

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

MAP AND PARCEL #0057 046 C. SHAW ET AL., D.B.179 PG.576 P.B.2 PG.103, PART LOT 2 ESTATE FILE 11E232 & 12E177 37.59 ACRES

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

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 5.3.

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

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 PROXIMITY TO AN AGRICULTURAL PRESERVATION DISTRICT

THE SUBDIVISION OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN 1/2 AERIAL MILE OF FARMLAND PRESERVATION DISTRICT. ALL INTERESTED PARTIES ARE ENCOURAGED TO REVIEW THE AGRICULTURAL PRESERVATION DISTRICT MAPS LOCATED AT THE CASWELL COUNTY OFFICES OF THE TAX DEPARTMENT, PLANNING DEPARTMENT, AND AGRICULTURE EXTENSION.

SIGNED: UDO ADMINISTRATOR DATE

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.

PURPOSE: THE PURPOSE OF THIS PLAT IS TO ESTABLISH A DIVISION OF THE REMAINING ACREAGE FROM P.B.17 PG. 817.

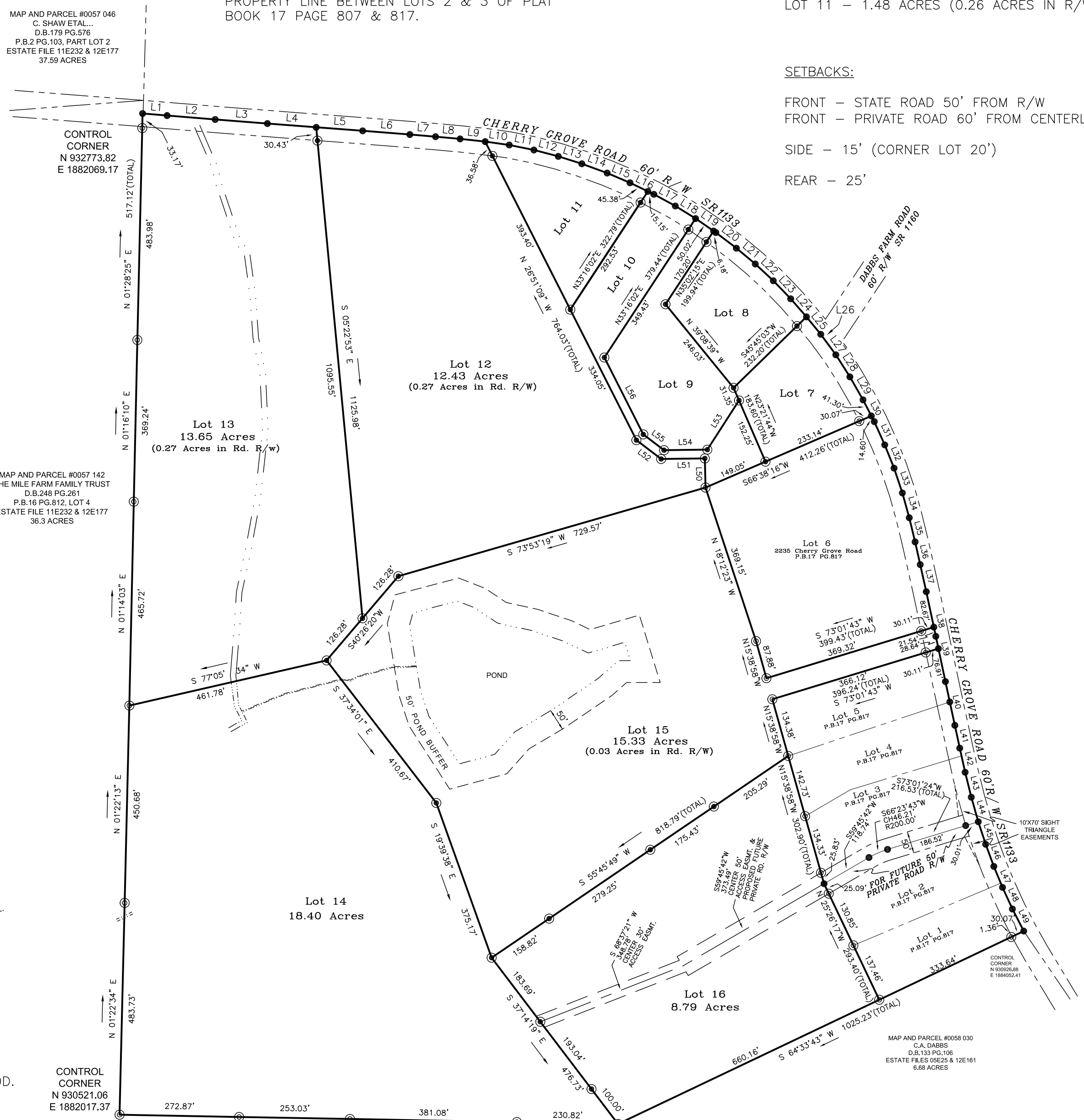
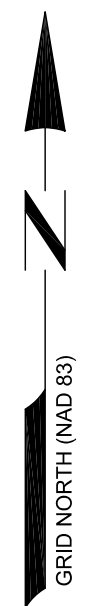
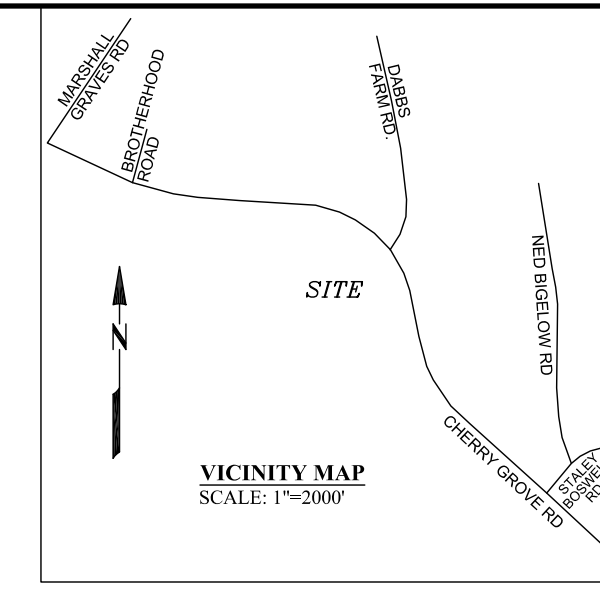
THIS PLAT ALSO REVISES THE CURVE BEARING ON THE PROPOSED PRIVATE ROAD CENTERLINE AND PROPERTY LINE BETWEEN LOTS 2 & 3 OF PLAT BOOK 17 PAGE 807 & 817.

