

OWNERSHIP AND DEDICATION STATEMENT

The undersigned hereby acknowledge(s) that the land shown on this plat is within the subdivision regulation jurisdiction of the Board of Commissioners of Guilford County and this plat and allotment to be OUR free act and deed, and hereby dedicate(s) to public use as streets and easements, forever all areas so shown or indicated on said plat.

The Common Elements shown on this plat of St. James Ridge Phase 1 Subdivision is expressly not dedicated for use by the general public, but is to be conveyed by LD Rambling Road, LLC to St. James Ridge Homeowner's Association, Inc. for the use and enjoyment of the lot owners in St. James Ridge Phase 1 as more fully provided in the declaration of covenants, conditions and restrictions, the original of which declaration is dated 20 of April, 2017 in the Guilford County registry and recorded in Deed Book 1925 Page 754. The original declaration is hereby incorporated and made a part of this plat.


I (WE) LD RAMBLING ROAD, LLC by recordation of this plat, hereby gives, grants and conveys to AT&T, Duke Energy, Piedmont Natural Gas Company, Time Warner Cable, and Guilford County, their respective successors and assigns, rights-of-way and easements to maintain and service their respective lines, wires, conduits and pipes in their present location for the purpose of maintaining and servicing said lines, wires, conduits and pipes.

[Signature]
LD RAMBLING ROAD, LLC
Attest [Signature]

Certificate of Survey Accuracy

I, Robert S. Dischinger, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 7769, Page 2503) that the boundaries not surveyed are clearly indicated as drawn from information found in Book SEE, Page MAP; that the ratio of precision as calculated is 1"=39.116'; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 31 day of MARCH, AD, 2017.

(11)a. this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

[Signature]
ROBERT S. DISCHINGER PLS-4521


Certificate of Planning Director

Approved by the Planning Department of Guilford County, North Carolina on the 14 day of April, 2017 pursuant to Article V of the Guilford County Development Ordinance.

[Signature]
Planning Director

Certificate of Review Officer

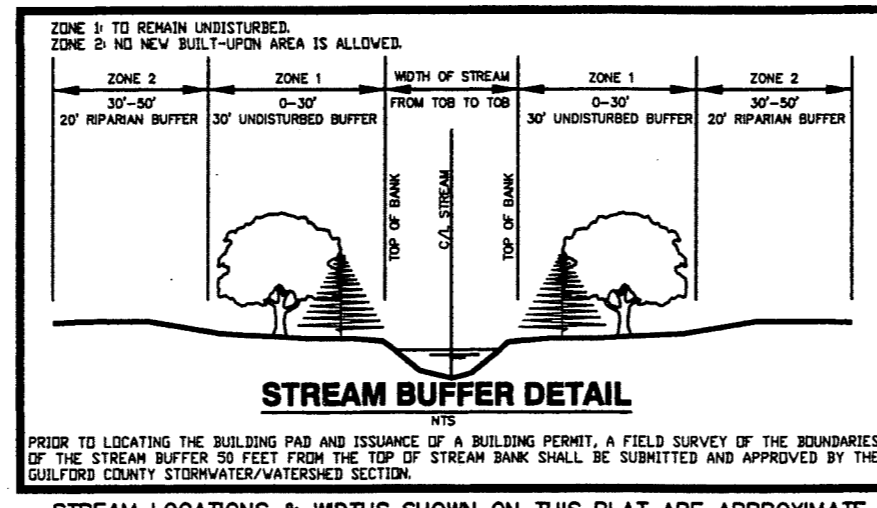
State of North Carolina
County of Guilford
I, Paul Lowe Review Officer of Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

[Signature] 4-19-17
Review Officer

Certificate of Approval by division of Highways of the North Carolina Department of Transportation

Department of Transportation
Division of Highways
Proposed Subdivision Road
Construction Standards Certificate

Approved [Signature] PE
District Engineer
Date: 4/5/17



STREAM LOCATIONS & WIDTHS SHOWN ON THIS PLAT ARE APPROXIMATE. EVANS ENGINEERING, INC. DID NOT PHYSICALLY LOCATE STREAMS.

