

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



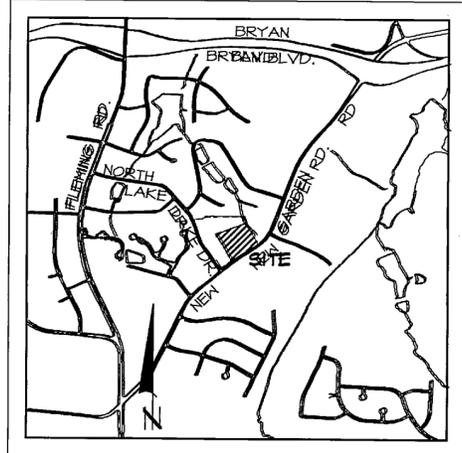
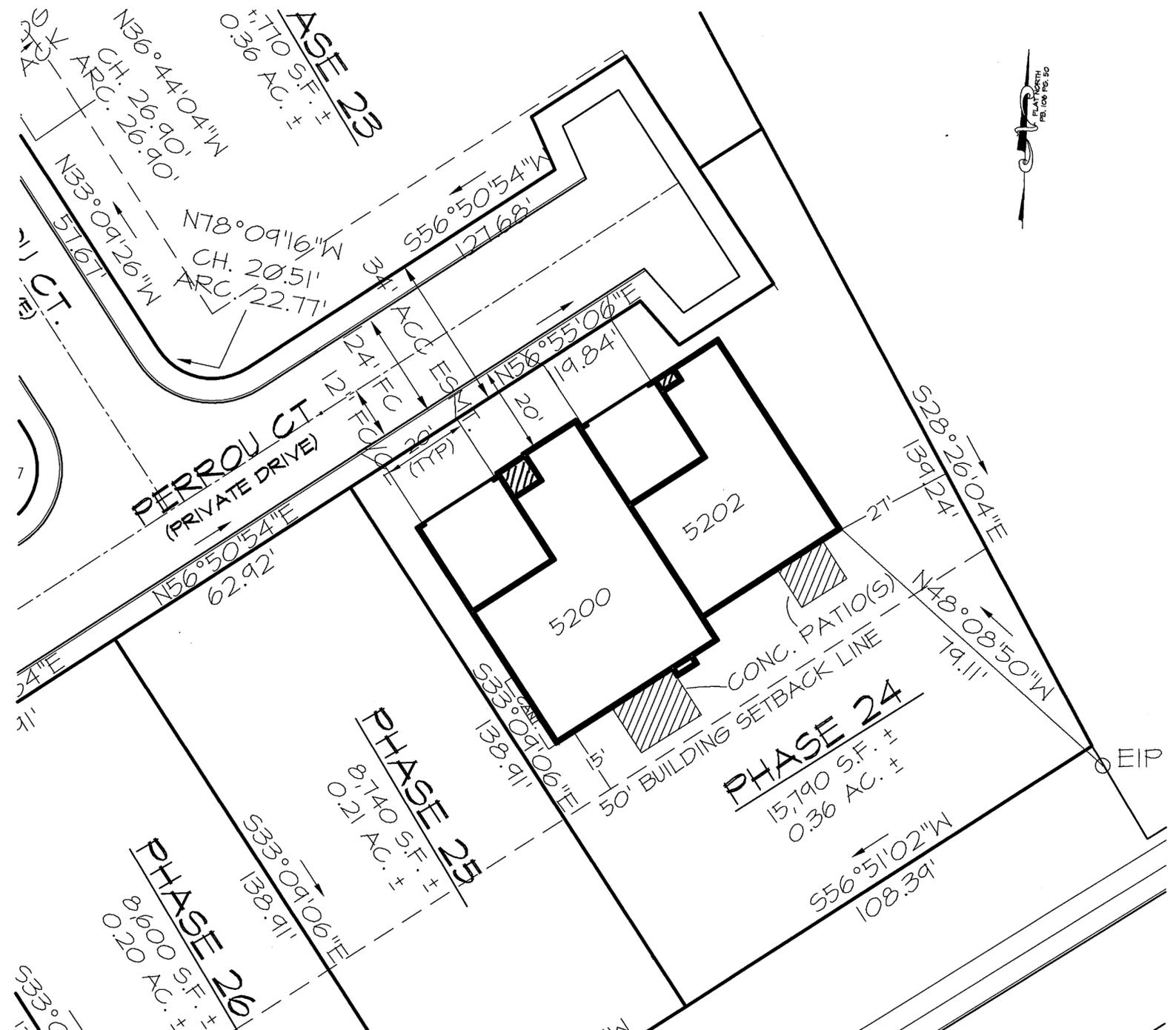
REVIEW OFFICER: CITY OF GREENSBORO, GUILFORD COUNTY, NC Alexander MacIntosh REVIEW OFFICER OF THE CITY OF GREENSBORO, NC, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING. DATE: 10/8/08

