

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 11 of April, 2018 in the Guilford County registry and recorded in Deed Book 8037, Page 411-421. 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.

LD RAMBLING ROAD, LLC

Attest

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 9 day of APRIL, AD, 2018.

(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 of Robert S. Dischinger, North Carolina Professional Land Surveyor, License No. L-4521.

Certificate of Planning Director

Approved by the Planning Department of Guilford County, North Carolina on the 11 day of APRIL 20 18 pursuant to Article V of the Guilford County Development Ordinance.

Signature of Planning Director

Certificate of Review Officer

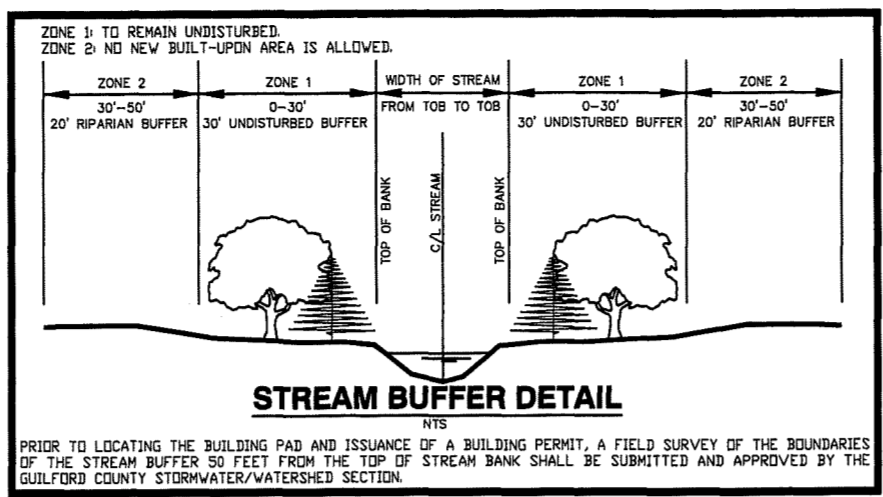
State of North Carolina County of Guilford I, Paul Lane, Review Officer of Guilford County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Signature of Review Officer, Date: 4-11-18

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

Signature of District Engineer, Date: 4/10/18



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 HEREIN 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= 43.437 ACRES MORE OR LESS. 9. PORTIONS OF THIS PROPERTY ARE 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.

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.

