

2-296

STATE OF NORTH CAROLINA
BRUNSWICK COUNTY

I, ROBERT B. MCHENRY, JR. CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION: THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDE AND DEPARTURES IS 10,000'+; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED: THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS THE 2ND DAY OF OCTOBER A.D. 2000
Robert B. McHenry Jr.
LAND SURVEYOR REGIS. NO. L-3521

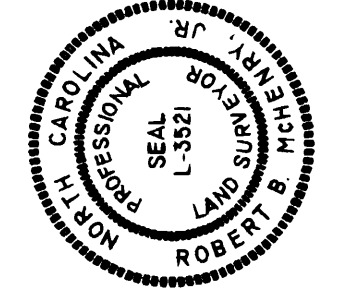
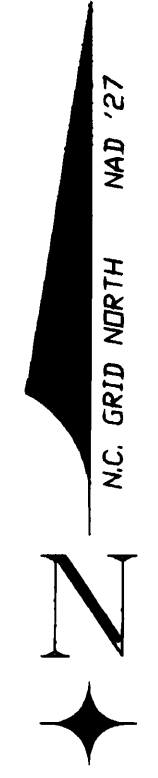
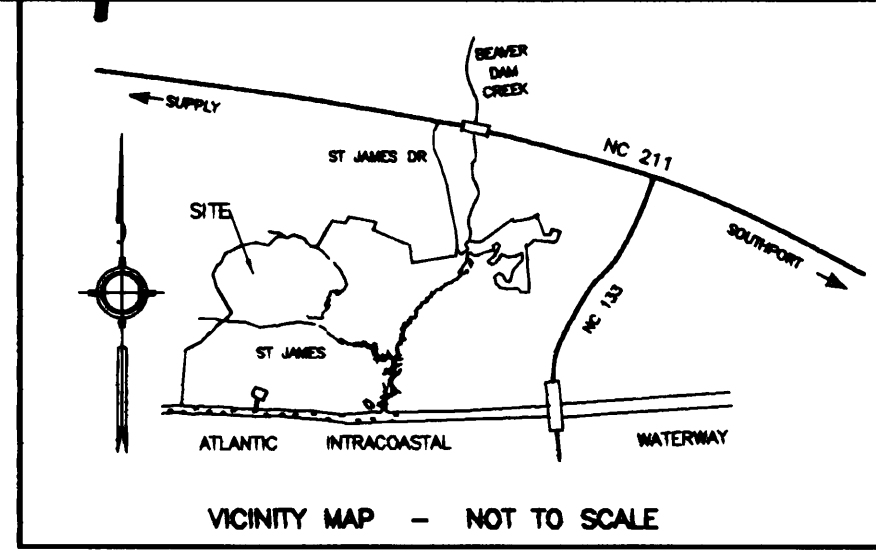


NOTES:

1. THE ZONING OF SECTION 36 PLAT 3 AT ST. JAMES PLANTATION IS R-7500 - SINGLE FAMILY RESIDENCE.
2. SITE CALCULATIONS: THE TOTAL ACREAGE OF TRACT DIVIDED IS 6.99 ACRES, NUMBER OF PARCELS CREATED IS 21, DENSITY 3.00 PER ACRE, AND THE LINEAR FOOTAGE IN SECTION 36 PLAT 3 IS 0'+/-.
3. STORM WATER & EROSION CONTROL PREPARED BY CAPE FEAR ENGINEERING WILMINGTON N.C.
4. ALL PRESSURE SEWER AND WATER DISTRIBUTION INFORMATION FURNISHED BY EAST COAST ENGINEERING COMPANY, P.A. PO BOX 2469 SHALLOTTE, N.C. 28459 (910) 754-8029
5. ALL ELECTRIC & TELEPHONE LINES ARE TO BE INSTALLED IN UTILITY EASEMENT. ELECTRIC INFO. FURNISHED BY BEMC IN SOUTHPORT, NC (910) 457-9808, AND ALL TELEPHONE INFORMATION BY ATLANTIC TELEPHONE MEMBERSHIP CORP. IN SHALLOTTE, N.C. (910) 754-6317.
6. THE SETBACK REQUIREMENTS FOR SECTION 36 PLAT 3 ARE: FRONT 30', REAR 40', SIDE 8', SIDE CORNER LOT 15'. EXCEPT FOR LOT 56 WHICH IS 30'.
7. NO PORTION OF THIS PLAT IS IN A FLOOD ZONE.
8. THE OWNER OF THE PROPERTY SHOWN HEREON IS TRI-BRUNSWICK, LLC PO BOX 10879, SOUTHPORT, NC (910) 253-7600.
9. EASEMENTS FOR DRAINAGE AND UTILITIES ON ALL LOTS, AS MORE PARTICULARLY PROVIDED IN THE RESTRICTIVE COVENANTS APPLICABLE TO THE PLAT ARE: 5' INSIDE FRONT LOTLINES; 5' INSIDE ALL SIDE LOTLINES; 5' INSIDE REAR LOTLINES IF LOT HAS AN ABUTTING LOT TO THE REAR; 10' INSIDE REAR LOTLINE IF THE LOT DOES NOT HAVE AN ABUTTING LOT TO THE REAR. (UNLESS NOTED OTHERWISE)
10. EASEMENTS FOR DRAINAGE, MAINTENANCE AND ACCESS, AS MORE PARTICULARLY PROVIDED IN THE RESTRICTIVE COVENANTS APPLICABLE TO THIS PLAT, ARE WITHIN AND 15' OUTWARD FROM THE EDGE OF ALL LAKES AND PONDS.
11. MINIMUM DWELLING SIZE AND MAXIMUM IMPERVIOUS COVERAGE RESTRICTIONS ARE SET FORTH IN THE RESTRICTIVE COVENANTS APPLICABLE TO THIS PLAT.
12. THE ST. JAMES PLANTATION NAME IS A SERVICE MARK. UNAUTHORIZED USE IS NOT PERMITTED.

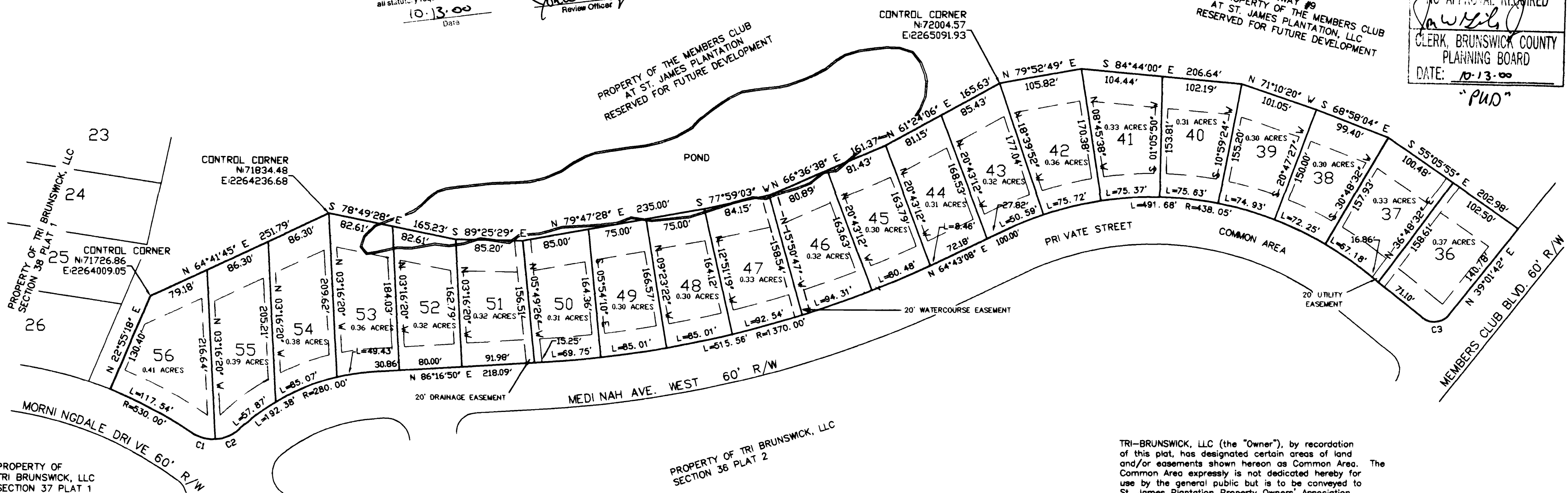
Brunswick County-Register of Deeds
Robert J. Robinson
Inst #1347 Book 23Page 296
10/17/2000 10:11:34am Rec# 56127

