

OWNERSHIP AND DEDICATION THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE "IT'S... 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 18th DAY OF Oct, 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 8TH DAY OF OCTOBER, A.D. 2007

Surveyor Signature: Norris Z. Clayton



CITY OF GREENSBORO, GUILFORD COUNTY, NC 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.

10/18/07 Alexander G. MacIntosh 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-

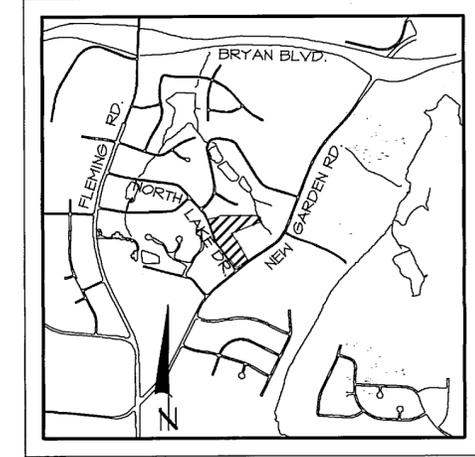
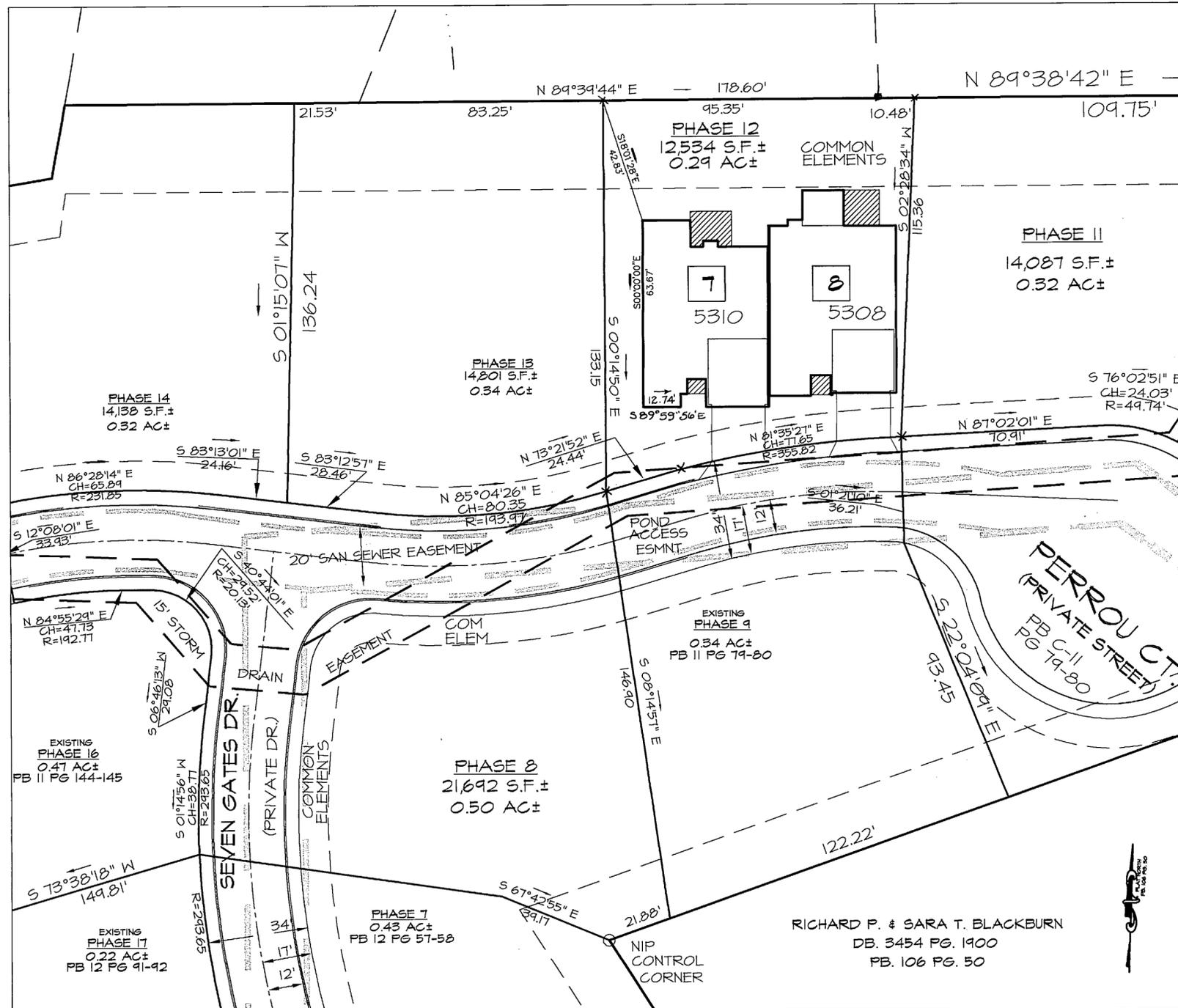
SIGNED Alexander G. MacIntosh DATE 10/18/07 FOR PLANNING DIRECTOR