THIS PLAT DOES NOT REQUIRE A CERTIFICATE OF APPROVAL BY THE DIVISION OF HIGHWAYS AS PROVIDED IN G.S. 136-102.6. SIGNED: Alexander G. MacIntosh DATE: 10/8/08 For PLANNING DIRECTOR

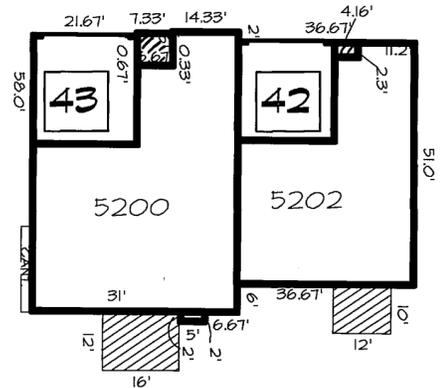
NOTES: LINES BETWEEN PHASES HAVE NOT BEEN APPROVED AS PERMANENT PROPERTY LINES. D. STONE BUILDERS, INC. WILL DEVELOP AND CONVEY PROPERTY PHASE BY PHASE AT WHICH TIME SUCH PHASE WILL BE PLATTED AND RECORDED AS PART OF SEVEN GATES CONDOMINIUMS.

PHASING PLAN PREVIOUSLY RECORDED IN 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.



ALL DIMENSIONS ARE EXTERIOR DIMENSIONS



2008071129 GUILFORD CO, NC FEE \$42.00 10-09-2008 03:08:29 PM JEFF L. THIGPEN REGISTER OF DEEDS BY: JANE SCHULTZ DEPUTY-GE BK: C 13 PG: 139-140

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.



REGISTERED ENGINEER MORRIS Z. CLAYTON REGISTRATION NUMBER #10727 OCTOBER 7, 2008 DATE

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

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 = 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) 288-4343

