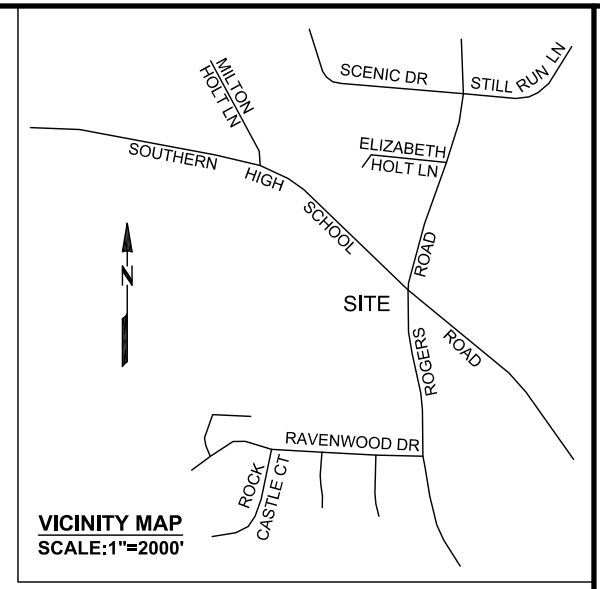


LINE	BEARING	DISTANCE
L54	S 10°02'05" W	42.11'
L55	S 10°02'05" W	49.11'
L56	S 54°23'10" E	69.02'
L57	N 46°53'07" E	31.14'
L58	N 71°26'38" E	30.13'
L59	S 88°27'45" E	62.72'
L60	N 42°55'52" E	62.46'
L61	N 00°56'29" W	67.54'
L62	N 08°10'16" E	61.63'
L63	S 81°38'12" E	215.31'
L64	N 81°38'12" W	112.88'
L64	N 81°38'12" W	53.65'
L65	N 81°38'12" W	48.78'
L66	N 43°15'21" E	25.11'
L67	N 33°15'36" E	102.38'

NOTE:
 1.) FOR CELL TOWER FALL ZONE RULES AND REGULATIONS SEE ALAMANCE COUNTY UDO ARTICLE 6.11 WIRELESS COMMUNICATIONS UTILITIES.
 2.) ALL LOTS LABELED AS "LOT ?A" ARE OFFSITE SEPTIC LOTS FOR THE CORRELATING NUMBER (EXAMPLE: LOT 1A IS THE OFFSITE SEPTIC AREA FOR LOT 1) AND AS SUCH ARE NOT STAND ALONE PARCELS AND MUST BE TRANSFERRED WITH THEIR CORRELATING LOT # ALONG WITH RIGHTS TO ACCESS PROVIDED BY THE DEPICTED "20' PRIVATE SEWER LINE ACCESS EASEMENT" (20' PSLAME) THAT TIE THE 2 TOGETHER.

ALAMANCE COUNTY SETBACKS:
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 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'



CERTIFICATION OF OWNERSHIP AND DEDICATION
 I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH WAS CONVEYED TO ME (US) BY DEED RECORDED IN BOOK 4540, PAGE 922 AND THAT (WE) HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY(OUR) FREE ACT AND DEED AND HEREBY ESTABLISH THE MINIMUM BUILDING LINES, AND DEDICATE TO PUBLIC USE 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.

BACKWOODS LAND LLC DATE

SUBDIVISION ADMINISTRATOR ALAMANCE COUNTY DATE

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

SUBDIVISION ADMINISTRATOR ALAMANCE COUNTY DATE

CERTIFICATE OF E-911 ADDRESSING COMPLIANCE
 THIS SUBDIVISION HAS BEEN FOUND TO COMPLY WITH THE PROVISIONS OF THE ALAMANCE COUNTY ADDRESSING ORDINANCE AND ALL THE ADDRESSES AND ROAD NAMES SHOWN ON THE PLAT ARE APPROVED.

