

OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT (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 ACCEPT THIS PLAN OF SUBDIVISION WITH WITHOUT FREE COVENANT, ESTABLISH WHATEVER BUILDING SETBACK LINES, AND DESIGNATE ALLEYS, WALKS, PARKS, AND OTHER SITES AND FACILITIES TO PUBLIC OR PRIVATE USE AS NOTED.

SIGNED: Tracy M Dixon 8-28-23 DATE
BACKWOODS LAND, LLC

NOTARY PUBLIC STATE OF NORTH CAROLINA

THOMAS L. JONES, Notary Public of the State of North Carolina, County of Wayne, hereby certify that the execution of the foregoing instrument was duly acknowledged before me this day by Tracy M Dixon for the purpose herein expressed. This the 28th day of August, 2023.

SIGNED: Thomas L Jones NOTARY PUBLIC
SIGNED: 08-22-2023 MY COMMISSION EXPIRES



CERTIFICATE OF APPROVAL FOR RECORDING MAJOR SUBDIVISION

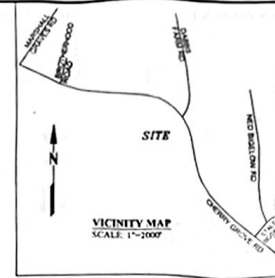
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH ARTICLE 8 PART 14 OF THE UNIFIED DEVELOPMENT ORDINANCE OF CASWELL COUNTY, NC, AND THAT THIS PLAT HAS BEEN APPROVED BY THE CASWELL PLANNING BOARD AND/OR THE LOCAL ADMINISTRATOR FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF CASWELL COUNTY ACCORDING TO THE PROCEDURES FOR APPROVAL OF MAJOR SUBDIVISIONS, SECTION 8.4.

SIGNED: _____ LOCAL 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 STREETS, DREDS, PROTECTED WATERSHEDS, OR THE AERIAL LAKE, REGULATED AREA. I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION REGULATIONS AS ESTABLISHED UNDER ARTICLE 16 PART 1 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR CASWELL COUNTY, NC.

SIGNED: _____ WATERSHED ADMINISTRATOR DATE _____



PARCEL NOTES:
PARCEL #: 0058 031
OWNER: BACKWOODS LAND, LLC
ADDRESS: CHERRY GROVE ROAD
DEED REF.: D.B.642 PG.1025
PLAT REF.: P.B.17 PG.828, LOT 16
AREA: 8.79 ACRES

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 16 OF PLAT BOOK 17 PAGE 828 INTO 8 NEW LOTS.

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

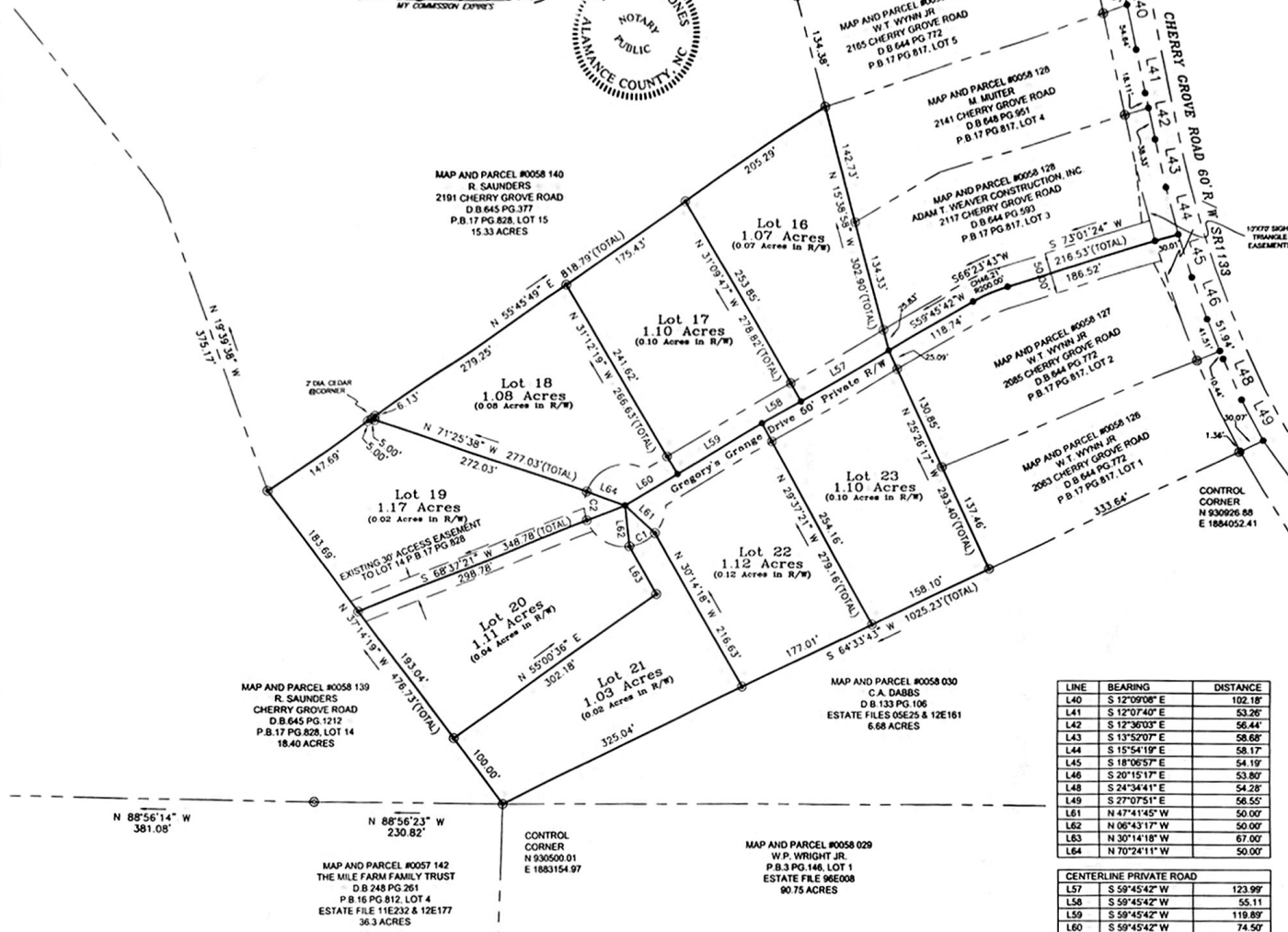
GENERAL NOTES:
AREA COMPUTED BY COORDINATE METHOD.
RATIO OF PRECISION IS 1:30,000+.

