

**CERTIFICATE OF 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.

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 \_\_\_\_\_, 2024.

BACKWOODS LAND LLC DATE \_\_\_\_\_

NOTARY PUBLIC DATE \_\_\_\_\_

**CERTIFICATE OF EXEMPTION**

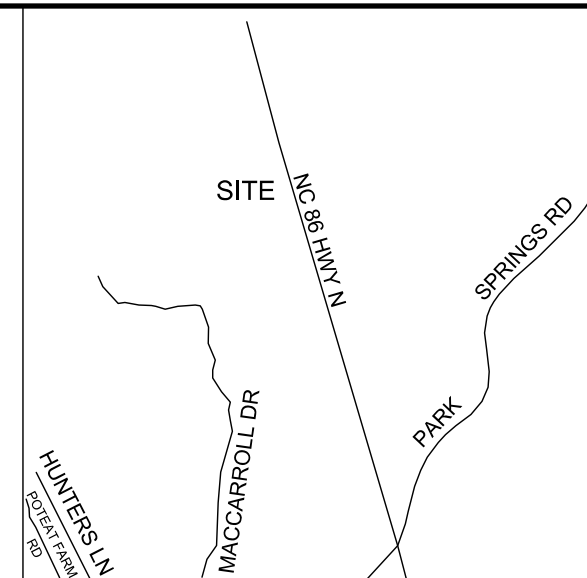
THE SUBDIVISION OF THE PROPERTY SHOWN ON THIS PLAT IS AN EXCEPTION TO ARTICLE 9, PART VI OF THE UNIFIED DEVELOPMENT ORDINANCE OF CASWELL COUNTY, NORTH CAROLINA, UNDER SECTION 9.45.1 AS INDICATED BELOW AND THE RESULTANT LOT(S) MEET THE MINIMUM STANDARDS OF THE ORDINANCE. 9.45.1.2 GREATER THAN 10 AC.

UDO ADMINISTRATOR DATE \_\_\_\_\_

**REVIEW OFFICERS CERTIFICATE CASWELL COUNTY NORTH CAROLINA**

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

REVIEW OFFICER DATE \_\_\_\_\_



**PARCEL NOTES:**  
WESTERN PART OF PARCEL #: 0048 030  
OWNER: BACKWOODS LAND, LLC  
ADDRESS: PARK SPRINGS ROAD  
DEED REF.: D.B.636 PG.884  
PLAT REF.: PART OF P.B.15 PG.471  
AREA: 13.76 ACRES

**CASWELL COUNTY SETBACKS**

- FRONT YARD - 50'
- SIDE YARD - 20'
- SIDE YARD CORNER LOT - 20'
- REAR YARD - 25'

**LEGEND**

- ⊙ = FOUND IRON PIPE
- = SET IRON PIN
- = COMPUTED POINT
- △ = STONE/ROCK
- ⊠ = NCDOT R/W MONUMENT
- CH = CHORD
- R/W = RIGHT OF WAY
- P.B. = PLAT BOOK
- D.B. = DEED BOOK
- PG. = PAGE

**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.

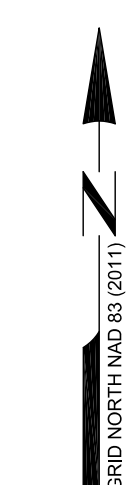
NO N.C.G.S. MONUMENT RECOVERED WITHIN 2,000 FEET OF THIS PROPERTY.

ALL UTILITIES ARE AVAILABLE AND TO BE SERVED FROM EXISTING RIGHT OF WAY.

**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 \_\_\_\_\_ DAY OF AUGUST, 2024 A.D.

G.S.47-30.(1)(11) d. THAT THE SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION, G.S.1600-802(g).



PARCEL #0048 017  
M. ALFRED  
502 WILSON RD  
D.B.403 PG.427  
P.B.5 PG.35

PROPERTY LINE ALONG THE CENTERLINE OF HOGANS CREEK

CONTROL CORNER  
N 1001144.04  
E 1885579.77

PARCEL #0048 029  
W.M. GREGORY  
559 SCOTT RD  
D.B.403 PG.429  
P.B.1 PG.28, LOT 3

CONTROL CORNER  
N 1001194.1  
E 1886110.77

CONTROL CORNER  
N 1001026.76  
E 1886159.43

PARCEL #0048 029  
W.M. GREGORY  
559 SCOTT RD  
D.B.403 PG.429  
P.B.1 PG.28, LOT 3

CONTROL CORNER  
N 1001131.70  
E 1886517.59

PARCEL #0048 030  
BACKWOODS LAND LLC  
PARK SPRINGS RD  
D.B.636 PG.884  
P.B.2 PG.238, LOT 1 & 6  
P.B.6 PG.234, PART LOT 1 & 2  
120.45 ACRES REMAINING

Part of Parcel #0048 030 West of Hwy 86  
13.76 Acres

PARCEL #0048 084  
R.E. RICCHIUTO  
8263 NC HWY 86  
D.B.467 PG.512  
P.B.15 PG.471, LOT 1

**PRELIMINARY**

**EXEMPT SUBDIVISION PLAT**

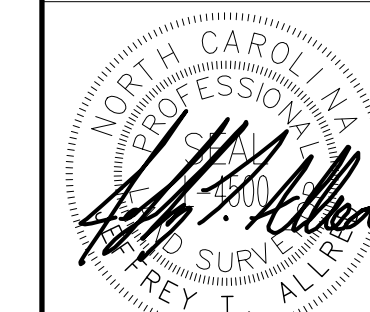
**FOR BACKWOODS LAND LLC PARCEL #0048 030**

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

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

NO.	DATE	REVISION NOTE

DRAWN BY: TOT  
CHECKED BY: JTA  
DATE: 20240808  
PROJECT NO.: 2023-201  
REF. NO.: NA  
SCALE: 1"=100'



**SHEET**

DRAWING FILE PATH: 999