

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 LOCATED IN FLOOD HAZARD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON FEMA FIRM PANEL #3710976500K WITH AN EFFECTIVE DATE OF 11/17/2017.
6. PROJECT AREA INCLUDES PORTIONS OF PARCELS AKPAR 82829, AKPAR 2177 AND AKPAR 1184. 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. TIE 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 A STORMWATER MANAGEMENT MEASURE THAT MUST BE MAINTAINED IN ACCORDANCE WITH THE RECORDED COVENANT OR OPERATIONS AND MAINTENANCE AGREEMENT.

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 10/11/2019
 CHAIRMAN, CHATHAM COUNTY BOARD OF COMMISSIONERS
Sam Hill 10/11/2019
 Planning Director

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.

DATE 10/8/19
 OWNERS OR AUTHORIZED AGENT

CERTIFICATION OF THE APPROVAL OF UTILITIES

I HEREBY CERTIFY THAT THE water 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 10/8/19
 SIGNATURE M. Saini Vice President
 BY NNP-BRIAR CHAPEL, LLC TITLE

DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD CONSTRUCTION STANDARDS CERTIFICATION

APPROVED Whitman DISTRICT ENGINEER
 DATE 10-1-19

REVIEW OFFICER CERTIFICATION

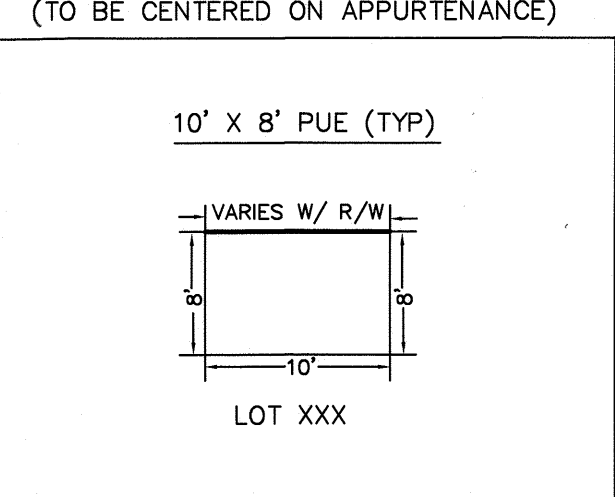
STATE OF NORTH CAROLINA, COUNTY OF CHATHAM

I, Any Colbert, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

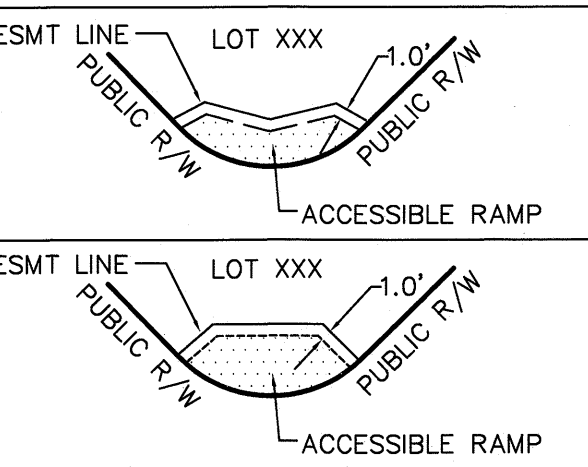
REVIEW OFFICER Any Colbert DATE 10/11/2019

