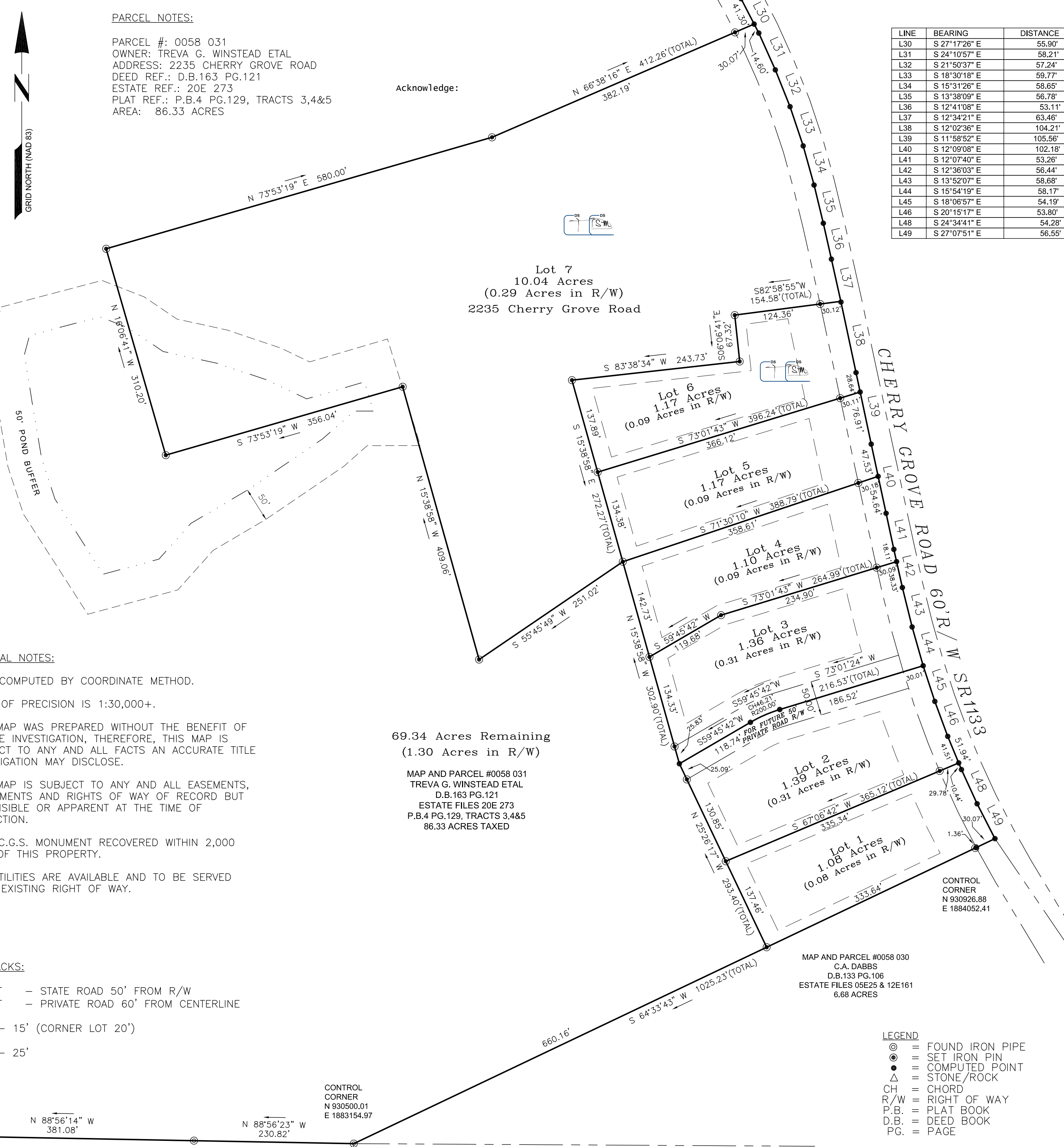


PARCEL NOTES:

PARCEL #: 0058 031
OWNER: TREVA G. WINSTEAD ETAL
ADDRESS: 2235 CHERRY GROVE ROAD
DEED REF.: D.B.163 PG.121
ESTATE REF.: 20E 273
PLAT REF.: P.B.4 PG.129, TRACTS 3,4&5
AREA: 86.33 ACRES

Acknowledge:



LINE	BEARING	DISTANCE
L30	S 27°17'26" E	55.90'
L31	S 24°10'57" E	58.21'
L32	S 21°50'37" E	57.24'
L33	S 18°30'18" E	59.77'
L34	S 15°31'26" E	58.65'
L35	S 13°38'09" E	56.78'
L36	S 12°41'08" E	53.11'
L37	S 12°34'21" E	63.46'
L38	S 12°02'36" E	104.21'
L39	S 11°58'52" E	105.56'
L40	S 12°09'08" E	102.18'
L41	S 12°07'40" E	53.26'
L42	S 12°36'03" E	56.44'
L43	S 13°52'07" E	58.68'
L44	S 15°54'19" E	58.17'
L45	S 18°06'57" E	54.19'
L46	S 20°15'17" E	53.80'
L48	S 24°34'41" E	54.28'
L49	S 27°07'51" E	56.55'

GENERAL NOTES:

AREA COMPUTED BY COORDINATE METHOD.