ADDRESSING COORDINATOR DATE

REVIEW OFFICER'S CERTIFICATE, ALAMANCE COUNTY, NORTH CAROLINA

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

REVIEW OFFICER DATE

CERTIFICATE OF APPROVAL OF WASTEWATER DISPOSAL SYSTEMS

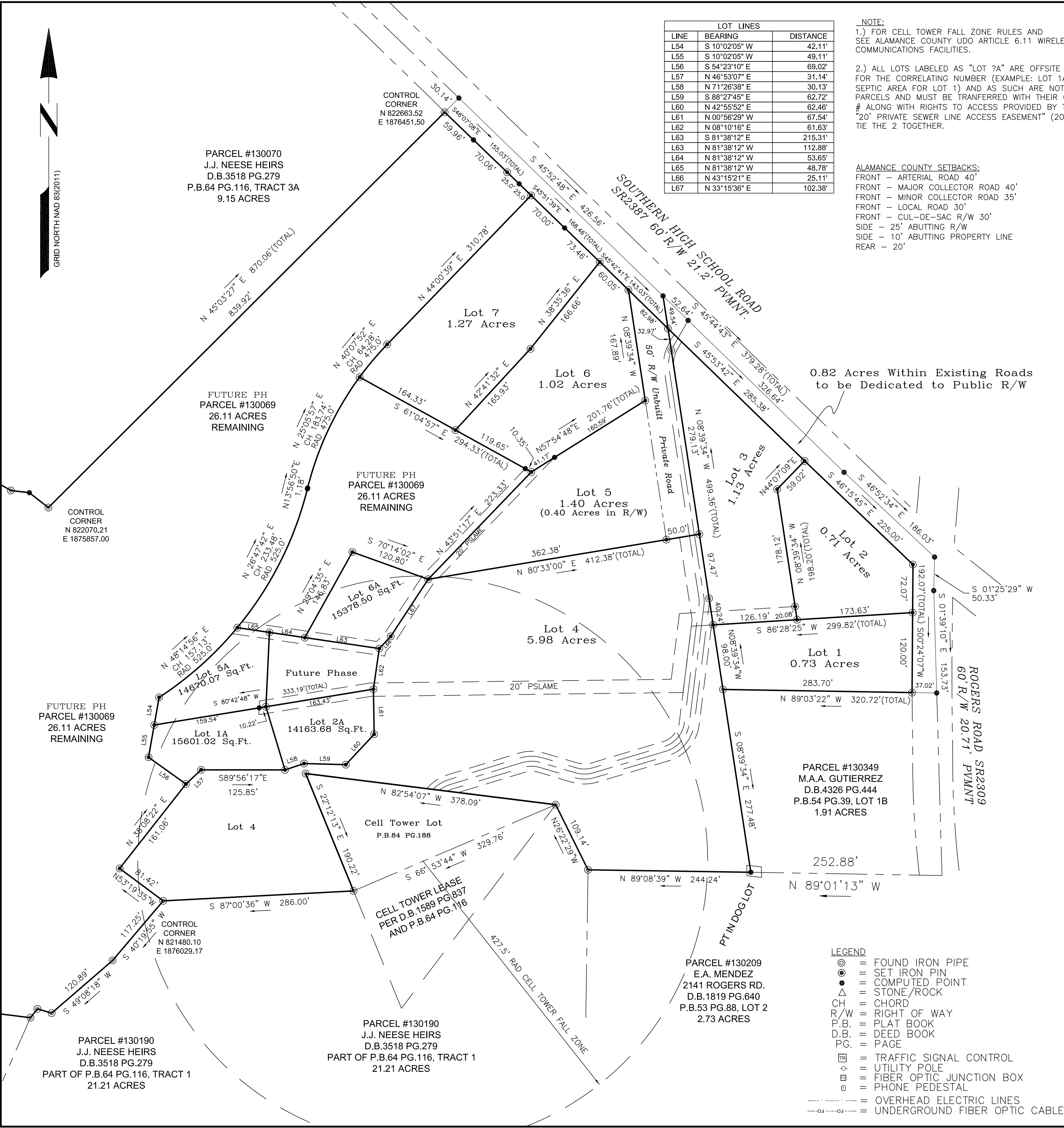
I HEREBY CERTIFY THAT ALL LOTS ARE PROVISIONALLY APPROVED FOR SUBSURFACE WASTEWATER DISPOSAL SYSTEMS, EXCEPT AS NOTED ON THE PLAT, SUBJECT TO ISSUANCE OF IMPROVEMENT PERMITS BY THE HEALTH DEPARTMENT, AND, TO THE NORTH CAROLINA ADMINISTRATIVE CODE.

