

ALLRED LAND SURVEYING, PLLC 8065 COBLE MILL ROAD SNOW CAMP NC 27349

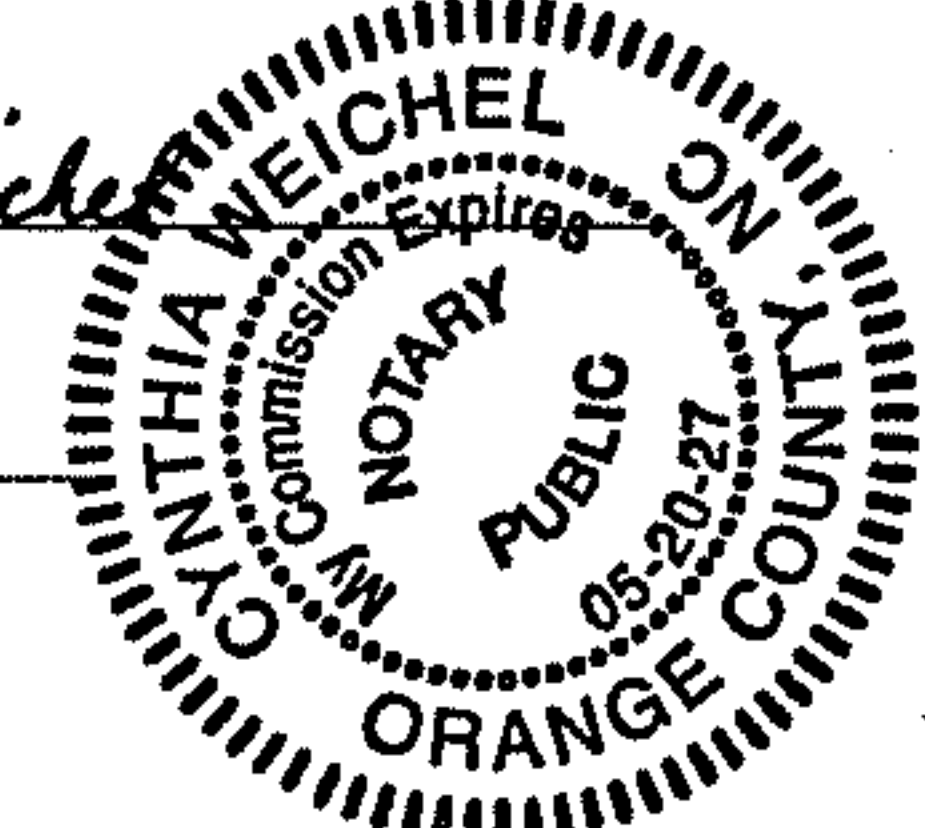
OWNERSHIP AND DEDICATION

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 ANY/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: *Macy M Dixon* 8-23-22 DATE
BACKWOODS LAND, LLC
MAP AND PARCEL #0057 046
C. SHAW ET AL.
D.B.179 PG.578
P.B.2 PG.103, PART LOT 2
ESTATE FILE 11E232 & 12E177
37.59 ACRES

NOTARY PUBLIC STATE OF NORTH CAROLINA
I, Cynthia Weichel, A NOTARY PUBLIC OF PLATANCE COUNTY, NORTH CAROLINA, HEREBY CERTIFY THAT THE EXECUTION OF THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS DAY BY Macy M Dixon, FOR THE PURPOSE THEREIN EXPRESSED, THIS THE 23 DAY OF August 2022.

SIGNED: *Cynthia Weichel*
NOTARY PUBLIC
SIGNED: *Macy M Dixon*
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 8.3.

SIGNED: *W.H.P. Hyland* 23 August 2022 DATE
UDO ADMINISTRATOR

CERTIFICATE OF CONFORMANCE TO WATERSHED PROTECTION REGULATIONS

THE SUBDIVISION OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF THE SINKY 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: *W.H.P. Hyland* 23 August 2022 DATE
WATERSHED ADMINISTRATOR

REVIEW OFFICER'S CERTIFICATE, CASWELL COUNTY, NORTH CAROLINA

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

SIGNED: *Sylvia A. Johnson* 8-23-2022 DATE
REVIEW OFFICER

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 #6. 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: *W.H.P. Hyland* 23 August 2022 DATE
UDO ADMINISTRATOR

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.

