

**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 X, AS SHOWN ON FEMA FIRM MAP PANEL #3710976600K WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2017.
6. PROJECT AREA INCLUDES PORTIONS OF PARCELS AKPAR 87088 AND AKPAR 2617. COMPLETE BOUNDARY SURVEYS OF THESE PARCELS WERE NOT PERFORMED IN THE COURSE OF THIS SURVEY.
7. THE LINES SHOWN TO PUBLIC AND PRIVATE DRAINAGE EASEMENTS ARE CHORD DISTANCES.
8. SIDEWALK EASEMENTS (SME) 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 864, 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:**

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.

**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 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

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

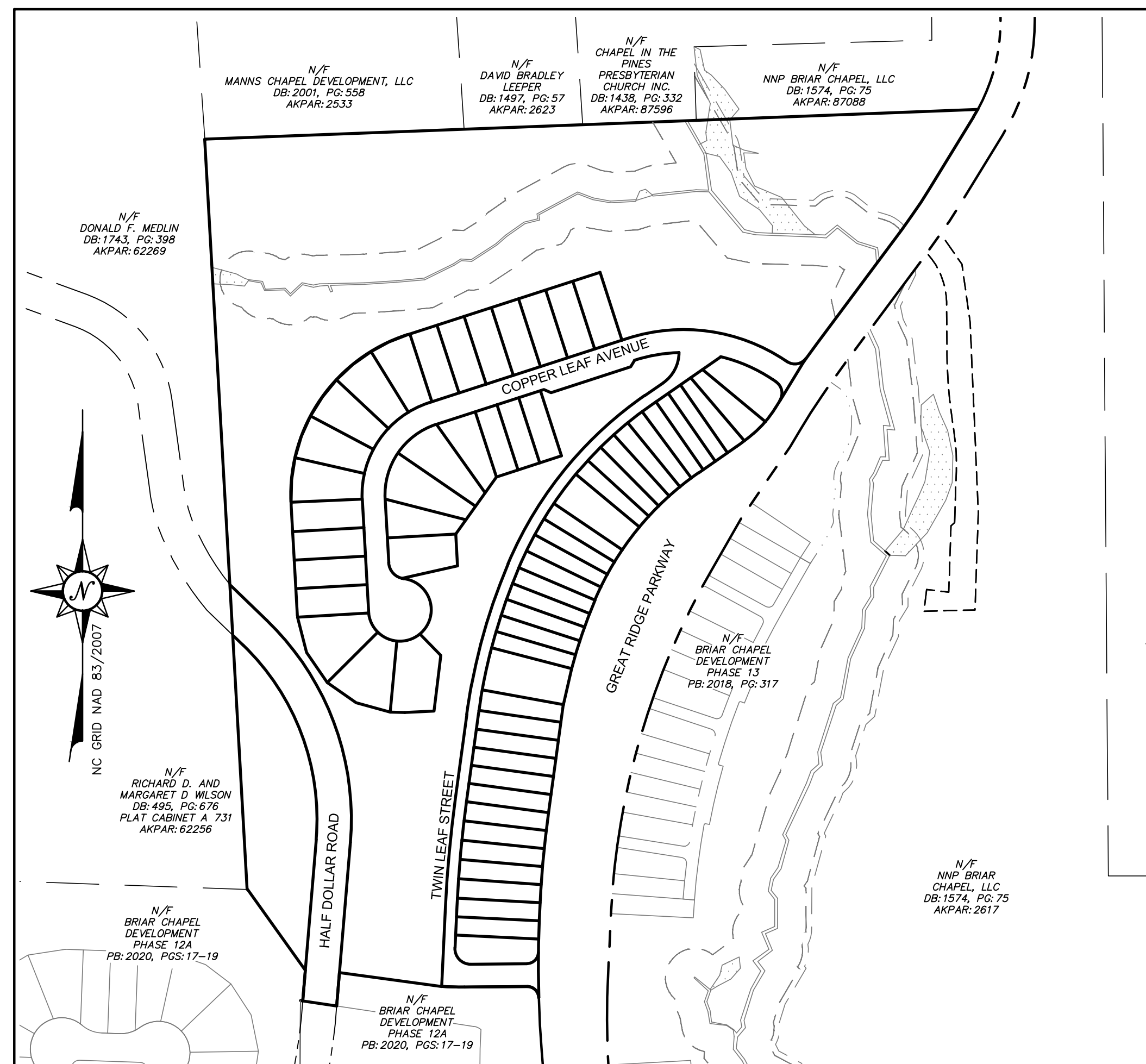
BY \_\_\_\_\_ TITLE \_\_\_\_\_

DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD  
CONSTRUCTION STANDARDS CERTIFICATION

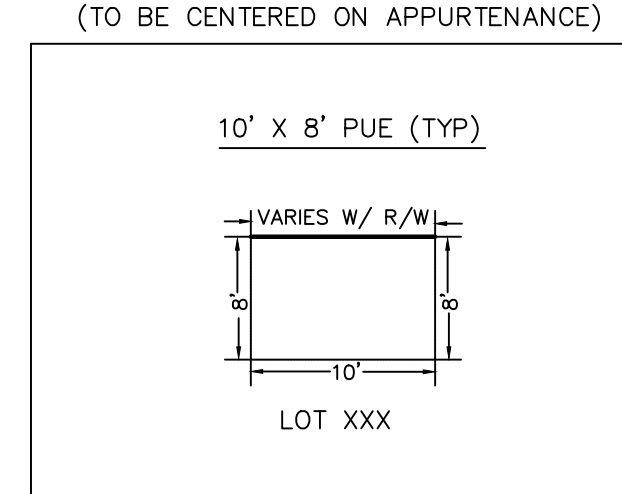
APPROVED \_\_\_\_\_ DISTRICT ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_