HEALTH DIRECTOR OR DEPUTY DATE

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 4540, PAGE 922, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 4540, PAGE 922; 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 20th DAY OF DECEMBER, 2023 A.D.

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



- 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
 - ⊠ = TRAFFIC SIGNAL CONTROL
 - = UTILITY POLE
 - ⊠ = FIBER OPTIC JUNCTION BOX
 - ⊠ = PHONE PEDESTAL
 - = OVERHEAD ELECTRIC LINES
 - - - - = UNDERGROUND FIBER OPTIC CABLE

ALLRED LAND SURVEYING, PLLC
 JEFF ALLRED, PLS ~ L-4500
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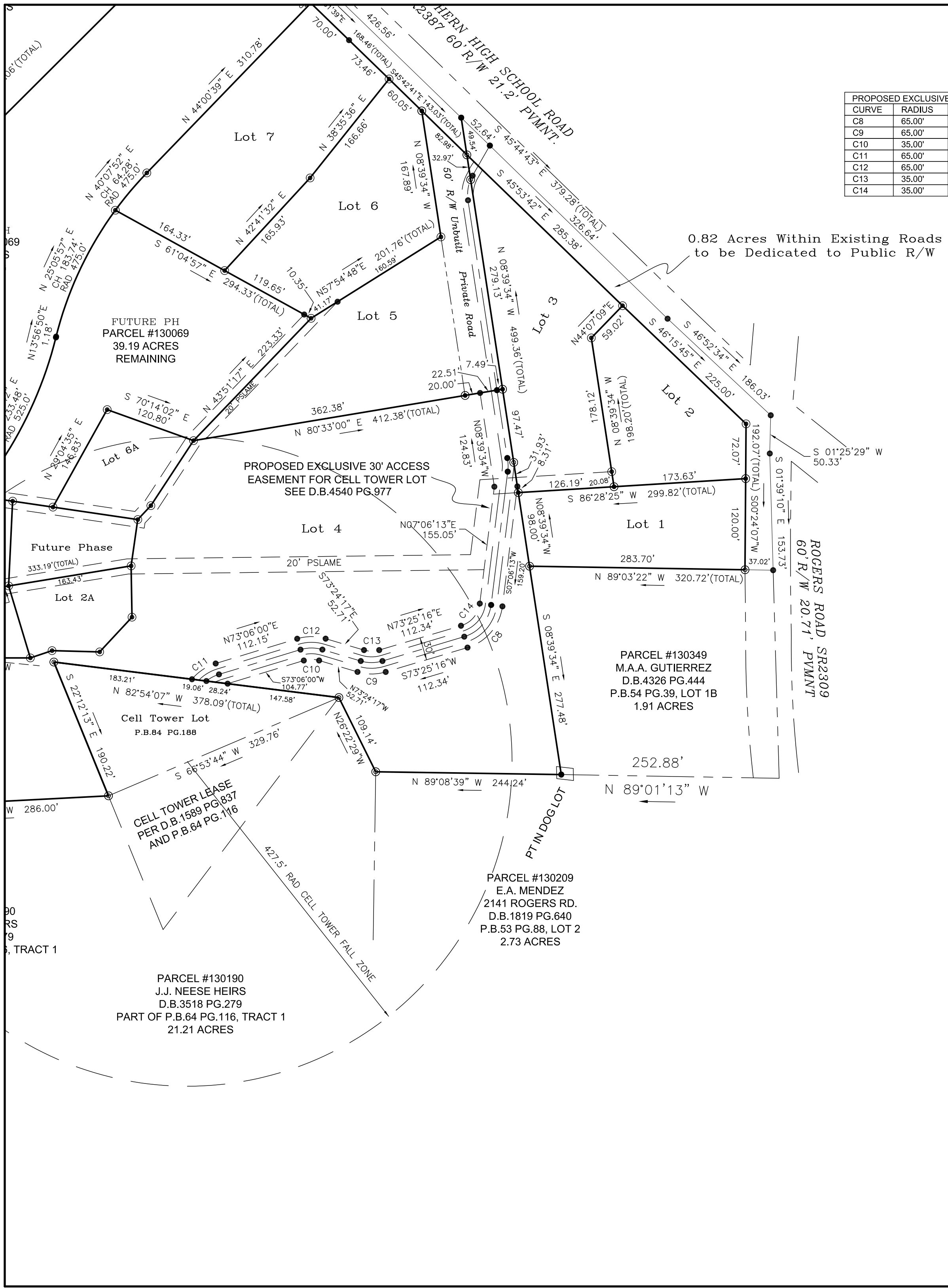
THE OAKS AT BRIGGSTONE
 PHASE 1 SHEET 1
 PROPERTY OWNER INFORMATION:
 BACKWOODS LAND LLC
 3095 CHAMPS WAY
 MEANE, NC 27302

