

Page 145

OCTOBER 7, 2008

S:\PROJECTS\2008\D STONE\GATES PHASE2\PHASE2 SITE3.DWG

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

CONDOMINIUM PLAT BOOK 13, PAGE 145

#### OWNERSHIP AND DEDICATION

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]  
PRESIDENT  
SECRETARY



#### EASEMENT DEDICATION & UTILIZATION

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-6-1.3.7(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 5th DAY OF Nov., 2008 PURSUANT TO THE GREENSBORO DEVELOPMENT ORDINANCE.

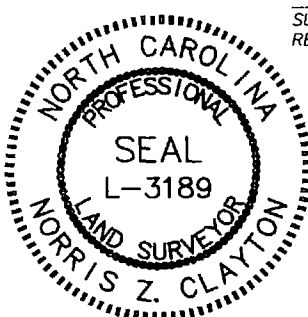
for Alexander G. MacIntosh  
PLANNING DIRECTOR

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.

11/5/08 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 11/5/08  
for PLANNING DIRECTOR

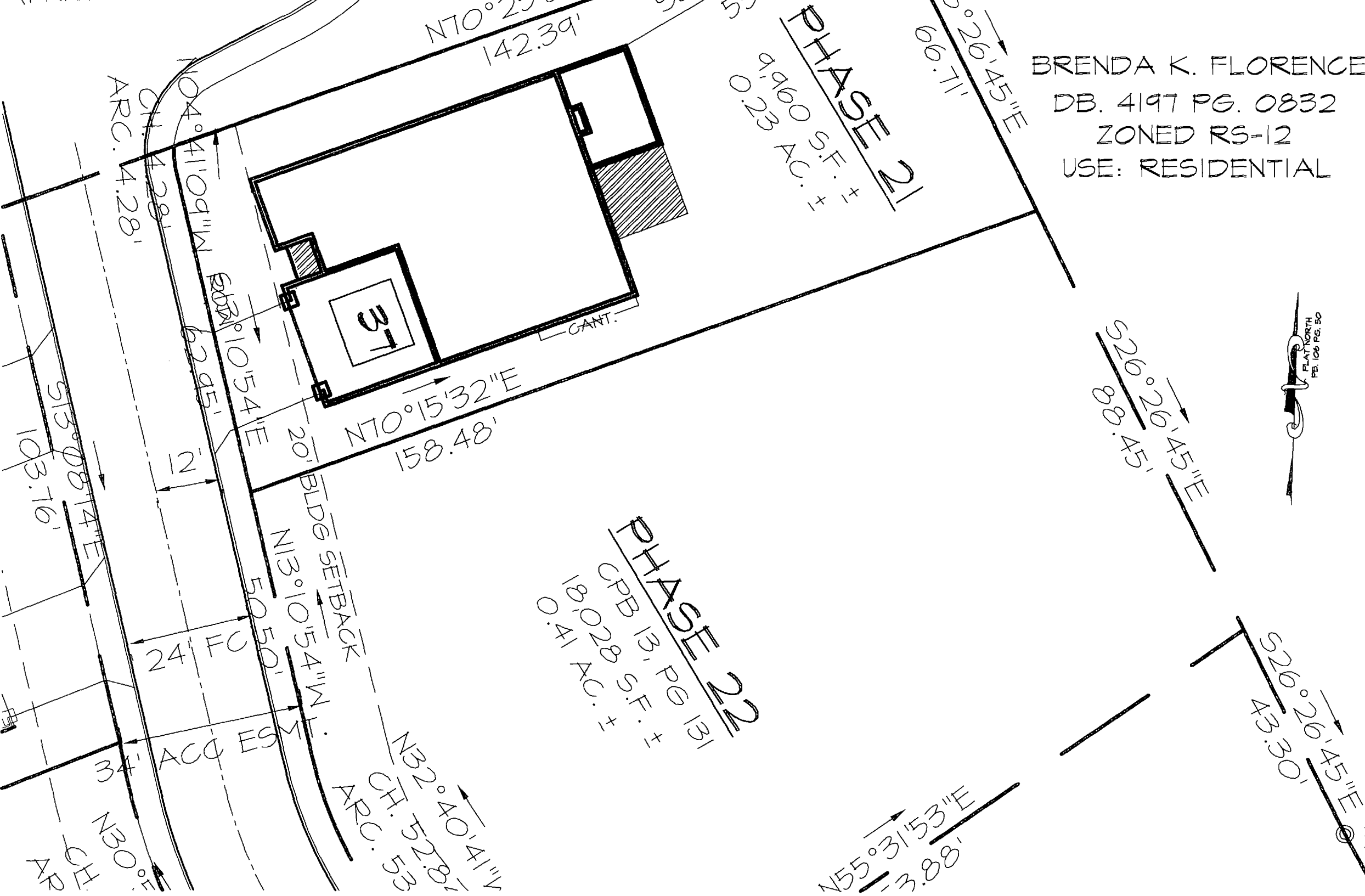
**NOTES:**  
LINES BETWEEN PHASES HAVE NOT BEEN APPROVED AS PERMANENT PROPERTY LINES. D. STONE BUILDERS, INC. WILL DEVELOP AND CONVEY PROPERTY PHASE BY PHASE AT WHICH TIME SUCH PHASE WILL BE PLATTED AND RECORDED AS PART OF SEVEN GATES CONDOMINIUMS.

PHASING PLAN PREVIOUSLY RECORDED IN CPB 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 6567 PAGE 1447-1485.

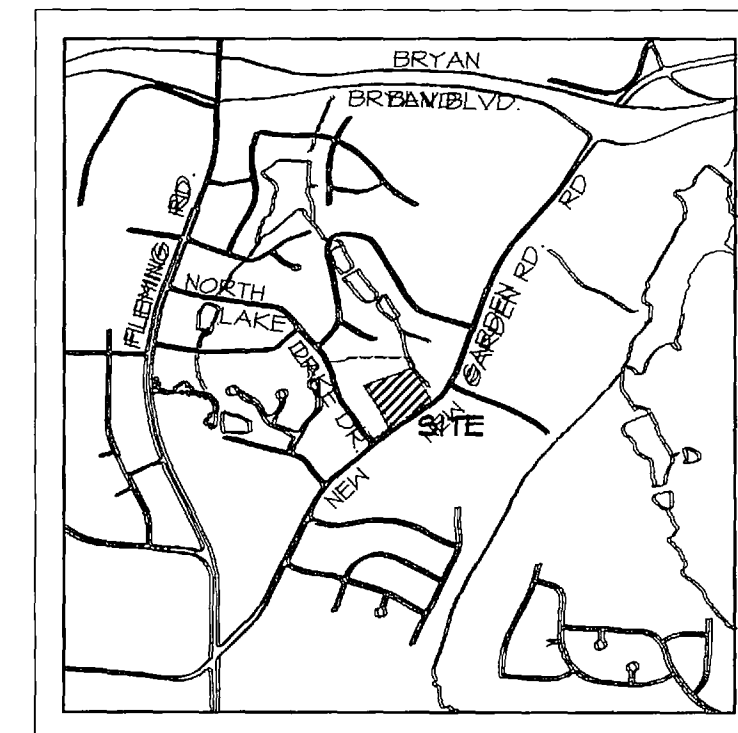
EX. SEVEN GATES CONDOMINIUMS  
D. STONE BUILDERS  
DB. 6262 PG. 0160  
ZONED CD-RM-5-#3315  
USE: RESIDENTIAL

PERROU CT.  
(PRIVATE STREET)



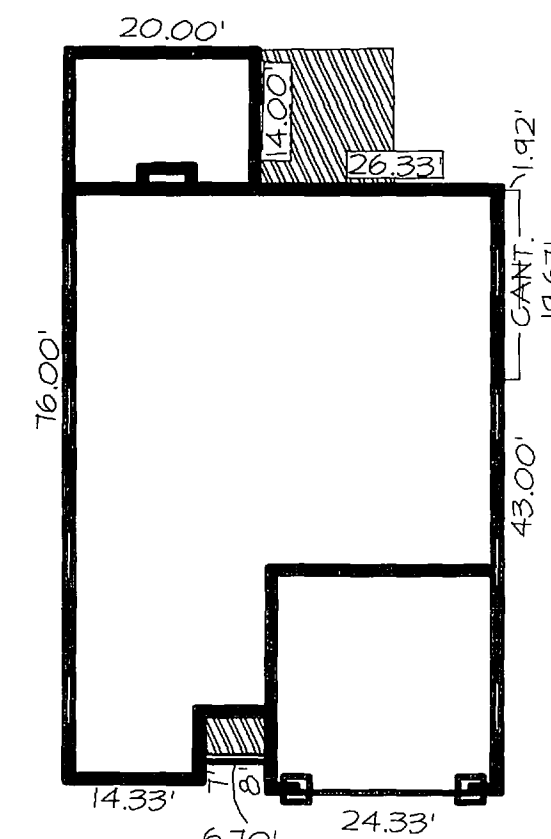
EIP (CONTROL COR.)

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



VICINITY MAP ~ 1" = 2,000'

#### ALL DIMENSIONS ARE EXTERIOR DIMENSIONS



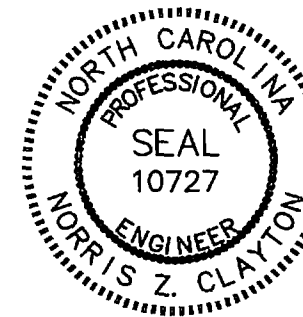
2008076878  
GUILFORD CO., NC FEE \$42.00  
PRESENTED & RECORDED

11-06-2008 12:01:44 PM

JEFF L. THIGPEN  
REGISTER OF DEEDS  
BY: MARCELLE FOWLER  
DEPUTY

BK: C 13  
PG: 145-146

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.



Norris Z. Clayton  
REGISTERED ENGINEER  
REGISTRATION NUMBER #10727  
OCTOBER 27, 2008  
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  
[ ] = UNIT LABELS  
[ ] = LIMITED COMMON ELEMENTS

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

#### OWNERS:

**D. STONE BUILDERS, INC.**  
2904 LANSDALE DRIVE  
GREENSBORO, NC 27429  
PHONE (336) 288-9393

**FINAL PLAT**  
**SEVEN GATES**  
A CONDOMINIUM  
PHASE 21  
SHEET 1 OF 2  
**D. STONE BUILDERS, INC.**  
5212 PERROU CT.  
MOREHEAD TOWNSHIP, GUILFORD COUNTY  
GREENSBORO, NORTH CAROLINA  
SCALE: 1"=20' DATE: OCTOBER 27, 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

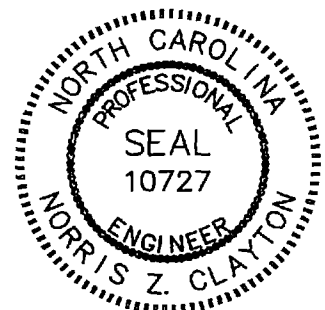
B-1631-A

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

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.