SURVEYORS NOTES:

- 1. AREA IS DETERMINED BY LEAST SQUARES METHOD.
- 2. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.
- 3. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1"/39.116 S.S.
- 4. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET UNLESS INDICATED OTHERWISE.
- 5. THERE NO ARE N.C.G.S. MONUMENTS WITHIN 2000 FEET OF SUBJECT PROPERTY. SEE TIES MADE.
- 6. PROPERTY IS ZONED CZ RS 30.
- 7. DEED BOOK 7769 PAGE 2503 IS SUBJECT PROPERTY. EVANS ENGINEERING, INC. HAS NOT CONDUCTED ANY TITLE SEARCH.
- 8. TOTAL AREA= 70.37 ACRES MORE OR LESS.
- 9. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. MAP 3710782700J PROPERTY IS IN ZONE X DATED JUNE 18, 2007. AS SHOWN.
- 10. THIS PROPERTY IS ALL OF OLD TAX MAP 10-650-988-12.
- 11. EASEMENTS SHOWN WITHOUT CALLS ARE PARALLEL TO THE PROPERTY LINE.

Deed Restriction-Restrictive Covenant

In accordance with applicable National Pollutant Discharge Elimination System (NPDES) Phase II regulations recorded deed restrictions and protective covenants shall be required to ensure that development activities maintain the development consistent with the approved project plans. Effective July 1, 2007, the following restriction shall be required for all developments in unincorporated Guilford County.

Development of the subject property is required to be in accordance with applicable state and federal regulations for the National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management program. The recording of this document establishes an enforceable restriction on property usage that runs with the land to ensure that future development and/or redevelopment shall maintain the site in a manner consistent with applicable law and the approved project plans. Any alterations to the site shall not be permitted without review and approval by the local government office having jurisdiction for watershed / stormwater management protection.

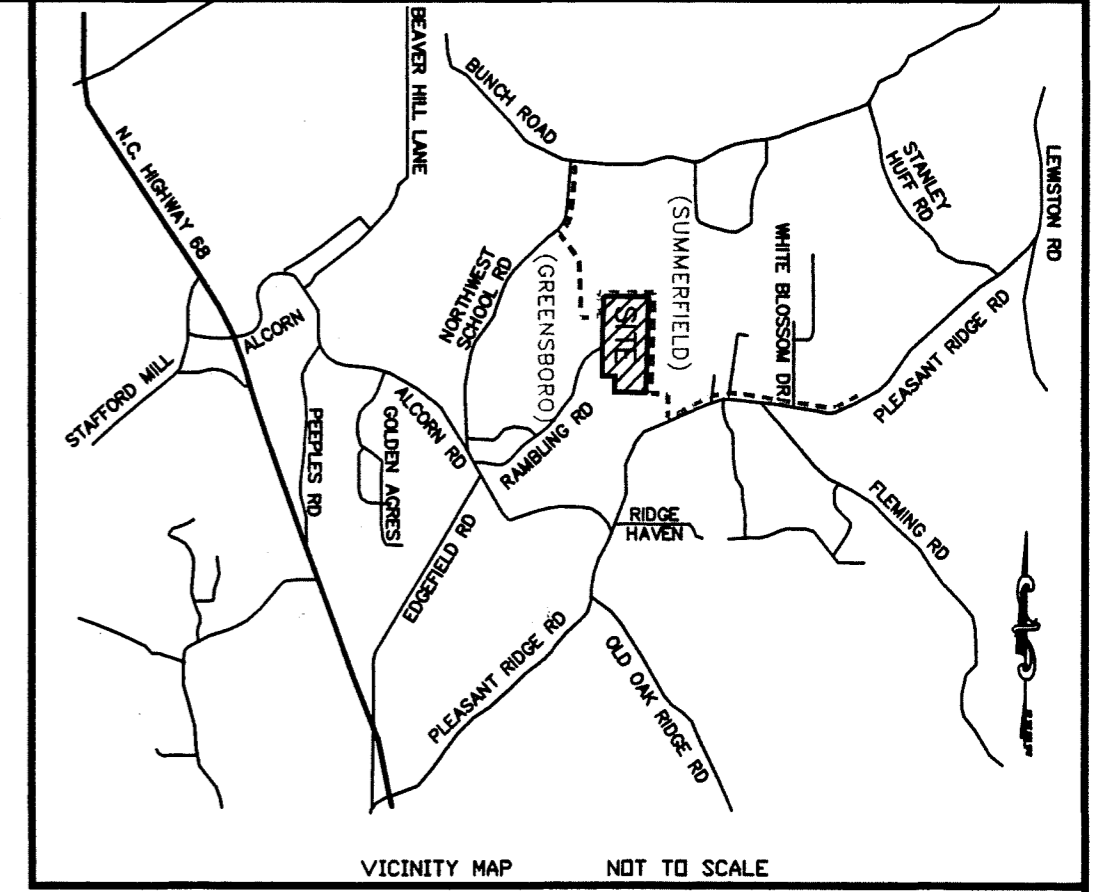
LOTS 5, 25-27, 29-32 & 35-38 REQUIRE OFF-SITE SEPTIC THESE OFF-SITE SEPTIC SYSTEMS MUST COMPLY WITH GUILFORD COUNTY WASTEWATER RULES AND 15A NCAC 18A.1900 'SEWAGE TREATMENT AND DISPOSAL SYSTEMS'

