

**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 ADVERTISE THIS PLAT OR 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.

*Jane Metz* *8/16/21*  
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 PRIOR PROVISIONS HAVE BEEN MADE FOR THEIR INSTALLATION.

DATE *8/16/21*  
By *Jane Metz* TITLE *Vice President*  
BY NNP-BRIAR CHAPEL, LLC

**REVIEW OFFICER CERTIFICATION**

STATE OF NORTH CAROLINA, COUNTY OF CHATHAM  
I, *Amy W. Moore*, 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 *Amy W. Moore* DATE *8/16/2021*  
BY *Amy W. Moore* TITLE *Mapper*

**APPROVAL FOR MINOR SUBDIVISIONS**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS A MINOR SUBDIVISION AND HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR CHATHAM COUNTY. THE PLAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER OF DEEDS.

*8-16* *20.21*  
*Paul D. Reagin*  
DIRECTOR OF PLANNING OR AUTHORIZED AGENT

**CERTIFICATE FOR LOTS CREATED FOR NON-RESIDENTIAL USES**

I HEREBY CERTIFY THAT THIS PLAT CREATES LOTS FOR NON-RESIDENTIAL USES, AND SUCH LOTS, WHERE EXEMPT FROM SECTION 7.5(a)(2) OF THE CHATHAM COUNTY SUBDIVISION REGULATIONS. ANY CONVERSION OF THE LOT(S) SHOWN ON THIS PLAT AS NON-RESIDENTIAL LOT(S) TO RESIDENTIAL USES SHALL REQUIRE COMPLIANCE WITH SECTION 7.2(a)(2) OF THE CHATHAM COUNTY SUBDIVISION REGULATIONS BEFORE ANY RESIDENTIAL USE MAY BE MADE OF THE LOT(S).

*Jane Metz* *8/16/21*  
*NPB - Briar Chapel, LLC*

**OWNER(S)**

**OWNER INFORMATION:**

NNP-BRIAR CHAPEL, LLC  
4020 WESTCHASE BLVD, STE 150  
RALEIGH, NC 27617  
DEED BOOK 1082, PAGE 14  
PLAT BOOK 2018, PAGES 30-31  
PLAT BOOK 2021, PAGE 209  
SITE ADDRESS: BALLENTRAE COURT,  
CHATHAM COUNTY, NC  
APNAR: 83299

