

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

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 30-12-8.1(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 23rd DAY OF MAY, 2013 PURSUANT TO THE GREENSBORO DEVELOPMENT ORDINANCE.

[Signature] 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 8TH DAY OF MAY, A.D. 2013

[Signature] SURVEYOR REGISTRATION NUMBER L-3189



REVIEW OFFICER: CITY OF GREENSBORO, GUILFORD COUNTY, NC I, Nicole 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.

3/22/13 DATE [Signature] REVIEW OFFICER

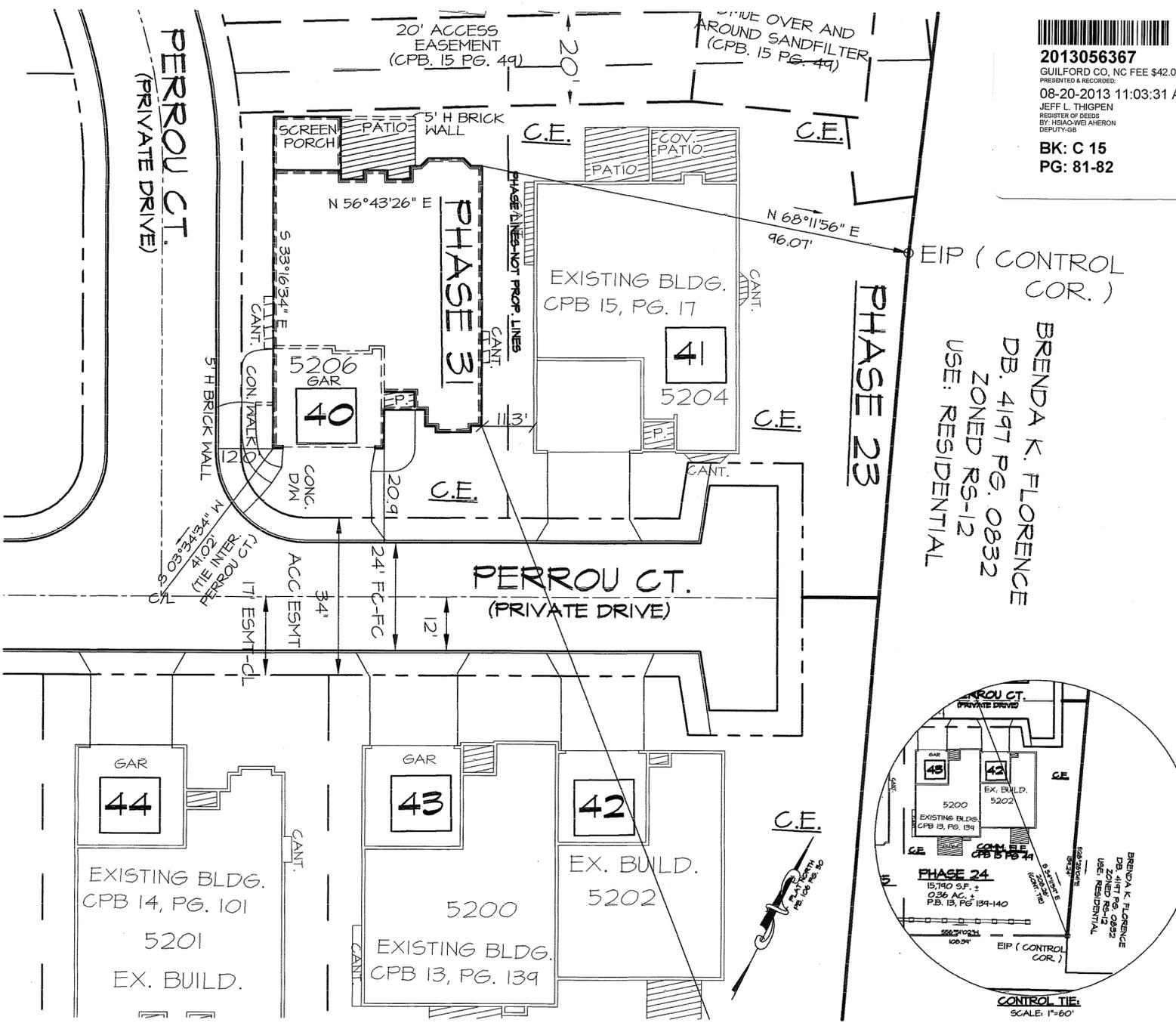
THIS PLAT DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-102.6, SUB-

