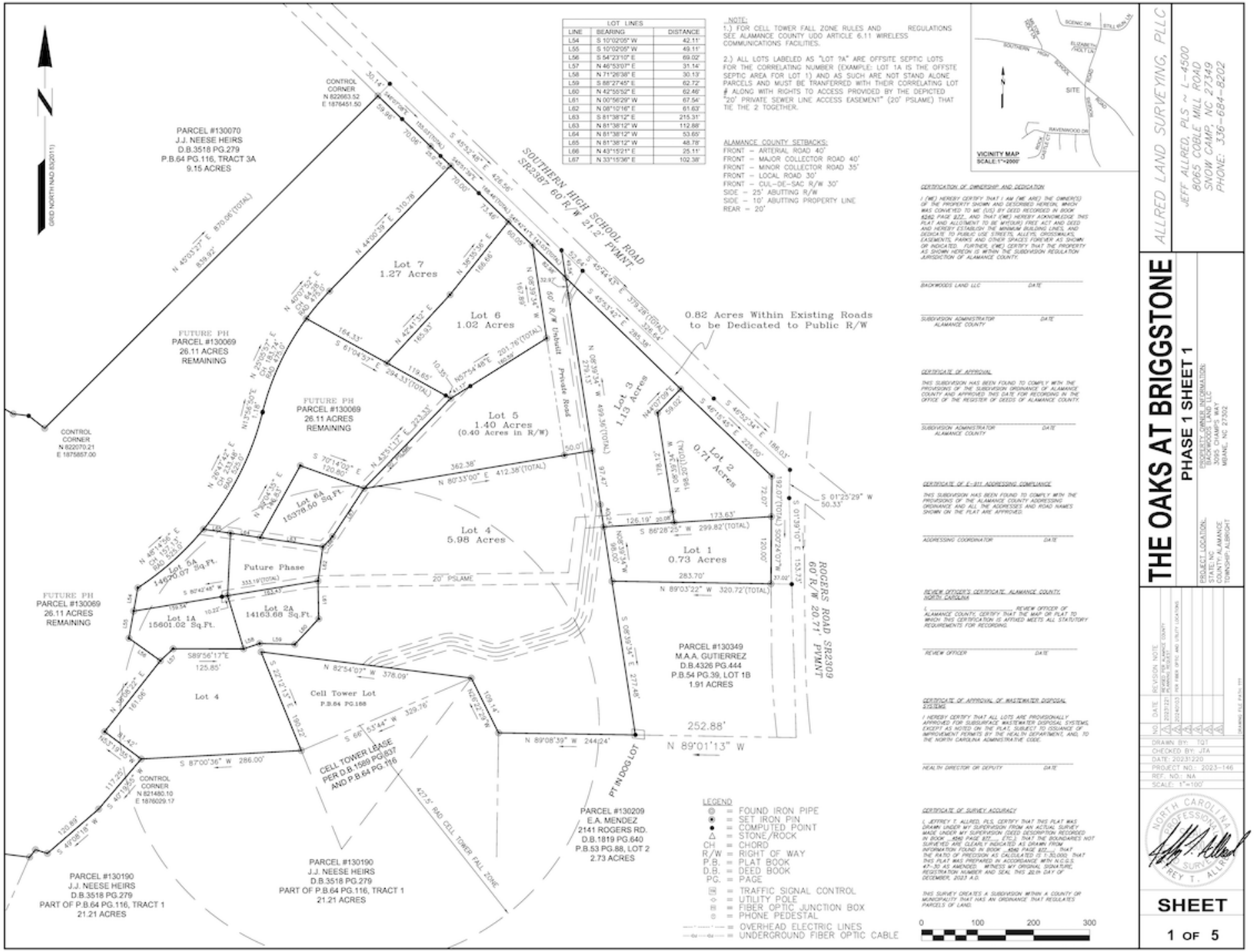

LOT LINES		
LINE	BEARING	DISTANCE
L54	S 10°02'05" W	42.11'
L55	S 10°02'05" W	49.11'
L56	S 54°23'10" E	69.02'
L57	N 46°53'01" E	31.14'
L58	N 71°26'38" E	30.13'
L59	S 88°27'45" E	62.72'
L60	N 42°55'52" E	62.46'
L61	N 00°56'29" W	67.54'
L62	N 08°10'16" E	61.63'
L63	S 81°38'12" E	215.31'
L63	N 81°38'12" 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 FACILITIES.

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 TRANFERRED 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:
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'

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
- ---fo---fo--- = UNDERGROUND FIBER OPTIC CABLE

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 4262 PAGE 822, AND THAT (I/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, (I/WE) CERTIFY THAT THE PROPERTY AS SHOWN HEREON IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF ALAMANCE COUNTY.

BACKWOODS LAND LLC DATE

SUBDIVISION ADMINISTRATOR DATE
ALAMANCE COUNTY

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 DATE
ALAMANCE COUNTY

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 ____ PAGE ____, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK ____ PAGE ____; 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.

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

THE OAKS AT BRIGGSTONE

PHASE 1 SHEET 1

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

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

NO.	DATE	REVISION NOTE
A	20231221	REVISED PER ALAMANCE COUNTY PLANNING REVIEW
B	20240103	PER EMAIL OFFICE AND UTILITY LOCATIONS

DRAWN BY: TGT
CHECKED BY: JTA
DATE: 20231220
PROJECT NO.: 2023-146
REF. NO.: NA
SCALE: 1"=100'
DRAWING FILE PATH: ???

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR JEFFREY T. ALLRED

SHEET
1 OF 5