

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: [Signature] ATTEST: [Signature] 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.

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



[Signature] SURVEYOR REGISTRATION NUMBER L-3189

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.

7/5/07 Alexander S. MacIntosh REVIEW OFFICER

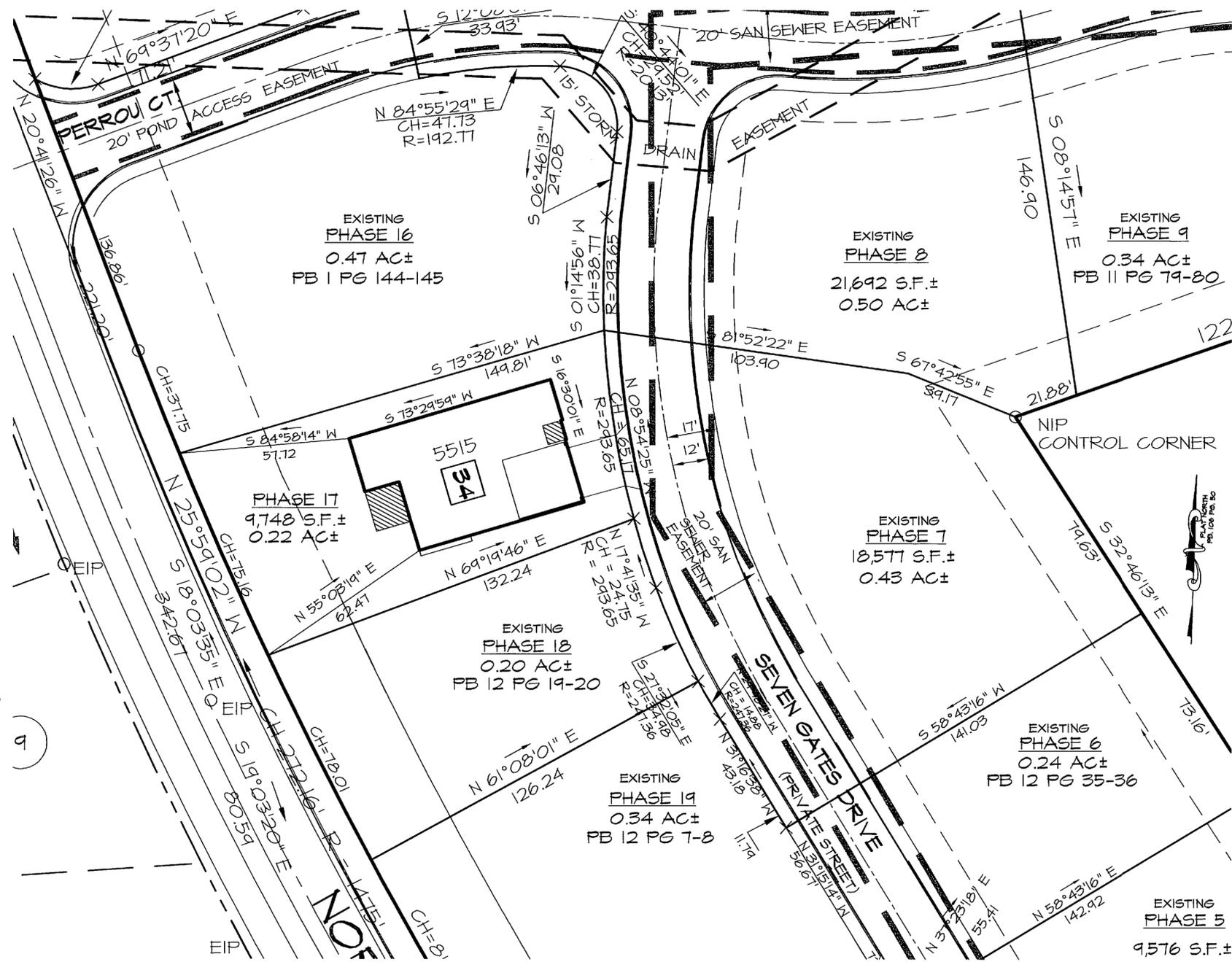
THIS PLAT DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-102.6, SUB-

SIGNED: Alexander S. MacIntosh DATE 7/5/07 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 PLATTED AND RECORDED AS PART OF SEVEN GATES CONDOMINIUMS.