NOTES:

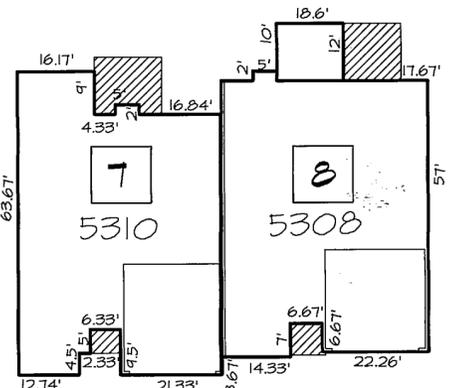
Lines between phases have not been approved as permanent property lines. D. Stone Builders, Inc. will develop and convey property phase by phase at which time such phase will be plat'd and recorded as part of Seven Gates Condominiums.

PHASING PLAN PREVIOUSLY RECORDED IN CFB 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



ALL DIMENSIONS ARE EXTERIOR DIMENSIONS



Barcode: 2007086684
GUILFORD CO, NC FEE \$42.00
REGISTERED & RECORDED:
10-22-2007 09:04:51 AM
JEFF L. THOMPSON
REGISTER OF DEEDS
BY: WILEY L. COUSIN
DEPUTY-08
BK: C 12
PG: 141-142

I HEREBY CERTIFY THAT THESE PLATS AND PLANS CONTAIN ALL OF THE INFORMATION REQUIRED UNDER N.C. GENERAL STATUTES SECTION 47C-2-104 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.



Surveyor Signature: Norris Z. Clayton
REGISTERED ENGINEER
REGISTRATION NUMBER #10727
OCTOBER 8, 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
UNIT LABELS
LIMITED COMMON ELEMENTS

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

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

FINAL PLAT
SEVEN GATES
A CONDOMINIUM
PHASE 12
SHEET 1 OF 2
D. STONE BUILDERS, INC.
5310 & 5308 FERROU ST.
MOREHEAD TOWNSHIP, GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
SCALE: 1"=20' DATE: OCTOBER 8, 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-1612-A

10-8-2007 P:\PROJECTS 2005\10-8-2007\GARDENSITE\PLAT03.DWG

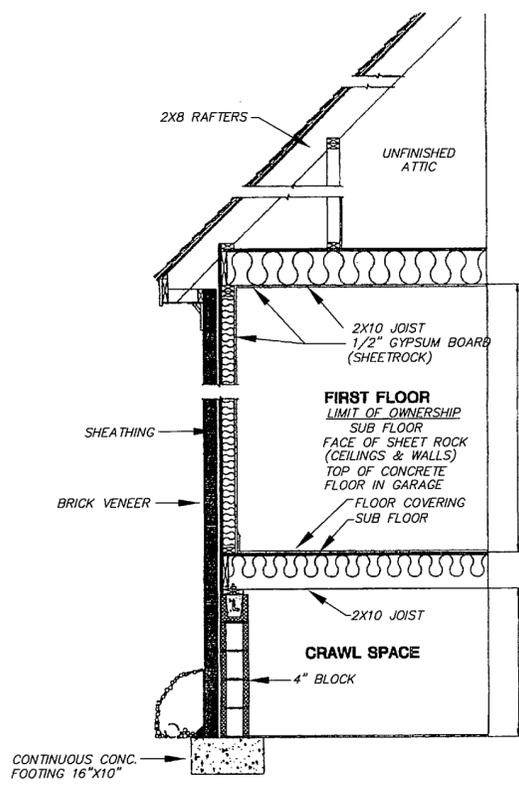
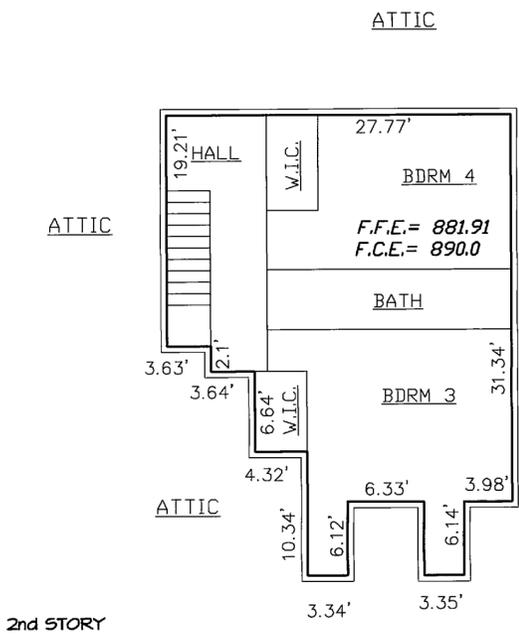
I CERTIFY THAT THESE PLATS AND PLANS CONTAIN ALL OF THE INFORMATION REQUIRED UNDER N.C. GENERAL STATUTES SECTION 47C-2-109 AND THAT THESE PLATS AND PLANS FULLY AND ACCURATELY DEPICT THE LAYOUT, LOCATION, CEILING AND FLOOR ELEVATIONS, UNIT NUMBERS AND DIMENSIONS OF THE UNITS, AS BUILT. I FURTHER CERTIFY 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. I FURTHER CERTIFY THAT ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THESE PLANS.