BY _____ TITLE _____

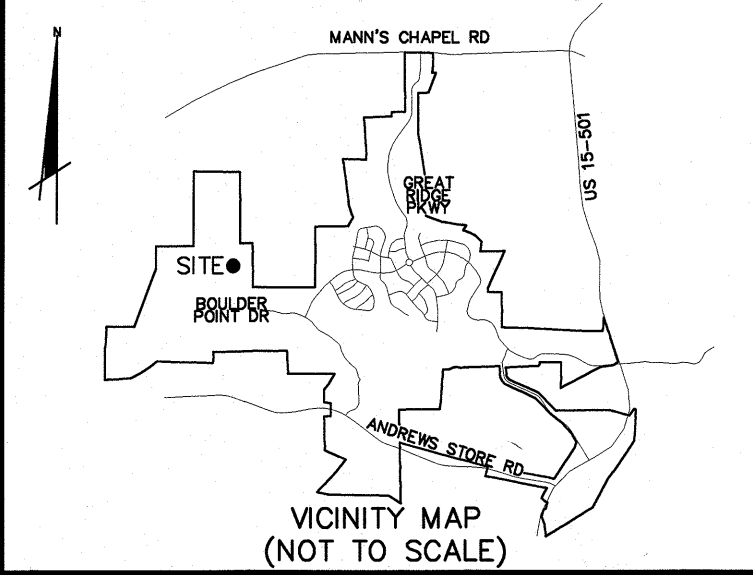
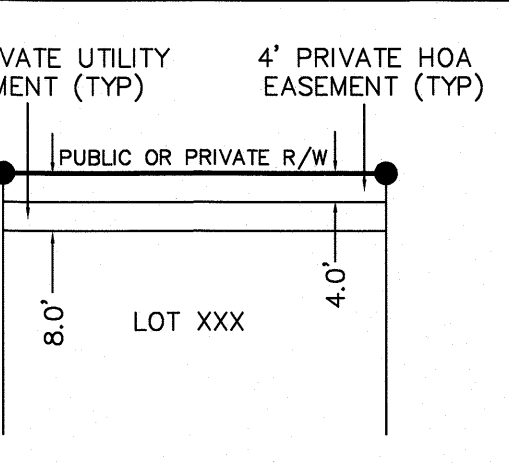
TYPICAL PUBLIC UTILITY EASEMENT DETAIL (TO BE CENTERED ON APPURTENANCE)



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



PRIVATE EASEMENT DETAIL



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 THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS THE 30th DAY OF SEPTEMBER, A.D., 2019.

DATE 09/30/19
 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.

DATE 09/30/19



OWNER INFORMATION:

NNP-BRIAR CHAPEL, LLC
 C/O NEWLAND COMMUNITIES
 15777 BALLANTYNE CORP PL SUITE 250
 CHARLOTTE, NC 28777

AKPAR 82829:
 DB:1657, PG:177

AKPAR 1184:
 DB:1209, PG:877
 PB:34, PG:19

AKPAR 2177
 DB:1722, PG:1163
 PB:2013, PG:214

SITE DATA

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY
 APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 1,902'
 APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: N/A
 TOTAL NUMBER OF LOTS: 56
 TOTAL AREA OF LOTS: 8,756 ACRES
 TOTAL PRIVATE RIGHT-OF-WAY: N/A
 TOTAL PUBLIC RIGHT-OF-WAY: 2,514 ACRES
 TOTAL COMMON AREAS: 21,548 ACRES
 TOTAL PROJECT AREA: 32,818 ACRES
 1,429,590 SQUARE FEET

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
- PV/UE. PRIVATE UTILITY EASEMENT
- PV/HOA. 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

