

PICK UP - HUGH CREED ASSOCIATES, INC., P.A. 1306 W. WENDOVER AVE. GREENSBORO, NC 27408

OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE ITS FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES, AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZE(S) THE CITY OF GREENSBORO TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, N.C.

WHEN GRADE OF ADJACENT PROPERTY DOES NOT CONFORM TO THE STREET GRADE, AN EASEMENT IS EFFECTIVE FOR THE PURPOSE OF SLOPING EMBANKMENTS FROM STREET GRADE LEVEL AT THE PROPERTY LINE HAVING A SLOPE RATIO OF THREE FEET HORIZONTAL FOR EACH FOOT OF VERTICAL DIMENSION.

D. STONE BUILDERS, INC.

SIGNED

ATTEST

SECRETARY



EASEMENT DEDICATION & UTILIZATION

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-6-1.3.7(b) AND (d) OF THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE.

ALL EASEMENTS ARE MEASURED FROM THE CENTERLINE OF THE STRUCTURES OR ROAD UNLESS OTHERWISE NOTED.

APPROVED FOR RECORDATION BY THE CITY OF GREENSBORO, NORTH CAROLINA, ON THE 13th DAY OF Apr, 2007 PURSUANT TO THE GREENSBORO DEVELOPMENT ORDINANCE.

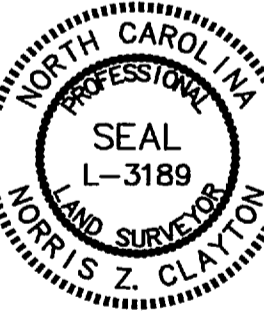
for Alexander G. MacIntosh
PLANNING DIRECTOR

I, NORRIS Z. CLAYTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 6262, PAGE 167, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK NOTED; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

I FURTHER CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF APRIL, A.D. 2007

Norm Z Clayton
SURVEYOR
REGISTRATION NUMBER L-3189



CITY OF GREENSBORO, GUILFORD COUNTY, NC
I, Alexander MacIntosh, REVIEW OFFICER OF THE CITY OF GREENSBORO, NC, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

4/13/07 Alexander G. MacIntosh
DATE REVIEW OFFICER

THIS PLAT DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-102.6, SUB-

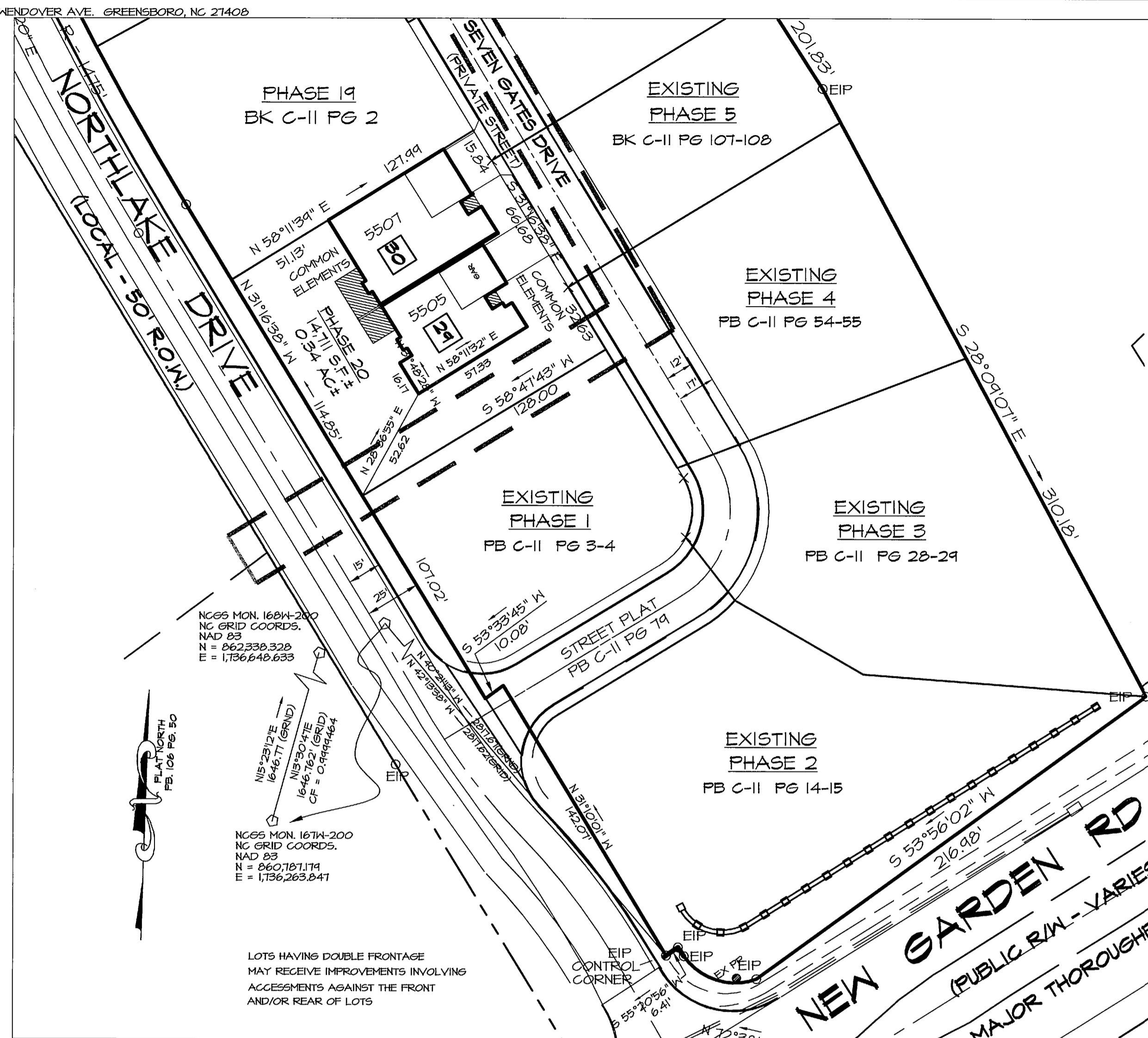
signed for Alexander G. MacIntosh DATE 4/13/07
PLANNING DIRECTOR

NOTES:

1. LINES BETWEEN PHASES HAVE NOT BEEN APPROVED AS PERMANENT PROPERTY LINES. D. STONE BUILDERS, INC. WILL DEVELOP AND CONVEY PROPERTY PHASE BY PHASE AT WHICH TIME SUCH PHASE WILL BE PLATTED AND RECORDED AS PART OF SEVEN GATES CONDOMINIUMS.

PHASING PLAN PREVIOUSLY RECORDED IN CPB. II PG 1-2

THE COMMON ELEMENTS HAVE BEEN CONVEYED TO, AND WILL BE MAINTAINED BY THE SEVEN GATES HOMEOWNERS ASSOCIATION AS RECORDED IN DEED BOOK 6561 PAGE 1447-1485.



AND IMPROVEMENTS THEREON TO A PLAN OF CONDOMINIUM UNDER THE PROVISIONS OF CHAPTER 47C OF THE NORTH CAROLINA GENERAL STATUTES (NORTH CAROLINA CONDOMINIUM ACT). THE CONDOMINIUM SHALL BE KNOWN AS SEVEN GATES, PHASE 20, AND IS COMPOSED OF CONDOMINIUM UNITS, COMMON ELEMENTS AND FACILITIES (LIMITED COMMON ELEMENTS). ALL OF THE PROPERTY OTHER THAN THAT SHOWN ON SUCCEEDING SHEETS AS "CONDOMINIUM UNITS" OR "UNITS" IS COMMON ELEMENTS OR LIMITED COMMON ELEMENTS. LIMITED COMMON ELEMENTS ARE SHOWN AS HATCHED AREAS:

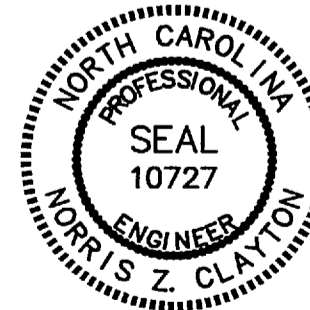
EACH CONDOMINIUM IS RESTRICTED TO RESIDENTIAL USE BY THE OWNER THEREOF, HIS IMMEDIATE FAMILY, GUESTS, INVITEES AND LESSEES IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DATED 7-19-06, AND RECORDED IN DEED BOOK 6561 PAGE 1447-1485 OF THE GUILFORD COUNTY REGISTRY.

THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS EXPRESSLY ARE NOT DEDICATED HEREBY FOR USE BY THE GENERAL PUBLIC, BUT ARE OWNED IN COMMON BY ALL OF THE UNIT OWNERS IN THE CONDOMINIUM, TO BE USED, AS THE CASE MAY BE, BY ALL OR A CERTAIN PORTION OF THE UNIT OWNERS, AS EXPRESSLY PROVIDED FOR IN THE DECLARATION. FURTHER, THE PRIVATE STREETS SHOWN ON THIS PLAT ARE A PART OF THE COMMON ELEMENTS AND EXPRESSLY ARE NOT DEDICATED TO USE BY THE GENERAL PUBLIC, BUT ARE FOR INGRESS, EGRESS AND REGRESS FOR OWNERS OF UNITS IN ALL PHASES OF SEVEN GATES.

D. STONE BUILDERS, INC., BY RECORDATION OF THE DECLARATION OF CONDOMINIUM AND THIS PLAT, HEREBY GIVES, GRANTS, AND CONVEYS THE BELLSOUTH TELECOMMUNICATIONS, DUKE ENERGY, PIEDMONT NATURAL GAS COMPANY INC., TIME-WARNER CABLE, AND THE CITY OF GREENSBORO, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, RIGHTS OF WAY AND EASEMENTS TO MAINTAIN AND SERVE THEIR RESPECTIVE LINES, WIRES, CONDUITS, AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE COMMON ELEMENTS AS SHOWN ON THIS PLAT, RECORDED IN THE GUILFORD COUNTY REGISTER OF DEEDS, AND THE SUCCEEDING SHEETS ATTACHED HERETO, TOGETHER WITH RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND UPON SAID COMMON ELEMENTS FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID LINES, WIRES, PIPES AND CONDUITS.

IN ADDITION D. STONE BUILDERS, INC. HEREBY GIVES TO SEVEN GATES THE RIGHT AND AUTHORITY TO GIVE, GRANT AND CONVEY TO BELLSOUTH TELECOMMUNICATIONS, DUKE ENERGY, PIEDMONT NATURAL GAS COMPANY INC., TIME-WARNER CABLE, THE CITY OF GREENSBORO, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FURTHER RIGHTS OF WAY AND EASEMENTS THAT MAY BE NECESSARY TO CONNECT AND TO AND TO SERVICE THEIR RESPECTIVE LINES, WIRES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS WITHIN THE COMMON ELEMENTS AS SHOWN HEREON, WITH THE LINES, WIRES, CONDUITS AND PIPES IN FUTURE PHASES (IF ANY) OF SEVEN GATES TOGETHER WITH THE RIGHT OF INGRESS, EGRESS AND REGRESS OVER AND UPON SAID COMMON ELEMENTS FOR SUCH PURPOSES.

I HEREBY CERTIFY THAT THESE PLATS AND PLANS CONTAIN ALL OF THE INFORMATION REQUIRED UNDER N.C. GENERAL STATUTES SECTION 47C-2-109 AND THAT THESE PLATS AND PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, CEILING AND FLOOR ELEVATIONS, UNIT NUMBERS AND DIMENSIONS OF THE UNITS, AS BUILT. I FURTHER CERTIFY THAT THESE PLATS AND PLANS ACCURATELY DEPICT THE LEGAL BOUNDARIES OF THE CONDOMINIUM AND THE PHYSICAL LOCATION OF THE UNITS AND OTHER IMPROVEMENTS CONSTRUCTED WITHIN THE CONDOMINIUM, RELATIVE TO THOSE BOUNDARIES.

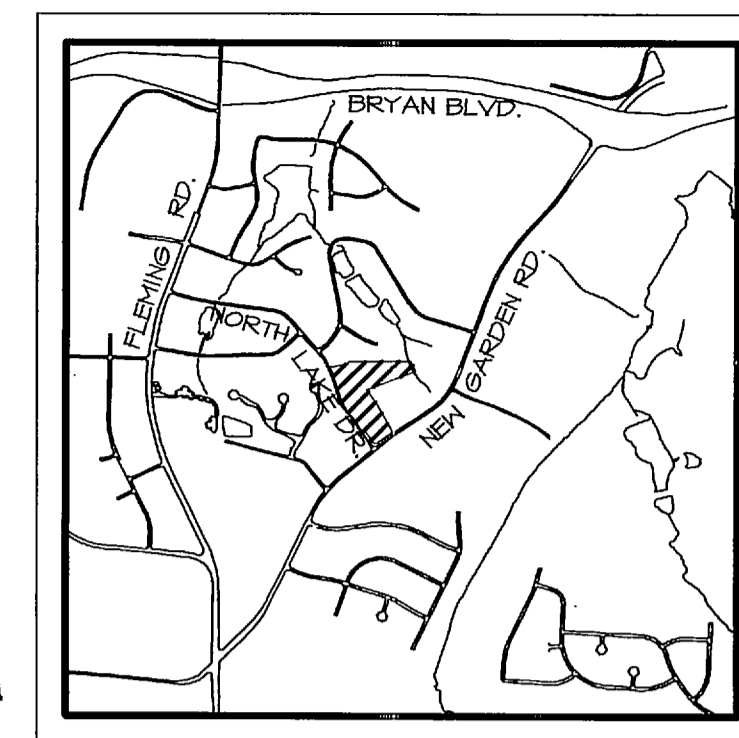


Norm Z Clayton
REGISTERED ENGINEER
REGISTRATION NUMBER #10121
APRIL 9, 2007
DATE

LEGEND:
CE = COMMON ELEMENTS
EIP = EXIST. IRON PIPE
NIP = NEW IRON PIPE
CH = CHORD DISTANCE
CFB = CONDOMINIUM PLAT BOOK
PB = PLAT BOOK
DB = DEED BOOK
PG = PAGE
U = UNIT LABELS
L = LIMITED COMMON ELEMENTS

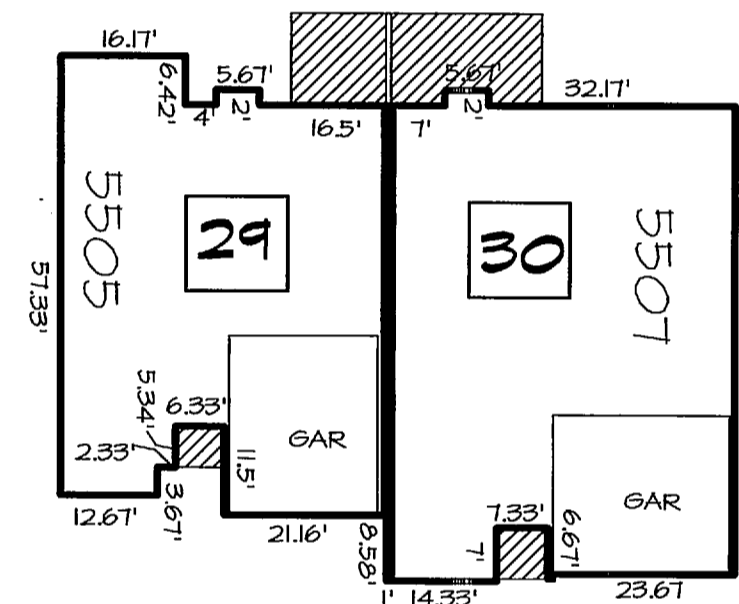
SETBACKS:
FRONT: 40'
SIDE: 20'
REAR: 20'

OWNERS:
D. STONE BUILDERS, INC.
2304 LAWNDALE DRIVE
GREENSBORO, NC 27429
PHONE (336) 258-9993



VICINITY MAP - 1" = 2,000'

ALL DIMENSIONS ARE
EXTERIOR DIMENSIONS



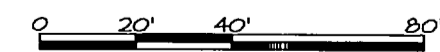
2007030968
GUILFORD CO., NC FEE \$42.00
PRESENTED & RECORDED
04-17-2007 12:05:32 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: LINDA F. ALLRED
DEPUTY
BK: C 12
PG: 11-12

FINAL PLAT
SEVEN GATES
A CONDOMINIUM
PHASE 20
SHEET 1 OF 2

D. STONE BUILDERS, INC.

5505 & 5507 SEVEN GATES DR.
MOREHEAD TOWNSHIP, GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

SCALE: 1"=40' DATE: APRIL 9, 2007



HUGH CREED ASSOCIATES, INC., P.A.
CONSULTING ENGINEERS & LAND SURVEYORS

P.O. BOX 9623
1306 W. WENDOVER AVE.
GREENSBORO, N.C. 27408
PHONE: (336) 275-9826
OR (336) 275-8084
FAX: (336) 275-3379

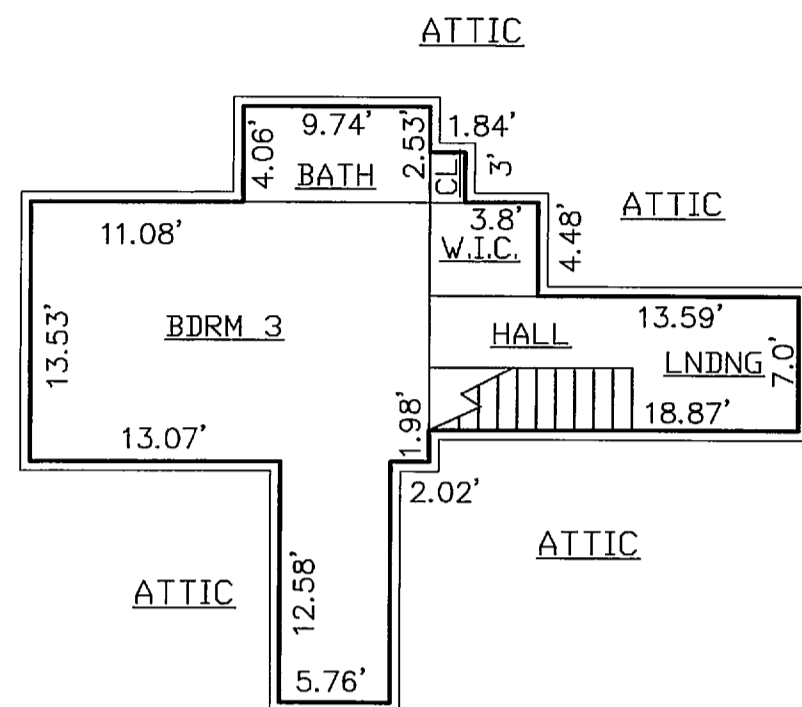
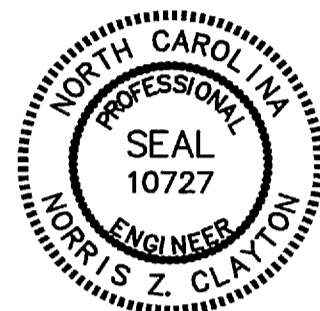
B-1580-A

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CONDOMINIUM PLAT BOOK C 12 PAGE pg 12

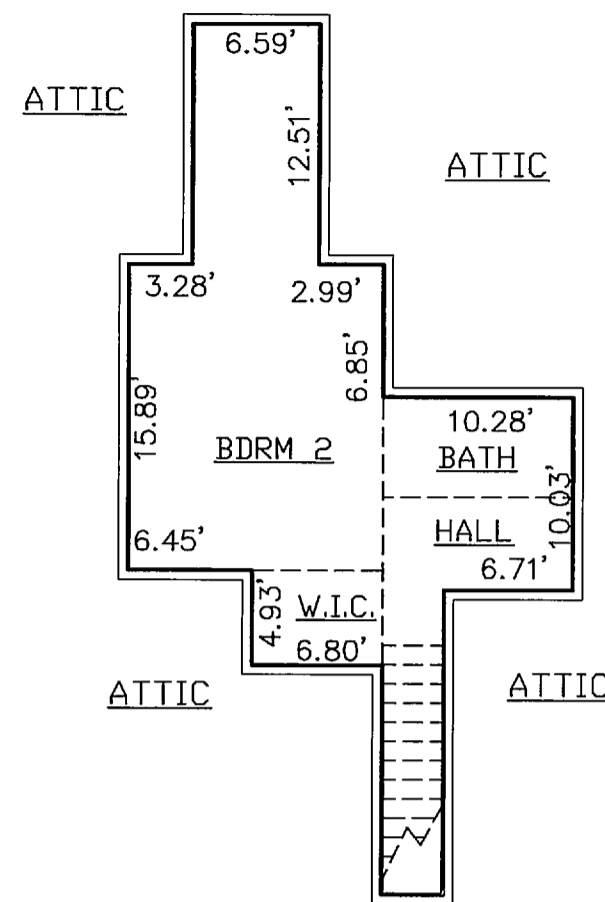
I CERTIFY THAT THESE PLATS AND PLANS CONTAIN ALL OF THE INFORMATION REQUIRED UNDER N.C. GENERAL STATUTES SECTION 47C-2-109 AND THAT THESE PLATS AND PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, CEILING AND FLOOR ELEVATIONS, UNIT NUMBERS AND DIMENSIONS OF THE UNITS, AS BUILT. I FURTHER CERTIFY THAT THESE PLATS AND PLANS ACCURATELY DEPICT THE LEGAL BOUNDARIES OF THE CONDOMINIUM AND THE PHYSICAL LOCATIONS OF UNITS AND OTHER IMPROVEMENTS CONSTRUCTED WITHIN THE CONDOMINIUM RELATIVE TO THOSE BOUNDARIES.

Norris Z. Clayton
PROFESSIONAL ENGINEER
REGISTRATION NUMBER #10727
APRIL 9, 2007
DATE



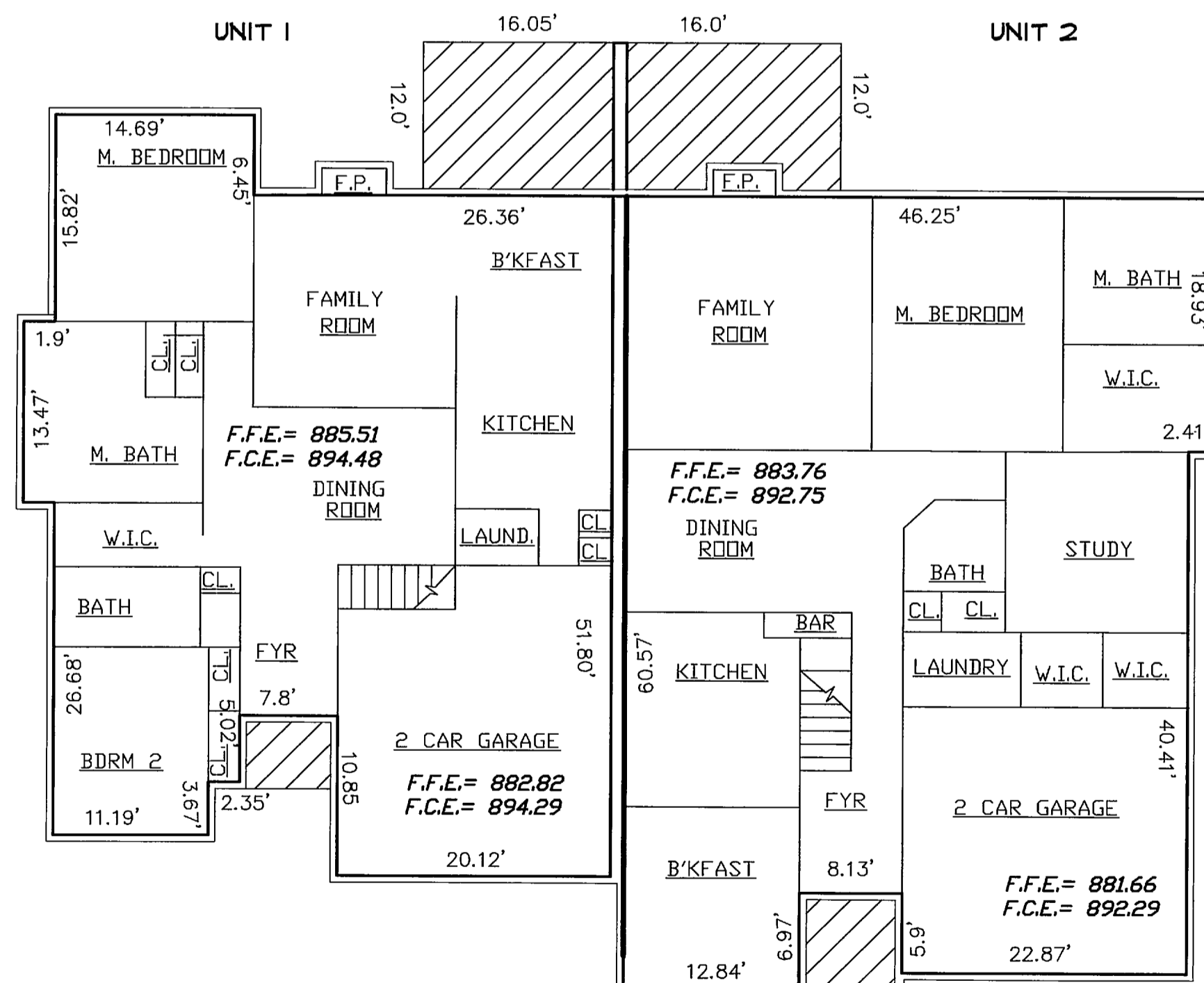
2nd F.F.E.= 895.67
2nd F.C.E.= 903.75

UNIT 1



2nd F.F.E.= 893.84
2nd F.C.E.= 901.96

UNIT 2



UNIT 1

UNIT 2

ALL DIMENSIONS ARE
INTERIOR DIMENSIONS
1"=10'

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE OUR FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES, AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZE(S) THE CITY OF GREENSBORO TO RECORD THIS PLAT IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, N.C.

D. STONE BUILDERS, INC.

SIGNED

ATTEST

SECRETARY

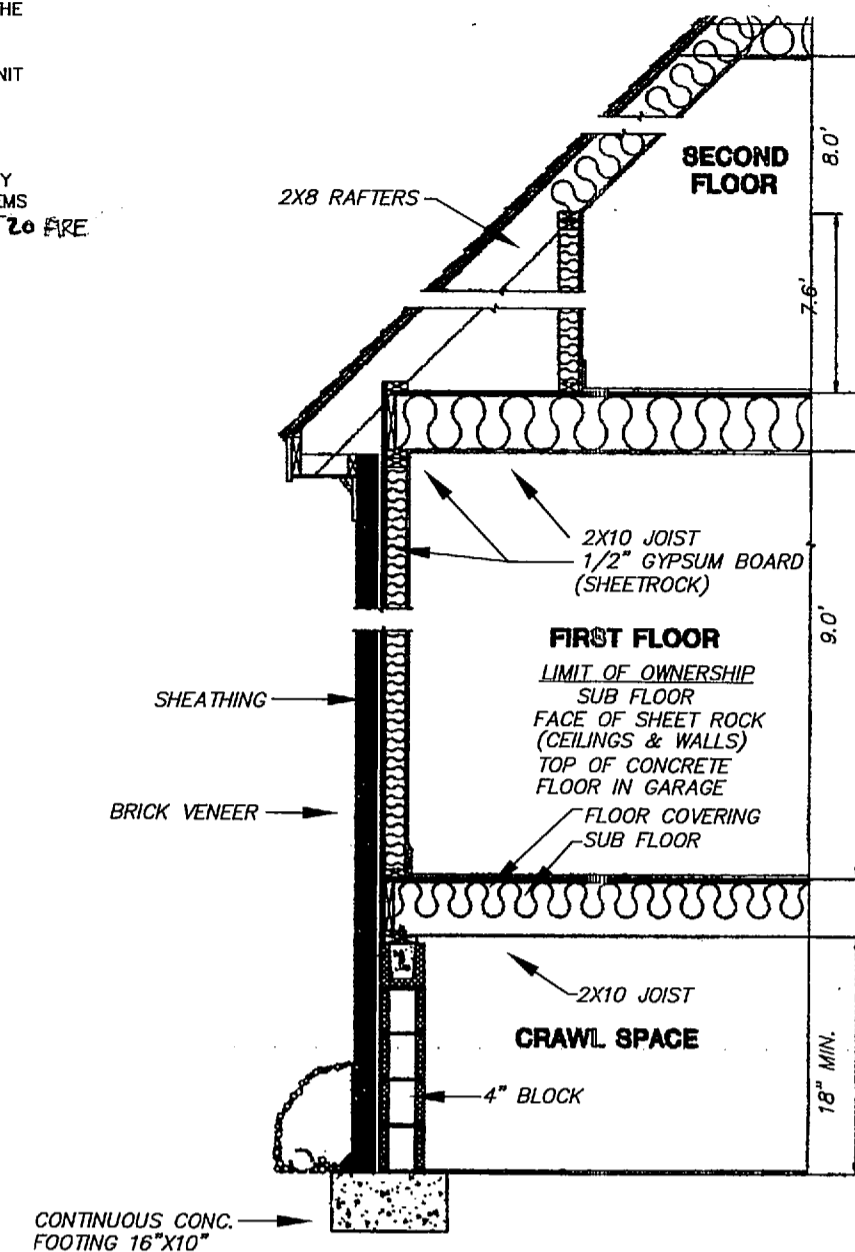
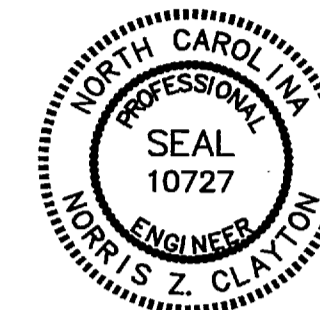


LEGEND:

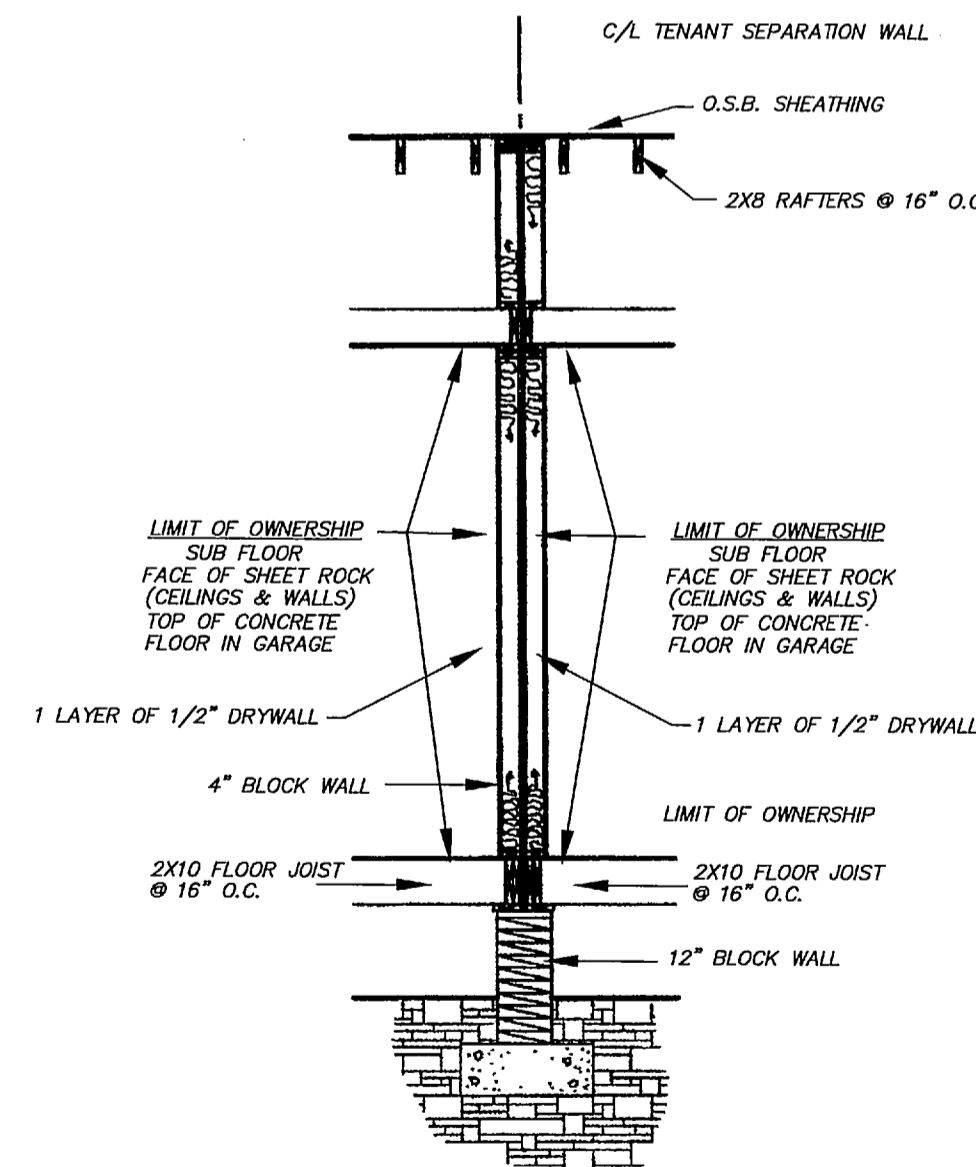
- F.F.E. = FINISHED FLOOR ELEVATION
- F.C.E. = FINISHED CEILING ELEVATION
- [] = UNIT LABELS
- [] = LIMITED COMMON ELEMENTS

I HEREBY CERTIFY THAT THESE PLATS AND PLANS CONTAIN ALL OF THE INFORMATION REQUIRED UNDER NC GENERAL STATUTES SECTION 47C-2-109 AND THAT THESE PLANTS AND PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, CEILING AND FLOOR ELEVATIONS, UNIT NUMBERS AND DIMENSIONS OF THE UNITS, AS BUILT. I FURTHER HEREBY CERTIFY THAT THESE PLATS AND PLANS ACCURATELY DEPICT THE LEGAL BOUNDARIES OF THE CONDOMINIUM AND THE PHYSICAL LOCATION OF THE UNITS AND OTHER IMPROVEMENTS CONSTRUCTED WITHIN THE CONDOMINIUM, RELATIVE TO THOSE BOUNDARIES. I HEREBY CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS, INCLUDING PHASES 1, 2, 3, 4, 5, 9, 15, 16, 19, 20 ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THESE PLANS.

Norris Z. Clayton
PROFESSIONAL ENGINEER
APRIL 9, 2007
DATE



EXTERIOR WALL SECTION
NO SCALE



TENANT SEPARATION WALL DETAIL
NO SCALE

OWNERS:
D. STONE BUILDERS, INC.
2904 LAWNDALE DRIVE
GREENSBORO, NC 27429
PHONE (336) 288-9393

2007030968
GUILFORD CO, NC FEE \$42.00
PRESENTED & RECORDED
04-17-2007 12:05:32 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY LINDA F. ALLRED
DEPUTY
BK: C 12
PG: 11-12

FINAL PLAT
SEVEN GATES
A CONDOMINIUM
PHASE 20
SHEET 2 OF 2

D. STONE BUILDERS, INC.

5505 & 5507 SEVEN GATES DR.
MOREHEAD TOWNSHIP, GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

SCALE: AS NOTED DATE: APRIL 9, 2007

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