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

PLAT BOOK ____ PAGE ____

2/15/23

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THE WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO US BY DEED RECORDED IN D.B. 4414, PG. 377 AND THAT WE HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE OUR FREE ACT AND DEED AND HEREBY ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE TO PUBLIC USE AS STREETS, ALLEYS, CROSSWALKS, EASEMENTS, PARKS AND OTHER SPACES FOREVER AS SHOWN OR INDICATED. FURTHER, WE CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF ALAMANCE COUNTY.

SIGNED: Jacynn Dixon 2.15.23
BACKWOODS LAND, LLC DATE

ATTEST: Melissa P Kron

CERTIFICATE OF APPROVAL

THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ALAMANCE COUNTY AND IS APPROVED THIS DATE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ALAMANCE COUNTY.

SIGNED: _____ 2/21/23
SUBDIVISION ADMINISTRATOR DATE

REVIEW OFFICER'S CERTIFICATE: ALAMANCE COUNTY, NORTH CAROLINA

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

SIGNED: _____ 2/21/23
REVIEW OFFICER DATE

CERTIFICATE OF APPROVAL OF WASTEWATER DISPOSAL SYSTEMS

I HEREBY CERTIFY THAT ALL LOTS ARE PROVISIONALLY APPROVED FOR SUBSURFACE WASTEWATER DISPOSAL SYSTEMS, EXCEPT AS NOTED ON THE PLAT, SUBJECT TO ISSUANCE OF IMPROVEMENT PERMITS BY THE HEALTH DEPARTMENT, AND, TO THE NORTH CAROLINA ADMINISTRATIVE CODE.

SIGNED: Ryan Langley, REHS 2-20-2023
HEALTH DIRECTOR OR DEPUTY DATE

Note: Only lots 3-8 permitted by Alamance County Health Department.

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

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

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 _____ FOR THE PURPOSE THEREIN EXPRESSED. THIS THE ____ DAY OF _____, 2022.

SIGNED: _____
NOTARY PUBLIC

SIGNED: _____
MY COMMISSION EXPIRES

GRID NORTH (NAD 83)

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

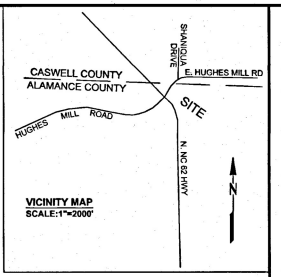
CERTIFICATE OF CONFORMANCE TO WATERSHED PROTECTION REGULATIONS

THE SUBDIVISION OF THE PROPERTY SHOWN ON THIS PLAT IS LOCATED WITHIN THE BOUNDARIES OF: THE STONEY CREEK BALANCE OF 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

NOTE:
A PORTION OF THIS PARCEL IS LOCATED WITHIN THE STONEY CREEK BALANCE OF WATERSHED AREA OF CASWELL COUNTY.



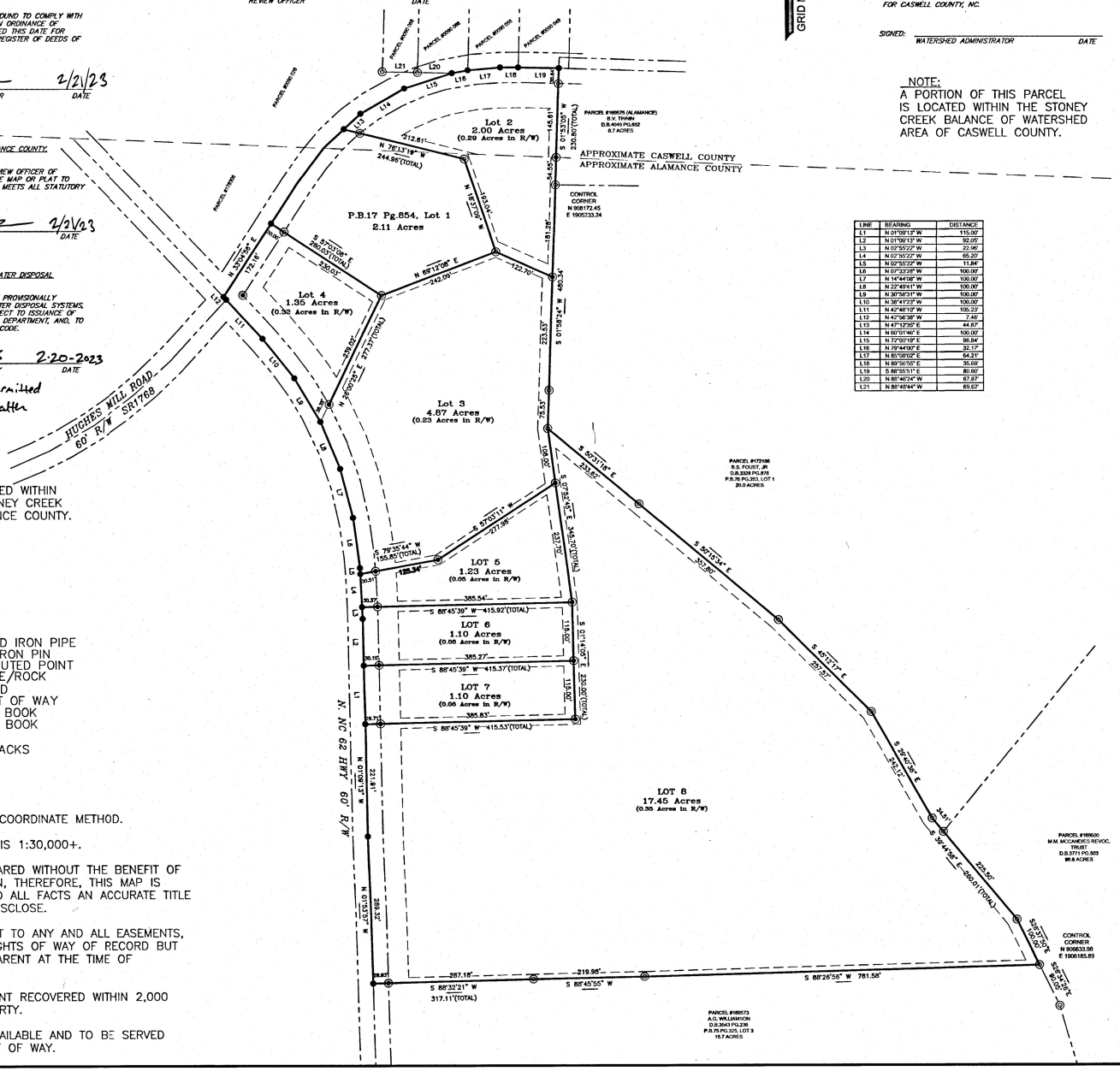
PARCEL NOTES:
ALAMANCE COUNTY
PARCEL #:169574
OWNER: BACKWOODS LAND, LLC
ADDRESS: N NC 62 HIGHWAY
DEED REF.: D.B.4414 PG.377
PLAT REF.: P.B.83 PG.12–13, TRACT 3 (CASWELL CO. P.B.17 PG.788–789, TRACT 3)
AREA: 29.1 ACRES (1.38 ACRES IN CASWELL CO)
WATERSHED: BOW STONEY CREEK

