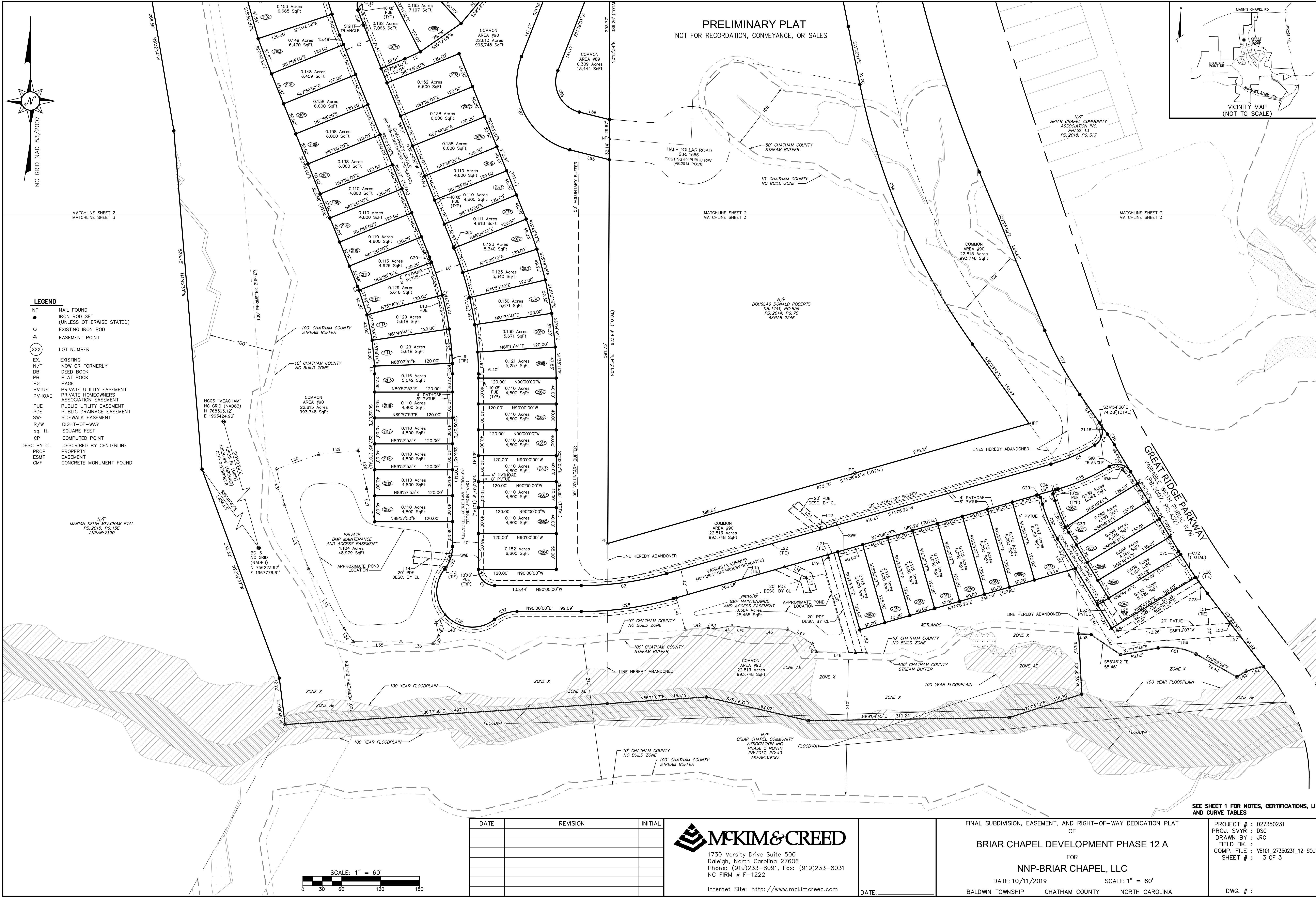
1730 Varsity Drive Suite 500
Raleigh, North Carolina 27606
Phone: (919)233-8091, Fax: (919)233-8031
NC FIRM # F-1222

Internet Site: <http://www.mckimcreed.com>

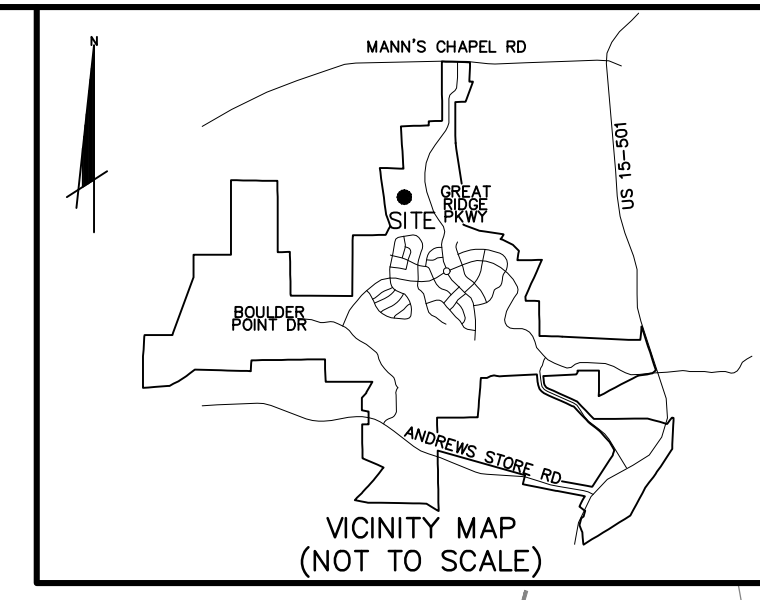
FINAL SUBDIVISION, EASEMENT, AND RIGHT-OF-WAY DEDICATION PLAT
OF
BRIAR CHAPEL DEVELOPMENT PHASE 12 A
FOR
NNP-BRIAR CHAPEL, LLC
DATE: 10/11/2019 SCALE: 1" = 60'
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

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

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



- 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
 - PD PAGE
 - PV/TUE PRIVATE UTILITY EASEMENT
 - PV/HOAE 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 PROPERTY EASEMENT
 - PROP PROPERTY EASEMENT
 - ESMT EASEMENT
 - CMF CONCRETE MONUMENT FOUND



PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCE, OR SALES

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
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: VB101_27350231_12-SOUTH
SHEET #: 3 OF 3
DWG. #:

