

**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 30-6-13.7(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 5th DAY OF July, 2007, PURSUANT TO THE GREENSBORO DEVELOPMENT ORDINANCE.

for Alexander S. 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 22ND DAY OF JUNE, A.D. 2007.



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.

7/5/07 Alexander S. 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-

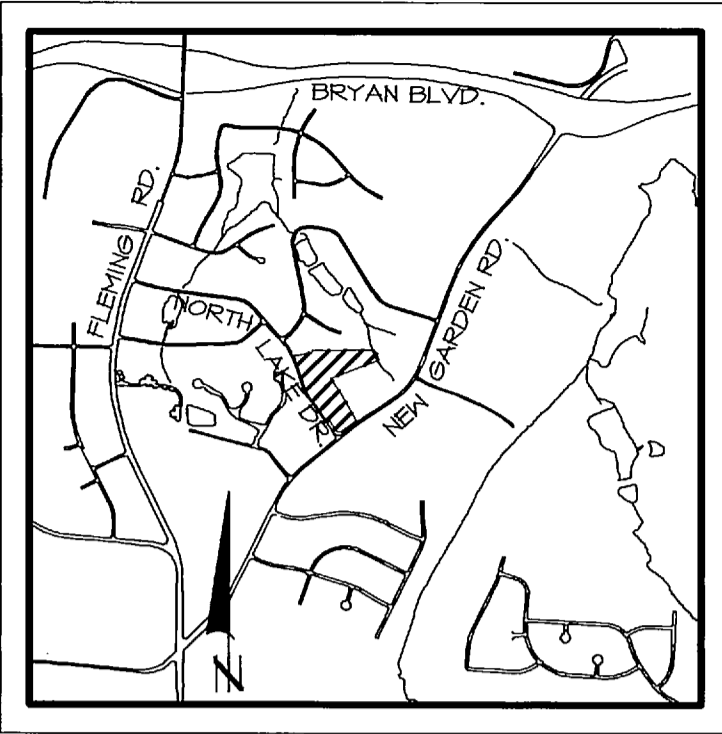
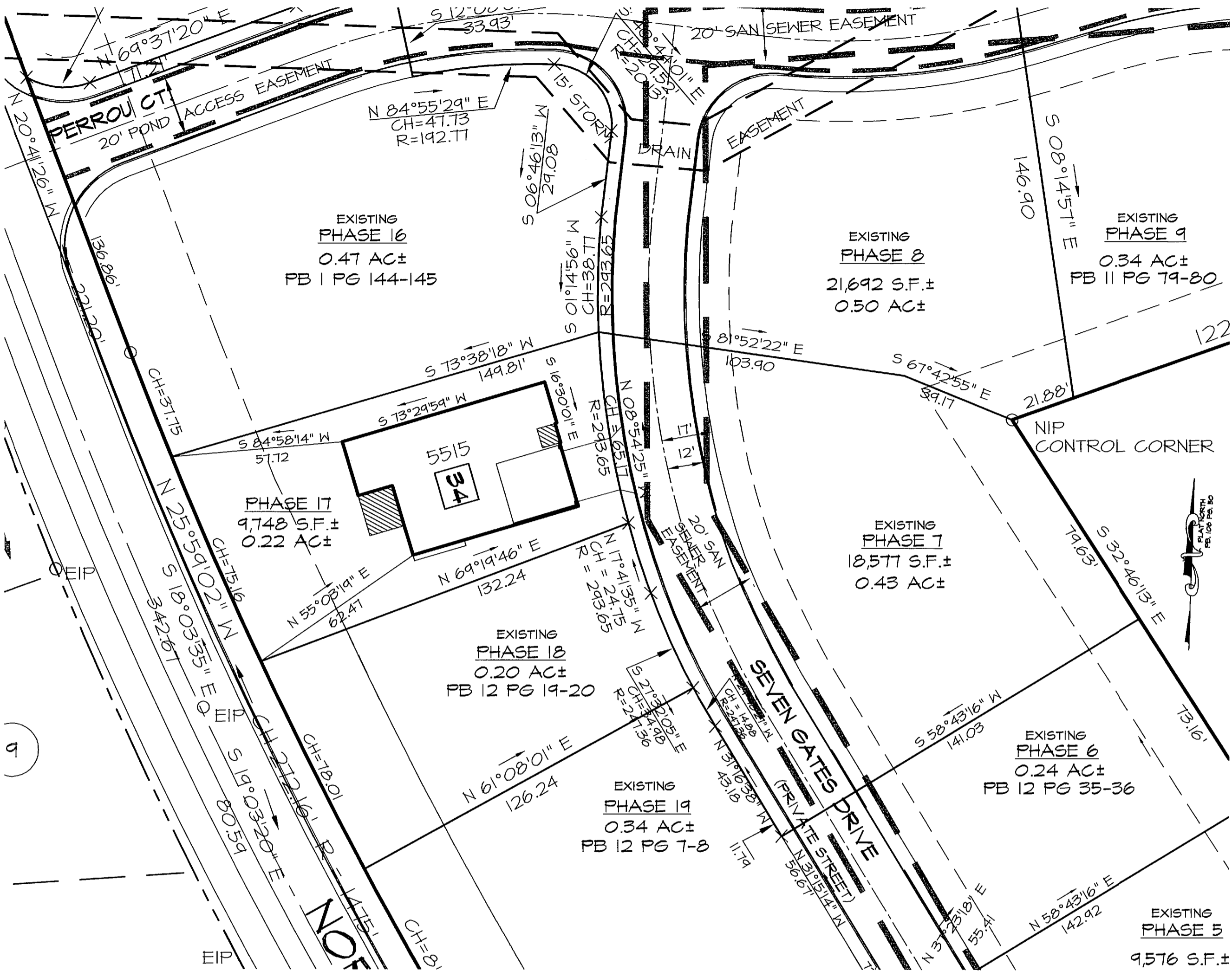
SIGNED Alexander S. MacIntosh DATE 7/5/07  
for PLANNING DIRECTOR

**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 CONDOMINIUM.

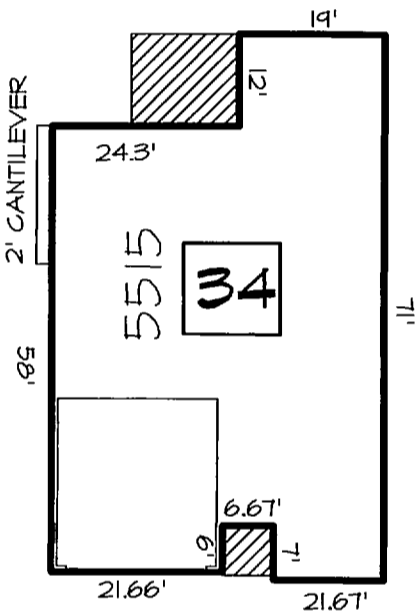
PHASING PLAN PREVIOUSLY RECORDED IN CPB 11 PG 1-2

THE COMMON ELEMENTS WILL BE MAINTAINED BY THE SEVEN GATES HOMEOWNERS ASSOCIATION AS RECORDED IN DEED BOOK 6561 PAGE 1447-1485



VICINITY MAP - 1" = 2,000'

ALL DIMENSIONS ARE EXTERIOR DIMENSIONS



2007056503  
GUILFORD CO, NC FEE \$42.00  
PRESENTED & RECORDED:  
07-06-2007 04:23:04 PM  
JEFF L. THIGPEN  
REGISTER OF DEEDS  
BY LINDA F. ALLRED  
DEPUTY-08

BK: C 12  
PG: 91-92

FINAL PLAT  
**SEVEN GATES**  
A CONDOMINIUM  
PHASE 17  
SHEET 1 OF 2

**D. STONE BUILDERS, INC.**

5515 SEVEN GATES DR.  
MOREHEAD TOWNSHIP, GUILFORD COUNTY  
GREENSBORO, NORTH CAROLINA

SCALE: 1"=20' DATE: JUNE 22, 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-1592-A

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 17, 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 TO 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 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 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.



Norris Z. Clayton  
REGISTERED ENGINEER  
REGISTRATION NUMBER 10727

JUNE 22, 2007  
DATE

**LEGEND:**

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

**SETBACKS:**

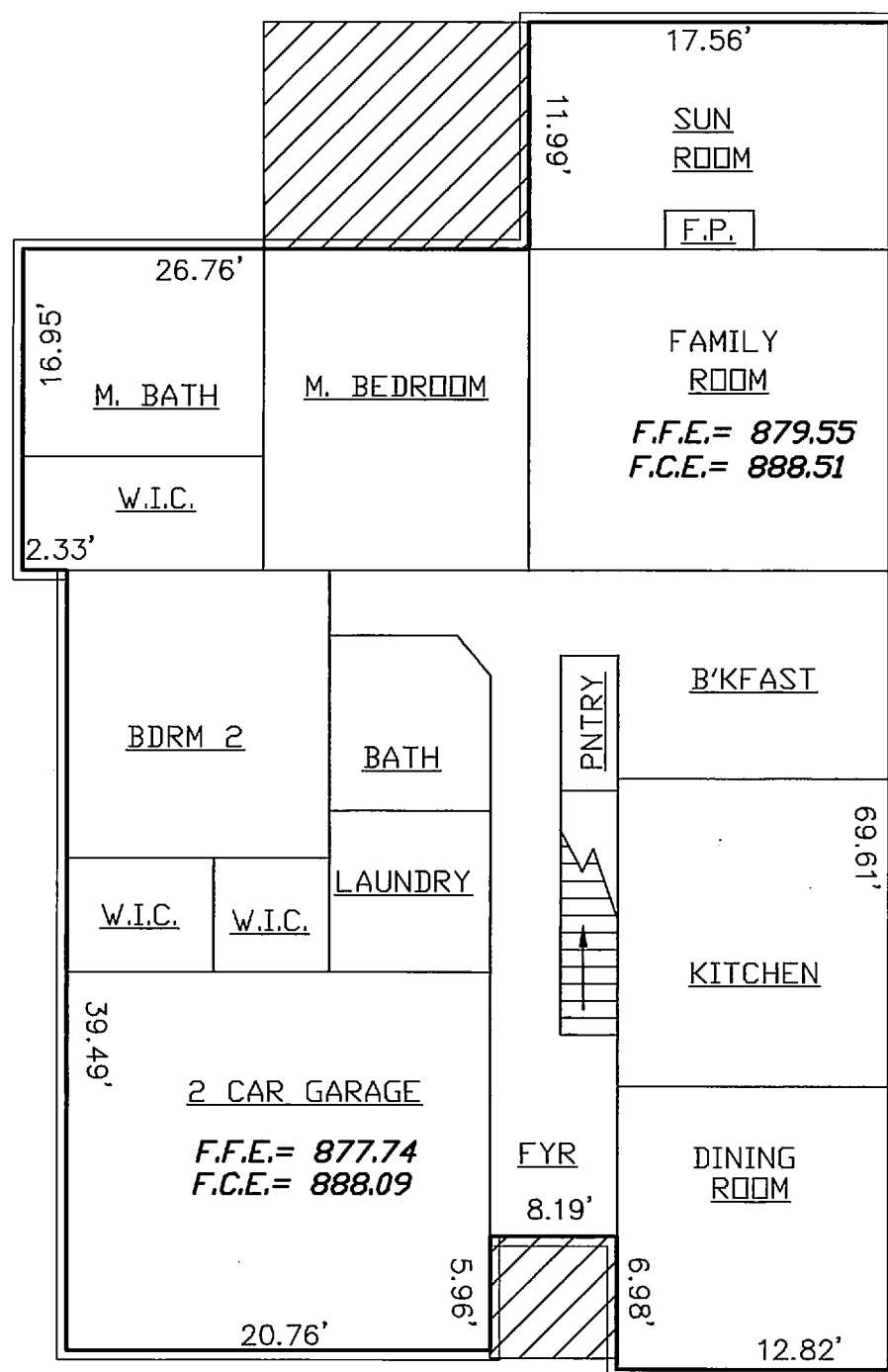
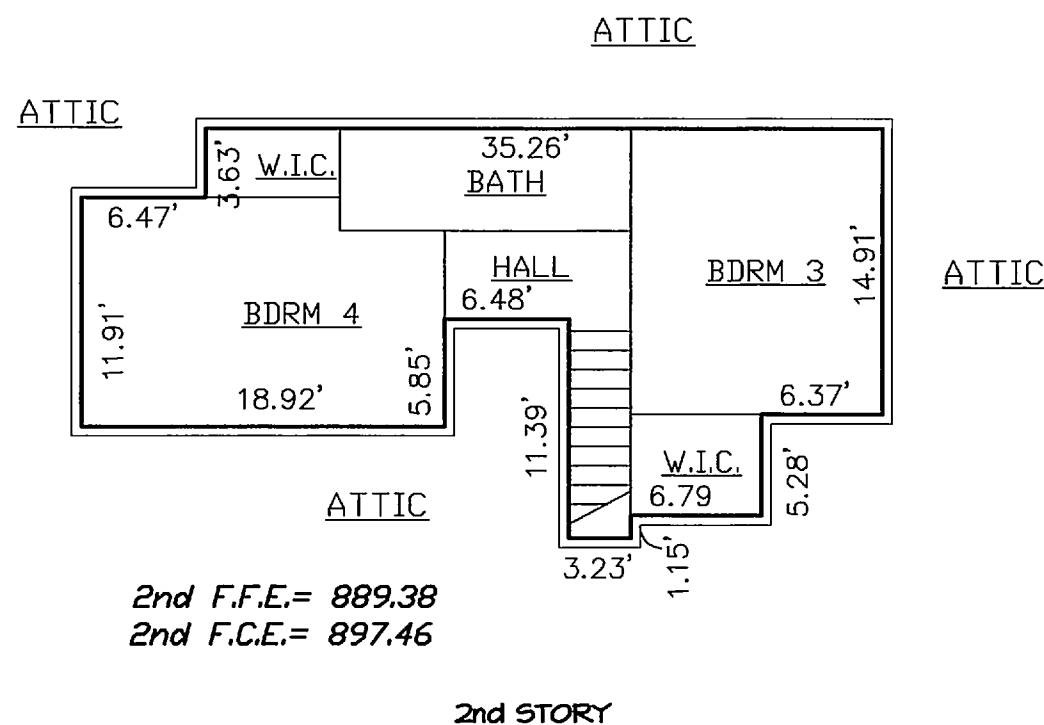
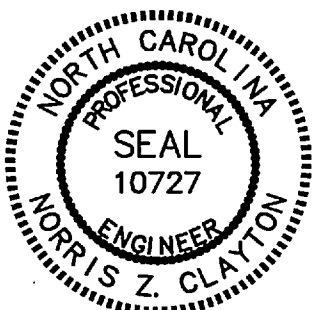
FRONT: 40'  
SIDE: 20'  
REAR: 20'

**OWNERS:**

**D. STONE BUILDERS, INC.**  
2904 LANNDALE DRIVE  
GREENSBORO, NC 27429  
PHONE (336) 288-9393

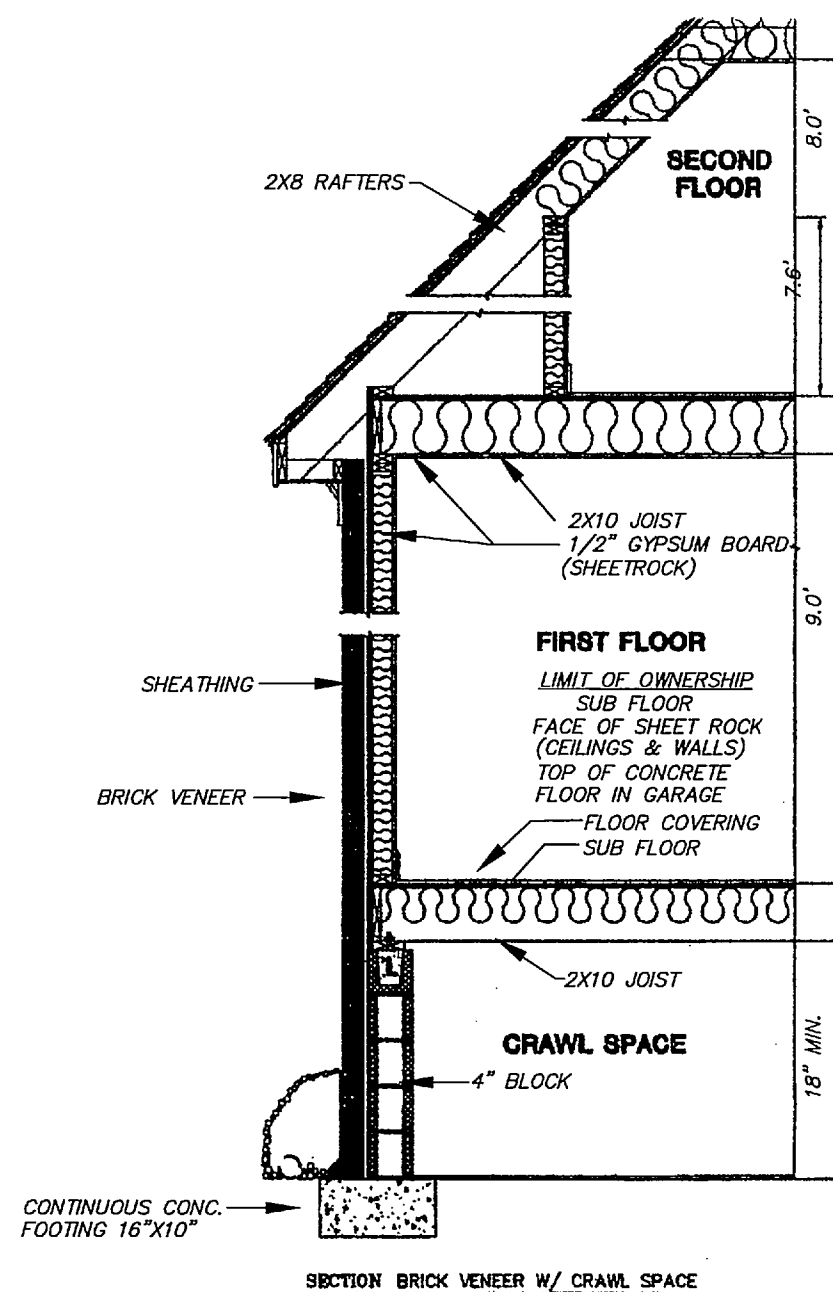
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*Norris Z. Clayton*  
PROFESSIONAL ENGINEER  
REGISTRATION NUMBER #10727  
JUNE 22, 2007  
DATE

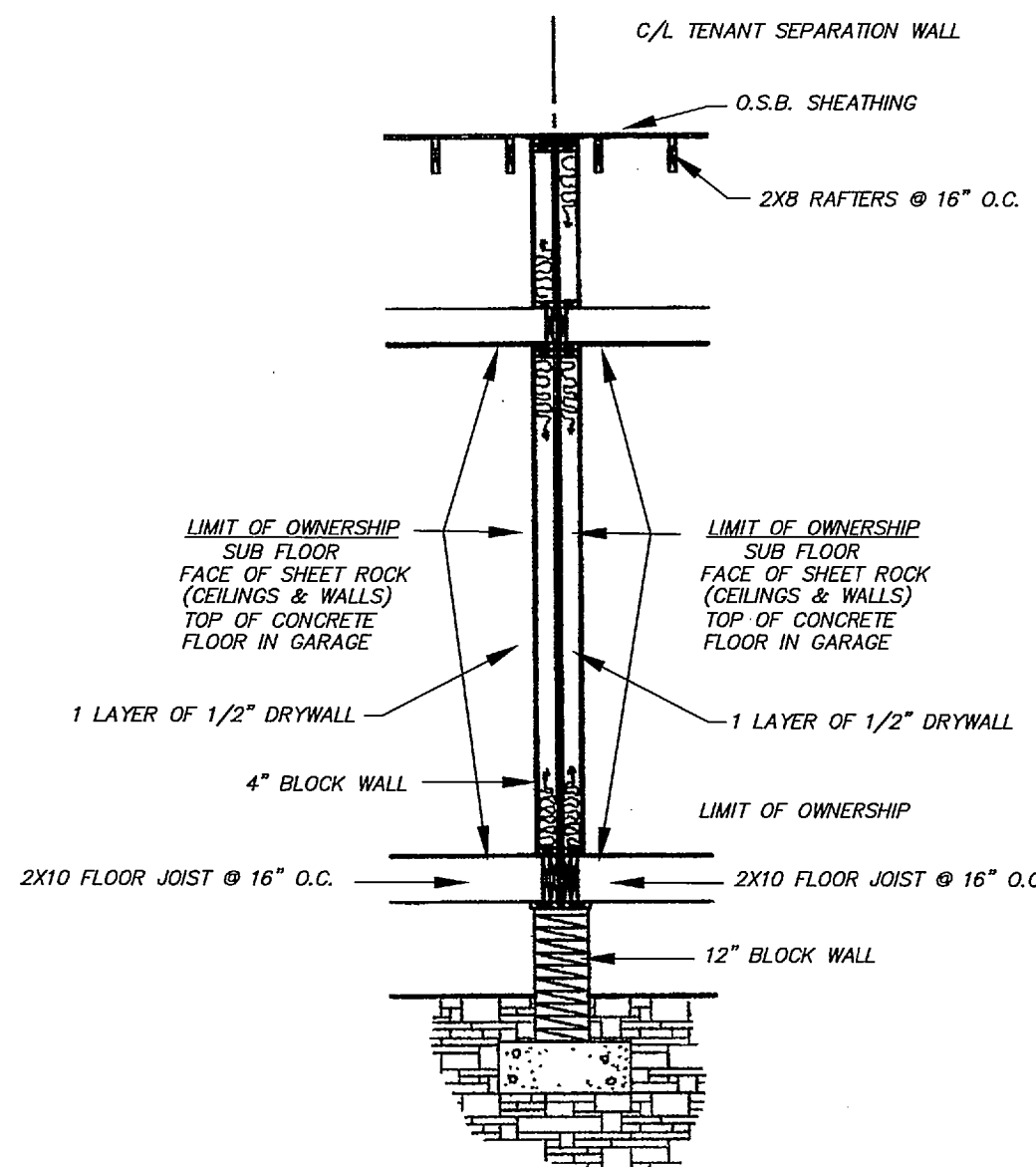


ALL DIMENSIONS ARE  
INTERIOR DIMENSIONS  
1"=10'

**LEGEND:**  
F.F.E. = FINISHED FLOOR ELEVATION  
F.C.E. = FINISHED CEILING ELEVATION  
□ = UNIT LABELS  
▨



EXTERIOR WALL SECTION  
NO SCALE



TENANT SEPARATION WALL DETAIL  
NO SCALE

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D. STONE BUILDERS, INC.  
SIGNED *[Signature]* PRESIDENT  
ATTEST *[Signature]* SECRETARY



OWNERS:  
**D. STONE BUILDERS, INC.**  
2904 LAWNDALE DRIVE  
GREENSBORO, NC 27429  
PHONE (336) 288-4343



2007056503  
GUILFORD CO, NC FEE \$42.00  
PRESENTED & RECORDED:  
07-06-2007 04:23:04 PM  
JEFF L. THIGPEN  
REGISTER OF DEEDS  
BY LINDA F. ALLRED  
DEPUTY-GB

BK: C 12  
PG: 91-92

FINAL PLAT  
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A CONDOMINIUM  
PHASE 17  
SHEET 2 OF 2

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