Thomas J. Clayton
 PROFESSIONAL ENGINEER
 REGISTRATION NUMBER #10727
 OCTOBER 8, 2007
 DATE

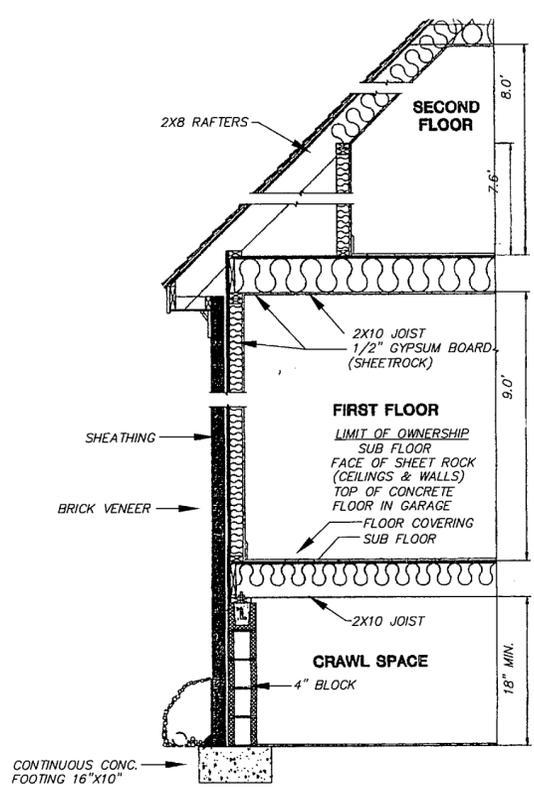


THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE OUR FREE ACT AND DEED AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREETS, PLAYGROUNDS, PARKS, OPEN SPACES, AND EASEMENTS FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT, AND AUTHORIZE(S) THE CITY OF GREENSBORO TO RECORD THIS PLAT IN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

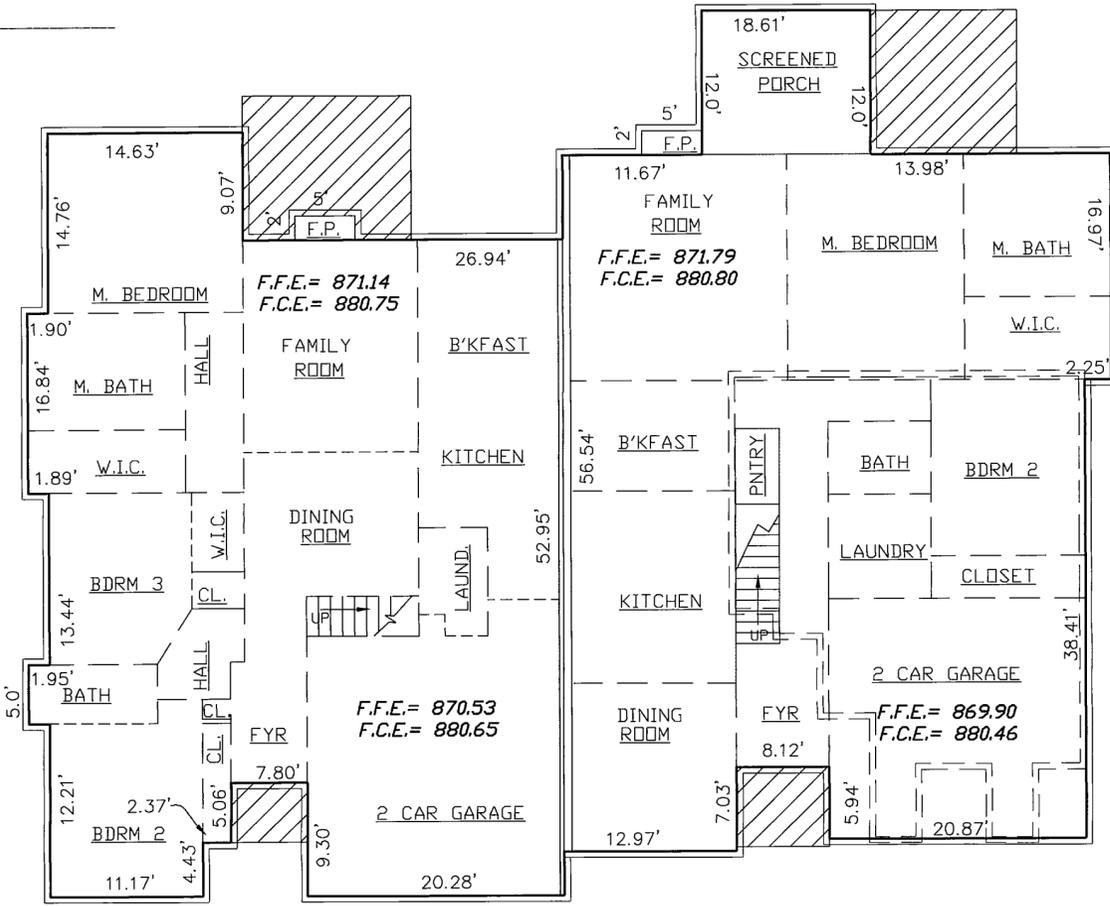
D. STONE BUILDERS, INC.
 SIGNED: *[Signature]*
 PRESIDENT
 ATTEST: *[Signature]*
 SECRETARY