**LEGEND**

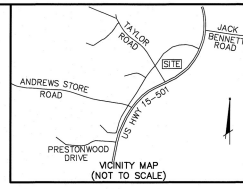
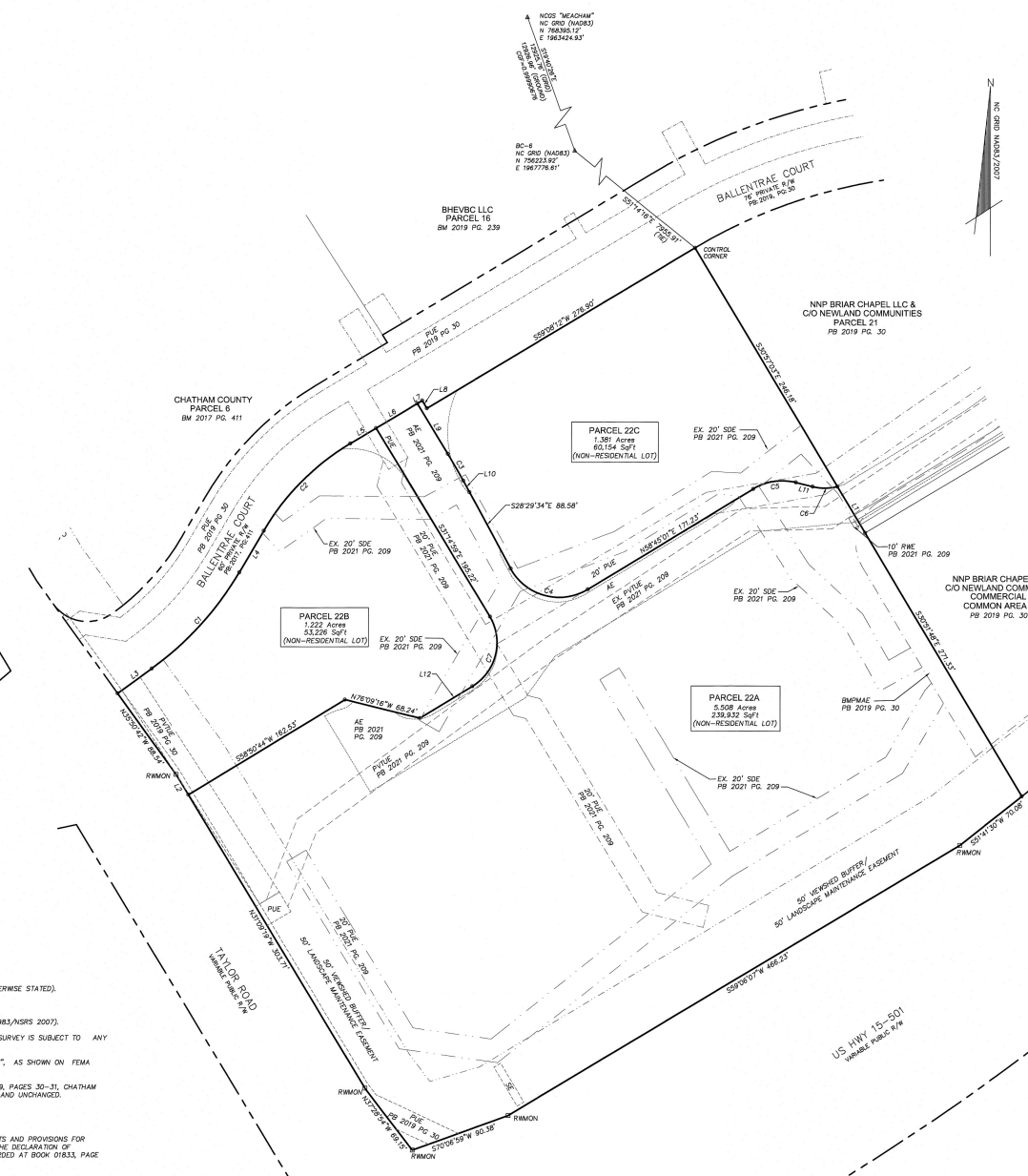
- CCA COMMERCIAL COMMON AREA
- DBC DESCRIBED BY CENTERLINE
- DB DEED BOOK
- PB PLAT BOOK
- RF IRON PIPE FOUND
- RIF IRON ROD FOUND
- R/W RIGHT-OF-WAY MONUMENT
- R/W RIGHT-OF-WAY
- AE ACCESS EASEMENT
- BMPMAE BEST MANAGEMENT PRACTICE MAINTENANCE AND ACCESS ESMIT
- TCE TEMPORARY CONSTRUCTION EASEMENT
- PVUE PRIVATE UTILITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- RME RETAINING WALL EASEMENT
- SEI PRIVATE STORM DRAINAGE EASEMENT
- A EASEMENT POINT
- O IRON ROD SET

**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/NRS9 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 NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. IT IS LOCATED IN ZONE "X", AS SHOWN ON FEMA FIRM MAP PANEL #210877000K WITH AN EFFECTIVE DATE OF 11/17/2007.
6. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 22 ORIGINALLY SHOWN IN PLAT BOOK 2019, PAGES 30-31, CHATHAM COUNTY REGISTRY. ALL OTHER ITEMS SET FORTH IN THAT ORIGINAL RECORDATION REMAIN VALID AND UNCHANGED.

