

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

CONDOMINIUM PLAT BOOK 13, PAGE 139

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]*
PRESIDENT
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 8TH DAY OF Oct., 2008
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.

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 7TH DAY OF OCTOBER, A.D. 2008



REVIEW OFFICER:

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.

10/8/08 *Alexander G. 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-

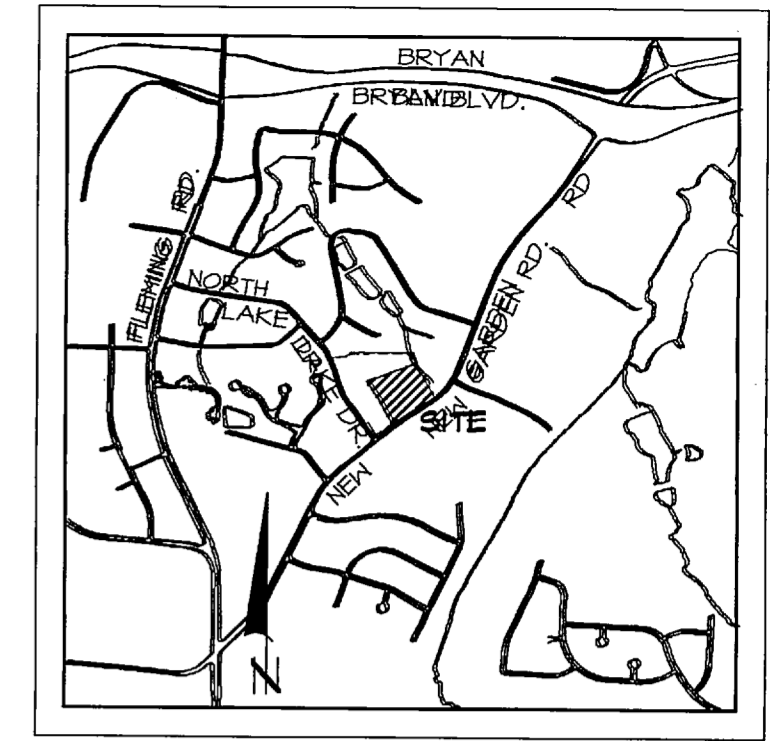
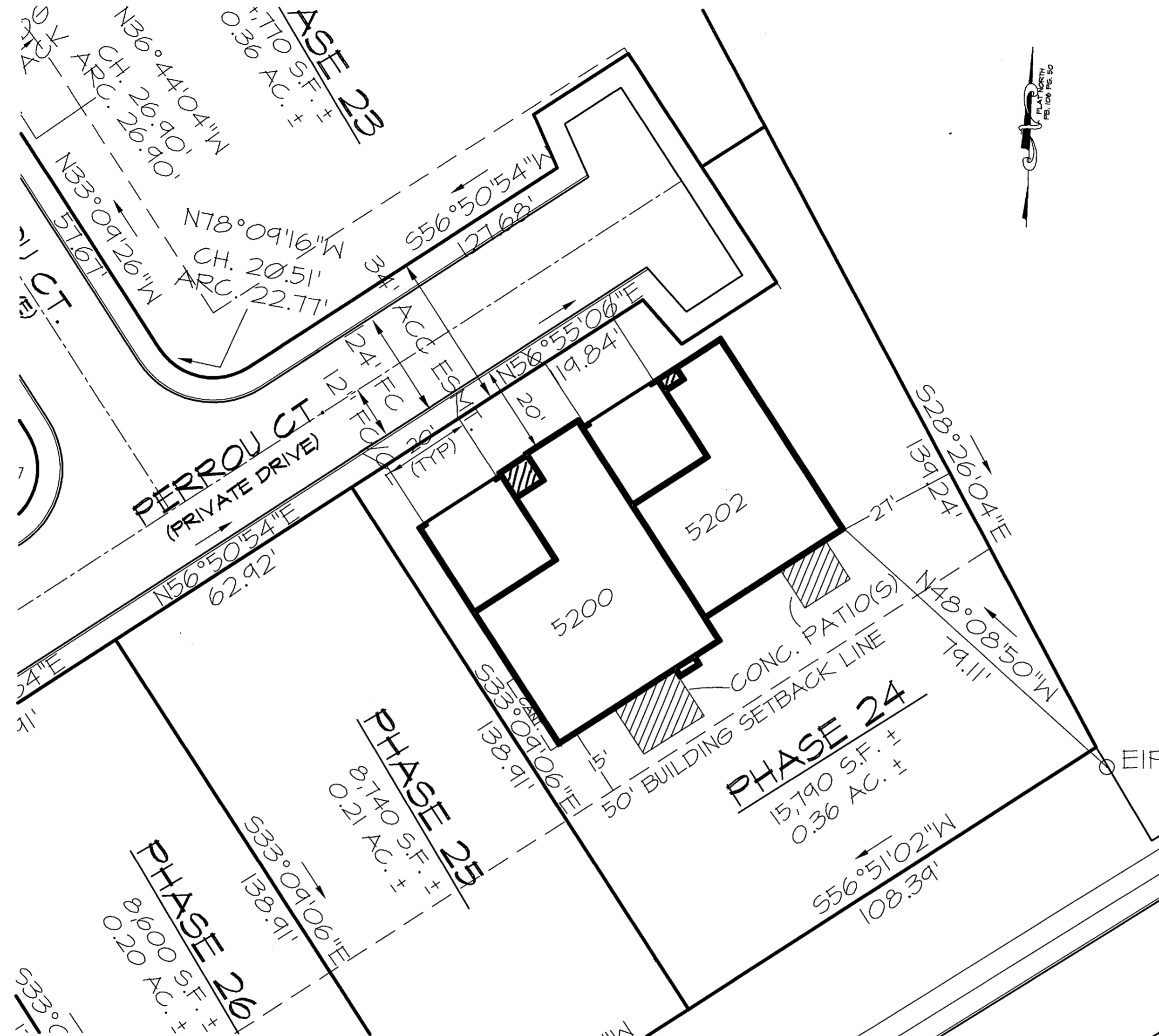
SIGNED *Alexander G. MacIntosh* DATE 10/8/08
FOR PLANNING DIRECTOR

