

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



EASEMENT DEDICATION & UTILIZATION

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8.1(B) AND (D) OF THE CITY OF GREENSBORO LAND 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 30th DAY OF JAN, 2013, PURSUANT TO THE GREENSBORO DEVELOPMENT ORDINANCE.

PLANNING DIRECTOR

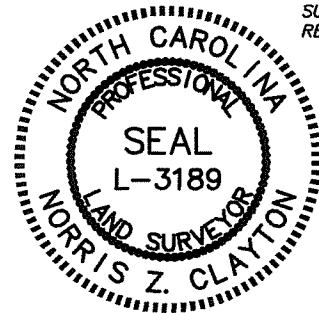
I, NORRIS Z. CLAYTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 6262, PAGE 167, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK NOTED; THAT 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.

I CERTIFY THAT THE PLATS OR PLANS ACCURATELY DEPICT THE LEGAL BOUNDARIES AND THE PHYSICAL LOCATION OF THE UNITS AND OTHER IMPROVEMENTS RELATIVE TO THOSE BOUNDARIES.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 26TH DAY OF DECEMBER, A.D. 2012

SURVEYOR
REGISTRATION NUMBER L-3189



REVIEW OFFICER:

CITY OF GREENSBORO, GUILFORD COUNTY, NC
I, Mark Ward, 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.

DATE 1/3/13
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-

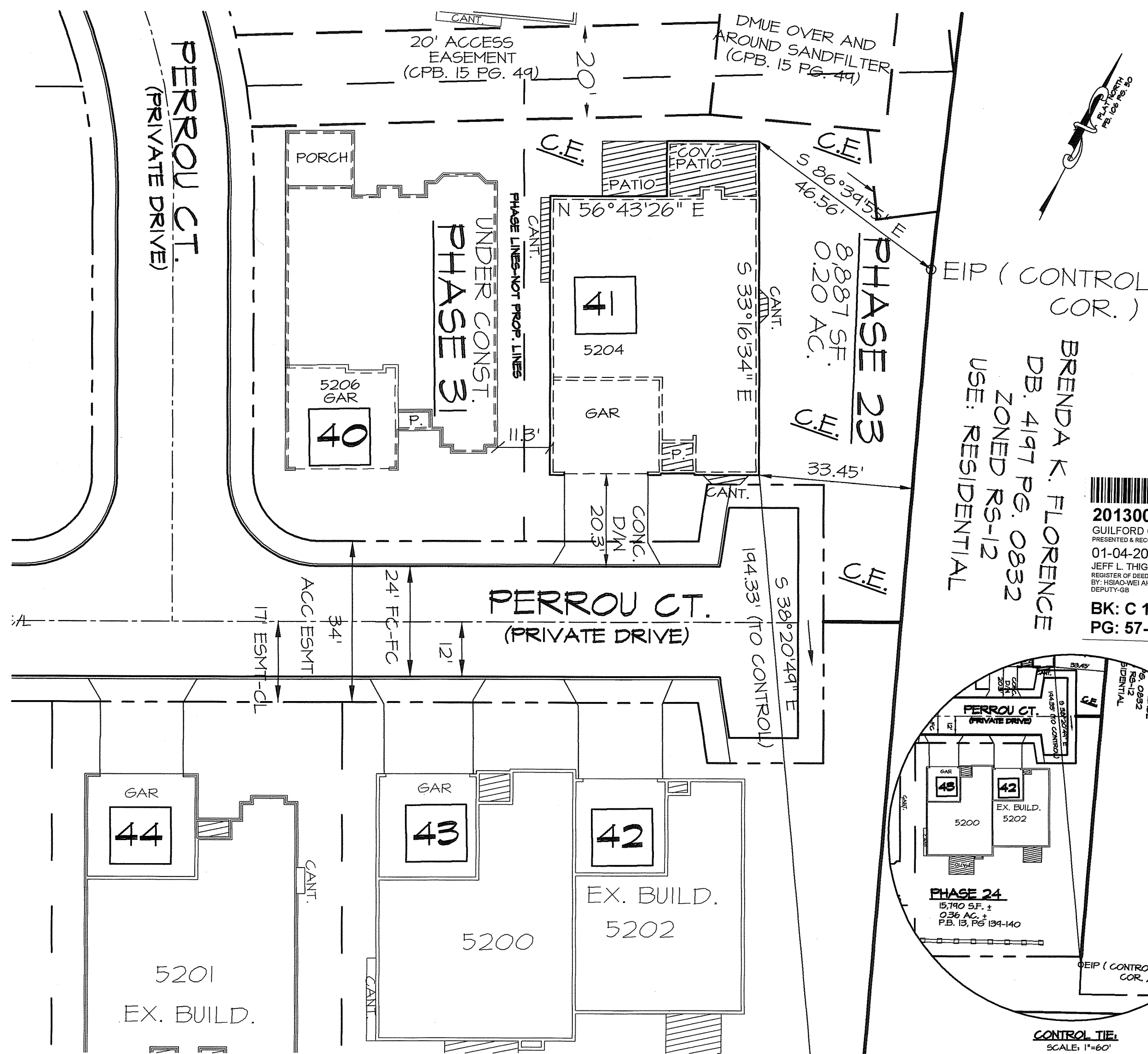
SIGNED Mark Ward DATE 1/3/13
PLANNING DIRECTOR