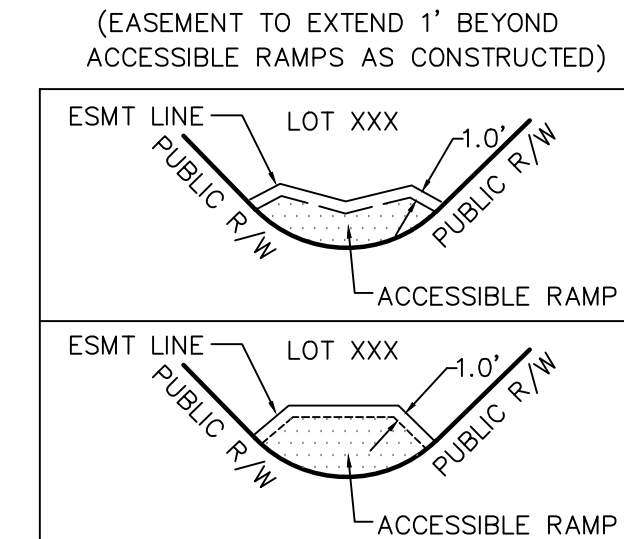


OVERVIEW NOT TO SCALE

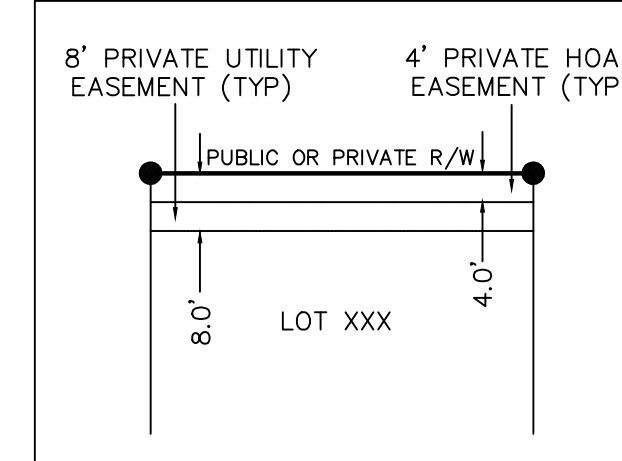
**TYPICAL PUBLIC UTILITY EASEMENT DETAIL (TO BE CENTERED ON APPURTENANCE)**



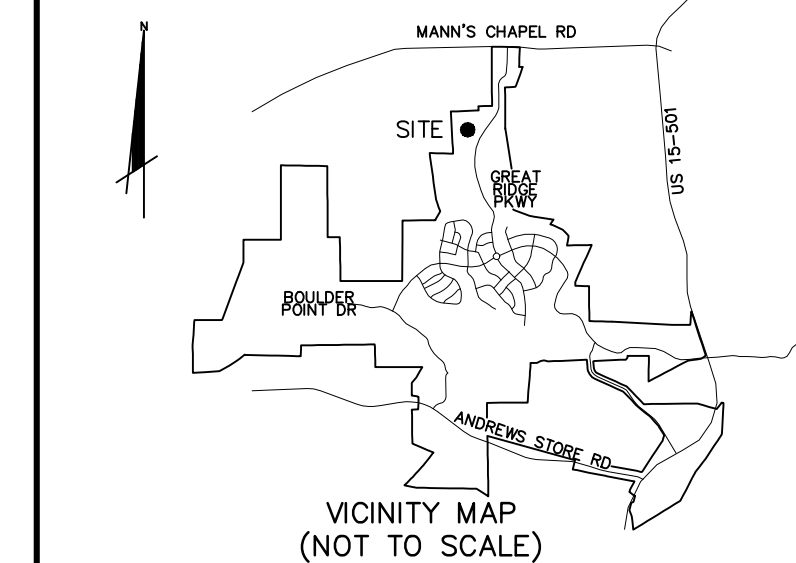
**TYPICAL SIDEWALK EASEMENT DETAIL (EASEMENT TO EXTEND 1' BEYOND ACCESSIBLE RAMPS AS CONSTRUCTED)**



**PRIVATE EASEMENT DETAIL**



SITE DATA		OWNER INFORMATION:	
ZONING:	CONDITIONAL USE DISTRICT - COMPACT COMMUNITY	NNP-BRIAR CHAPEL, LLC	
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS:	1,844 LF	C/O NEWLAND COMMUNITIES	
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS:	1,453 LF	13777 BALLANTYNE CORP PL SUITE 250	
