

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

FC - EL - 6/28/06

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 [Signature]

ATTEST [Signature]

APPROVED BY THE PLANNING BOARD OF THE CITY OF GREENSBORO, N.C., EFFECTIVE ON THE 20 DAY OF 20, PROVIDED THAT THE PLAT IS REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS OF GUILFORD COUNTY, N.C., WITHIN THIRTY DAYS FROM THE EFFECTIVE DATE OF THIS APPROVAL.

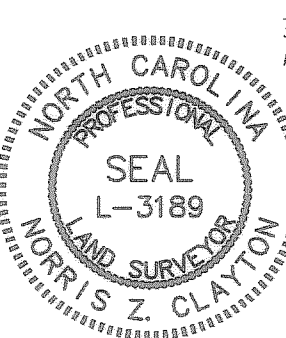
CITY CLERK [Signature]

DIRECTOR OF PLANNING AND EXECUTIVE SECRETARY OF PLANNING BOARD SAID PLAT WAS APPROVED BY THE PLANNING BOARD OF THE CITY OF GREENSBORO, N.C.

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 5th DAY OF JULY, A.D. 2006



CITY OF GREENSBORO, GUILFORD COUNTY, NC  
I, JAMES S. PETERSON, 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.

7-14-06

DATE [Signature] 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 [Signature]

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. 11 PG 142

THE COMMON ELEMENTS HAVE BEEN CONVEYED TO, AND WILL BE MAINTAINED BY THE SEVEN GATES HOMEOWNERS ASSOCIATION AS RECORDED IN DEED BOOK 6567 PAGE 1447

#### NOTES:

D. STONE BUILDERS, INC. IN RECORDING THIS DECLARATION OF CONDOMINIUM, COMMITS THE LAND 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 1, 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.

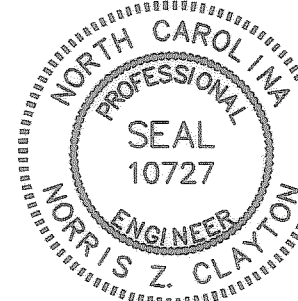
EACH CONDOMINIUM IS RESTRICTED TO RESIDENTIAL USE BY THE OWNER THEREOF, HIS IMMEDIATE FAMILY, GUESTS, INVITEES AND LESSEES IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM DATED 7-19-06 AND RECORDED IN DEED BOOK 6567 PAGE 1447 OF THE GUILFORD COUNTY REGISTRY.

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 POWER COMPANY, PIEDMONT NATURAL GAS COMPANY INC., CABLEVISION OF GREENSBORO AND THE CITY OF GREENSBORO, 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 POWER COMPANY, PIEDMONT NATURAL GAS COMPANY INC., CABLEVISION OF GREENSBORO, 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

JULY 5th, 2006  
DATE

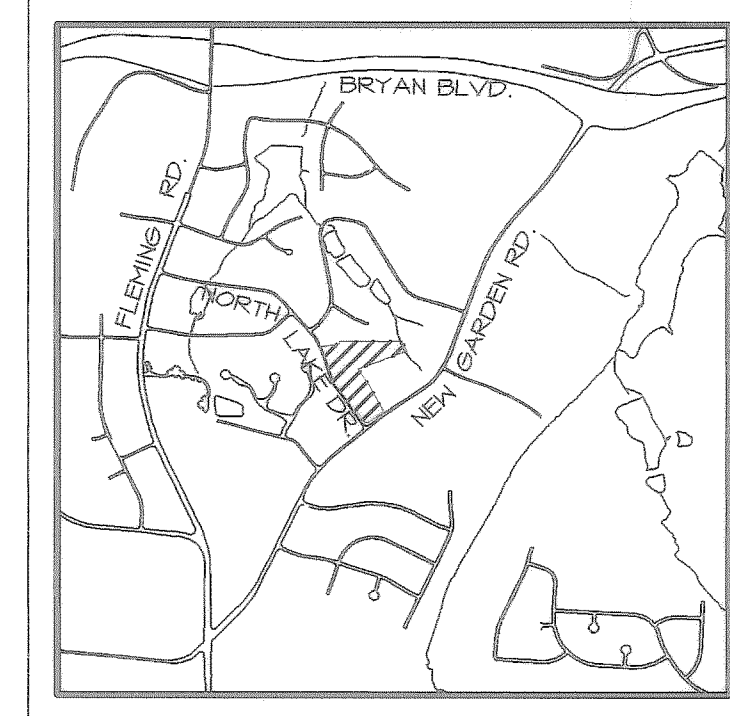
#### LEGEND:

- 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
- 1 = UNIT LABELS
- 2 = LIMITED COMMON ELEMENTS

#### SETBACKS:

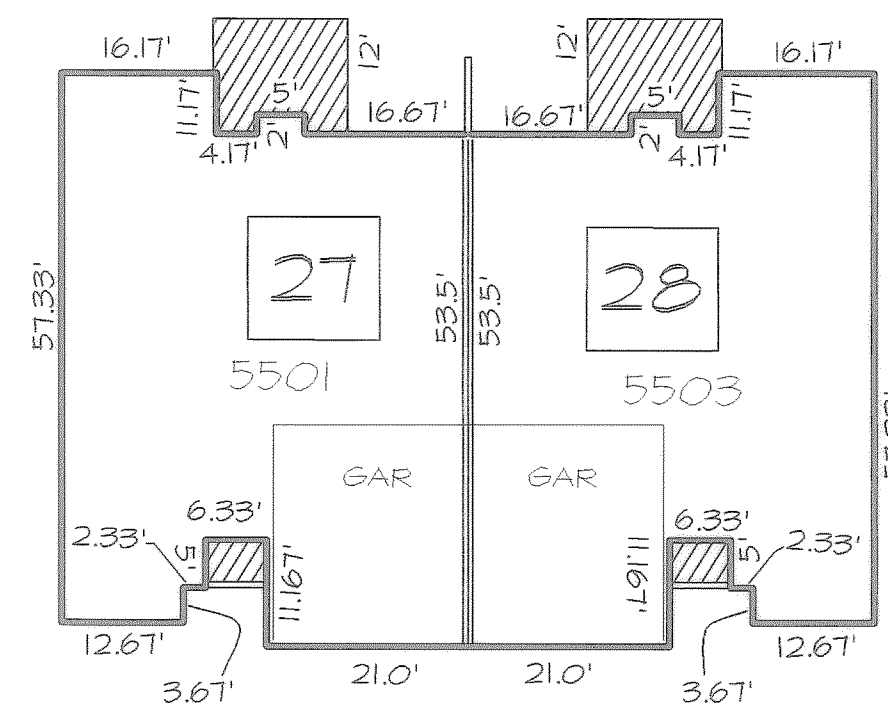
FRONT: 40'  
SIDE: 20'  
REAR: 20'

CONDOMINIUM PLAT BOOK 11, PAGE 3



VICINITY MAP - 1" = 2,000'

### ALL DIMENSIONS ARE EXTERIOR DIMENSIONS



**2006071073**  
GUILFORD CO, NC FEE \$42.00  
PRESENTED & RECORDED:  
07-19-2006 09:44:02 AM  
JEFF L. THIGPEN  
REGISTER OF DEEDS  
BY LINDA F. ALLRED  
DEPUTY

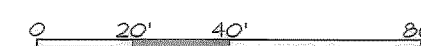
BK: C 11  
PG: 3-4

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

**D. STONE BUILDERS, INC.**

5501 & 5503 SEVEN GATES DRIVE  
MOREHEAD TOWNSHIP, GUILFORD COUNTY  
GREENSBORO, NORTH CAROLINA

SCALE: 1"=40' DATE: JUNE 27TH, 2006



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

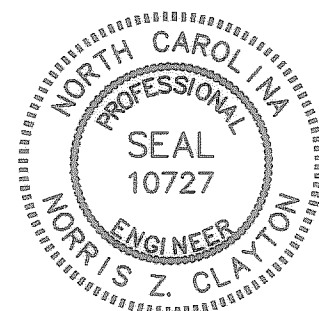
P.O. BOX 9623  
1306 W. WENDOVER AVE.  
GREENSBORO, N.C. 27408