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 15 PG 49

THE COMMON ELEMENTS HAVE BEEN CONVEYED TO, AND WILL BE MAINTAINED BY THE SEVEN GATES HOMEOWNERS ASSOCIATION AS RECORDED IN DEED BOOK 6561, PAGE 1441-1485

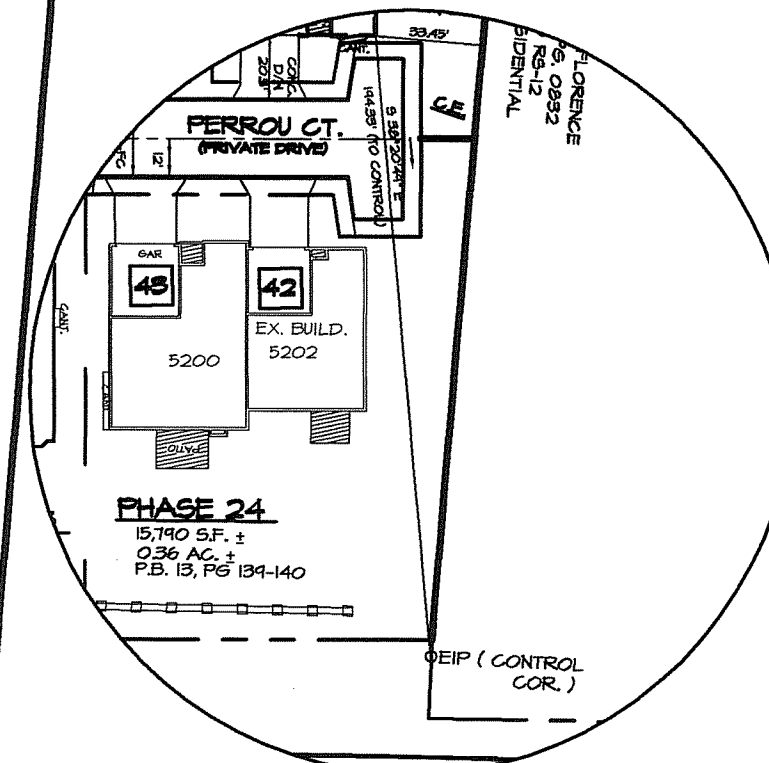


EIP (CONTROL COR.)

BRENDA K. FLORENCE
DB. 4197 PG. 0832
ZONED RS-12
USE: RESIDENTIAL



2013000474
GUILFORD CO, NC FEE \$42.00
PRESENTED & RECORDED:
01-04-2013 08:59:05 AM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: HSIAG-WEI AHERON
DEPUTY-GR
BK: C 15
PG: 57-58



CONTROL TIE
SCALE: 1"=60'

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 ALL STRUCTURAL COMPONENTS AND MECHANICAL SYSTEMS OF ALL BUILDINGS ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH THESE PLANS.