NO.	DATE	REVISION NOTE
1	20231221	ISSUED PER ALAMANCE COUNTY PLANNING REQUEST
2	20240103	PER FIBER OPTIC AND UTILITY LOCATIONS

DRAWN BY: TOT
 CHECKED BY: JTA
 DATE: 20231220
 PROJECT NO.: 2023-146
 REF. NO.: NA
 SCALE: 1"=100'

SHEET
 1 OF 5

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C8	65.00'	75.24'	71.11'	S 40°15'45" W	66°19'22"
C9	65.00'	37.64'	37.12'	N 89°59'30" W	33°10'39"
C10	35.00'	20.46'	20.17'	S 89°50'54" W	33°30'02"
C11	65.00'	37.95'	37.41'	N 56°22'41" E	33°28'57"
C12	65.00'	38.01'	37.47'	N 89°50'52" E	33°30'02"
C13	35.00'	20.27'	19.99'	S 89°59'31" E	33°10'39"
C14	35.00'	40.51'	38.29'	N 40°15'43" E	66°19'22"



GRID NORTH NAD 83(2011)



NOTE:

1.) FOR CELL TOWER FALL ZONE RULES AND REGULATIONS SEE ALAMANCE COUNTY UDO ARTICLE 6.11 WIRELESS COMMUNICATIONS FACILITIES.

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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'

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 - = COMPUTED POINT
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 - CH = CHORD
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 - P.B. = PLAT BOOK
 - D.B. = DEED BOOK
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 - Ⓞ = PHONE PEDESTAL
 - = OVERHEAD ELECTRIC LINES
 - - - - - = UNDERGROUND FIBER OPTIC CABLE

GENERAL NOTES:

AREA COMPUTED BY COORDINATE METHOD.

RATIO OF PRECISION IS 1:30,000+.

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NO N.C.G.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.