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

B-1536 A

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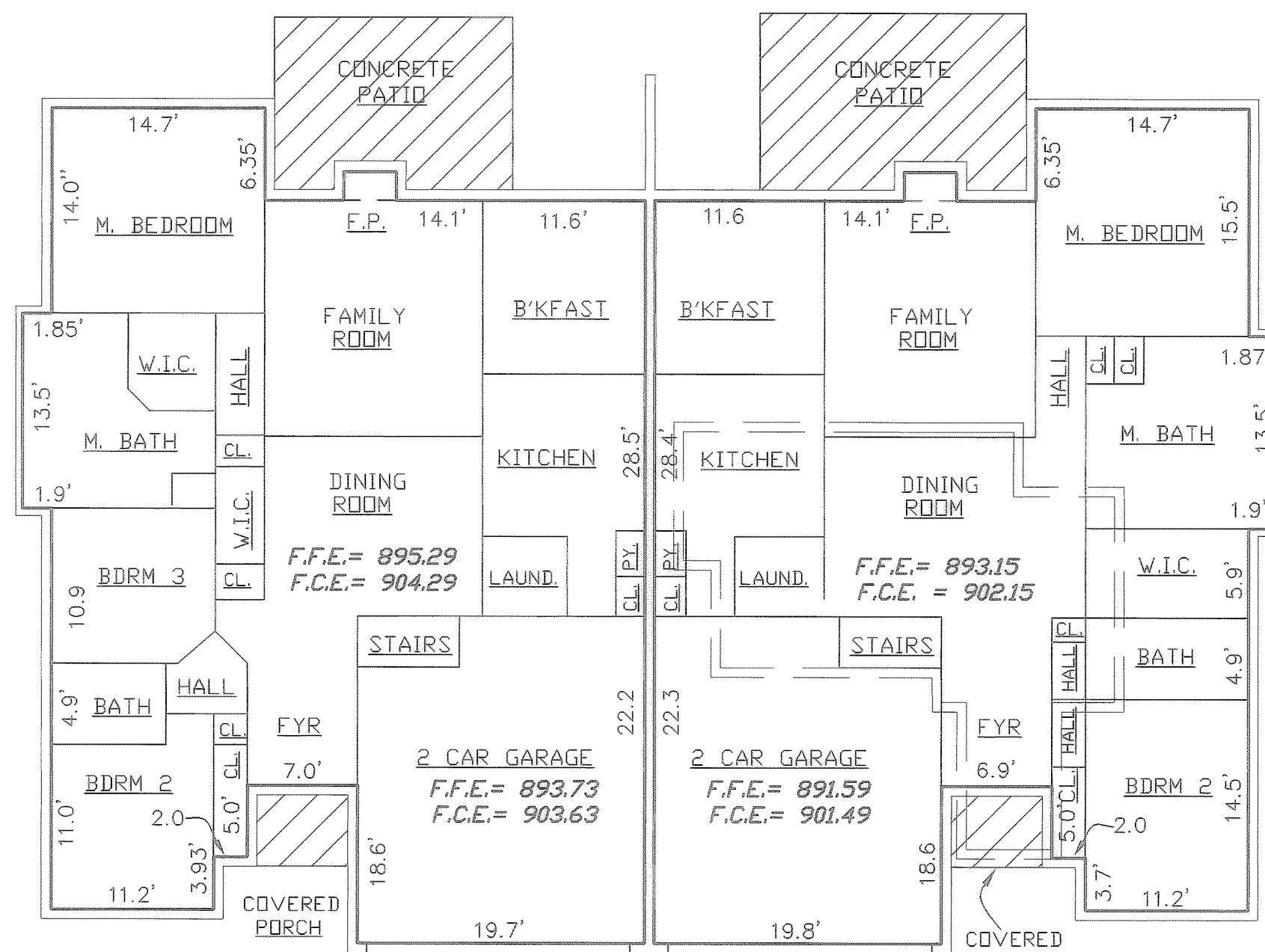
*Norman Clayton*  
PROFESSIONAL ENGINEER  
REGISTRATION NUMBER #10727  
JULY 5th, 2006  
DATE



UNIT 27  
5501

UNIT 28  
5503

SECOND FLOOR  
ALL DIMENSIONS ARE  
INTERIOR DIMENSIONS



UNIT 27  
5501

UNIT 28  
5503

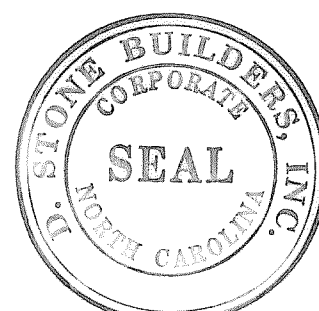
FIRST FLOOR  
ALL DIMENSIONS ARE  
INTERIOR DIMENSIONS  
1"=10'

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.