LOT ACREAGES:

- LOT 7 - 1.30 ACRES (0.18 ACRES IN R/W)
LOT 8 - 1.35 ACRES (0.20 ACRES IN R/W)
LOT 9 - 1.72 ACRES (0.03 ACRES IN R/W)
LOT 10 - 1.54 ACRES (0.09 ACRES IN R/W)
LOT 11 - 1.48 ACRES (0.26 ACRES IN R/W)

SETBACKS:

- FRONT - STATE ROAD 50' FROM R/W
FRONT - PRIVATE ROAD 60' FROM CENTERLINE
SIDE - 15' (CORNER LOT 20')
REAR - 25'



PROPERTY LINE ALONG CHERRY GROVE ROAD table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L49.

PROPERTY LINES table with columns: LINE, BEARING, DISTANCE. Lists lines L50 through L56.

MAP AND PARCEL #0057 142 THE MILE FARM FAMILY TRUST D.B.248 PG.261 P.B.16 PG.812, LOT 4 ESTATE FILE 11E232 & 12E177 36.3 ACRES

MAP AND PARCEL #0058 029 W.P. WRIGHT JR. P.B.3 PG.146, LOT 1 ESTATE FILE 96E008 90.75 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

PARCEL NOTES:

PARCEL #: 0058 031
OWNER: BACKWOODS LAND, LLC
ADDRESS: 2235 CHERRY GROVE ROAD
DEED REF.: D.B.642 PG.1025
PLAT REF.: P.B.17 PG.790; P.B.17 PG.807; P.B.17 PG.817
AREA: 75.98 ACRES

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 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28th DAY OF MAY, 2022 A.D.

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



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

FINAL PLAT
GREGORY'S GRANGE PHASE 2
PROPERTY OWNER INFORMATION:
TREVIA G. WINSTEAD
5744 NC HWY 119
LEASBURG, NC 27291

Table with columns: NO., DATE, REVISION NOTE. Includes revision 1 for PER CASWELL COUNTY PLANNING.

DRAWN BY: TQT
CHECKED BY: JTA
DATE: 20220819
PROJECT NO.: 2022-66
REF. NO.: NA
SCALE: 1"=200'

SHEET
1 OF 1