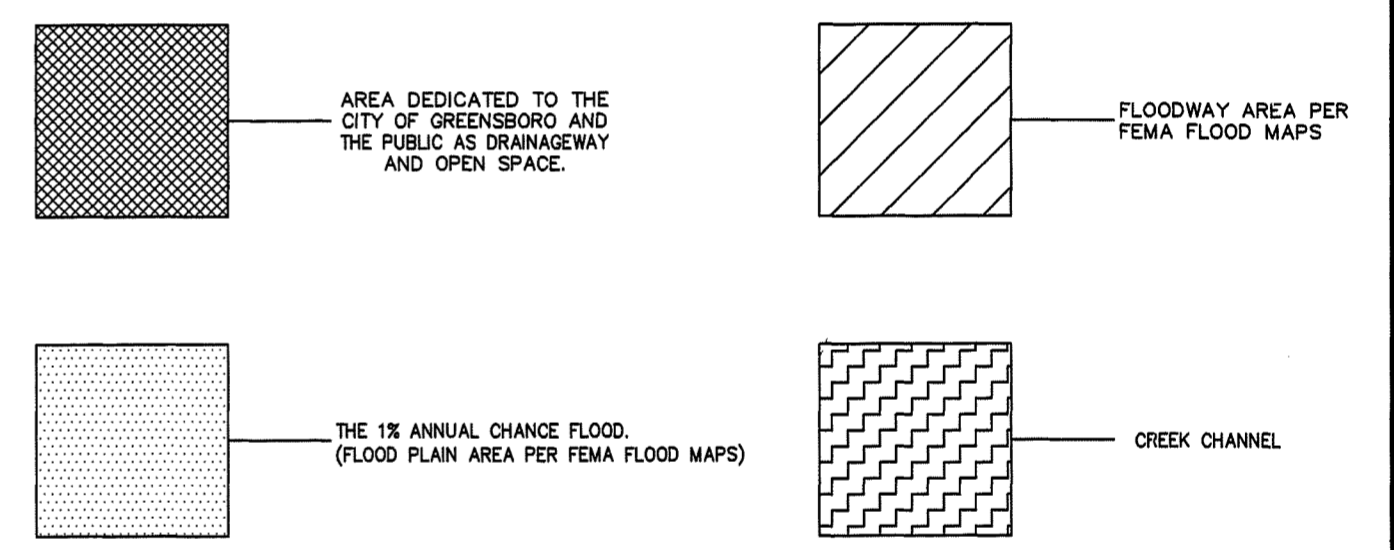
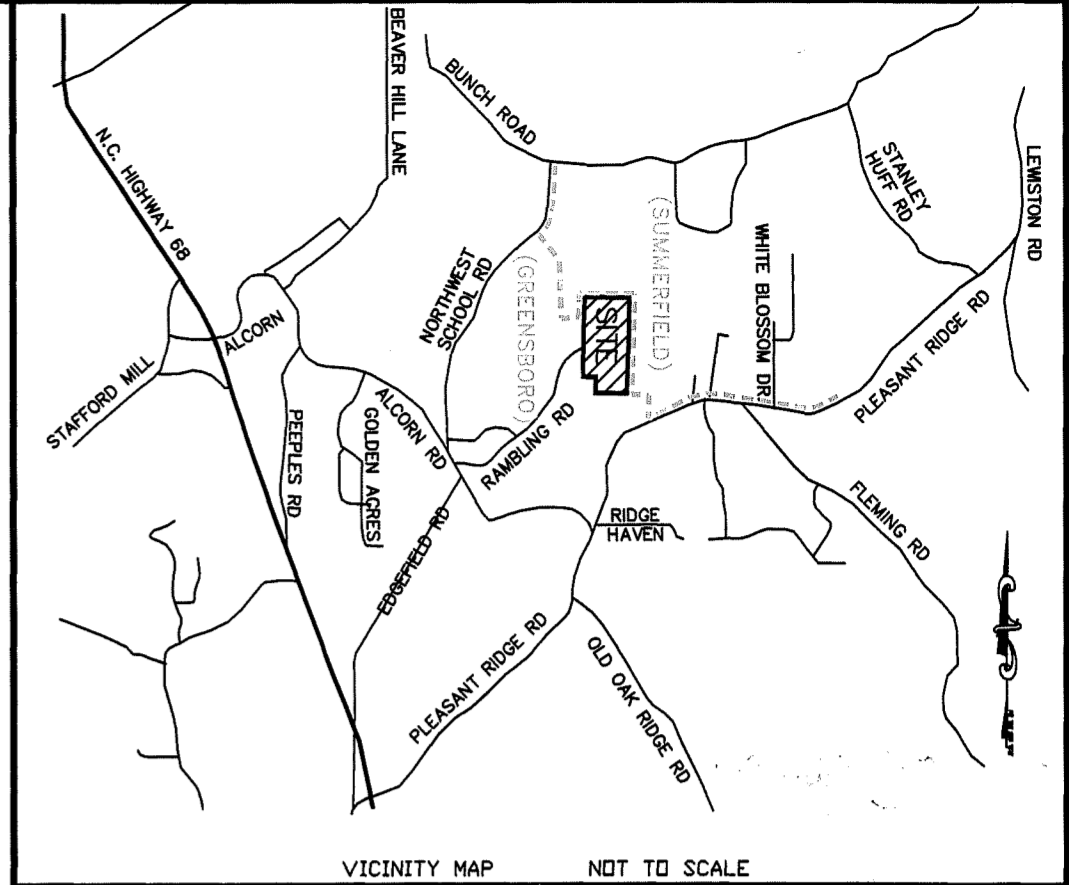
Development of the subject property is required to be in accordance with applicable state and federal regulations for the National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management program. The recording of this document establishes an enforceable restriction on property usage 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 of place 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%)