*Glenn J. Clayton*  
PROFESSIONAL ENGINEER  
REGISTRATION NUMBER #10727

OCTOBER 27, 2008  
DATE

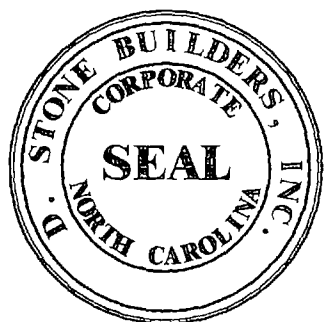


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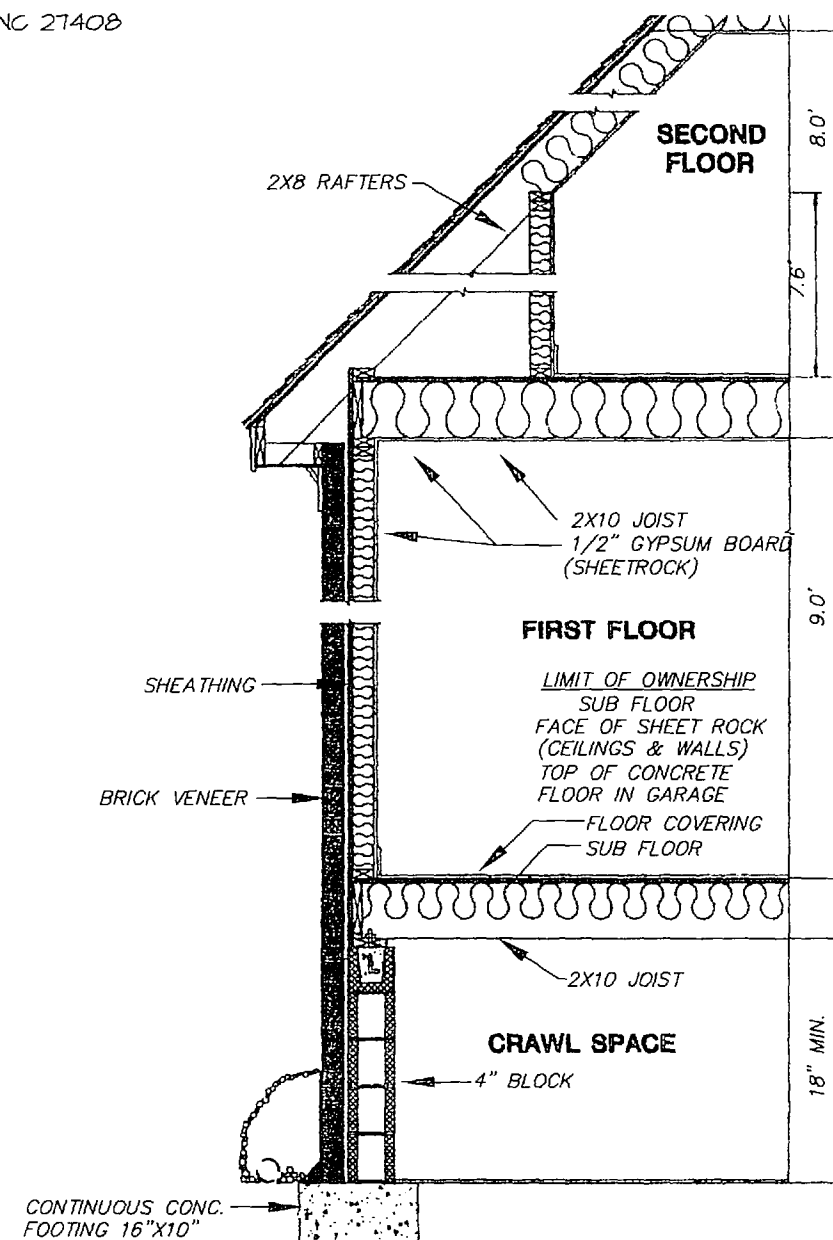
D. STONE BUILDERS, INC.