WATERSHED DATA:

WATERSHED: GREENSBORO WS-III
DISTANCE TO FLOODWAY: 0'
AVERAGE SLOPE: ±5.8%
SOIL TYPES: MaE, MaD, MaB & McD2
B.U.A.: ±3.0 ACRES (4.3%)

LEGEND

EIP	EXISTING IRON PIPE
NIP	NEW IRON PIPE
R/W	RIGHT OF WAY
P.B.	PLAT BOOK
P.G.	PAGE
D.B.	DEED BOOK
AC.	ACRES
C/L	CENTERLINE
C.E.	COMMON ELEMENTS
P.S.L.A.&M.E.	PRIVATE SEWER LINE ACCESS & MAINTENANCE EASEMENT
L.E.	LANDSCAPE EASEMENT
S.E.	SIGHT EASEMENT
NTS	NOT TO SCALE




VICINITY MAP NOT TO SCALE

SITE DATA:

PARCEL NUMBER: 0148461
DEED REFERENCE: D.B. 7769, PG. 2503
EX. ZONING: CZ-RS-30
LATITUDE: 36.155822
LONGITUDE: -79.940099
EX. LAND USE: RESIDENTIAL
TOTAL AREA: 70.370 AC.
AREA REMAINING IN PHASE 2: 43.439
AREA IN RDW: 2.680 AC
AREA IN LOTS: 22.092 AC
AREA IN COMMON ELEMENTS: ± 2.159 AC
AREA IN FLOOD PLAIN & OPEN SPACE: NONE
LF STREETS: ±1,875 L.F.
TOTAL # OF LOTS PROPOSED: 25
DENSITY: 0.625 LOTS/ACRE
MIN. LOT SIZE: 30,000 SF
SEWER: PRIVATE SEPTIC
WATER: PRIVATE WELLS

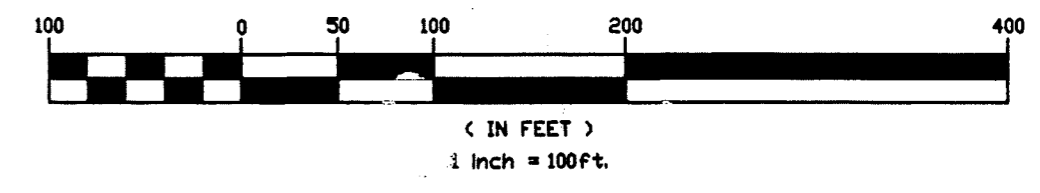
RS-30 (RESIDENTIAL-SINGLE FAMILY) DEVELOPMENT STANDARDS

MIN LOT SIZE: 30,000 SF
MIN. LOT WIDTH:
INTERIOR LOT: 100 FT
CORNER LOT: 100 FT
MIN. STREET FRONTAGE: 50 FT
MIN. STREET SETBACK:
LOCAL & COLLECTOR:
FRONT: 40/65 FT
LOCAL & COLLECTOR:
SIDE: 20/45 FT
MINOR THOROUGHFARE: 45/80 FT
MAJOR THOROUGHFARE: 50/95 FT
MIN. INTERIOR SETBACKS:
SIDE YARD: 10 FT
REAR YARD: 30 FT
MAX. BUILDING HEIGHT: 50 FT
MAX BUILDING COVERAGE (OF LOT): 30%