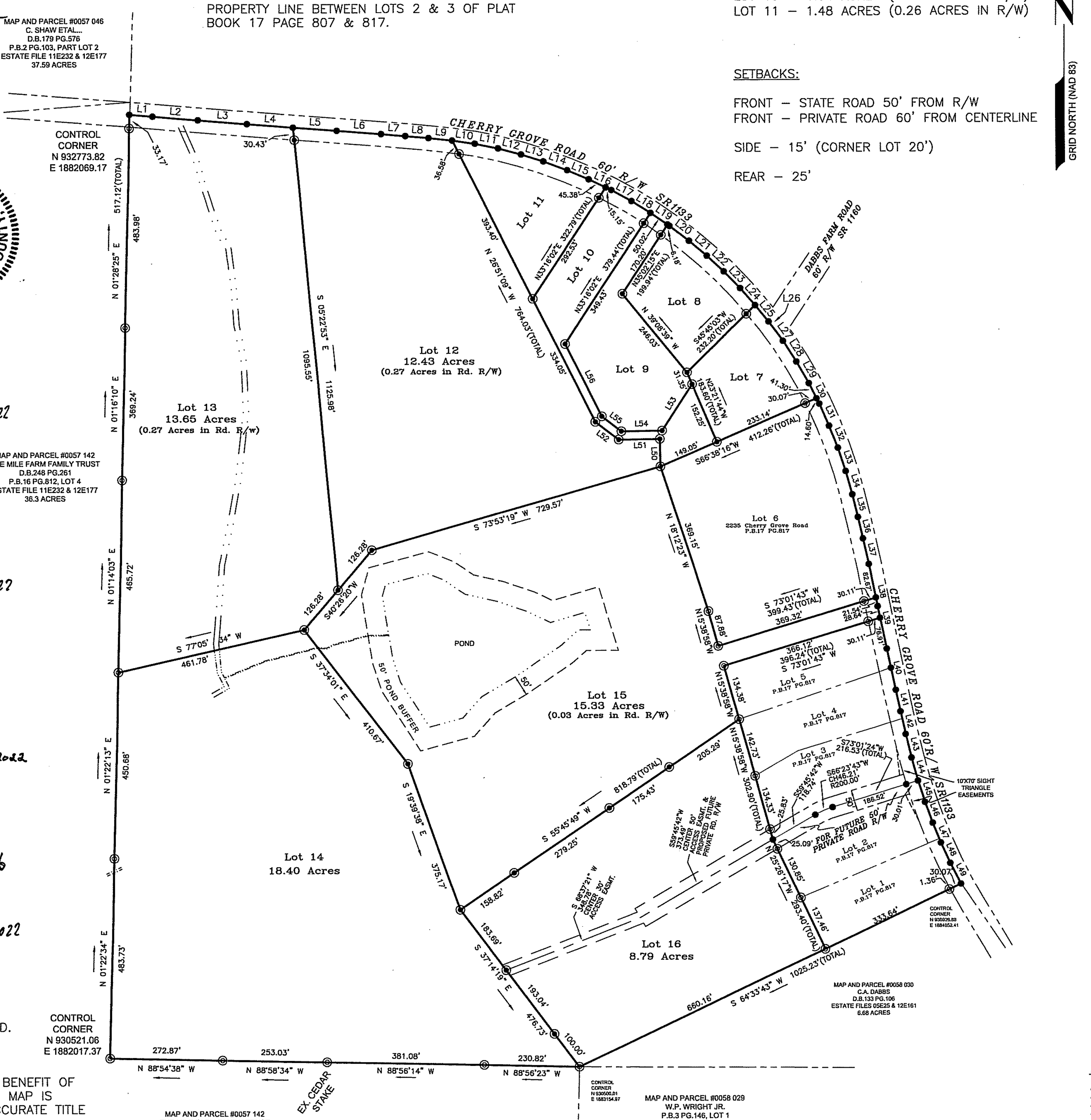
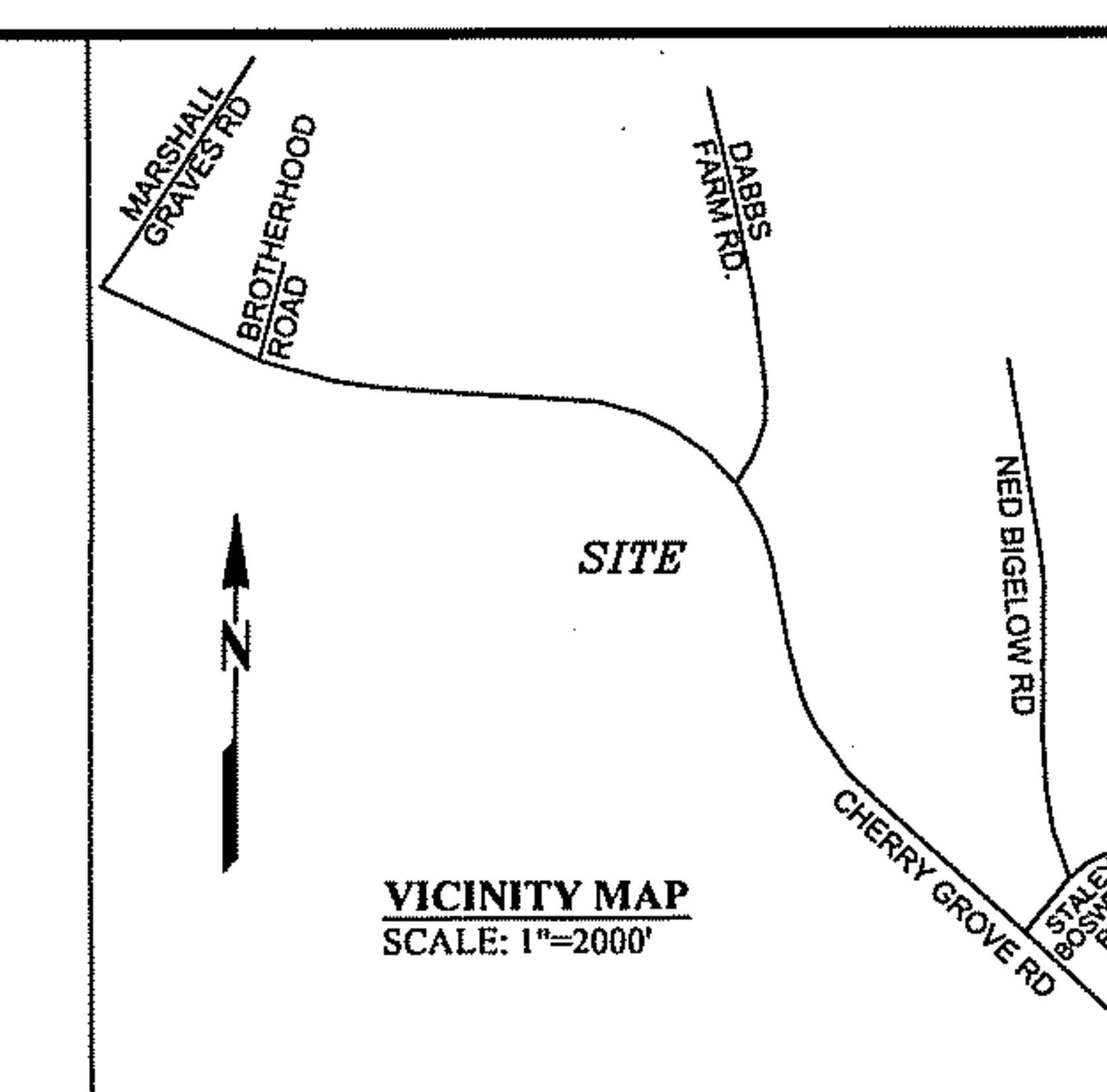
THIS PLAT ALSO REVISES THE CURVE BEARING ON THE PROPOSED PRIVATE ROAD CENTERLINE AND PROPERTY LINE BETWEEN LOTS 2 & 3 OF PLAT BOOK 17 PAGE 807 & 817.