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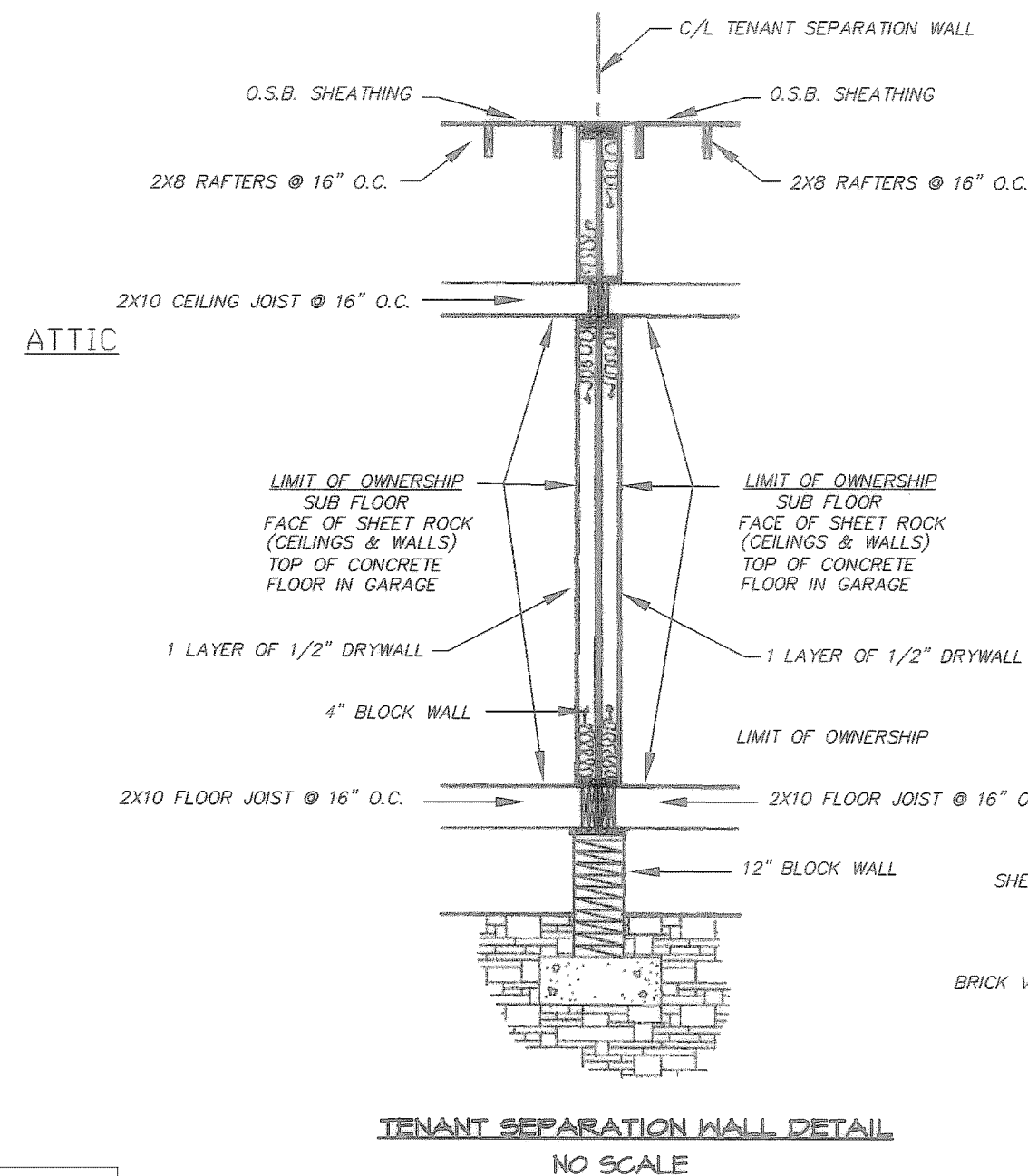
SIGNED  
PRESIDENT