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

THE OAKS AT BRIGGSTONE

PHASE 1, SHEET 3: PROPOSED 30' ACCESS EASEMENT

PROPERTY OWNER INFORMATION:
BACKWOODS LAND LLC
3095 CHAMPS WAY
MEANE, NC 27302

PROJECT LOCATION:
STATE: NC
COUNTY: ALAMANCE
TOWNSHIP: ALBRIGHT

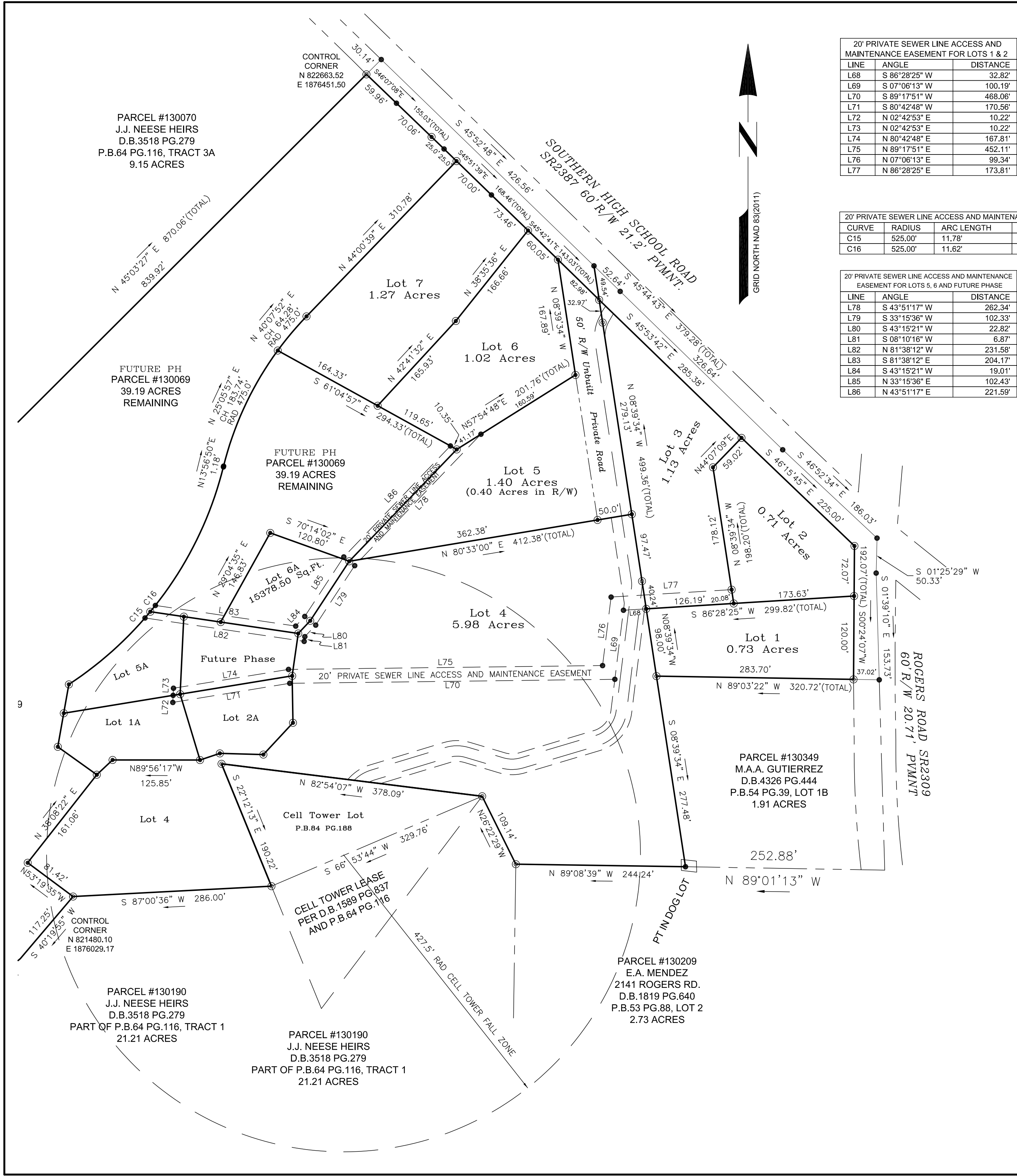
NO.	DATE	REVISION NOTE
1	2023/12/21	ISSUED PER ALAMANCE COUNTY PLANNING REQUEST
2	2024/01/03	PER FIBER OPTIC AND UTILITY LOCATIONS

DRAWN BY: ???
CHECKED BY: ???
DATE: ???
PROJECT NO.: ???
REF. NO.: ???
SCALE: 1"=100'



SHEET

3 OF 5



20' PRIVATE SEWER LINE ACCESS AND MAINTENANCE EASEMENT FOR LOTS 1 & 2

LINE	ANGLE	DISTANCE
L68	S 86°28'25" W	32.82'
L69	S 07°06'13" W	100.19'
L70	S 89°17'51" W	468.06'
L71	S 80°42'48" W	170.56'
L72	N 02°42'53" E	10.22'
L73	N 02°42'53" E	10.22'
L74	N 80°42'48" E	167.81'
L75	N 89°17'51" E	452.11'
L76	N 07°06'13" E	99.34'
L77	N 86°28'25" E	173.81'

20' PRIVATE SEWER LINE ACCESS AND MAINTENANCE EASEMENT FOR LOTS 5, 6 AND FUTURE PHASE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C15	525.00'	11.78'	11.78'	N 40°17'07" E	1°17'09"
C16	525.00'	11.62'	11.62'	N 39°00'30" E	1°16'07"