TOTAL NUMBER OF LOTS:	60	CHARLOTTE, NC 28777	
TOTAL AREA OF LOTS:	7,710 ACRES	AKPAR 87088:	
335,854 SQUARE FEET	0.749 ACRES	DB:1574, PG:75	
TOTAL PRIVATE RIGHT-OF-WAY:	32,613 SQUARE FEET	AKPAR 2617:	
96,745 SQUARE FEET	2.220 ACRES	DB:1574, PG:75	
TOTAL COMMON AREAS:	16,854 ACRES		
734,201 SQUARE FEET	27.534 ACRES		
TOTAL PROJECT AREA:	1,199,413 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 \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2020.

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.

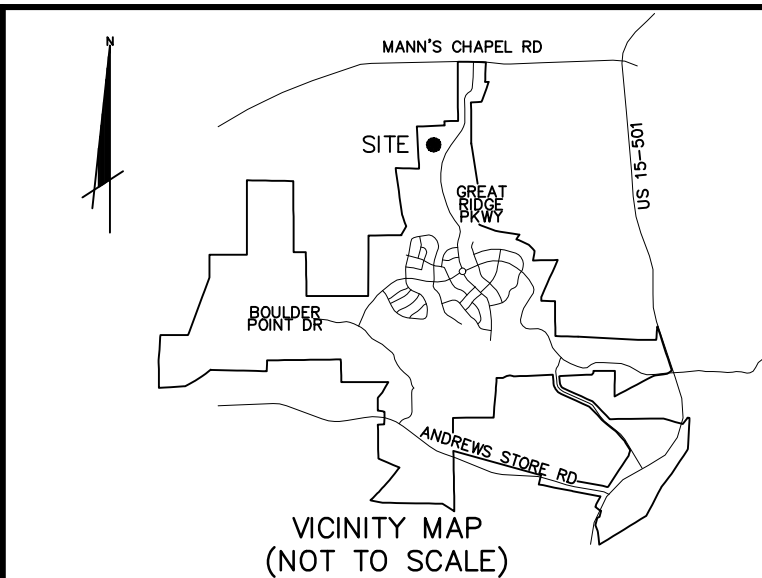
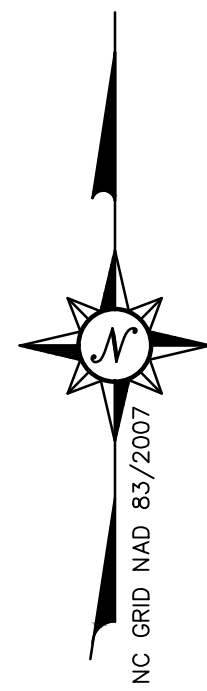
**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCE, OR SALES