NO CASWELL COUNTY TAX REFERENCE

NOTE:
LOT 2
1.38 ACRES IN CASWELL CO.
0.62 ACRES IN ALAMANCE CO.

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

ALAMANCE COUNTY SETBACKS:
FRONT – ARTERIAL ROAD 40'
FRONT – MAJOR COLLECTOR ROAD 40'
FRONT – MINOR COLLECTOR ROAD 35'
FRONT – LOCAL ROAD 30'
FRONT – CUL–DE–SAC R/W 30'
SIDE – 25' ABUTTING R/W
SIDE – 10' ABUTTING PROPERTY LINE
REAR – 20'



LINE	BEARING	DISTANCE
L1	N 01°09'13" W	115.00'
L2	N 01°09'13" W	92.05'
L3	N 02°55'22" W	22.96'
L4	N 02°55'22" W	65.20'
L5	N 02°55'22" W	11.84'
L6	N 07°33'28" W	100.00'
L7	N 14°44'08" W	100.00'
L8	N 22°49'41" W	100.00'
L9	N 30°56'31" W	100.00'
L10	N 38°41'23" W	100.00'
L11	N 42°46'10" W	105.23'
L12	N 42°36'36" W	7.46'
L13	N 47°12'35" E	44.87'
L14	N 60°01'46" E	100.00'
L15	N 72°00'19" E	98.84'
L16	N 79°44'00" E	32.17'
L17	N 85°08'02" E	54.21'
L18	N 89°56'55" E	35.69'
L19	S 88°55'51" E	80.60'
L20	N 86°40'24" W	67.87'
L21	N 88°48'44" W	69.82'

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
– – – – – = SETBACKS

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.

Doc ID: 014291710001 Type: PLT
Recorded: 02/22/2023 at 10:47:36 AM
Fee Amt: $21.00 Page 1 of 1
Alamance, NC
David Barber Register of Deeds
BK 83 PG 304

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 ___AS___ PAGE 3(SOM), ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ___AS___ PAGE 3(SOM); 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 22th DAY OF SEPTEMBER, 2022 A.D.

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

0 150 300 450

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 SOUTHEAST

PROJECT LOCATION:
STATE: NC
COUNTY: ALAMANCE
TOWNSHIP: PLEASANT GROVE

PROPERTY OWNER INFORMATION:
BACKWOODS LAND LLC
6095 CHAMPS WAY
MEBANE, NC 27302
336-213-9663

NO.	DATE	REVISION NOTE
1	2022-09-29	Revised per Backwoods Land and subdivision and Lot reference

DRAWING FILE PATH: ???

DRAWN BY: TOT
CHECKED BY: JTA
DATE: 2022-09-29
PROJECT NO.: 2021-277
REF. NO.: NA
SCALE: 1"=150'

NORTH CAROLINA PROFESSIONAL SEAL 4500 SURVEYOR JEFFREY T. ALLRED

SHEET
1 OF 1

83-304