SIGNED [Signature] DATE 5/23/13 PLANNING DIRECTOR

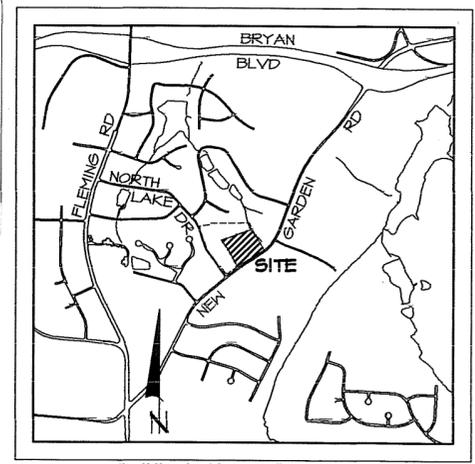
NOTES: LINES BETWEEN PHASES HAVE NOT BEEN APPROVED AS PERMANENT PROPERTY LINES. D. STONE BUILDERS, INC. WILL DEVELOP AND CONVEY PROPERTY PHASE BY PHASE AT WHICH TIME SUCH PHASE WILL BE PLATTED AND RECORDED AS PART OF SEVEN GATES CONDOMINIUMS.

PHASING PLAN PREVIOUSLY RECORDED IN CPB. 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 6567 PAGE 1447-1405.

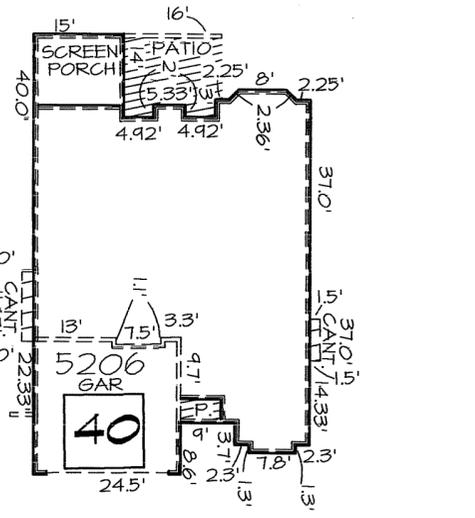


2013056367 GUILFORD CO, NC FEE \$42.00 PRESENTED & RECORDED: 08-20-2013 11:03:31 AM JEFF L. THIGPEN REGISTER OF DEEDS BY: HUBAC WEI AHERON DEPT 71-68 BK: C 15 PG: 81-82

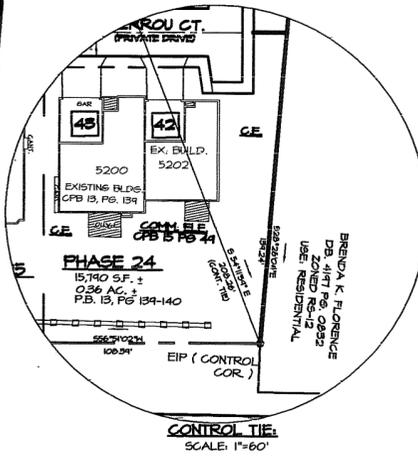


VICINITY MAP ~ 1" = 2,000'

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) = 0.16 ACRES± NUMBER OF UNITS = 1 4. TAX MAP: ACL 1-032-060-03 & 19 5. REFERENCES: DB. 3454, PG. 1400; PB. 106 PG. 050 & CPB. 14, PG. 92 & CPB 15 PG. 44 (REV PHASE PLAT). 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. PHASELINES ARE NOT PROPERTY LINES. 10. CE = COMMON ELEMENTS (0.04 AC) 11. AREA IN HOUSE & LIMITED COMM. ELEMENTS = (0.07)



I HEREBY CERTIFY THAT THESE PLATS AND PLANS CONTAIN ALL OF THE INFORMATION REQUIRED UNDER N.C. GENERAL STATUTES SECTION 41C-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.



[Signature] REGISTERED ENGINEER REGISTRATION NUMBER #10727 MAY 15, 2013 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 PS = PAGE U = UNIT LABELS L = LIMITED COMMON ELEMENTS CANT. = CANTILEVER

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

OWNERS: D. STONE BUILDERS, INC. 2404 LAINDALE DRIVE GREENSBORO, NC 27429 PHONE (336) 288-4343

FINAL PLAT SEVEN GATES A CONDOMINIUM PHASE 31 SHEET 1 OF 2 D. STONE BUILDERS, INC.

5206 PERROU CT. MOREHEAD TOWNSHIP, GUILFORD COUNTY GREENSBORO, NORTH CAROLINA SCALE: 1"=20' DATE: MAY 8, 2013

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-1734-A

2610BEX 1, 2009 2-PROJECTS 2005D STONEY GATES PHASE2, PHASE2, SITES D1MG