REGISTERED ENGINEER

REGISTRATION NUMBER #10727

DECEMBER 26, 2012

DATE

RECORDED

JEFF L. THIGPEN
REGISTER OF DEEDS
GUILFORD COUNTY, N.C.

THIS _____ DAY OF _____, 2012.

TIME _____
BOOK _____, PAGE _____

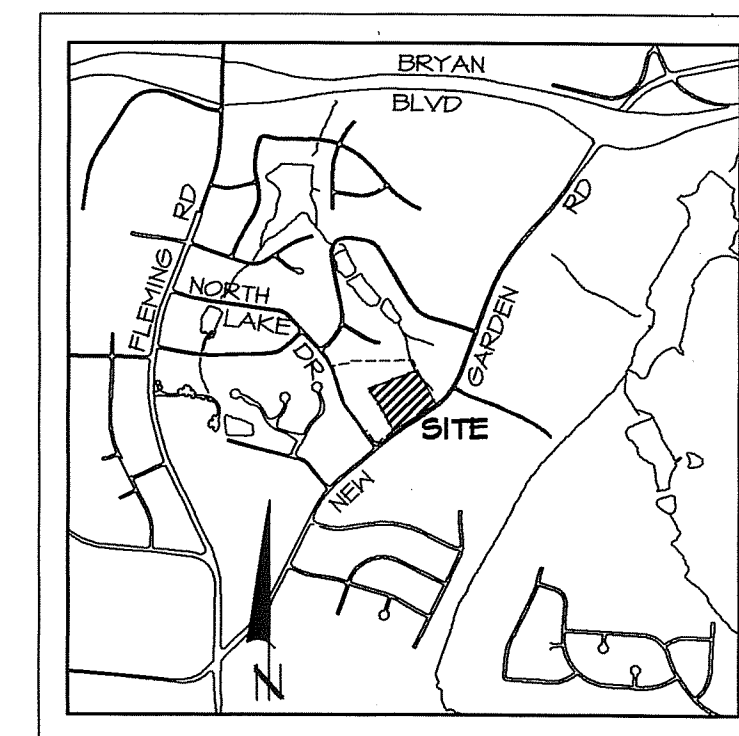
SETBACKS:
FRONT: 20'
SIDE: 15'
REAR: 50'

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
CON. COR. = CONTROL CORNER
CONC. D/W = CONCRETE DRIVEWAY

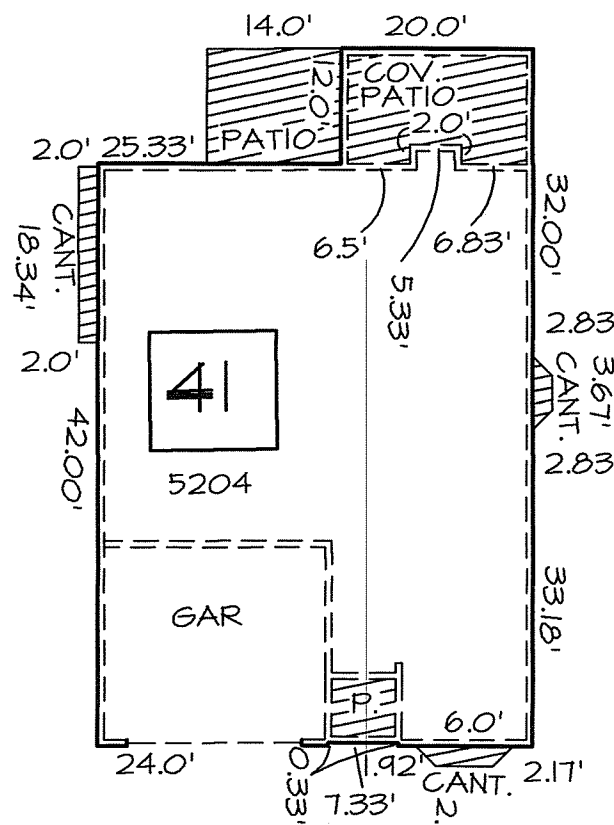
OWNERS:

D. STONE BUILDERS, INC.
2904 LAWNDALE DRIVE
GREENSBORO, NC 27429
PHONE (336) 288-4943



VICINITY MAP ~ 1" = 2,000'

ALL DIMENSIONS ARE EXTERIOR DIMENSIONS



NOTES:

1. NO TITLE SEARCH WAS PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
2. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
3. TOTAL AREA PLATTED IN PHASE(S) = 0.20 ACRES±
NUMBER OF UNITS = 1
4. TAX MAP: ACL 1-032-860-03 & 19
5. REFERENCES: DB. 3454, PG. 1400; PB. 106 PG. 050 & CPB. 14, PG. 42 & CPB 15 PG. 44.
6. ZONING: CD-RM #3565
7. PROPERTY IS IN GREENSBORO WATERSHED, III
8. ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
9. PHASE LINES ARE NOT PROPERTY LINES.
10. CE = COMMON ELEMENTS (0.14 AC)
11. AREA IN HOUSE & LIMITED COMM. ELEMENTS = (0.06)

FINAL PLAT
SEVEN GATES
A CONDOMINIUM
PHASE 23
SHEET 1 OF 2

D. STONE BUILDERS, INC.

5204 PERROU CT.

MOREHEAD TOWNSHIP, GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

SCALE: 1"=20' DATE: DECEMBER 26, 2012

0 10 20 40'

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

P.O. BOX 9623
1306 W. WENDOVER AVE.
GREENSBORO, N.C. 27408
FIRM LICENSE #C-0551

PHONE: (336) 275-9826
OR (336) 275-8084
FAX: (336) 275-3379

B-1727-A

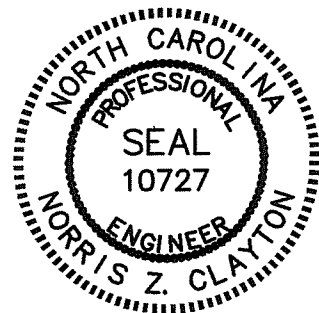
PICK UP - HUGH CREED ASSOCIATES, INC., P.A. 1306 W. WENDOVER AVE. GREENSBORO, NC 27408

CONDOMINIUM PLAT BOOK 15, PAGE 58

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.

Professional Engineer
PROFESSIONAL ENGINEER
REGISTRATION NUMBER 10727

DECEMBER 26, 2012
DATE



THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THIS PLAT AND ALLOTMENT TO BE THEIR, 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, BY RECORDATION OF THIS PLAT, HEREBY GIVES, GRANTS AND CONVEYS TO AT&T, DUKE ENERGY, PIEDMONT NATURAL GAS COMPANY, TIME WARNER CABLE AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO RETAIN WIRES, LINES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS, INCLUDING THOSE WITHIN THE "COMMON ELEMENTS" AND/OR "OPEN SPACES" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS NECESSARY, INCLUDING OVER AND UPON SAID "COMMON ELEMENTS" AND/OR "OPEN SPACES" FOR THE PURPOSE OF MAINTAINING AND SERVING SAID WIRES, LINES, CONDUITS AND PIPES.