Line #	Direction	Length
L1	N56°26'09"W	7.01'
L2	S56°10'13"E	4.12'
L3	S56°23'10"E	2.41'
L6	N04°37'17"W	13.42'
L7	N81°36'01"W	13.74'
L8	N65°06'52"W	15.74'
L9	N85°18'13"W	18.74'
L10	S62°20'42"W	21.21'
L11	S10°49'02"W	15.55'
L13	N56°10'13"E	3.98'
L14	S03°01'14"W	64.66'
L15	S46°01'45"E	23.83'
L16	S02°35'41"W	2.42'
L17	N34°43'40"W	74.32'
L18	S29°33'54"W	9.41'
L19	N17°42'49"E	10.36'
L20	N51°28'33"E	10.21'
L21	S55°13'33"W	69.57'
L22	N50°19'39"W	20.00'
L23	S75°21'56"E	20.00'
L24	N89°28'34"E	0.30'
L25	S07°44'25"W	148.13'
L26	N11°26'18"E	111.47'
L27	N14°36'46"E	0.77'
L28	N46°56'47"E	8.49'
L29	N88°37'09"W	25.71'

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	170.00'	223.38'	131.12'	S34°24'30"W	207.65'	075°17'06"
C2	170.00'	40.50'	20.35'	S65°13'34"W	40.40'	013°38'57"
C3	170.00'	45.13'	22.70'	S50°47'45"W	45.00'	015°12'40"
C4	170.00'	45.13'	22.70'	S35°05'05"W	45.00'	015°12'40"
C5	170.00'	45.13'	22.70'	S20°22'25"W	45.00'	015°12'40"
C6	170.00'	45.13'	22.70'	S5°09'45"W	45.00'	015°12'40"
C7	170.00'	2.35'	1.17'	S2°50'20"E	2.35'	000°47'28"
C8	55.00'	249.42'	65.74'	N46°50'52"E	84.37'	259°50'09"
C9	30.00'	41.80'	25.10'	S43°09'08"E	38.50'	079°50'09"
C10	55.00'	2.51'	1.26'	S4°32'38"E	2.51'	002°37'10"
C11	55.00'	37.56'	19.54'	S25°24'59"E	36.83'	039°07'30"
C12	55.00'	37.56'	19.56'	S64°33'12"E	36.85'	039°08'57"
C13	55.00'	43.64'	23.04'	N73°08'37"E	42.50'	045°27'25"
C14	55.00'	128.14'	127.97'	N16°19'39"W	101.06'	133°29'07"
C15	30.00'	3.49'	1.75'	S79°44'16"E	3.49'	006°39'53"
C16	130.00'	170.82'	100.27'	S34°24'30"W	158.79'	075°17'06"
C17	130.00'	85.41'	44.31'	S15°35'13"W	83.88'	037°38'33"
C18	130.00'	85.41'	44.31'	S53°13'46"W	83.88'	037°38'33"
C19	280.00'	79.30'	39.92'	S80°12'38"W	79.04'	016°13'39"
C20	64.95'	62.54'	33.93'	N27°39'49"E	60.15'	055°10'15"
C21	683.50'	385.22'	197.88'	S39°04'47"W	380.14'	032°17'31"
C22	1033.50'	274.06'	137.84'	S15°20'13"W	273.25'	015°11'36"
C23	2165.00'	189.30'	94.71'	S51°40'7"W	189.24'	005°00'35"
C24	520.00'	39.54'	19.78'	S88°20'45"E	39.53'	004°21'23"
C25	20.00'	31.02'	19.61'	N46°05'29"W	28.00'	088°51'54"
C26	20.00'	31.02'	19.61'	N45°02'36"E	28.00'	088°51'56"
C27	27.50'	44.76'	29.11'	S43°53'48"E	39.98'	093°15'16"
C28	2145.00'	187.55'	93.84'	S51°40'7"W	187.49'	005°00'35"
C29	2145.00'	14.30'	7.15'	S2°55'18"W	14.30'	000°22'55"
C30	2145.00'	33.98'	16.99'	S3°33'59"W	33.98'	000°54'28"