BK: P 194
PG: 32-33
RECORDED:
04-20-2017
01:57:20 PM
BY: MARY BROWN
DEPUTY:GB

2017021395
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$42.00

COVER SHEET
FINAL PLAT SHEET 1 OF 2
FINAL PLAT
ST. JAMES RIDGE PHASE 1
BRUCE TOWNSHIP-GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
MARCH 31, 2017

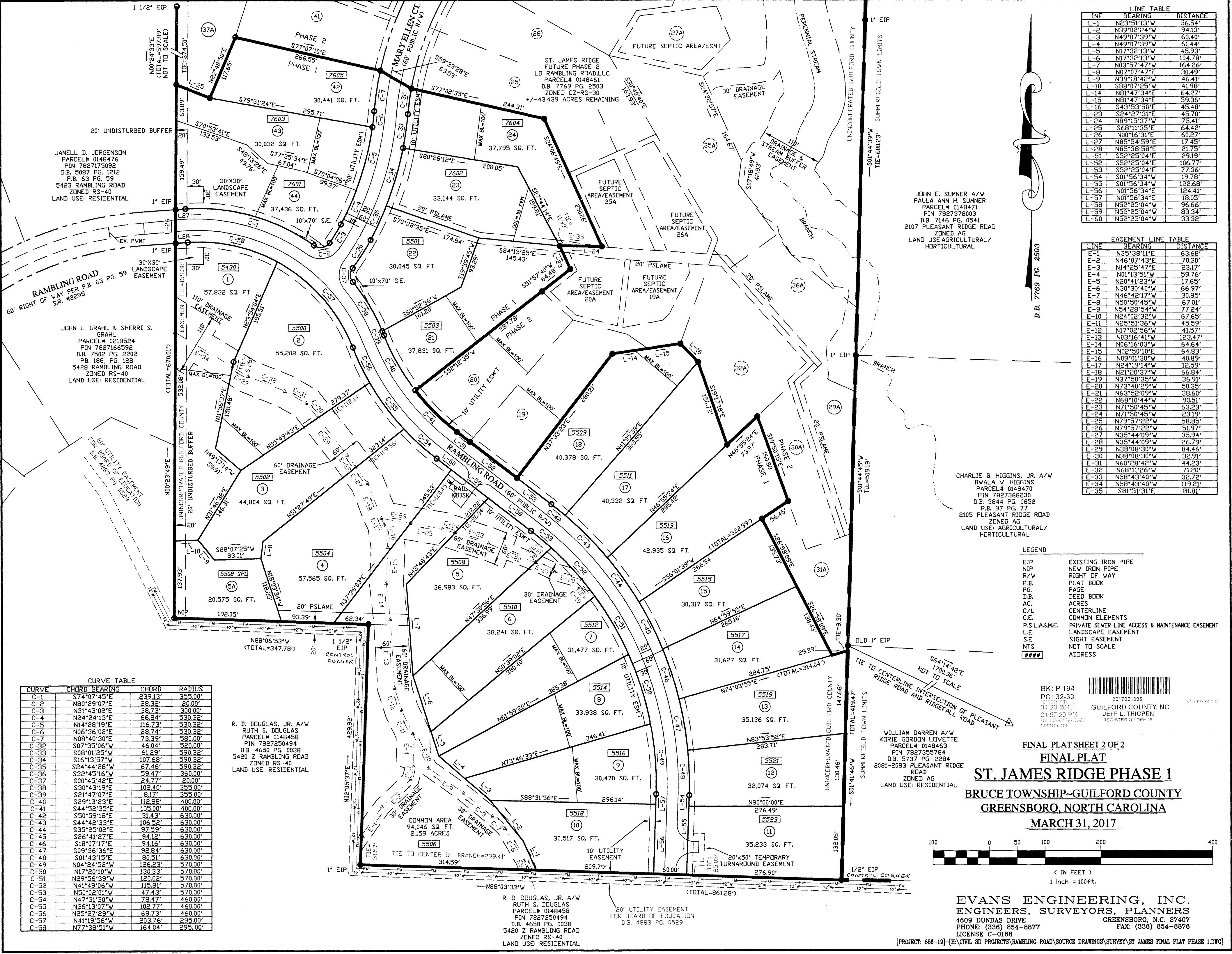


OWNER NAME AND ADDRESS

LD RAMBLING ROAD, LLC
3625 N. ELM ST - SUITE 107-A
GREENSBORO NC, 27455
BUDDY LYONS: 336-671-1858
ERIC DISCHINGER 336-317-3395

EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE GREENSBORO, N.C. 27407
PHONE: (336) 854-8877 FAX: (336) 854-8878
LICENSE C-0168

FC 201:502,194



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N23°51'13"W	56.54'
L-2	N39°02'24"W	94.13'
L-3	N49°07'39"W	60.40'
L-4	N49°07'39"W	61.44'
L-5	N17°32'13"W	45.93'
L-6	N17°32'13"W	104.78'
L-7	N03°57'47"W	164.26'
L-8	N07°07'47"E	30.49'
L-9	N39°18'42"W	46.41'
L-10	S88°07'25"W	41.98'
L-11	N81°47'34"E	64.27'
L-12	N81°47'34"E	59.36'
L-13	S43°53'50"E	45.48'
L-14	S24°27'31"E	45.70'
L-15	N89°15'37"W	75.41'
L-16	S68°11'35"E	64.42'
L-17	N00°16'31"E	60.27'
L-18	N85°38'58"E	21.75'
L-19	S52°25'04"E	29.19'
L-20	S52°25'04"E	106.77'
L-21	S52°25'04"E	77.36'
L-22	S01°56'34"W	19.78'
L-23	N01°56'34"W	122.68'
L-24	N01°56'34"W	124.41'
L-25	N01°56'34"W	18.05'
L-26	N52°25'04"W	96.66'
L-27	N52°25'04"W	83.34'
L-28	N52°25'04"W	33.32'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	N35°38'11"E	63.68'
E-2	N46°07'43"E	70.30'
E-3	N14°25'47"E	23.17'
E-4	N01°13'51"W	59.76'
E-5	N30°30'40"W	17.65'
E-6	N30°30'40"W	66.97'
E-7	N46°42'17"W	30.85'
E-8	N50°50'45"W	67.01'
E-9	N54°28'54"W	77.24'
E-10	N24°02'32"W	67.65'
E-11	N25°51'36"W	45.59'
E-12	N17°02'56"W	41.57'
E-13	N03°16'41"W	123.47'
E-14	N06°16'03"W	64.64'
E-15	N02°50'10"E	64.83'
E-16	N09°01'30"W	40.89'
E-17	N24°19'14"W	12.59'
E-18	N21°20'37"W	66.84'
E-19	N37°50'35"W	36.91'
E-20	N73°40'29"W	50.35'
E-21	N63°52'09"W	38.60'
E-22	N68°10'44"W	90.51'
E-23	N71°50'45"W	63.23'
E-24	N71°50'45"W	23.19'
E-25	N79°57'22"W	58.85'
E-26	N79°57'22"W	51.97'
E-27	N35°44'09"W	35.94'
E-28	N35°44'09"W	26.79'
E-29	N38°08'30"W	84.46'
E-30	N38°08'30"W	32.91'
E-31	N60°28'42"W	44.23'
E-32	N68°11'26"W	71.20'
E-33	N58°43'40"W	32.72'
E-34	N58°43'40"W	119.21'
E-35	S81°51'31"E	81.81'

- LEGEND
- EIP EXISTING IRON PIPE
 - NIP NEW IRON PIPE
 - R/W RIGHT OF WAY
 - P.B. PLAT BOOK
 - P.G. PAGE
 - D.B. DEED BOOK
 - AC. ACRES
 - C/L CENTERLINE
 - C.E. COMMON ELEMENTS
 - P.S.L.A.&M.E. PRIVATE SEWER LINE ACCESS & MAINTENANCE EASEMENT
 - L.E. LANDSCAPE EASEMENT
 - S.E. SIGHT EASEMENT
 - NTS NOT TO SCALE
 - #### ADDRESS