SECTION BRICK VENEER W/ CRAWL SPACE
 UNIT A
 EXTERIOR WALL SECTION
 NO SCALE

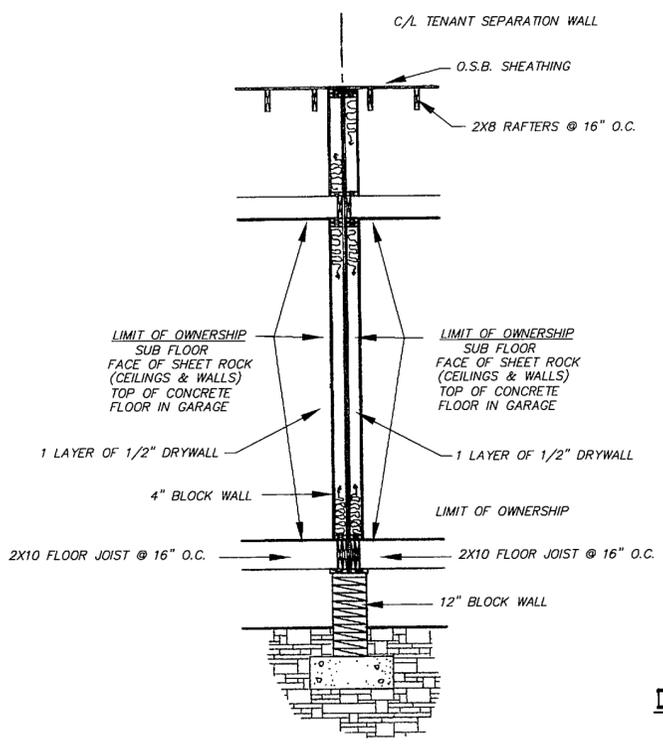


SECTION BRICK VENEER W/ CRAWL SPACE
 UNIT B
 EXTERIOR WALL SECTION
 NO SCALE



ALL DIMENSIONS ARE
 INTERIOR DIMENSIONS
 1"=10'

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



TENANT SEPARATION WALL DETAIL
 NO SCALE

OWNERS:
 D. STONE BUILDERS, INC.
 2904 LAINDALE DRIVE
 GREENSBORO, NC 27429
 PHONE (336) 288-4393

2007086684
 GUILFORD CO, NC FEE \$42.00
 PRESENTED & RECORDED:
 10-22-2007 09:04:51 AM
 JEFF L. THIGPEN
 REGISTER OF DEEDS
 BY: WILEY L. COUSIN
 DEPUTY-GB
 BK: C 12
 PG: 141-142

FINAL PLAT
SEVEN GATES
 A CONDOMINIUM
 PHASE 12
 SHEET 2 OF 2

D. STONE BUILDERS, INC.
 5310 & 5308 FERROU CT.
 MOREHEAD TOWNSHIP, GUILFORD COUNTY
 GREENSBORO, NORTH CAROLINA
 SCALE: AS NOTED DATE: OCTOBER 8, 2007
HUGH CREED ASSOCIATES, INC., P.A.
 CONSULTING ENGINEERS & LAND SURVEYORS

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

10-9-07 P:\PROJECTS\2005\SD STONE\NEW GARDENS\ITERPLAT03.DWG