D. STONE BUILDERS, INC.

SIGNED

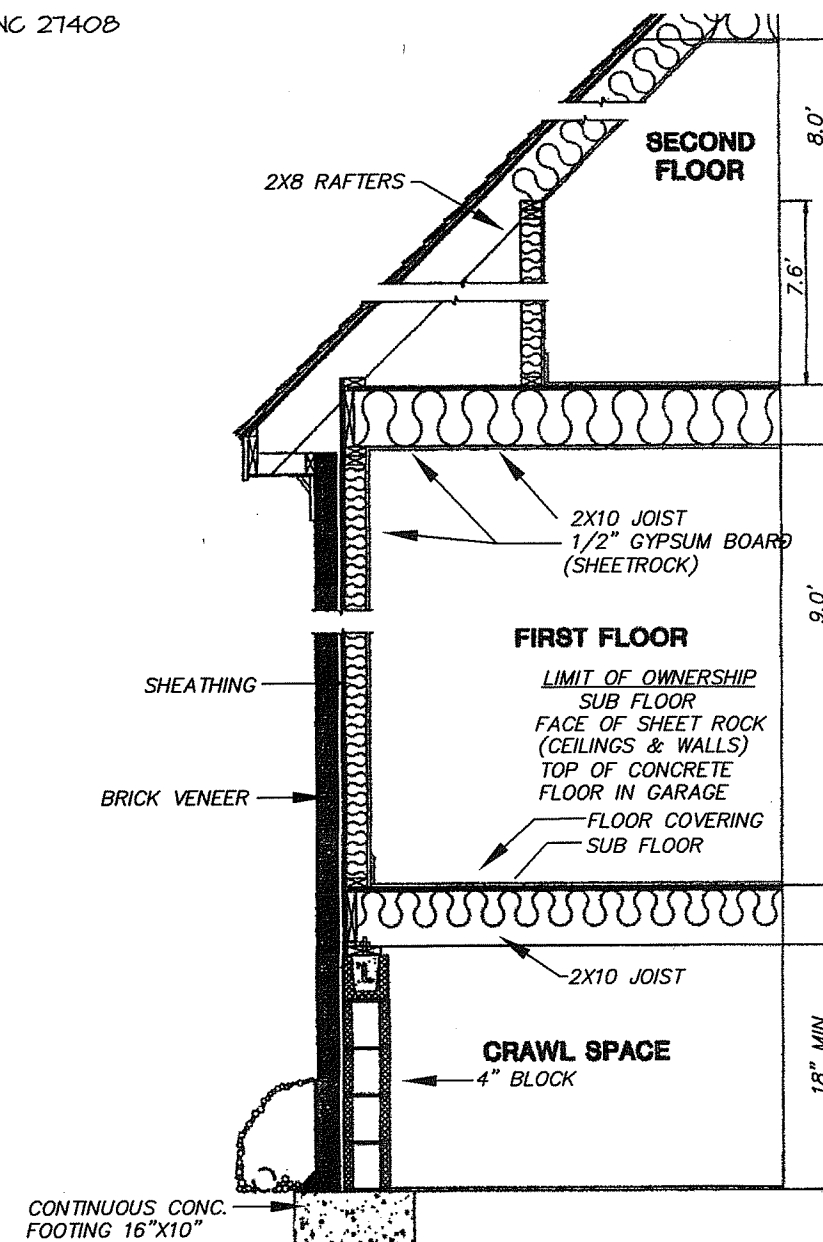
PRESIDENT

ATTEST