FILED Oct 11, 2019 03:34:20 pm

PLAT SLIDE 02019 — 0209

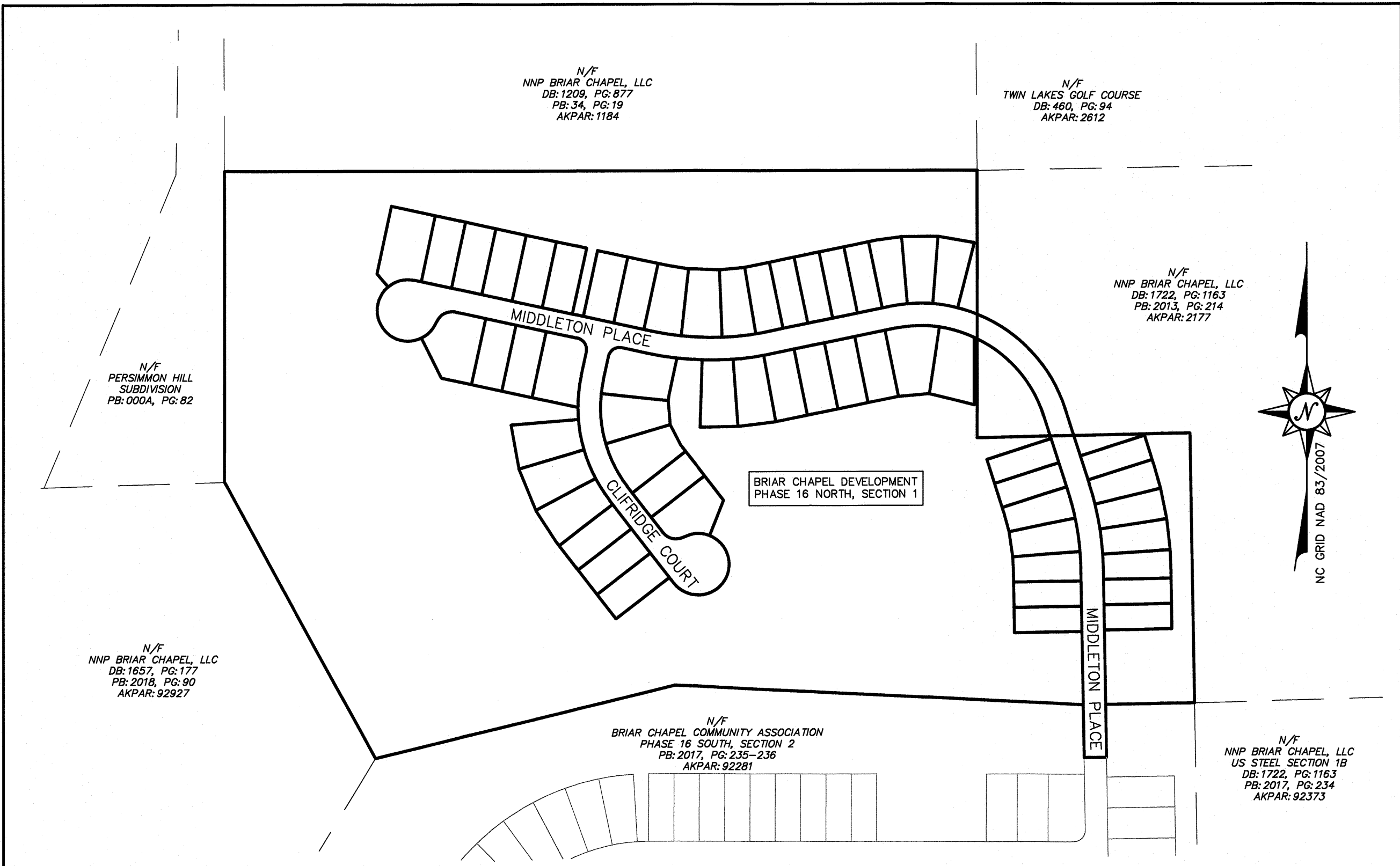
INSTRUMENT 10376

FILED CHATHAM COUNTY NC

LINDA A. RODGERS

REGISTER OF DEEDS

OVERVIEW NOT TO SCALE



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 16 NORTH

FOR

NNP-BRIAR CHAPEL, LLC

DATE: 04/09/2019

SCALE: NOT TO SCALE

BALDWIN TOWNSHIP

CHATHAM COUNTY

NORTH CAROLINA

PROJECT #: 2735-0162
 PROJ. SVYR: DSC
 DRAWN BY: JRC
 FIELD BK.:
 COMP. FILE: V8101_27350162-PH16-N-SECI
 SHEET #: 1 OF 2

DWG. #:

2019-209