Unofficial Document Unofficial Document

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

PLAT BOOK ____ PAGE ____

BOOK 17 PAGE 874(1) 353967

Filed: 01/27/2023 02:52:52 PM
Ginny S. Mitchell, Register of Deeds
Caswell County, NC

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: Tracy M. Dixon 1.25.22
BACKWOODS LAND, LLC DATE

NOTARY PUBLIC
STATE OF NORTH CAROLINA

I, Melissa P Brooks A NOTARY PUBLIC OF Alamance COUNTY, NORTH CAROLINA, HEREBY CERTIFY THAT THE EXECUTION OF THE FOREGOING INSTRUMENT WAS DULY ACKNOWLEDGED BEFORE ME THIS DAY BY Tracy M Dixon FOR THE PURPOSE THEREIN EXPRESSED. THIS THE 25 DAY OF Jan 2022. 2023

SIGNED: Melissa P Brooks
NOTARY PUBLIC

SIGNED: 2-6-2027
MY COMMISSION EXPIRES

Melissa P Brooks Notary Public Alamance County North Carolina

REVIEW OFFICER'S CERTIFICATE, CASWELL COUNTY, NORTH CAROLINA

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

SIGNED: Thomas C. Bernard 1-21-23
REVIEW OFFICER 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 / 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.

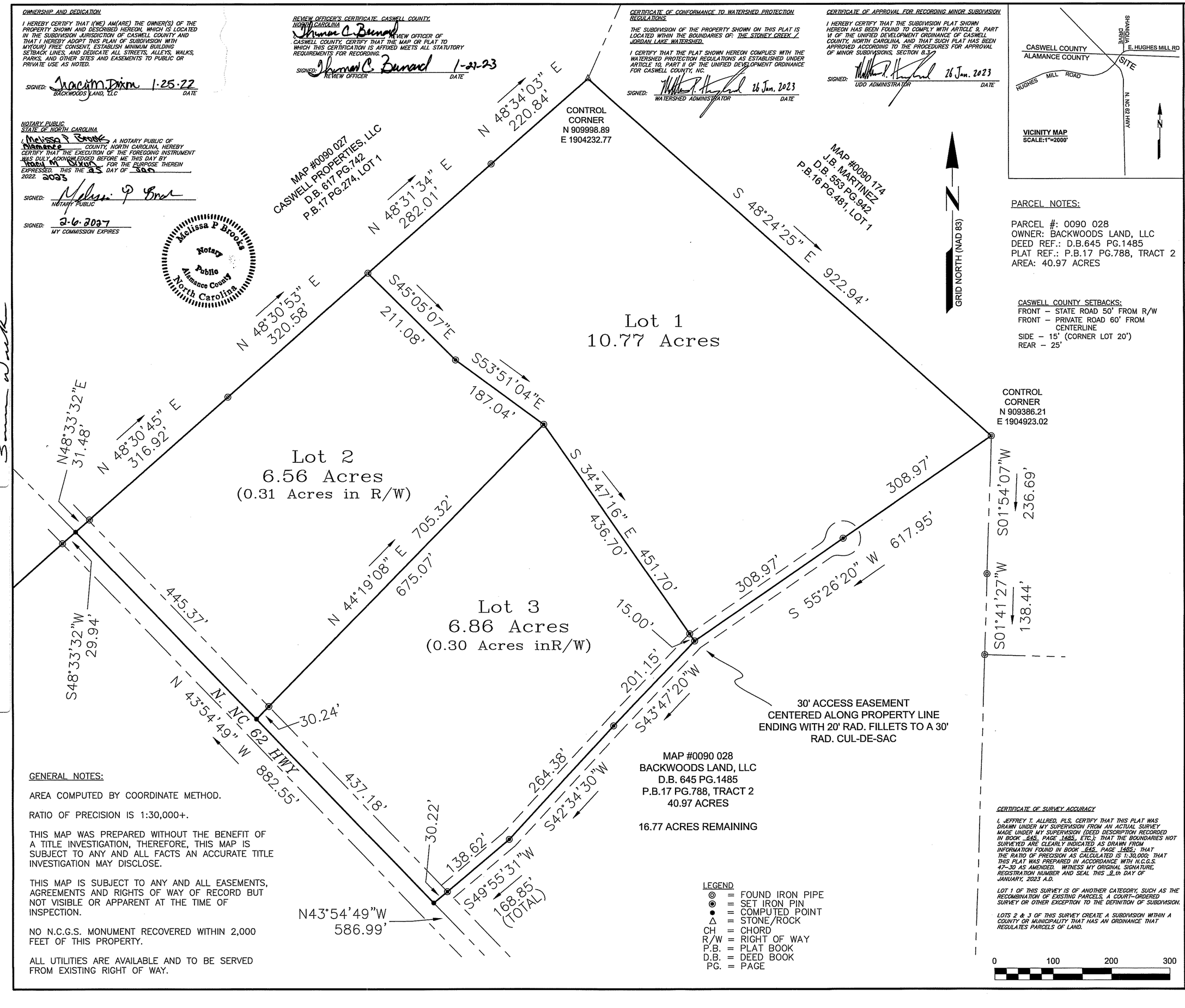
SIGNED: 26 Jan. 2023
WATERSHED ADMINISTRATOR DATE

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 8.3.7

SIGNED: 26 Jan. 2023
UDO ADMINISTRATOR DATE

VICINITY MAP
SCALE:1"=2000'



30' ACCESS EASEMENT CENTERED ALONG PROPERTY LINE ENDING WITH 20' RAD. FILLETS TO A 30' RAD. CUL-DE-SAC

MAP #0090 028
BACKWOODS LAND, LLC
D.B. 645 PG.1485
P.B.17 PG.788, TRACT 2
40.97 ACRES

16.77 ACRES REMAINING

PARCEL NOTES:

PARCEL #: 0090 028
OWNER: BACKWOODS LAND, LLC
DEED REF.: D.B.645 PG.1485
PLAT REF.: P.B.17 PG.788, TRACT 2
AREA: 40.97 ACRES

CASWELL COUNTY SETBACKS:
FRONT – STATE ROAD 50' FROM R/W
FRONT – PRIVATE ROAD 60' FROM CENTERLINE
SIDE – 15' (CORNER LOT 20')
REAR – 25'

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.

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

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 645 PAGE 1485, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 645 PAGE 1485; 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 9 th DAY OF JANUARY, 2023 A.D.

LOT 1 OF THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

LOTS 2 & 3 OF THIS SURVEY CREATE A SUBDIVISION WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

0 100 200 300

ALLRED LAND SURVEYING, PLLC

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

FINAL PLAT

THE UPLANDS NORTHEAST PHASE 1

PROPERTY OWNER INFORMATION:
BACKWOODS LAND, LLC
3095 CHAMPS WAY
MEBANE, NC 27302
336-213-9663

PROJECT LOCATION:
STATE: NC
COUNTY: CASWELL
TOWNSHIP: ANDERSON

NO.	DATE	REVISION NOTE
1		
2		
3		
4		
5		
6		
7		

DRAWING FILE PATH: ???

DRAWN BY: TQT
CHECKED BY: JTA
DATE: 20230109
PROJECT NO.: 2021-277
REF. NO.: NA
SCALE: 1"=100'

NORTH CAROLINA PROFESSIONAL SEAL L-4500 LAND SURVEYOR JEFFREY T. ALLRED

SHEET
1 OF 1