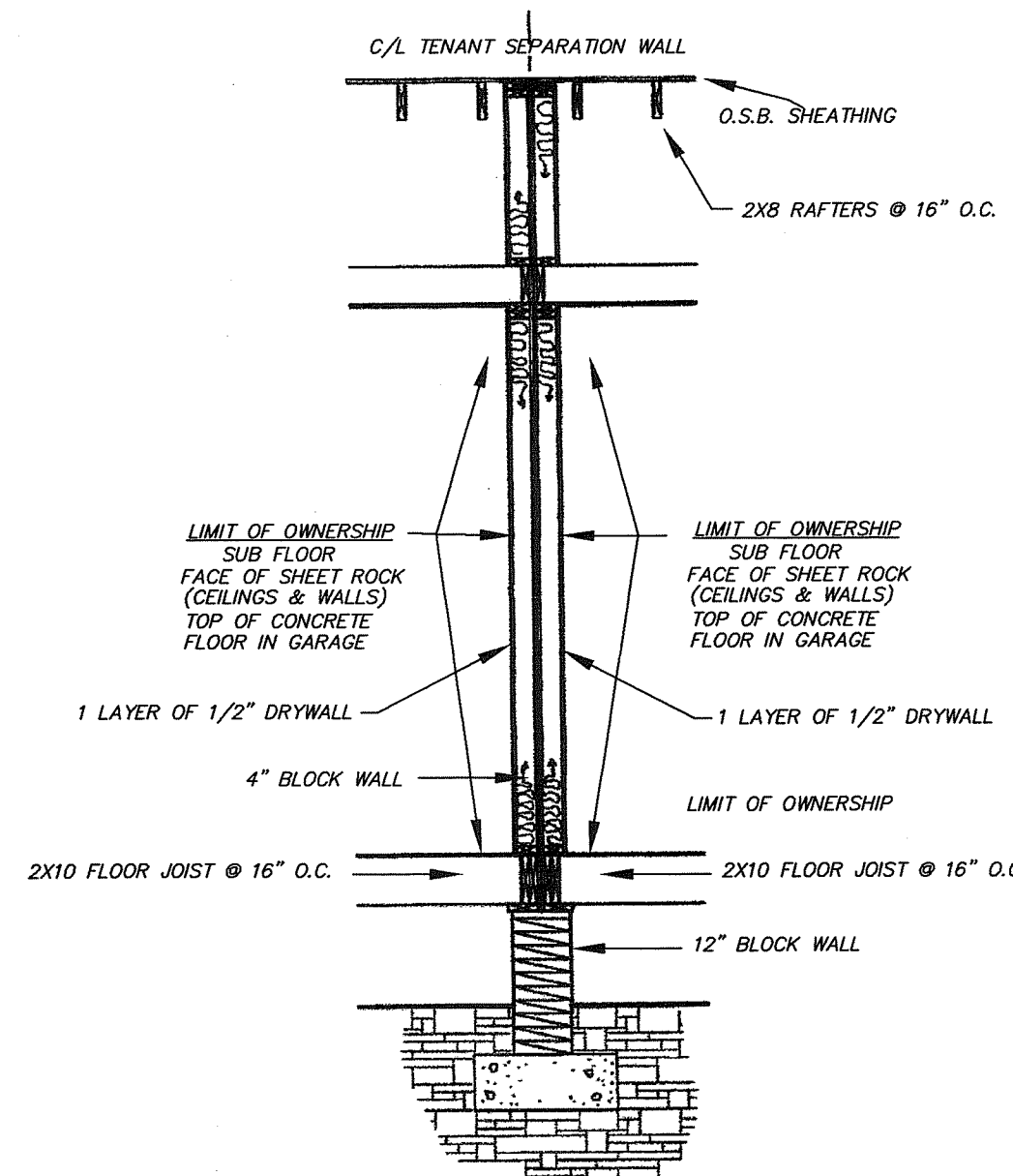
SECRETARY



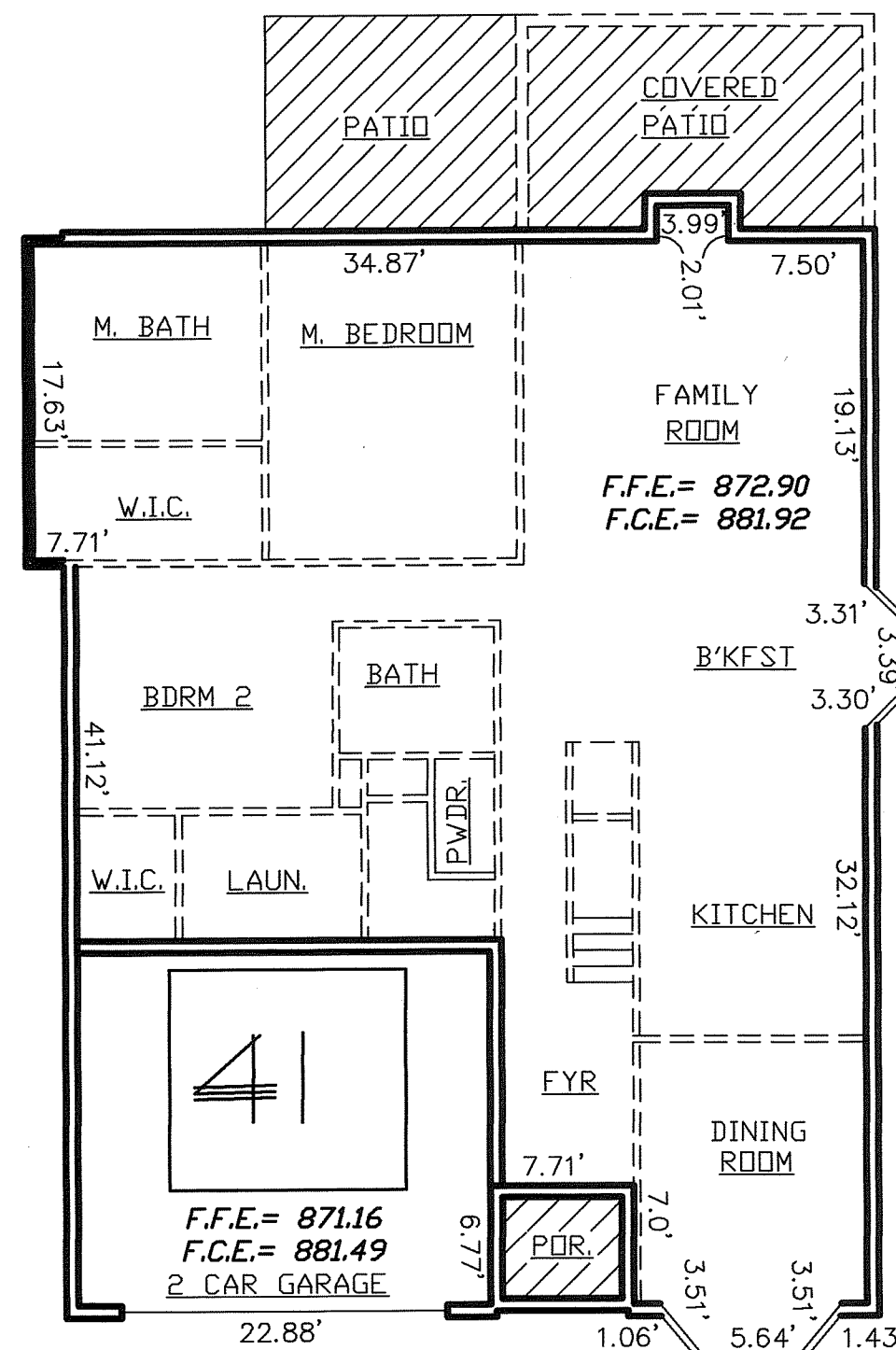
LEGEND:
F.F.E. = FINISHED FLOOR ELEVATION
F.C.E. = FINISHED CEILING ELEVATION
[] = UNIT LABELS
[] = LIMITED COMMON ELEMENTS