SIGNED *[Signature]*  
PRESIDENT

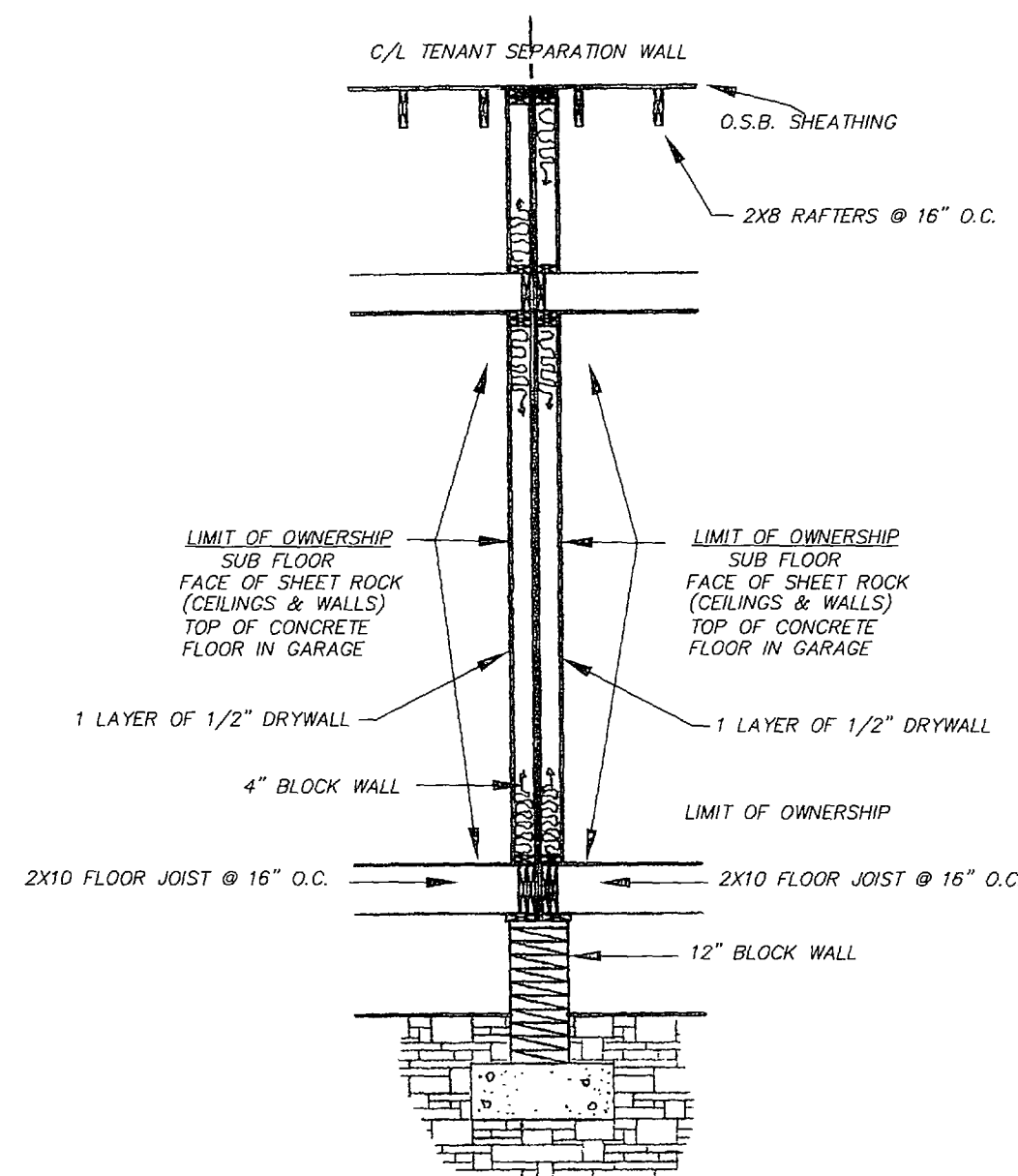
ATTEST *[Signature]*  
SECRETARY



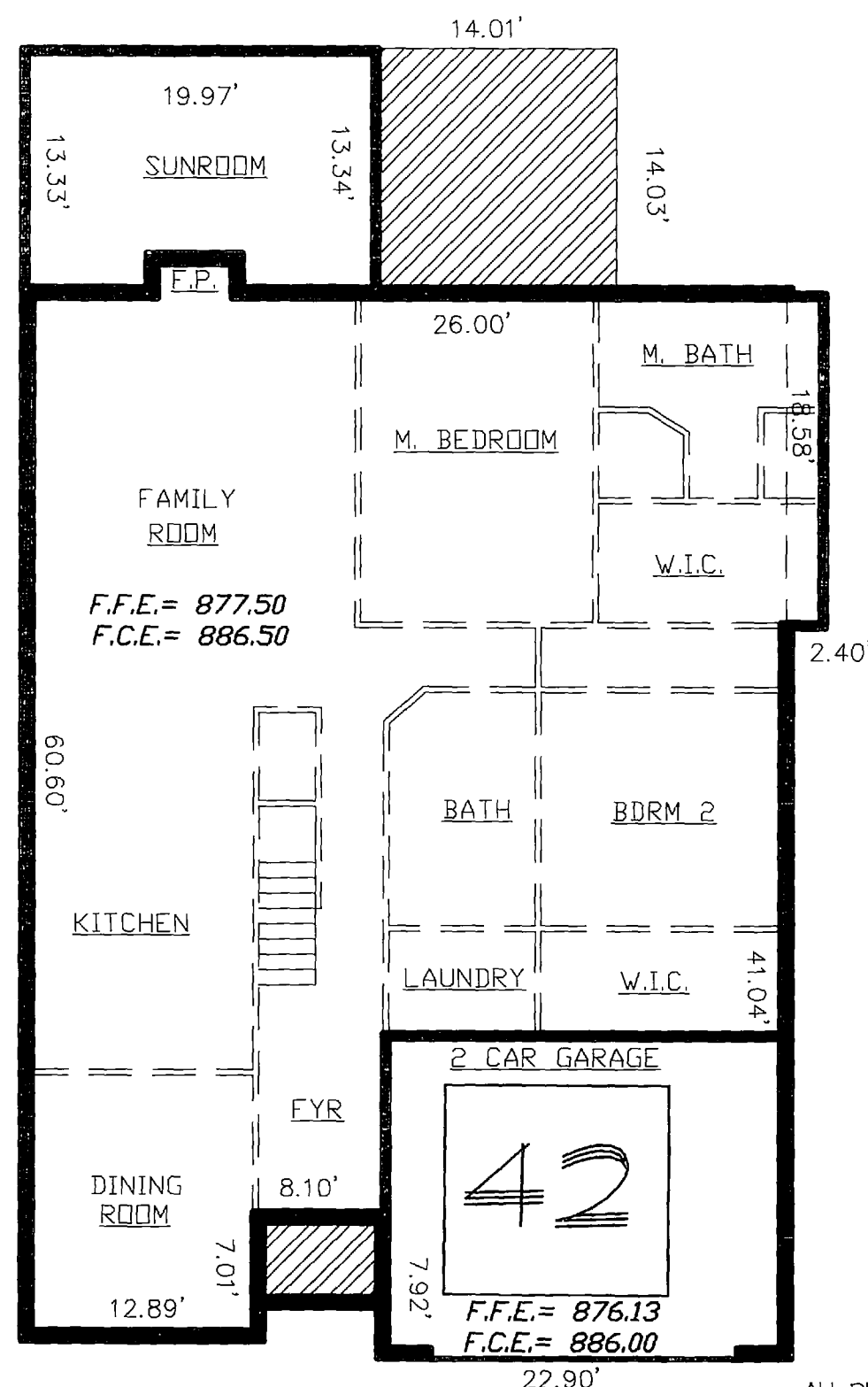
**LEGEND:**  
F.F.E. = FINISHED FLOOR ELEVATION  
F.C.E. = FINISHED CEILING ELEVATION  
□ = UNIT LABELS  
▨ = LIMITED COMMON ELEMENTS