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 CONDOMINIUMS.

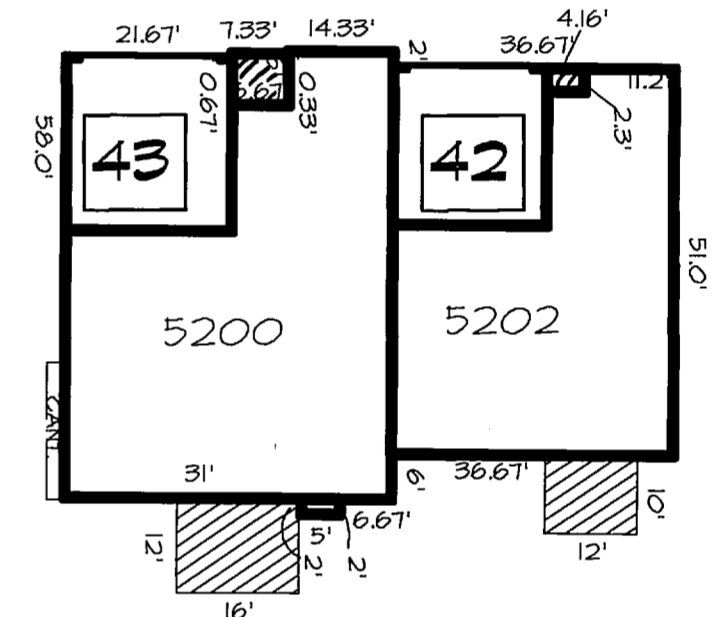
PHASING PLAN PREVIOUSLY RECORDED IN CFB. 13 PG. 131

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.



VICINITY MAP ~ 1" = 2,000'

ALL DIMENSIONS ARE
EXTERIOR DIMENSIONS



2008071129
GUILFORD CO, NC FEE \$42.00
PRESENTED & RECORDED
10-09-2008 03:08:29 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: JANE SCHULTZ
CERTIFY-GE

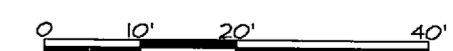
BK: C 13
PG: 139-140

FINAL PLAT
SEVEN GATES
A CONDOMINIUM
PHASE 24
SHEET 1 OF 2

D. STONE BUILDERS, INC.

5200 & 5202 FERROU CT.
MOREHEAD TOWNSHIP, GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

SCALE: 1"=20' DATE: OCTOBER 7, 2008



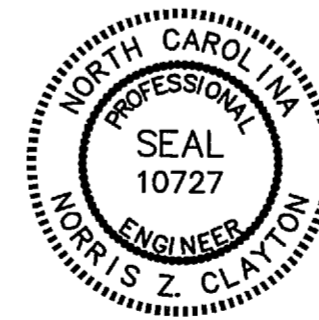
HUGH CREED ASSOCIATES, INC., P.A.
CONSULTING ENGINEERS & LAND SURVEYORS

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-1631-A

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
OCTOBER 7, 2008
DATE

LEGEND:
CE = COMMON ELEMENTS
EIP = EXIST. IRON PIPE
NIP = NEW IRON PIPE
CH = CHORD DISTANCE
CFB = CONDOMINIUM PLAT BOOK
PB = PLAT BOOK
DB = DEED BOOK
PG = PAGE
□ = UNIT LABELS
▨ = LIMITED COMMON ELEMENTS

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

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

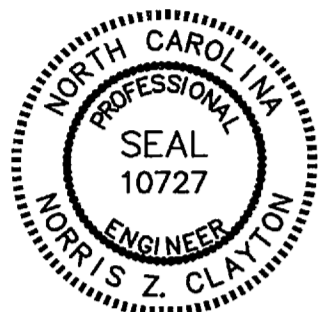
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CONDOMINIUM PLAT BOOK 13, PAGE 140

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Norman J. Clayton
PROFESSIONAL ENGINEER
REGISTRATION NUMBER #10727

OCTOBER 1, 2008
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.