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C31	2145.00'	33.98'	16.99'	S4°28'27"W	33.98'	000°54'28"
C32	2145.00'	33.98'	16.99'	S5°22'54"W	33.98'	000°54'28"
C33	2145.00'	33.98'	16.99'	S6°17'22"W	33.98'	000°54'28"
C34	2145.00'	33.98'	16.99'	S7°11'49"W	33.98'	000°54'28"
C35	2145.00'	3.35'	1.67'	S7°41'44"W	3.35'	000°05'22"
C36	1013.50'	268.75'	135.17'	S15°20'13"W	267.97'	015°11'36"
C37	1013.50'	9.94'	4.97'	S8°01'17"W	9.94'	000°33'44"
C38	1013.50'	36.50'	18.25'	S9°20'03"W	36.50'	002°03'49"
C39	1013.50'	75.50'	37.77'	S12°30'01"W	75.48'	004°16'06"
C40	1013.50'	29.66'	14.83'	S15°28'22"W	29.66'	001°40'36"
C41	1013.50'	29.66'	14.83'	S17°08'58"W	29.66'	001°40'36"
C42	1013.50'	29.66'	14.83'	S18°49'34"W	29.66'	001°40'36"
C43	1013.50'	29.66'	14.83'	S20°30'10"W	29.66'	001°40'36"
C44	1013.50'	28.17'	14.09'	S22°08'15"W	28.17'	001°35'33"
C45	663.50'	373.95'	192.09'	S39°04'47"W	369.02'	032°17'31"
C46	663.50'	32.04'	16.02'	S24°27'21"W	32.04'	002°46'00"
C47	663.50'	32.04'	16.02'	S27°31'21"W	32.04'	002°46'00"
C48	663.50'	32.04'	16.02'	S29°59'21"W	32.04'	002°46'00"
C49	663.50'	32.04'	16.02'	S32°45'21"W	32.04'	002°46'00"
C50	663.50'	64.08'	32.06'	S36°54'21"W	64.05'	005°32'00"
C51	663.50'	32.04'	16.02'	S41°03'21"W	32.04'	002°46'00"
C52	663.50'	32.04'	16.02'	S43°49'21"W	32.04'	002°46'00"
C53	663.50'	32.04'	16.02'	S46°35'21"W	32.04'	002°46'00"
C54	663.50'	32.04'	16.02'	S49°21'20"W	32.04'	002°46'00"
C55	663.50'	32.04'	16.02'	S52°07'20"W	32.04'	002°46'00"
C56	663.50'	19.92'	9.96'	S54°21'56"W	19.92'	001°43'12"
C57	280.00'	99.85'	50.46'	N66°23'11"W	99.32'	020°25'56"
C58	24.00'	37.14'	23.45'	N12°06'21"W	33.54'	088°39'36"
C59	320.00'	289.19'	155.31'	N82°03'35"W	279.45'	051°46'44"
C60	24.00'	37.03'	23.34'	N79°37'53"E	33.46'	088°23'49"