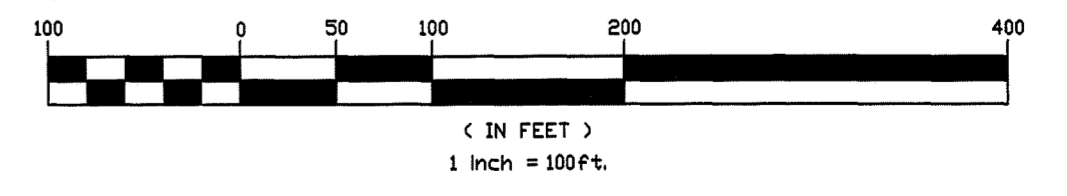
SITE DATA PHASE 2: PARCEL NUMBER: 0148461 DEED REFERENCE: D.B. 7769, PG. 2503 EX. ZONING: CZ-RS-30 ZONING CASE #16-02-GCPL-00546 LATITUDE: 36.155822 LONGITUDE: -79.940099 TOTAL AREA: ±43.437 AC EX. LAND USE: RESIDENTIAL AREA IN RDW: ±1.332 AC AREA IN LOTS: ±23.692 AC AREA IN COMMON ELEMENTS: ±18.412 AC LF STREETS: ±1,238 LF TOTAL # OF LOTS PROPOSED: 19 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%



Recordation information: BK: P 196 PG: 130-132 RECORDED: 04-11-2018 12:00:25 PM BY: CANDICE M STATION DEPUTY-GB

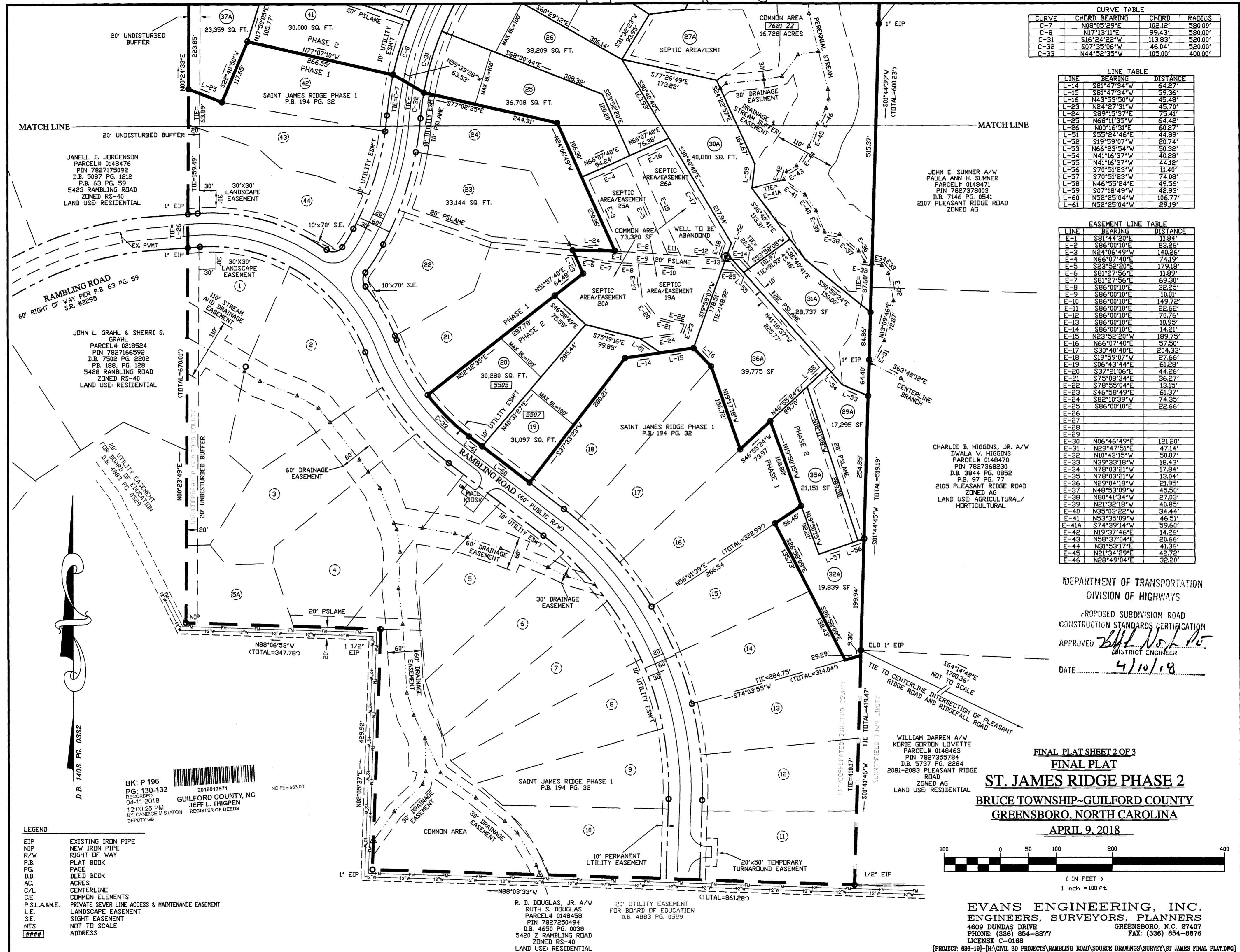
COVER SHEET FINAL PLAT SHEET 1 OF 3 FINAL PLAT ST. JAMES RIDGE PHASE 2 BRUCE TOWNSHIP-GUILFORD COUNTY GREENSBORO, NORTH CAROLINA APRIL 9, 2018