ATTEST  
SECRETARY

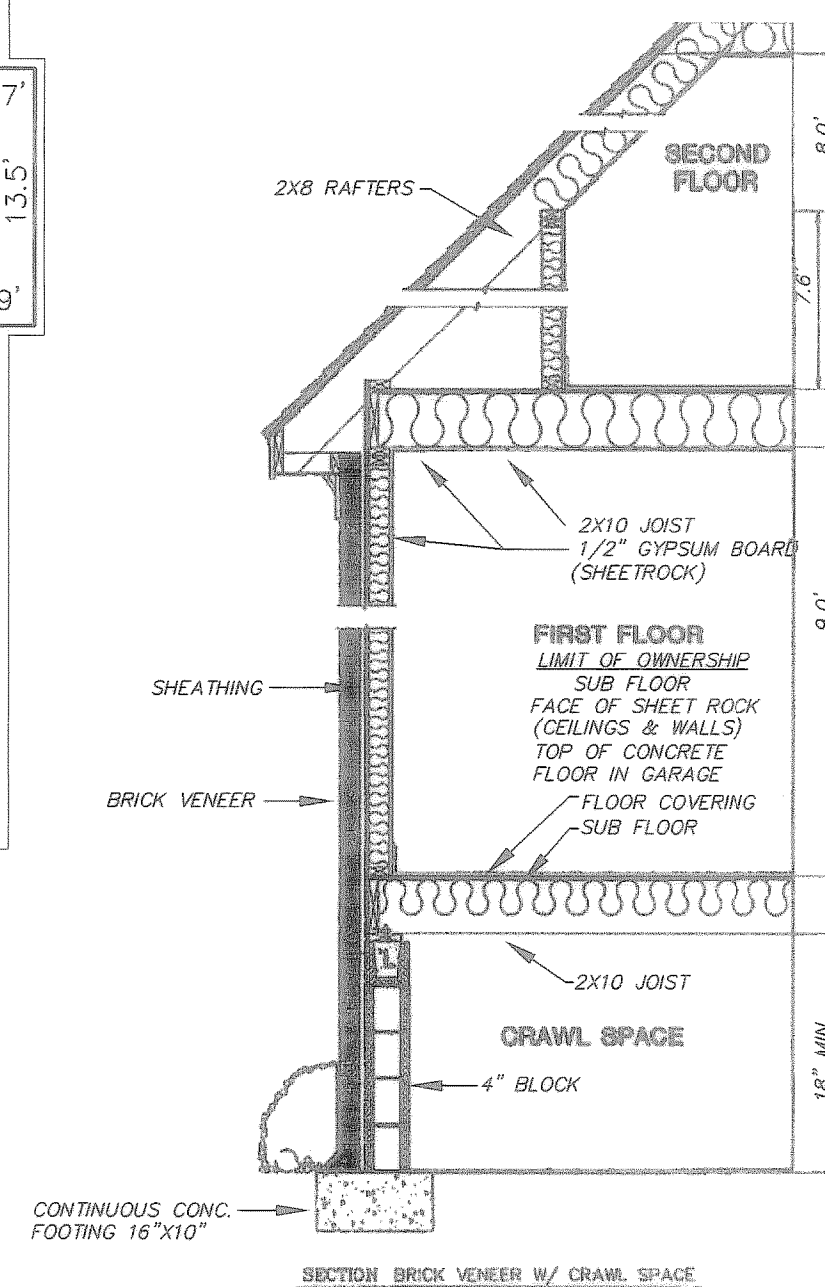


LEGEND:  
F.F.E. = FINISHED FLOOR ELEVATION  
F.C.E. = FINISHED CEILING ELEVATION  
□ = UNIT LABELS  
▨ = LIMITED COMMON ELEMENTS