RATIO OF PRECISION IS 1:30,000+.

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION, THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.

THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RIGHTS OF WAY OF RECORD BUT NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.

NO N.C.G.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.

ALL UTILITIES ARE AVAILABLE AND TO BE SERVED FROM EXISTING RIGHT OF WAY.

SETBACKS:

FRONT - STATE ROAD 50' FROM R/W
FRONT - PRIVATE ROAD 60' FROM CENTERLINE

SIDE - 15' (CORNER LOT 20')

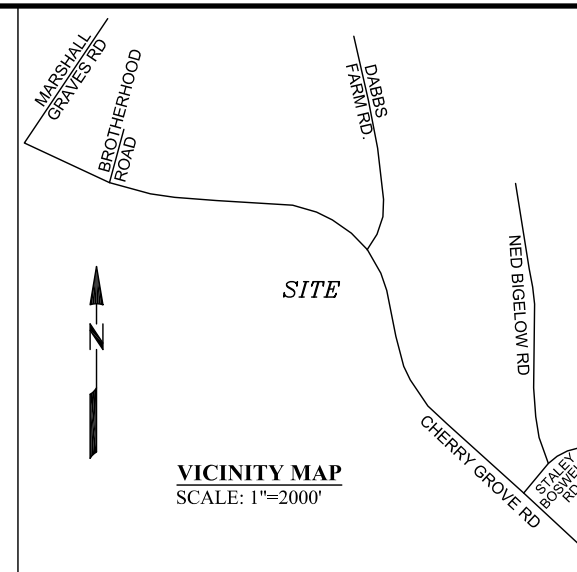
REAR - 25'

69.34 Acres Remaining
(1.30 Acres in R/W)

MAP AND PARCEL #0058 031
TREVA G. WINSTEAD ETAL
D.B.163 PG.121
ESTATE FILES 20E 273
P.B.4 PG.129, TRACTS 3,4&5
86.33 ACRES TAXED

MAP AND PARCEL #0058 030
C.A. DABBS
D.B.133 PG.106
ESTATE FILES 05E25 & 12E161
6.68 ACRES

- LEGEND
- ⊙ = FOUND IRON PIPE
 - = SET IRON PIN
 - ⊠ = COMPUTED POINT
 - ▲ = STONE/ROCK
 - CH = CHORD
 - R/W = RIGHT OF WAY
 - P.B. = PLAT BOOK
 - D.B. = DEED BOOK
 - PG. = PAGE



OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF CASWELL COUNTY AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

SIGNED: BACKWOODS LAND, LLC DATE

NOTARY PUBLIC, STATE OF NORTH CAROLINA

I, _____, A NOTARY PUBLIC OF _____ COUNTY, NORTH CAROLINA, HEREBY CERTIFY THAT THE EXECUTION OF THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS DAY BY _____ EXPRESSED THIS THE _____ DAY OF _____ 2022.

SIGNED: NOTARY PUBLIC

SIGNED: MY COMMISSION EXPIRES

REVIEW OFFICER'S CERTIFICATE, CASWELL COUNTY, NORTH CAROLINA

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

SIGNED: REVIEW OFFICER DATE

CERTIFICATE OF APPROVAL FOR RECORDING MINOR SUBDIVISION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH ARTICLE 9, PART VI OF THE UNIFIED DEVELOPMENT ORDINANCE OF CASWELL COUNTY, NORTH CAROLINA, AND THAT SUCH PLAT HAS BEEN APPROVED ACCORDING TO THE PROCEDURES FOR APPROVAL OF MINOR SUBDIVISIONS, SECTION 8.3.

SIGNED: UDO ADMINISTRATOR DATE

CERTIFICATE OF CONFORMANCE TO WATERSHED PROTECTION REGULATIONS

THE SUBDIVISION OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE STONEY CREEK PROTECTED WATERSHED OF THE JORDAN LAKE WATERSHED.

I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION REGULATIONS AS ESTABLISHED UNDER ARTICLE 10, PART II OF THE UNIFIED DEVELOPMENT ORDINANCE FOR CASWELL COUNTY, NC.

SIGNED: WATERSHED ADMINISTRATOR DATE

CERTIFICATE OF SURVEY ACCURACY

I, JEFFREY T. ALLRED, PLS., CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 163, PAGE 121, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 163, PAGE 121; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-30.43 AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 13th DAY OF JUNE, 2022 A.D.

THIS SURVEY CREATES A SUBDIVISION WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



PRELIMINARY FINAL PLAT

ALLRED LAND SURVEYING, PLLC
JEFF ALLRED, PLS ~ L-4500
8065 COBLE MILL ROAD
SNOW CAMP, NC 27349
PHONE: 336-684-8202

PROPERTY OWNER INFORMATION:
BACKWOODS LAND, LLC
3095 CHAMPS WAY
MEBANE, NC 27302

NO.	DATE	REVISION NOTE

DRAWN BY: TQT
CHECKED BY: JTA
DATE: 20220613
PROJECT NO.: 2022-66
REF. NO.: NA
SCALE: 1"=100'



SHEET
1 OF 1