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) 854-8876 LICENSE C-0168

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



CURVE TABLE

CURVE	CHORD BEARING	CHORD	RADIUS
C-7	N03°05'25"E	102.15'	580.00'
C-8	N17°13'11"E	99.43'	580.00'
C-31	S16°24'22"W	113.89'	520.00'
C-32	S07°35'06"W	46.04'	520.00'
C-33	N44°52'35"W	105.00'	400.00'

LINE TABLE

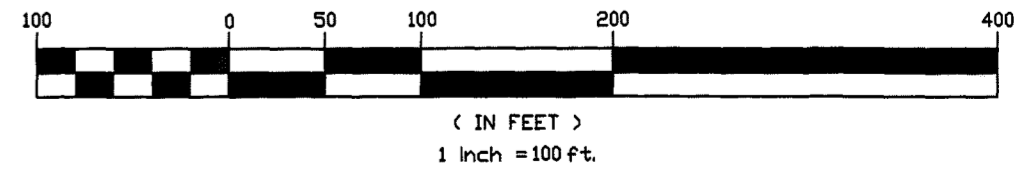
LINE	BEARING	DISTANCE
L-14	S81°47'34"W	64.27'
L-15	S81°47'34"W	59.36'
L-16	N43°53'50"W	45.48'
L-23	N24°27'31"W	45.70'
L-24	S89°15'37"E	75.41'
L-25	N68°11'35"W	64.42'
L-26	N00°16'31"E	60.27'
L-51	S55°24'46"E	44.89'
L-52	S19°59'07"W	20.74'
L-53	N66°23'54"W	50.32'
L-54	N41°16'37"W	40.28'
L-55	N41°16'37"W	44.12'
L-56	S70°51'23"W	11.40'
L-57	S70°51'23"W	74.08'
L-58	N46°55'24"E	49.56'
L-59	S07°18'49"W	42.93'
L-60	N52°25'04"W	106.77'
L-61	N52°25'04"W	29.19'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E-1	S81°47'34"W	11.84'
E-2	S86°00'10"E	83.25'
E-3	N24°06'49"W	140.26'
E-4	N66°07'40"E	74.19'
E-5	S23°52'20"E	179.18'
E-6	S81°27'56"E	11.89'
E-7	S81°27'56"E	69.30'
E-8	S86°00'10"E	32.25'
E-9	S86°00'10"E	10.01'
E-10	S86°00'10"E	149.72'
E-11	S86°00'10"E	22.62'
E-12	S86°00'10"E	70.76'
E-13	S86°00'10"E	10.95'
E-14	S86°00'10"E	14.21'
E-15	N23°52'20"W	189.75'
E-16	N66°07'40"E	57.50'
E-17	S30°40'40"E	204.33'
E-18	S19°59'07"W	27.66'
E-19	S06°43'44"E	61.28'
E-20	S37°21'06"E	44.26'
E-21	S75°08'34"E	36.27'
E-22	S78°55'04"E	13.15'
E-23	S46°58'49"E	61.37'
E-24	S82°10'39"W	74.35'
E-25	S86°00'10"E	22.66'
E-26		
E-27		
E-28		
E-29		
E-30	N06°46'49"E	121.20'
E-31	N29°47'51"E	47.14'
E-32	N10°43'15"W	50.07'
E-33	N39°33'18"W	18.43'
E-34	N78°03'21"W	17.84'
E-35	N78°03'21"W	13.04'
E-36	N29°04'18"W	21.95'
E-37	N48°53'09"W	45.50'
E-38	N80°41'34"W	27.03'
E-39	N21°32'18"W	40.85'
E-40	N35°03'22"W	34.44'
E-41	N53°35'09"W	46.51'
E-41A	S74°39'14"W	59.60'
E-42	N19°37'46"E	14.26'
E-43	N58°37'04"E	20.66'
E-44	N31°53'17"E	41.36'
E-45	N21°34'29"E	42.72'
E-46	N28°49'04"E	32.20'

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION
APPROVED *[Signature]*
DISTRICT ENGINEER
DATE 4/10/18

FINAL PLAT SHEET 2 OF 3
FINAL PLAT
ST. JAMES RIDGE PHASE 2
BRUCE TOWNSHIP-GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
APRIL 9, 2018



EVANS ENGINEERING, INC.
ENGINEERS, SURVEYORS, PLANNERS
4609 DUNDAS DRIVE
PHONE: (336) 854-8877
GREENSBORO, N.C. 27407
FAX: (336) 854-8876
LICENSE C-0168

[PROJECT: 886-18]-[H:\CIVIL 3D PROJECTS\RAMBLING ROAD\SOURCE DRAWINGS\SURVEY\ST JAMES FINAL PLAT.DWG]

JANELL D. JORGENSEN
PARCEL# 0148476
PIN 7827175092
D.B. 5087 PG. 1212
P.B. 63 PG. 59
5423 RAMBLING ROAD
ZONED RS-40
LAND USE: RESIDENTIAL

JOHN L. GRAHL & SHERRI S. GRAHL
PARCEL# 0218524
PIN 7827166592
D.B. 7502 PG. 2202
P.B. 188, PG. 128
5428 RAMBLING ROAD
ZONED RS-40
LAND USE: RESIDENTIAL

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
2081-2083 PLEASANT RIDGE
ROAD
ZONED AG
LAND USE: RESIDENTIAL

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

BK: P 196
PG: 130-132
RECORDED
04-11-2018
12:00:25 PM
BY CANDICE M STATION
DEPUTY-GS

2018017971
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$83.00

- LEGEND
- EIP EXISTING IRON PIPE
 - NIP NEW IRON PIPE
 - R/W RIGHT OF WAY
 - P.B. PLAT BOOK
 - PAGE 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