OCTOBER 7, 2008 5: PROJECTIONS 2005/D STONEY GATES PHASE2/ SITES/DWG

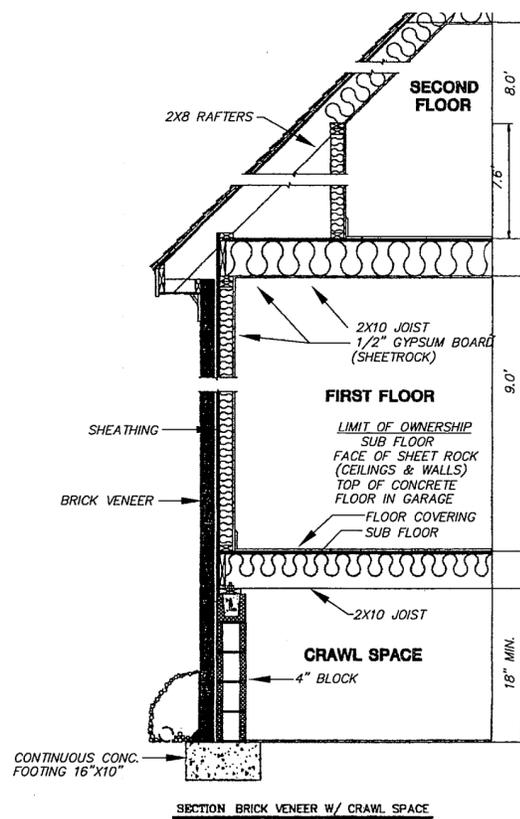
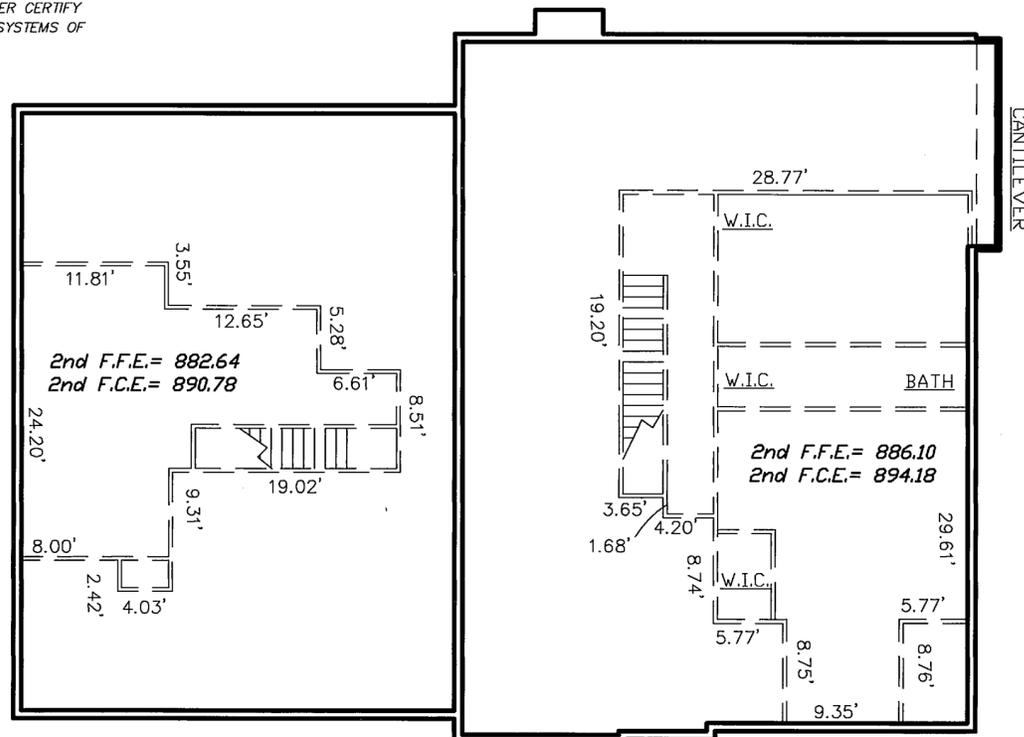
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*Norm Clayton*  
PROFESSIONAL ENGINEER  
REGISTRATION NUMBER #10727  
OCTOBER 7, 2008  
DATE