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. Rows L1 through L49.

PROPERTY LINES
Table with columns: LINE, BEARING, DISTANCE. Rows L50 through L56.

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. 42-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26th 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.



BOOK 17 PAGE 828(1) 352815

Filed: 06/23/2022 12:19:48 PM
Ginny S. Mitchell, Register of Deeds
Caswell County, NC

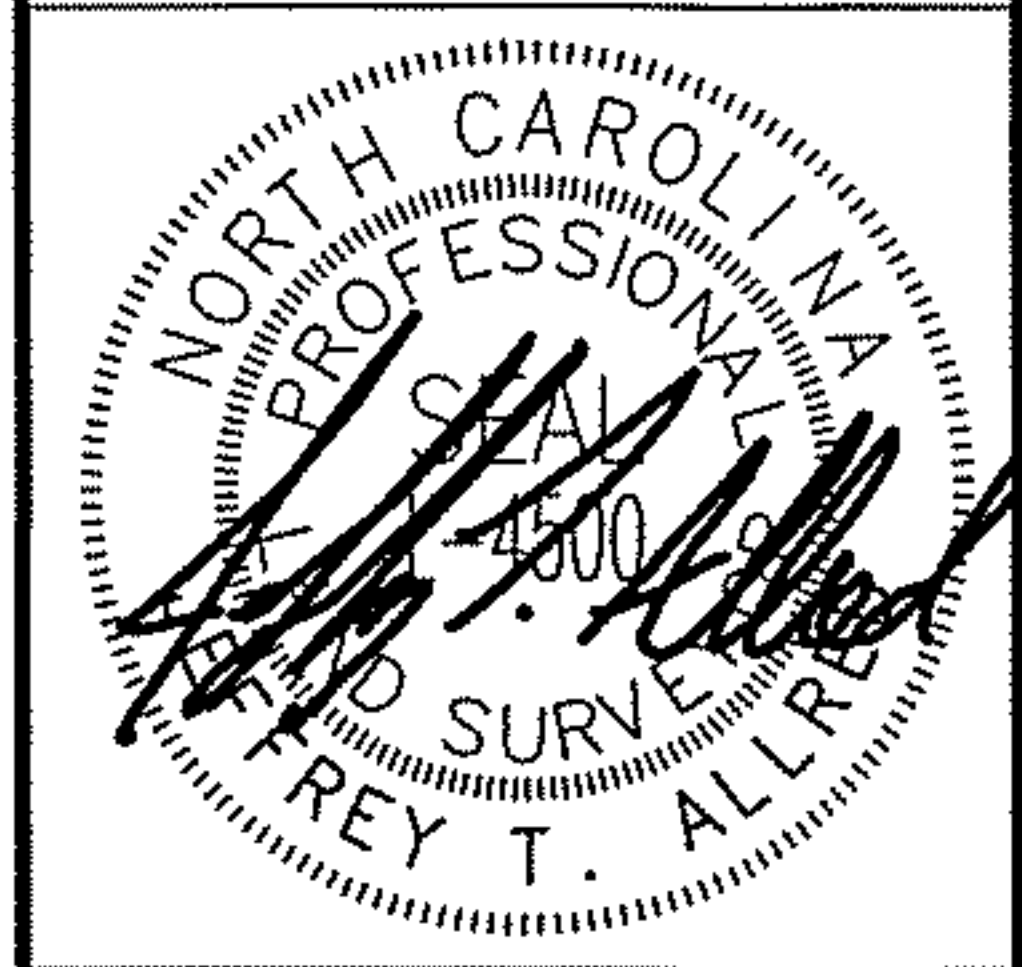
Ann Broken

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, PER CASWELL COUNTY PLANNING. Rows 1 through 10.

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



SHEET
1 OF 1