State of North Carolina
County of Brunswick
I, *J. Giles*, Review Officer of Brunswick County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.
10-13-00
Review Officer



MCHENRY SURVEYING
PROFESSIONAL LAND SURVEYOR
P.O. BOX 433 - 105 S.E. 46TH STREET
DAK ISLAND, NC. 28465
TEL: 910-278-9874
FAX: 910-278-3799

NO APPROVAL REQUIRED
J. Giles
CLERK, BRUNSWICK COUNTY
PLANNING BOARD
DATE: 10-13-00
"PUD"



TRI-BRUNSWICK, LLC (the "Owner"), by recordation of this plat, has designated certain areas of land and/or easements shown hereon as Common Area. The Common Area expressly is not dedicated hereby for use by the general public but is to be conveyed to St. James Plantation Property Owners' Association, Inc. (the "POA") for the use and enjoyment of property owners in St. James Plantation, subject to the conditions and reservations set forth in the Master Declaration of Covenants, Conditions and Restrictions for St. James Plantation dated November 26, 1990 and recorded in Book 839, Page 453, Brunswick County Registry, as amended, which Master Declaration is hereby incorporated and made a part of this plat.

The Owner, by recordation of this plat, hereby gives, grants and conveys to Brunswick Electric Membership Corporation, Atlantic Telephone Membership Corporation, cable TV provider as designated by the POA, and their respective successors and assigns, rights-of-way and easements to maintain and service their respective lines, wires, conduits and pipes in their present locations within the Common Area and within any utility easements specifically shown on this plat, together with the right of ingress and egress over and upon said Common Area and utility easements for the purpose of maintaining and servicing said lines, wires, conduits and pipes, but such rights-of-way and easements must be used so as to interfere as little as possible with the use of the Common Area by the POA and the members thereof, and the use of any property upon which any such easements are located by the owners of such property.

TRI-BRUNSWICK, LLC
By: *[Signature]*
Manager

CURVE	RADIUS	ARC LENGTH	CHORD LEN
C1	50.00'	32.28'	31.72'
C2	50.00'	34.78'	34.08'
C3	25.00'	39.27'	35.36'

CONSTRUCTION PLANS FOR THIS PROPERTY SUBDIVISION HAVE BEEN REVIEWED AND APPROVED BY THE COUNTY ENGINEER IN ACCORDANCE WITH ARTICLE VIII OF THE BRUNSWICK COUNTY SUBDIVISION ORDINANCE

I, ROBERT B. MCHENRY, JR. CERTIFY THAT THE SURVEY AS SHOWN ON THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

Robert B. McHenry Jr.
ROBERT B. MCHENRY, JR., PLS L-3521

THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION AND JURISDICTION OF BRUNSWICK COUNTY AND THAT THIS PLAT ALLOTMENT IS MY FREE ACT AND DEED.

[Signature]
OWNER'S SIGNATURE

NOTE:
ALL COORDINATES AND BEARINGS ARE BASED ON THE NCGS GRID SYSTEM WITH MONUMENTS "ROAD" AND "SYSTEM" HAVING THE FOLLOWING COORDINATES, RESPECTIVELY:
(X) 227044.14 (Y) 79945.848 & (X) 2278349.019 (Y) 77831.663
THIS INFORMATION WAS FURNISHED BY TIDEWATER SURVEYING AND ENGINEERING, P.A., ON JULY 23rd, 1990. (NAD '27)

TOWN OF
ST. JAMES
NORTH CAROLINA

ST. JAMES
PLANTATION SM

LOCKWOOD FOLLY
TOWNSHIP
BRUNSWICK COUNTY

SECTION 36 - PLAT 3
PHASE II EXTENSION

SCALE: 1" = 100'
DATE 10-02-2000
REVISION NO. 0
DRAWN BY: THA
CHECKED BY: RBM
FIELD BOOK: FILE