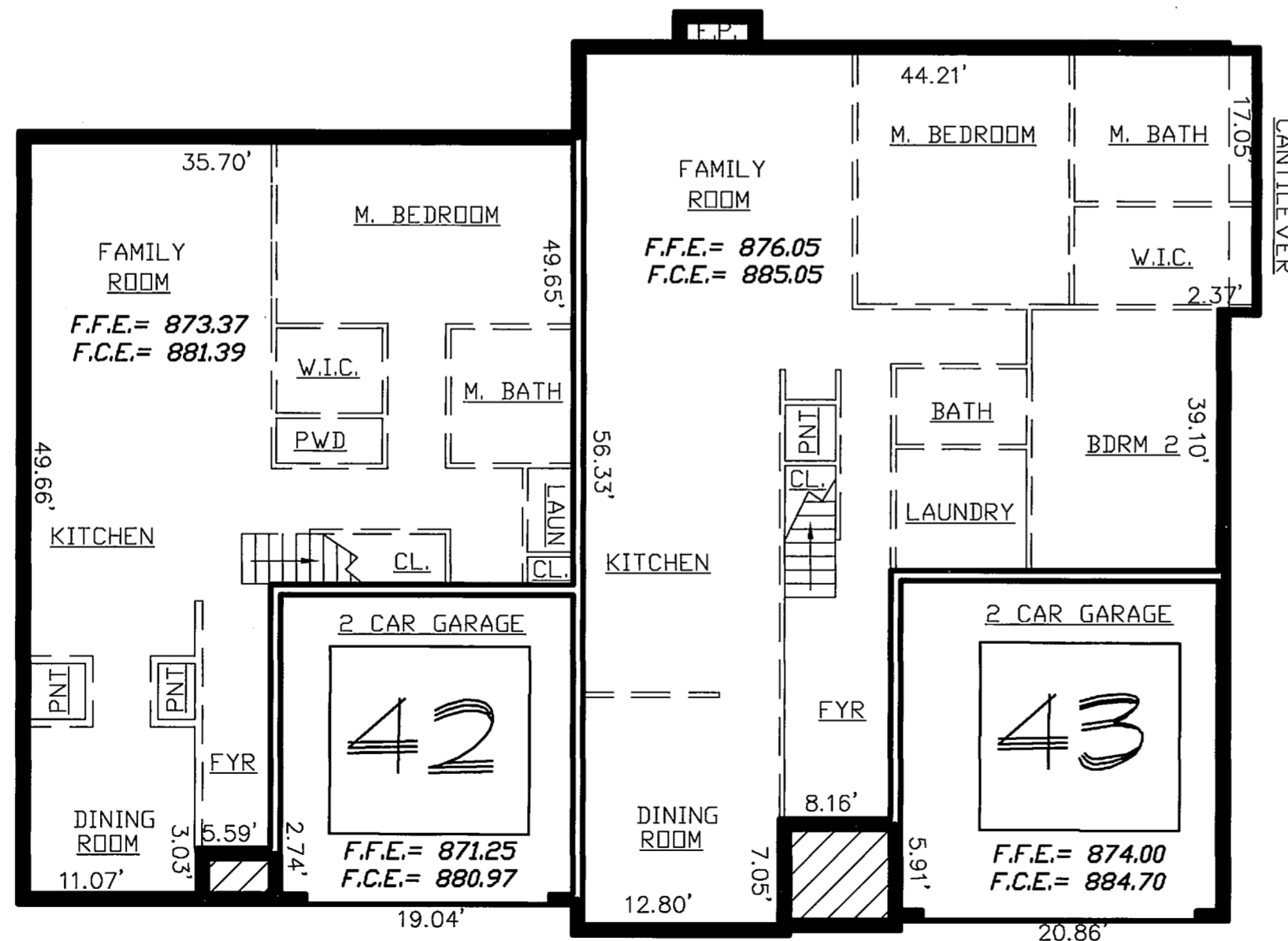
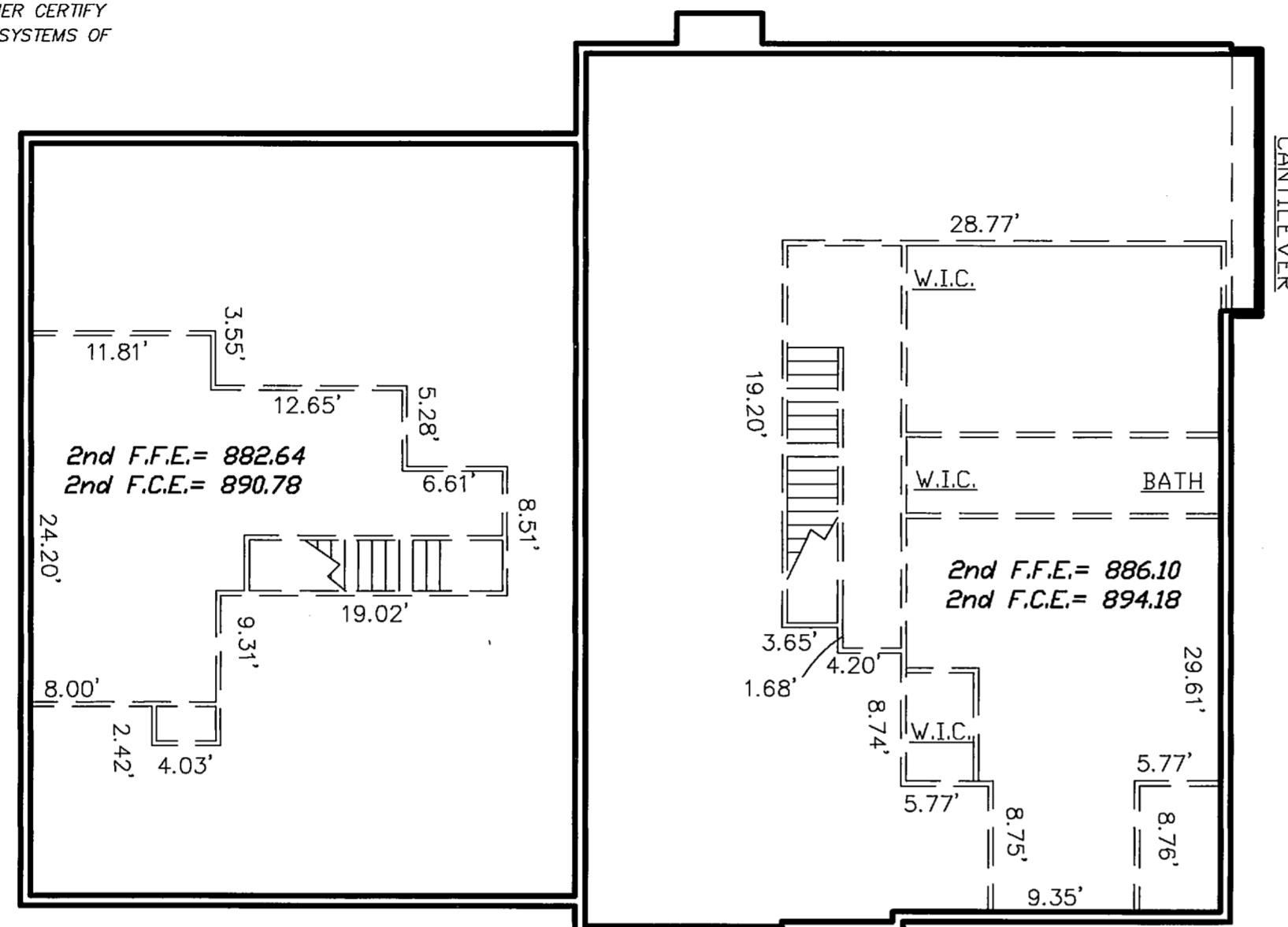
D. STONE BUILDERS, INC.