LINE	BEARING	DISTANCE
L-25	N68°11'35"W	64.42'
L-29	S74°09'39"E	46.20'
L-30	S74°09'39"E	95.39'
L-31	N73°12'09"E	43.06'
L-32	S34°19'12"E	46.00'
L-33	S34°19'12"E	122.65'
L-34	N46°42'51"E	133.60'
L-35	N29°41'54"E	34.43'
L-36	N80°27'21"E	75.79'
L-37	S67°37'59"E	24.58'
L-38	S74°03'52"E	29.20'
L-39	N78°41'50"E	13.63'
L-40	N49°55'04"E	33.20'
L-41	N45°01'08"E	37.80'
L-42	N33°42'27"E	28.91'
L-43	N18°39'12"E	117.05'
L-44	N86°00'41"E	30.94'
L-45	N66°05'14"E	16.37'
L-46	N81°27'50"E	90.33'
L-47	N16°03'27"E	87.87'
L-48	N16°03'27"E	61.41'
L-49	S16°03'27"W	51.75'
L-50	S16°03'27"W	16.91'

LEGEND

- EIP EXISTING IRON PIPE
- NIP NEW IRON PIPE
- R/W RIGHT OF WAY
- P.B. PLAT BOOK
- PG. 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
- FF FLOOD FRINGE
- FW FLOOD WAY
- #### ADDRESS

JAMES R. HIGGINS & DOLores P. HIGGINS
 PARCEL# 0219734
 PIN 782737803
 D.B. 7433 PG. 2251
 2109 YYY PLEASANT RIDGE ROAD
 ZONED AG

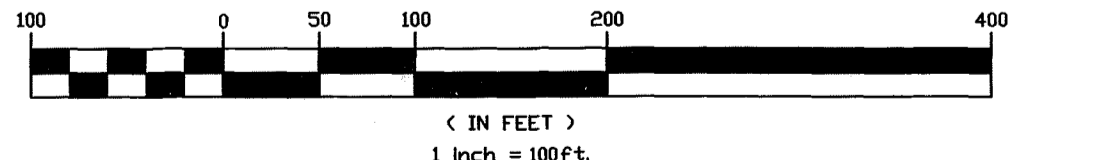
CHARLES B. HIGGINS JR. & DWALA V. HIGGINS
 PARCEL# 0219738
 PIN 782737804
 D.B. 7433 PG. 2241
 2109 YY PLEASANT RIDGE ROAD
 ZONED AG

LINE	BEARING	DISTANCE
E-46	N28°49'04"E	32.20'
E-47	N15°14'10"E	16.93'
E-48	N04°00'50"W	17.28'
E-49	N50°56'08"E	19.69'
E-50	N84°26'47"E	67.57'
E-51	N78°31'40"E	32.88'
E-52	N36°36'51"E	48.12'
E-53	N80°57'39"E	37.00'
E-54	N05°23'50"W	55.50'
E-55	N07°56'56"E	62.19'
E-56	N07°16'30"E	42.17'
E-57	N08°41'12"E	53.56'
E-58	N08°46'01"W	41.73'
E-59	N04°52'52"W	59.11'
E-60	N42°47'24"W	10.45'
E-61	N84°14'58"W	28.54'
E-62	N59°34'22"W	11.35'
E-63	N39°11'54"W	10.63'
E-64	N15°47'30"W	38.88'
E-65	N01°26'22"E	37.42'
E-66	N15°15'04"E	48.74'
E-67	N24°33'09"E	42.40'
E-68	N14°29'38"E	27.87'
E-69	N76°19'15"W	24.71'
E-70	N62°58'32"W	53.24'
E-71	N14°29'38"E	53.20'
E-72	N01°06'03"W	41.64'
E-73	N14°58'02"E	44.49'
E-74	N87°26'57"E	53.93'
E-75	N40°03'13"E	42.89'
E-76	N40°58'38"W	193.99'
E-77	N58°04'14"W	95.71'
E-78	N63°25'24"W	34.38'
E-79	N17°08'35"W	43.46'
E-80	N06°47'40"W	11.52'
E-81	N16°07'08"W	17.85'
E-82	N60°39'55"W	60.56'
E-83	N43°16'33"W	58.91'
E-84	N29°26'52"W	11.33'
E-85	N29°26'52"W	96.38'
E-86	N55°03'38"E	14.37'
E-87	N37°26'57"E	23.77'
E-88	N28°59'28"E	20.25'
E-89	N40°03'57"E	69.36'
E-90	N33°47'55"E	39.50'
E-91	N81°14'07"E	19.51'
E-92	N71°57'10"E	17.83'
E-93	N63°24'12"E	60.82'
E-94	N88°22'22"E	40.25'
E-95	N83°01'59"E	29.63'
E-96	N72°36'45"E	47.41'
E-97	N77°24'03"E	12.92'
E-98	N86°49'19"E	52.55'
E-99	N66°18'55"E	14.42'
E-100	N89°39'32"E	16.64'
E-101	S72°54'20"E	12.79'
E-102	N87°33'14"E	40.28'