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C61	1548.50'	42.96'	21.48'	S35°52'17"W	42.96'	001°35'23"
C62	1548.49'	9.63'	4.81'	S35°15'17"W	9.63'	000°21'23"
C63	1548.50'	33.33'	16.67'	S36°02'58"W	33.33'	001°14'00"
C64	970.00'	87.04'	43.55'	N30°05'44"E	87.01'	005°08'28"
C65	320.00'	14.31'	7.16'	N30°14'35"E	14.31'	002°33'47"
C66	1545.50'	25.20'	12.60'	S32°06'48"W	25.20'	000°56'03"
C67	1637.23'	9.64'	4.82'	S32°24'25"W	9.64'	000°20'14"
C68	1574.73'	15.56'	7.78'	S31°55'53"W	15.56'	002°33'58"
C69	190.50'	60.06'	30.28'	N40°40'42"E	59.81'	018°03'49"
C70	190.50'	29.72'	14.89'	N36°06'56"E	29.69'	008°56'16"
C71	190.50'	30.34'	15.20'	N45°08'50"E	30.31'	009°07'32"
C72	381.50'	36.72'	18.38'	N52°28'05"E	36.71'	005°30'56"
C73	381.50'	17.25'	8.63'	N53°55'48"E	17.25'	002°35'29"
C74	381.50'	19.47'	9.74'	N51°10'21"E	19.47'	002°55'27"
C75	518.50'	292.23'	150.11'	S39°04'47"W	288.38'	032°17'33"
C76	868.50'	126.32'	63.27'	S18°46'00"W	126.21'	008°20'01"
C77	868.50'	0.52'	0.26'	S14°37'01"W	0.52'	000°02'04"
C78	868.50'	25.42'	12.71'	S15°28'21"W	25.41'	001°40'36"
C79	868.50'	25.42'	12.71'	S17°08'57"W	25.41'	001°40'36"
C80	868.50'	25.42'	12.71'	S18°49'34"W	25.41'	001°40'36"
C81	868.50'	25.42'	12.71'	S20°30'10"W	25.41'	001°40'36"
C82	868.50'	24.14'	12.07'	S22°08'15"W	24.14'	001°35'33"
C83	518.50'	1.26'	0.63'	S23°00'11"W	1.26'	000°08'21"
C84	518.50'	25.04'	12.52'	S24°27'21"W	25.03'	002°46'00"
C85	518.50'	25.04'	12.52'	S27°13'21"W	25.03'	002°46'00"
C86	518.50'	25.04'				



N/F  
MANN'S CHAPEL DEVELOPMENT, LLC  
DB: 2001, PG: 558  
AKPAR: 2533

N/F  
DAVID BRADLEY LEEPER  
DB: 1497, PG: 57  
AKPAR: 2623

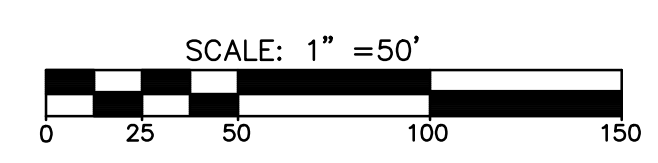
N/F  
CHAPEL IN THE PINES  
PRESBYTERIAN CHURCH, INC.  
DB: 1438, PG: 332  
AKPAR: 87596

N/F  
NNP BRIAR CHAPEL, LLC  
DB: 1574, PG: 75  
AKPAR: 87088

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

N/F  
NNP BRIAR CHAPEL, LLC  
DB: 1574, PG: 75  
AKPAR: 2617

- LEGEND**
- IRF IRON ROD FOUND
  - IPF IRON PIPE FOUND
  - NF NAIL FOUND
  - EX EXISTING
  - N/F NOW OR FORMERLY
  - DB DEED BOOK
  - PB PLAT BOOK
  - PG PAGE
  - PV/TUE PRIVATE UTILITY EASEMENT
  - PV/HOAE PRIVATE HOMEOWNERS ASSOCIATION EASEMENT
  - LSE LANDSCAPE EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - PDE PUBLIC DRAINAGE EASEMENT
  - SWE SIDEWALK EASEMENT
  - R/W RIGHT-OF-WAY
  - sq. ft. SQUARE FEET
  - CP COMPUTED POINT
  - PROP PROPERTY
  - ESMT EASEMENT
  - CMF CONCRETE MONUMENT FOUND
  - DESC BY CL DESCRIBED BY CENTERLINE
  - IRON ROD SET
  - ▲ EASEMENT POINT
  - ⊗ LOT NUMBER



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, EASEMENT AND RIGHT-OF-WAY DEDICATION PLAT  
OF  
**BRIAR CHAPEL DEVELOPMENT PHASE 12 B**  
FOR  
**NNP-BRIAR CHAPEL, LLC**  
DATE: 02/20/2020 SCALE: 1" = 50'  
BALDWIN TOWNSHIP CHATHAM COUNTY NORTH CAROLINA

PROJECT # : 027350231  
PROJ. SVYR : DSC  
DRAWN BY : JRC  
FIELD BK. :  
COMP. FILE : VB102\_27350231\_12B  
SHEET # : 2 OF 3  
DWG. # :

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