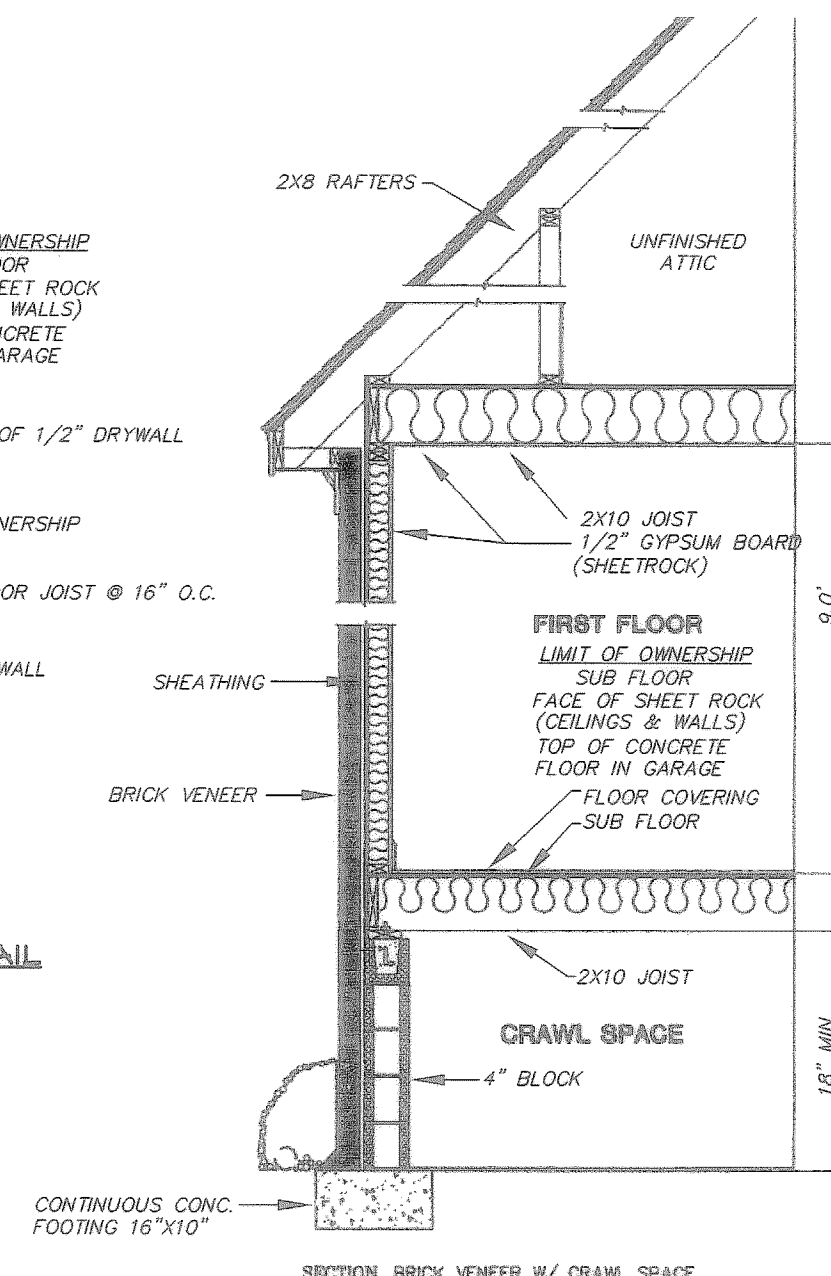
OWNERS:  
D. STONE BUILDERS, INC.  
2904 LAWNDALE DRIVE  
GREENSBORO, NC 27429  
PHONE (336) 288-9393



TENANT SEPARATION WALL DETAIL  
NO SCALE



EXTERIOR WALL SECTION  
UNIT 28  
NO SCALE



EXTERIOR WALL SECTION  
UNIT 27  
NO SCALE



2006071073  
GUILFORD CO. NC FEE \$42.00  
PRESENTED & RECORDED  
07-19-2006 09:44:02 AM  
JEFF L. THIGPEN  
REGISTER OF DEEDS  
BY LINDA F. ALLRED  
DEPUTY  
BK: C 11  
PG: 3-4

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

D. STONE BUILDERS, INC.  
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MOREHEAD TOWNSHIP, GUILFORD COUNTY  
GREENSBORO, NORTH CAROLINA  
SCALE: AS NOTED DATE: JUNE 27, 2006  
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