20' PRIVATE SEWER LINE ACCESS AND MAINTENANCE EASEMENT FOR LOTS 5, 6 AND FUTURE PHASE

LINE	ANGLE	DISTANCE
L78	S 43°51'17" W	262.34'
L79	S 33°15'36" W	102.33'
L80	S 43°15'21" W	22.82'
L81	S 08°10'16" W	6.87'
L82	N 81°38'12" W	231.58'
L83	S 81°38'12" E	204.17'
L84	S 43°15'21" W	19.01'
L85	N 33°15'36" E	102.43'
L86	N 43°51'17" E	221.59'

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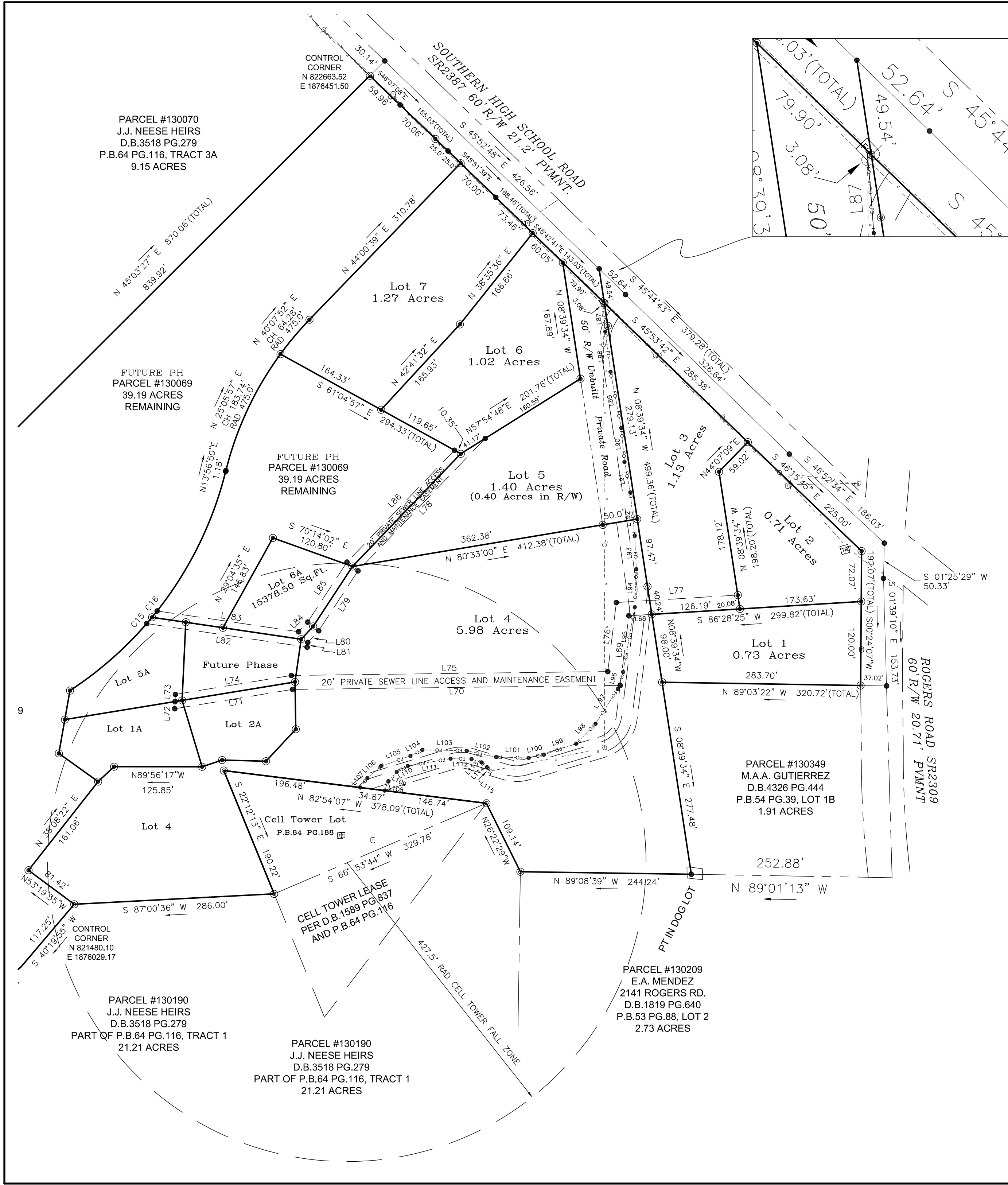
THE OAKS AT BRIGGSTONE
 PHASE 1, SHEET 4: 20' PRIVATE SEWER LINE ACCESS AND MAINTENANCE EASEMENTS
 PROPERTY OWNER INFORMATION:
 BACKWOODS LAND LLC
 3095 CHAMPS WAY
 MEANE, NC 27302
 PROJECT LOCATION:
 COUNTY: ALAMANCE
 TOWNSHIP: ALBRIGHT