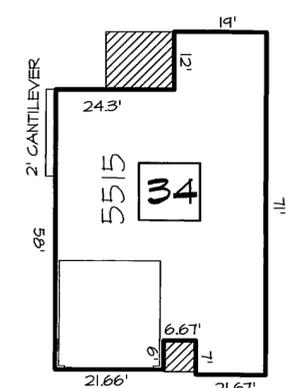
PHASING PLAN PREVIOUSLY RECORDED IN CPB 11 PG 1-2

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

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.

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 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.



[Signature] 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 = DEED BOOK PF = PAGE PL = UNIT LABELS LH = LIMITED COMMON ELEMENTS

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

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

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

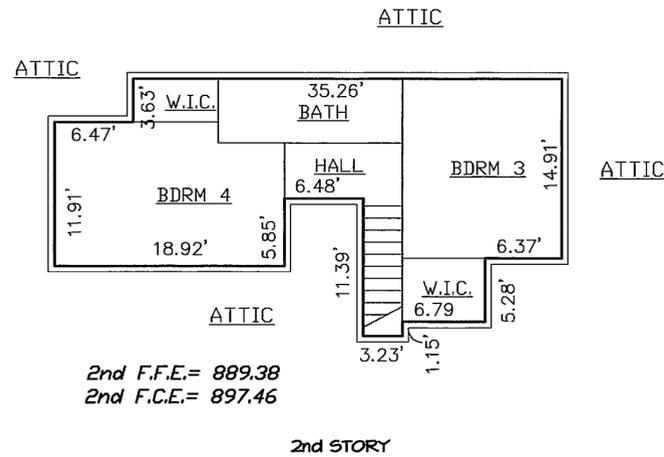
D. STONE BUILDERS, INC. 5515 SEVEN GATES DR. MOREHEAD TOWNSHIP, GUILFORD COUNTY GREENSBORO, NORTH CAROLINA SCALE: 1"=20' DATE: JUNE 22, 2007

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

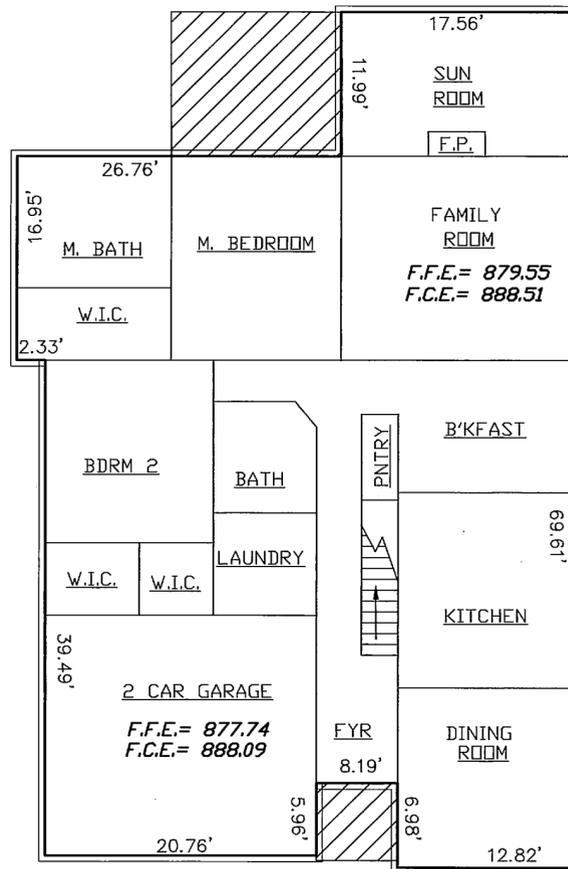
4-4-2007 P:\PROJECTS 2005\15\STONEBENEA GARDENSITE\PLAT2.DWG

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.