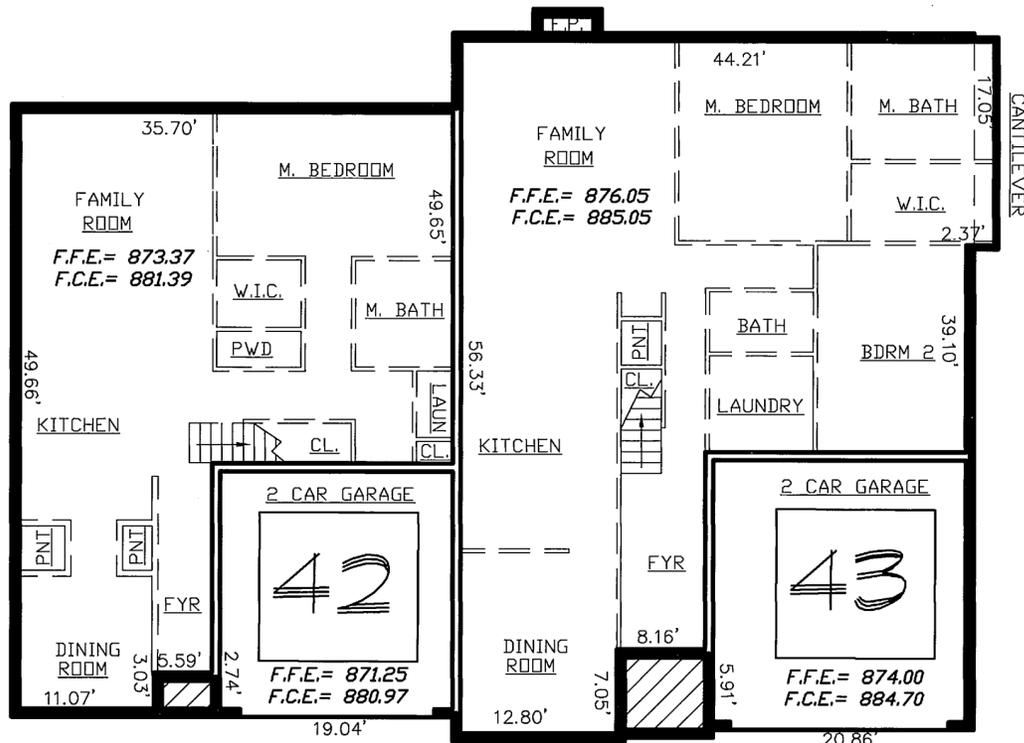


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D. STONE BUILDERS, INC.  
SIGNED *[Signature]* PRESIDENT  
ATTEST *[Signature]* SECRETARY

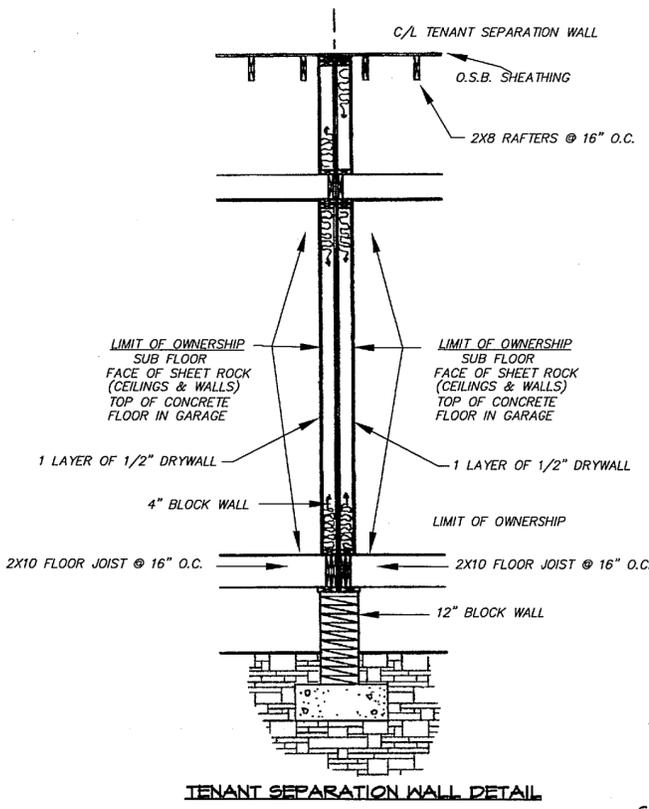


EXTERIOR WALL SECTION  
NO SCALE



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



TENANT SEPARATION WALL DETAIL  
NO SCALE

OWNERS:  
D. STONE BUILDERS, INC.  
2904 LANSDALE DRIVE  
GREENSBORO, NC 27429  
PHONE (336) 288-4343



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  
BK: C 13  
PG: 139-140

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

D. STONE BUILDERS, INC.  
5200 & 5202 FERROU CT.  
MOREHEAD TOWNSHIP, GUILFORD COUNTY  
GREENSBORO, NORTH CAROLINA  
SCALE: AS NOTED DATE: OCTOBER 7, 2008  
HUGH CREED ASSOCIATES, INC., P.A.  
CONSULTING ENGINEERS & LAND SURVEYORS

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OCTOBER 7, 2008  
P:\PROJECTS\2005\D STONET GATES PHASE2 SITES.DWG