NO.	DATE	REVISION NOTE
1	2023/12/21	ISSUED PER ALAMANCE COUNTY PLANNING REQUEST
2	2024/01/03	PER FIBER OPTIC AND UTILITY LOCATIONS

DRAWN BY: TQT
 CHECKED BY: JTA
 DATE: 2023/12/20
 PROJECT NO.: 2023-146
 REF. NO.: NA
 SCALE: 1"=100'

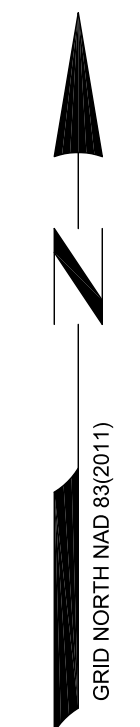


SHEET
 4 OF 5



NOTE:
FIBER OPTIC CABLE LOCATION APPROXIMATED PER 3RD PARTY PAINT MARKINGS. NO FIBER OPTIC CABLE EASEMENT OR RIGHT-OF-WAY FOUND ON RECORD AT THE ALAMANCE COUNTY REGISTER OF DEEDS.

APPROXIMATE FIBER OPTIC CABLE LOCATION		
L87	N 04°43'24" W	43.05'
L88	S 07°24'06" E	57.75'
L89	S 10°50'40" E	81.82'
L90	S 05°25'20" E	48.78'
L91	S 10°48'19" E	44.26'
L92	S 05°47'17" E	61.94'
L93	S 02°51'34" E	48.17'
L94	S 02°26'19" W	54.24'
L95	S 10°11'06" W	94.00'
L96	S 17°22'24" W	25.55'
L97	S 32°37'16" W	58.94'
L98	S 44°08'49" W	39.71'
L99	S 71°15'13" W	48.70'
L100	S 77°52'19" W	22.25'
L101	N 88°26'46" W	46.84'
L102	N 77°58'05" W	42.51'
L103	N 88°43'17" W	63.45'
L104	S 63°06'19" W	19.11'
L105	S 70°46'41" W	44.61'
L106	S 49°02'07" W	25.66'
L107	S 36°31'07" W	17.04'
L108	N 22°34'03" E	14.50'
L109	N 41°51'28" E	17.79'
L110	N 61°11'17" E	18.00'
L111	N 80°30'46" E	61.97'
L112	S 89°08'14" E	29.88'
L113	S 71°20'35" E	15.43'
L114	S 48°28'47" E	9.96'
L115	S 36°43'06" E	7.40'



NOTE:
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THE OAKS AT BRIGGSTONE
PHASE 1, SHEET 5: EXISTING UTILITY LOCATIONS
PROPERTY OWNER INFORMATION:
BACKWOODS LAND LLC
3095 CHAMPS WAY
MEANE, NC 27302
PROJECT LOCATION:
STATE: NC
COUNTY: ALAMANCE
TOWNSHIP: ALBRIGHT

NO.	DATE	REVISION NOTE
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2	20240103	PER FIBER OPTIC AND UTILITY LOCATIONS

DRAWN BY: TQT
CHECKED BY: JTA
DATE: 20231220
PROJECT NO.: 2023-146
REF. NO.: NA
SCALE: 1"=100'



SHEET
5 OF 5