**ADDITIONAL NOTES:**

1. ALL LOTS SHOWN HEREON WILL BE CONVEYED SUBJECT TO RESTRICTIONS, CONDITIONS, COVENANTS AND PROVISIONS FOR SETBACKS, USE, MAINTENANCE, ASSESSMENTS AND OTHER MATTERS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BRIAR CHAPEL COMMERCIAL PROPERTIES, RECORDED AT BOOK 07833, PAGE 001, 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 EASEMENTS DESCRIBED ON THIS PLAT ARE IN ADDITION TO AND NOT IN LIMITATION OF ANY EASEMENTS DESCRIBED IN THE DECLARATION.
6. ANY AREA DESIGNATED AS A "PERIMETER BUFFER" OR A "WENSHED BUFFER" ON THIS PLAT IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND CONDITIONS SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS - PERIMETER BUFFERS AND WENSHED BUFFERS, DATED JUNE 25, 2013 AND RECORDED AT BOOK 1694, PAGE 604, CHATHAM COUNTY REGISTRY.



I, PATTY E. HARBELL-HILBURN, PLS. L-3026, 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. THAT ANY LINES NOT ACTUALLY SURVEYED OR SHOWN AS BROWNS 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 16th DAY OF AUGUST, A.D. 2021.



I, PATTY E. HARBELL-HILBURN, PLS. L-3026, 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.  
*Patty E. Harbell* DATE *8-16-21*

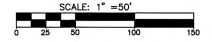
**SITE DATA**

ZONING: CONDITIONAL USE DISTRICT - COMPACT COMMUNITY  
APPROXIMATE LINEAR FOOTAGE OF PUBLIC STREETS: 573 LF  
APPROXIMATE LINEAR FOOTAGE OF PRIVATE STREETS: 573 LF  
TOTAL NUMBER OF NEW NON-RESIDENTIAL LOTS: 3  
TOTAL AREA OF LOTS: 8,111 ACRES  
353,321 SQUARE FEET  
TOTAL AREA OF ACCESS EASEMENT: 0.889 ACRES  
30,016 SQUARE FEET  
TOTAL PUBLIC RIGHT-OF-WAY: 0.000 ACRES  
0 SQUARE FEET  
TOTAL SITE: 8,111 ACRES  
353,321 SQUARE FEET

Line #	Direction	Length
L1	S30°57'03"E	47.85'
L2	N31°09'19"W	21.04'
L3	N54°11'23"E	37.39'
L4	N30°29'31"E	42.74'
L5	N59°08'12"E	26.59'
L6	N59°08'12"E	42.34'
L7	N59°08'12"E	5.15'
L8	S31°04'03"E	8.00'
L9	S31°35'31"E	52.14'
L10	S29°29'34"E	88.58'
L11	S76°14'14"E	15.33'
L12	S58°50'44"W	54.62'

Curve #	Radius	Length	Tangent	Chord Bearing	Ch. Length	Delta
C1	286.00'	115.81'	58.74'	N42°20'27"E	114.99'	023°41'52"
C2	220.00'	109.89'	56.17'	N44°48'51"E	108.85'	028°28'41"
C3	305.00'	27.31'	13.66'	S30°10'20"E	27.31'	003°55'31"
C4	45.00'	78.33'	51.42'	S74°52'16"E	70.94'	009°45'29"
C5	50.00'	39.28'	20.72'	N81°52'24"E	38.28'	045°00'40"
C6	45.00'	22.19'	11.33'	N89°37'59"E	21.97'	028°19'54"
C7	45.00'	70.27'	44.58'	S14°06'55"W	63.34'	089°27'18"

FILED Aug 18, 2021 11:42:30 am  
PLAT SLIDE 02021 - 0252  
INSTRUMENT 12775



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>

MINOR SUBDIVISION PLAT OF  
**BRIAR CHAPEL SD-WEST PARCEL 22**  
FOR  
**NNP-BRIAR CHAPEL, LLC**  
DATE: August 16, 2021 SCALE: 1" = 50'  
BALDWIN and WILLIAMS TOWNSHIPS CHATHAM COUNTY NORTH CAROLINA

PROJECT #: 00741-0011  
PROJ. SVYR: PEH  
DRAWN BY: DSC  
FIELD BK.:  
COMP. FILE #: VE104-27350165.dwg  
SHEET #: 1 OF 1  
DWG. #:

2021-252