CURVE TABLE

CURVE	CHORD BEARING	CHORD	RADIUS
C-1	S74°07'45"E	239.13'	350.00'
C-2	N80°29'07"E	28.32'	20.00'
C-3	N31°43'02"E	38.73'	300.00'
C-4	N24°24'13"E	66.84'	530.32'
C-5	N14°28'19"E	116.73'	530.32'
C-6	N06°36'02"E	28.74'	530.32'
C-7	N08°40'30"E	73.39'	580.00'
C-32	S07°35'06"W	46.04'	520.00'
C-33	S08°01'25"W	61.29'	590.32'
C-34	S16°13'57"W	107.68'	590.32'
C-35	S24°44'28"W	67.46'	590.32'
C-36	S32°45'16"W	59.47'	360.00'
C-37	S00°45'42"E	24.77'	20.00'
C-38	S30°43'19"E	102.40'	355.00'
C-39	S21°47'07"E	81.17'	355.00'
C-40	S29°13'23"E	112.88'	400.00'
C-41	S44°52'35"E	105.00'	400.00'
C-42	S50°59'18"E	31.43'	630.00'
C-43	S44°42'33"E	106.52'	630.00'
C-44	S35°25'02"E	97.59'	630.00'
C-45	S26°41'27"E	94.12'	630.00'
C-46	S18°07'17"E	94.16'	630.00'
C-47	S09°36'36"E	92.84'	630.00'
C-48	S01°43'15"E	80.51'	630.00'
C-49	N04°24'52"W	126.23'	570.00'
C-50	N17°20'10"W	130.33'	570.00'
C-51	N29°56'39"W	120.02'	570.00'
C-52	N41°49'06"W	115.81'	570.00'
C-53	N50°02'01"W	47.43'	570.00'
C-54	N47°31'30"W	78.47'	460.00'
C-55	N36°13'07"W	102.77'	460.00'
C-56	N25°27'29"W	69.73'	460.00'
C-57	N41°19'56"W	203.76'	295.00'
C-58	N77°38'51"W	164.04'	295.00'

R. D. DOUGLAS, JR. A/W
RUTH S. DOUGLAS
PARCEL# 0148458
PIN 7827250494
D.B. 4650 PG. 0038
5420 Z. RAMBLING ROAD
ZONED RS-40
LAND USE: RESIDENTIAL

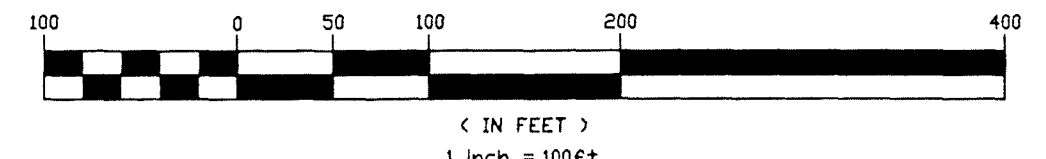
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PARCEL# 0148458
PIN 7827250494
D.B. 4650 PG. 0038
5420 Z. RAMBLING ROAD
ZONED RS-40
LAND USE: RESIDENTIAL

JOHN E. SUMNER A/W
PAULA ANN H. SUMNER
PARCEL# 0148471
PIN 7827378003
D.B. 7146 PG. 0541
2107 PLEASANT RIDGE ROAD
ZONED AG
LAND USE: AGRICULTURAL/
HORTICULTURAL

CHARLIE B. HIGGINS, JR. A/W
DWALA V. HIGGINS
PARCEL# 0148470
PIN 7827368230
D.B. 3844 PG. 0852
P.B. 97 PG. 77
2105 PLEASANT RIDGE ROAD
ZONED AG
LAND USE: AGRICULTURAL/
HORTICULTURAL

WILLIAM DARREN A/W
KORIE GORDON LOVETTE
PARCEL# 0148463
PIN 7827355784
D.B. 5737 PG. 2284
2091-2083 PLEASANT RIDGE
ROAD
ZONED AG
LAND USE: RESIDENTIAL

FINAL PLAT SHEET 2 OF 2
FINAL PLAT
ST. JAMES RIDGE PHASE 1
BRUCE TOWNSHIP~GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
MARCH 31, 2017



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GREENSBORO, N.C. 27407
FAX: (336) 854-8878
LICENSE C-0188

[PROJECT: 686-19]-[H-CIVIL 3D PROJECTS\RAMBLING ROAD\SOURCE DRAWINGS\SURVEY\ST JAMES FINAL PLAT PHASE 1.DWG]

17-01-GCPL-00407