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

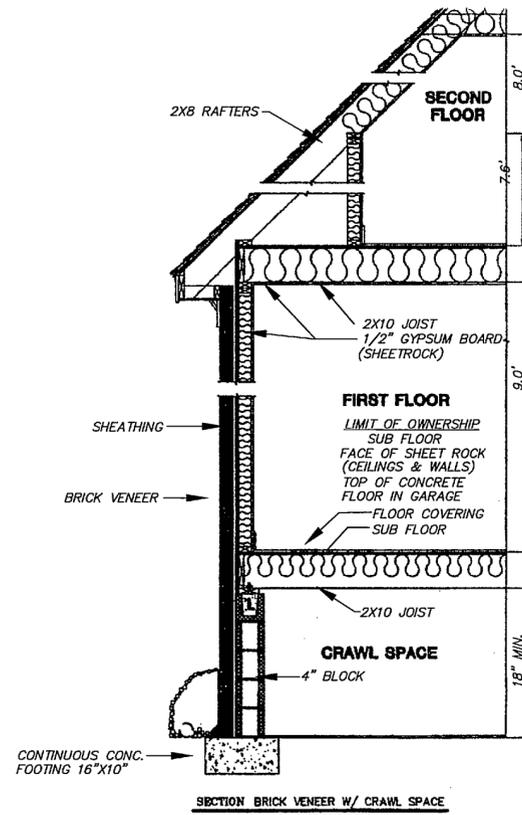


2nd F.F.E. = 889.38
 2nd F.C.E. = 897.46

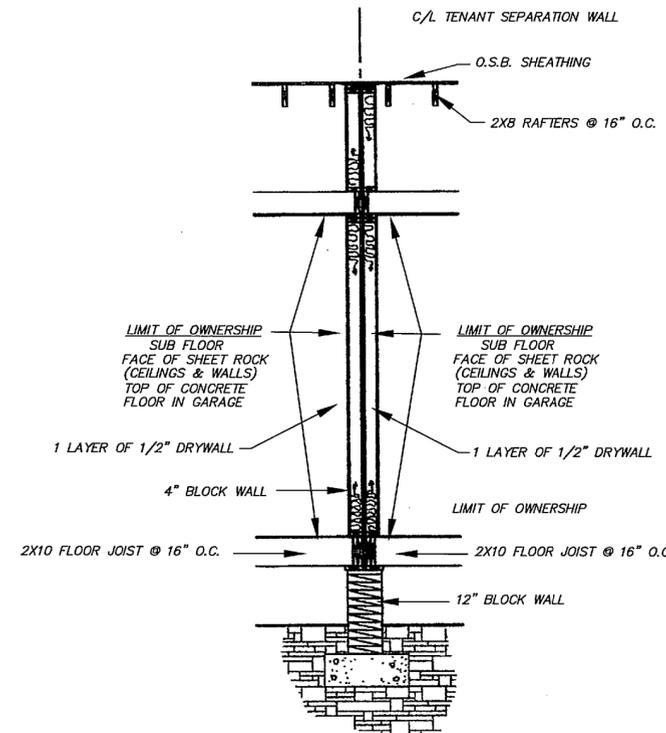


ALL DIMENSIONS ARE
 INTERIOR DIMENSIONS
 1"=10'

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



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



TENANT SEPARATION WALL DETAIL
 NO SCALE

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



OWNERS:
D. STONE BUILDERS, INC.
 2404 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. ALFRED
 DEPUTY-GB
 BK: C 12
 PG: 91-92

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

D. STONE BUILDERS, INC.

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

SCALE: AS NOTED DATE: JUNE 22, 2007

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