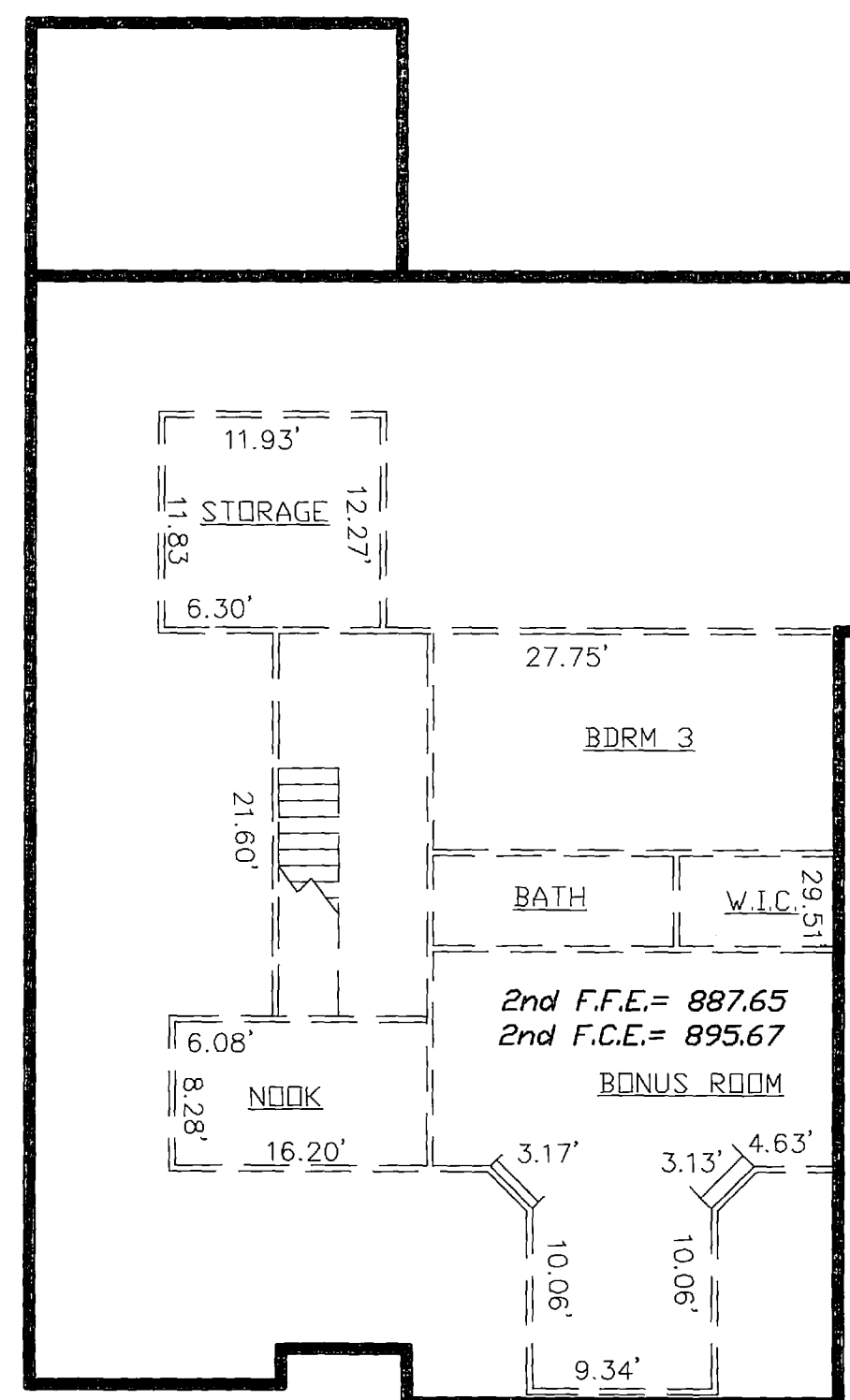
SECTION BRICK VENEER W/ CRAWL SPACE  
NO SCALE



TENANT SEPARATION WALL DETAIL  
NO SCALE



ALL DIMENSIONS ARE  
INTERIOR DIMENSIONS  
1"=10'



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



2008076878  
GUILFORD CO, NC FEE \$42.00  
PRESERVED & RECORDED  
11-06-2008 12:01:44 PM  
JEFF L. THIGPEN  
REGISTER OF DEEDS  
BY: MARCELLE FOWLER  
DEPUTY-GB

BK: C 13  
PG: 145-146

FINAL PLAT  
**SEVEN GATES**  
A CONDOMINIUM  
PHASE 21  
SHEET 2 OF 2  
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B-1641-B

OCTOBER 7, 2008  
P:\PROJECTS 2005\1 D STONE\1 GATES PHASE2\1 PHASE2 SITE3.DWG