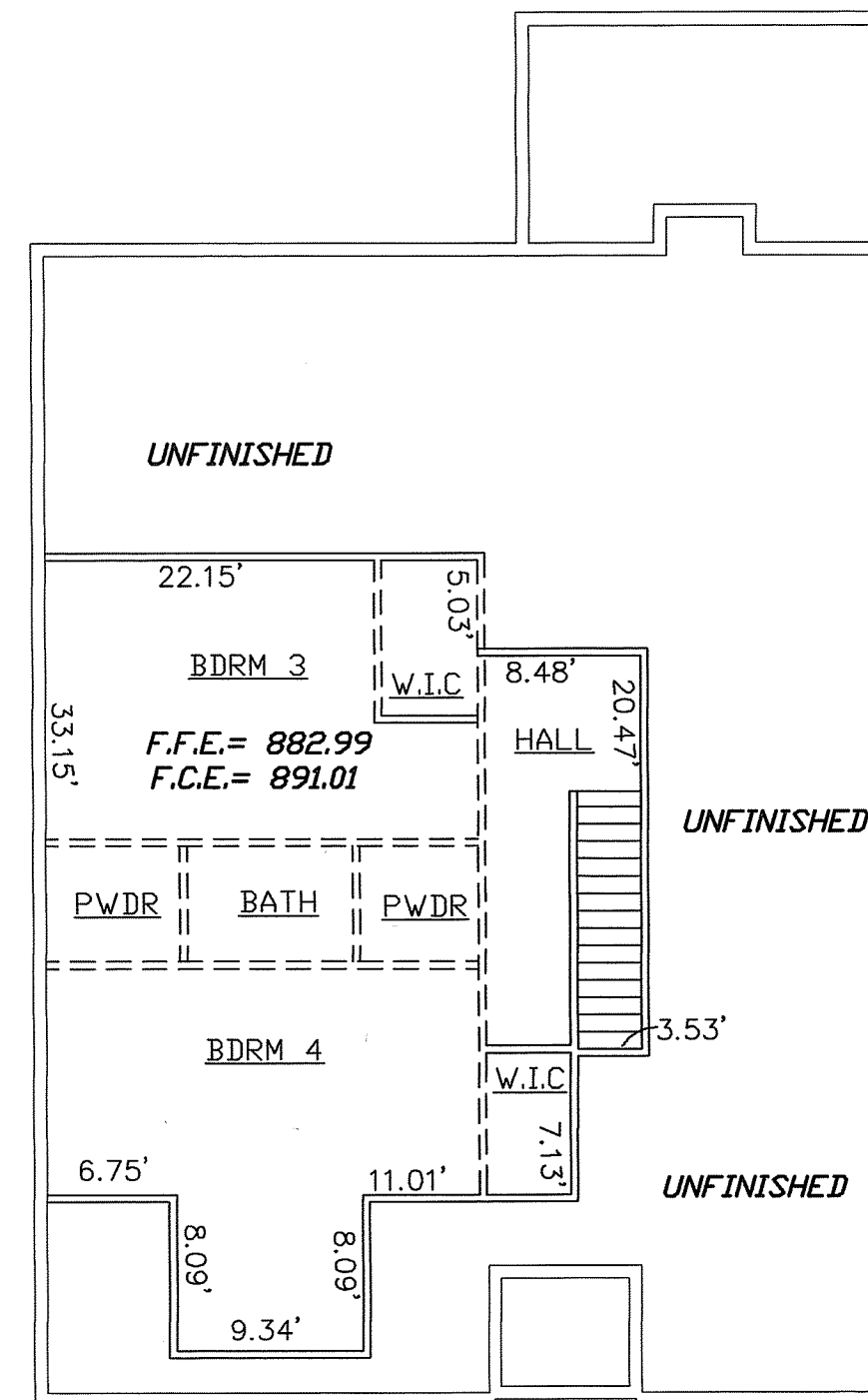
SECTION BRICK VENEER W/ CRAWL SPACE
EXTERIOR WALL SECTION
NO SCALE



TENANT SEPARATION WALL DETAIL
NO SCALE



1ST FLOOR



2ND FLOOR

ALL DIMENSIONS ARE
INTERIOR DIMENSIONS
1"=10'

OWNERS:
D. STONE BUILDERS, INC.
2404 LANSDALE DRIVE
GREENSBORO, NC 27429
PHONE (336) 288-9393

RECORDED

JEFF L. THIGPEN
REGISTER OF DEEDS
GUILFORD COUNTY, N.C.

THIS _____ DAY OF _____, 2012.

TIME _____

BOOK _____, PAGE _____.

FINAL PLAT
SEVEN GATES
A CONDOMINIUM
PHASE 23
SHEET 2 OF 2

D. STONE BUILDERS, INC.

5204 FERROU CT.
MOREHEAD TOWNSHIP, GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

SCALE: AS NOTED DATE: DECEMBER 26, 2012

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-1727-B

DECEMBER 1, 2008
PROJECTS 2005 D STONE 7 GATES PHASE 23 SITE 2.DWG