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 _____ PAGE _____, ETC.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH N.C.G.S. 47-10 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 28th DAY OF JULY, 2023 A.D.
THIS SURVEY CREATES A SUBDIVISION WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.



CERTIFICATE OF DISCLOSURE PRIVATE ROADS
(WE) (THE DEVELOPER(S)) OF GREGORY'S GRANGE PHASE 1 SUBDIVISION HEREBY STATE THAT THE SUBDIVISION ROADS IN GREGORY'S GRANGE PHASE 1 SUBDIVISION ARE PRIVATE ROADS. OWNERSHIP AND MAINTENANCE OF THE PRIVATE ROADS ARE THE RESPONSIBILITY OF
RIGHT OF ACCESS TO PRIVATE ROADS WITHIN SAID SUBDIVISION IS GUARANTEED TO ALL LOTS SERVED BY SAID ROADS. ALL OWNERS OF LOTS SHOULD RECEIVE A ROAD DISCLOSURE STATEMENT (WE) AS THE DEVELOPER(S) FURTHER STATE THAT ALL OWNERSHIP AND MAINTENANCE ADJUSTMENTS FOR THE PRIVATE ROADS HAVE BEEN APPROVED BY THE LOCAL ADMINISTRATOR AND THE CASWELL COUNTY PLANNING BOARD AND THAT THE PROVISIONS OF SECS 136-102.6 RELATIVE TO PRIVATE ROADS HAVE BEEN COMPLIED WITH.

SIGNED: Tracy M Dixon 8-28-23 DATE
SIGNED: Thomas L Jones 8-28-23 DATE
NOTARY



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 DISTRICTS.
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: _____ LOCAL ADMINISTRATOR DATE _____

REVIEW OFFICER'S CERTIFICATE, CASWELL COUNTY, NORTH CAROLINA

I, _____ REVIEW OFFICER OF CASWELL COUNTY, CERTIFY THAT THE MAP ON PG. 10 TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

SIGNED: _____ REVIEW OFFICER DATE _____

LINE	BEARING	DISTANCE
L00	S 12°09'08" E	102.18'
L40	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'
L61	N 47°41'45" W	50.00'
L62	N 06°43'17" W	50.00'
L63	N 30°14'18" W	67.00'
L64	N 70°24'11" W	50.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	35.76'	35.00'	N 62°47'29" E	40°58'29"
C2	50.00'	35.76'	35.00'	N 00°53'25" W	40°58'29"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L57	S 59°45'42" W	123.99'			
L58	S 59°45'42" W	55.11'			
L59	S 59°45'42" W	119.89'			
L60	S 59°45'42" W	74.50'			



ALLRED LAND SURVEYING, PLLC
JEFF ALLRED, PLS ~ L-4500
8065 COBLE MILL ROAD
SNOW CAMP, NC 27549
PHONE: 336-684-8202

FINAL PLAT
GREGORY'S GRANGE PHASE 3
REGULATED AREA
BACKWOODS LAND, LLC
CASWELL COUNTY, NC
TOWNSHIP ANDERSON

NO.	DATE	REVISION NOTE

DRAWN BY: TOT
CHECKED BY: JTA
DATE: 20230706
PROJECT NO.: 2022-66
REF. NO. NA
SCALE: 1"=100'