SIGNED

PRESIDENT

ATTEST

SECRETARY



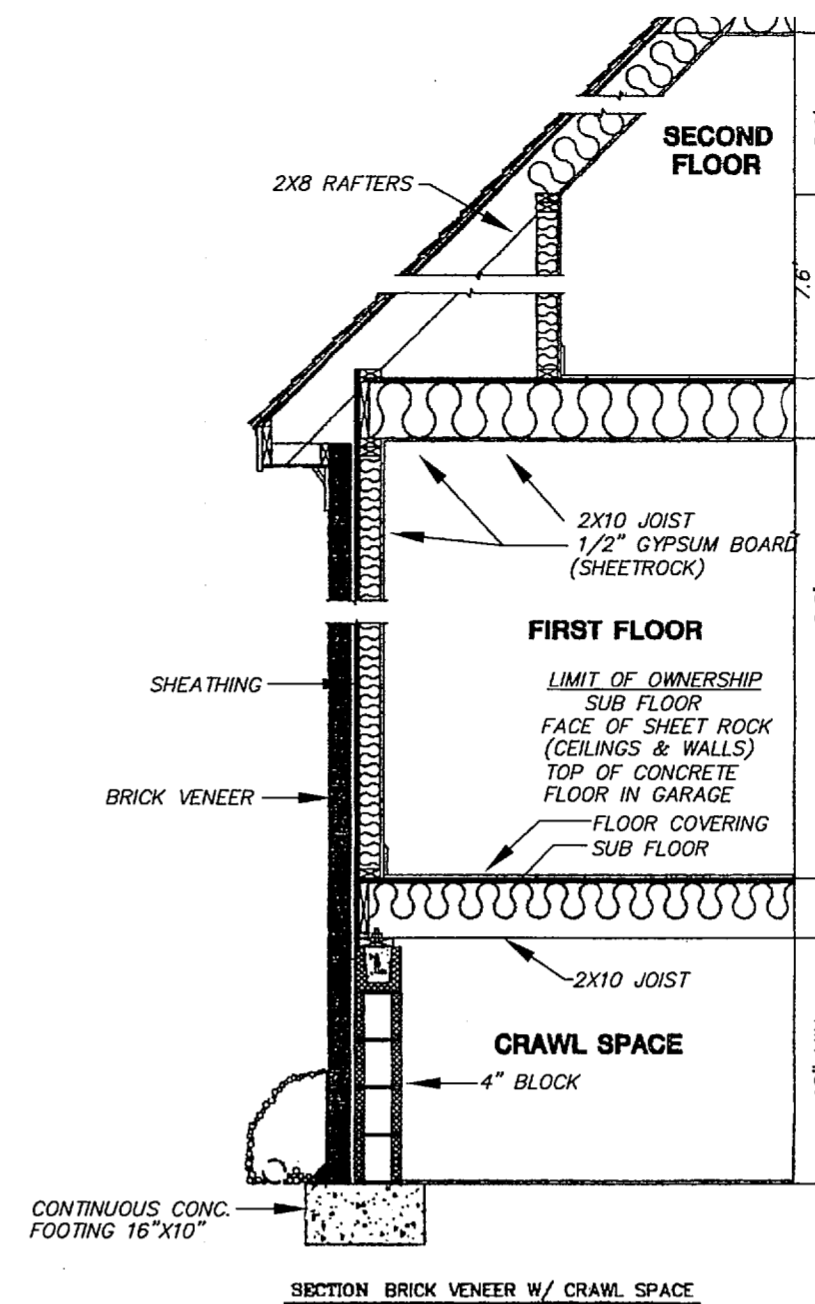
ALL DIMENSIONS ARE
INTERIOR DIMENSIONS
1"=10'

LEGEND:

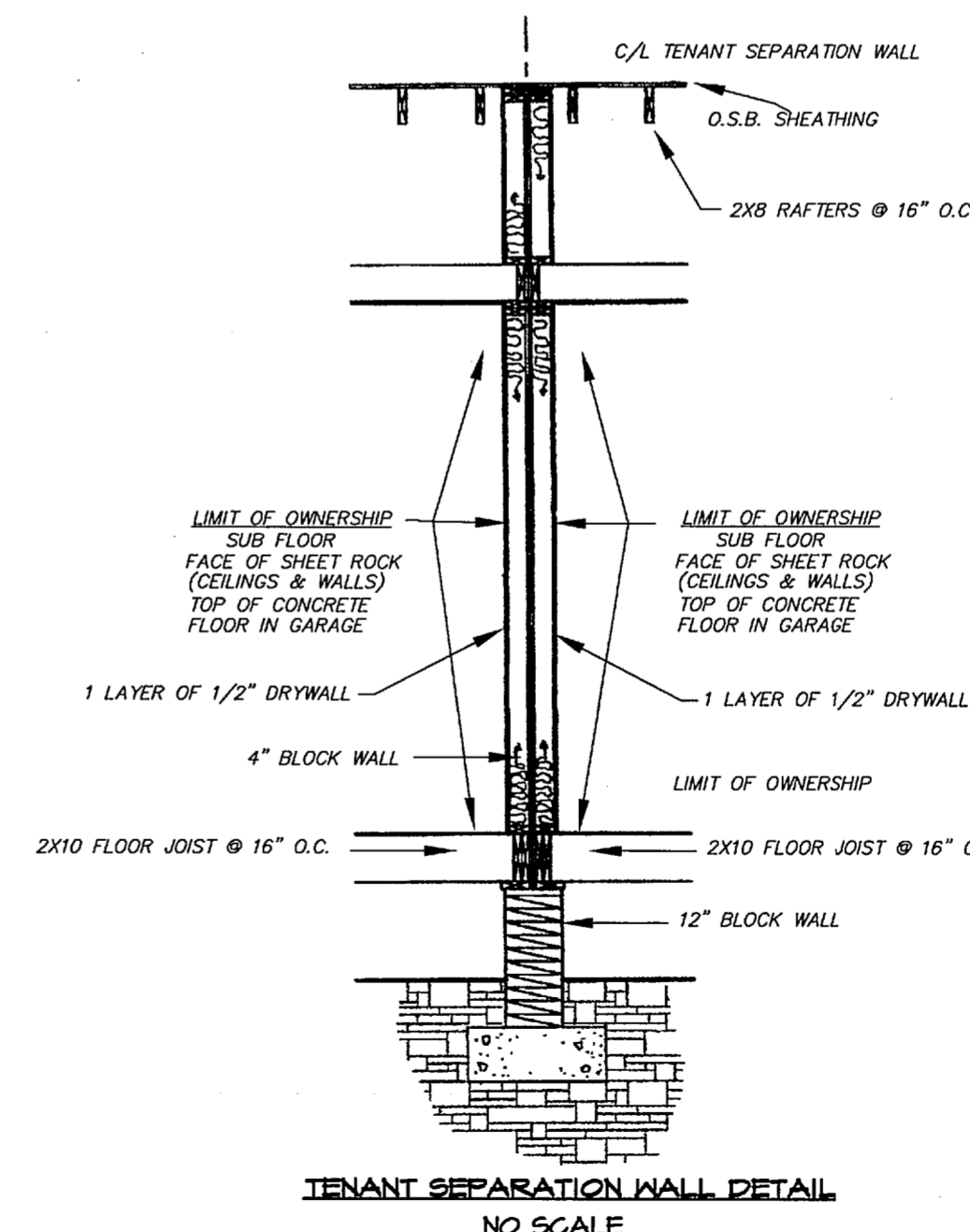
F.F.E. = FINISHED FLOOR ELEVATION
F.C.E. = FINISHED CEILING ELEVATION

□ = UNIT LABELS

▨ = Limited Common Elements



EXTERIOR WALL SECTION
NO SCALE



TENANT SEPARATION WALL DETAIL
NO SCALE

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



2008071129
GUILFORD CO, NC FEE \$42.00
PRESENTED & RECORDED:
10-09-2008 03:08:29 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: JANE SCHULTZ
DEPUTY CLERK

BK: C 13
PG: 139-140

FINAL PLAT
SEVEN GATES
A CONDOMINIUM
PHASE 24
SHEET 2 OF 2

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MOREHEAD TOWNSHIP, GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

SCALE: AS NOTED DATE: OCTOBER 1, 2008

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