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS
 PROPOSED SUBDIVISION ROAD
 CONSTRUCTION STANDARDS CERTIFICATION
 APPROVED *[Signature]*
 DISTRICT ENGINEER
 DATE 4/10/18
 ANNA H. SUMNER, RTH
 JOHN E. SUMNER, SR.
 PARCEL# 0219732
 PIN 782737866
 D.B. 7433 PG. 2245
 2109 Y PLEASANT RIDGE ROAD
 ZONED AG

CURVE	CHORD BEARING	CHORD	RADIUS
TIE=C-7	N08°05'29"E	102.12'	580.00'
C-8	N17°13'11"E	99.43'	580.00'
C-9	N26°39'01"E	91.28'	580.00'
C-10	N33°57'43"E	56.63'	580.00'
C-11	N33°38'31"E	23.93'	220.00'
C-12	N25°20'41"E	104.16'	576.93'
C-13	N14°17'59"E	117.92'	576.93'
C-14	N04°47'24"E	73.34'	576.93'
C-15	N04°51'27"E	63.20'	488.18'
C-16	N12°12'48"E	63.76'	488.18'
C-17	N58°22'15"E	74.05'	55.00'
C-18	S49°50'04"E	54.14'	55.00'
C-19	S13°44'18"W	61.66'	55.00'
C-20	S63°44'59"W	30.17'	55.00'
C-21	S47°51'49"W	36.89'	35.00'
C-22	S10°01'14"W	90.06'	428.18'
C-23	S02°33'53"W	21.20'	428.18'
C-24	S04°51'09"W	82.35'	636.93'
C-25	S12°58'19"W	98.01'	636.93'
C-26	S21°28'38"W	90.91'	636.93'
C-27	S28°10'49"W	55.06'	636.93'
C-28	S33°38'31"W	30.46'	200.00'
C-29	S36°01'36"W	13.31'	520.00'
C-30	S28°59'30"W	114.16'	520.00'
C-31	S16°24'22"W	113.83'	520.00'
TIE=C-32	S07°35'06"W	46.04'	520.00'

FINAL PLAT SHEET 3 OF 3
 FINAL PLAT
 ST. JAMES RIDGE PHASE 2
 BRUCE TOWNSHIP-GUILFORD COUNTY
 GREENSBORO, NORTH CAROLINA
 APRIL 9, 2018



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 ENGINEERS, SURVEYORS, PLANNERS
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 LICENSE C-0168
 [PROJECT: 686-19]-[H]-[CIVIL 3D PROJECTS]-[RAMBLING ROAD]-[SOURCE DRAWINGS]-[SURVEY]-[ST JAMES FINAL PLAT.DWG]

JOHN E. SUMNER A/W
 PAULA ANNE H. SUMNER
 PARCEL# 0148471
 PIN 7827378003
 D.B. 7146 PG. 0541
 2107 PLEASANT RIDGE ROAD
 ZONED AG

BK: P 196
 PG: 130-132
 RECORDED
 2018071971
 GUILFORD COUNTY, NC
 12:00 P.M.
 JEFF L. THIGPEN
 BY CAMDRE REGISTRATION
 DEPUTY REGISTRAR

