

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 _____
PRESIDENT
ATTEST _____
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.

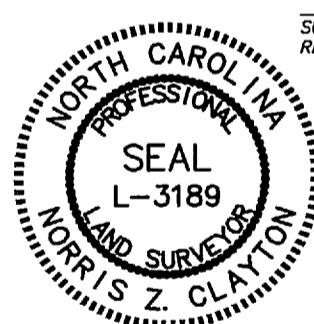
APPROVED FOR RECORDATION BY THE CITY OF GREENSBORO, NORTH CAROLINA, ON THE 27th DAY OF July, 2009, PURSUANT TO THE GREENSBORO DEVELOPMENT ORDINANCE.

For Alexander Z. 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 JULY, A.D. 2009.

SURVEYOR
REGISTRATION NUMBER L-3189



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.

7/27/09 Alexander Z. 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 Z. MacIntosh DATE 7/27/09
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.

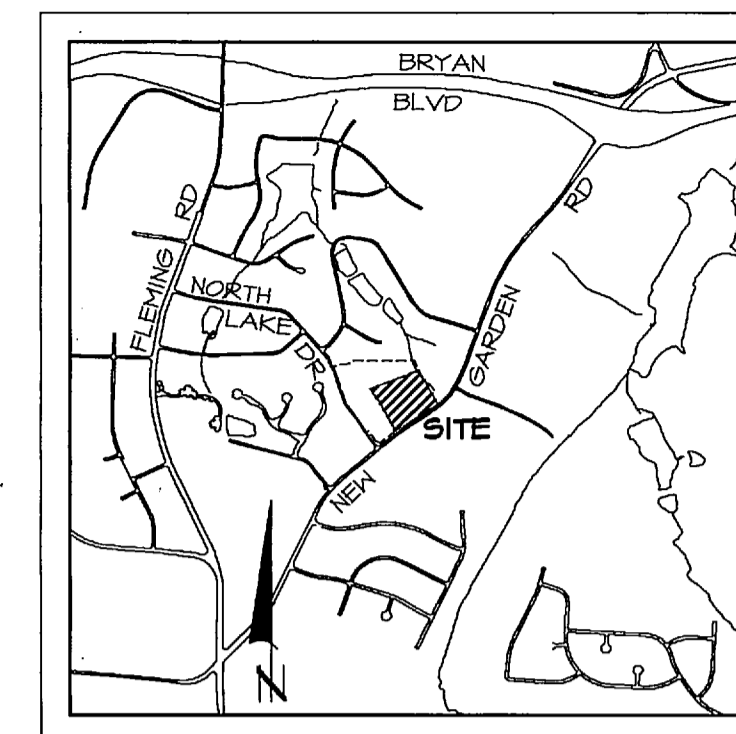
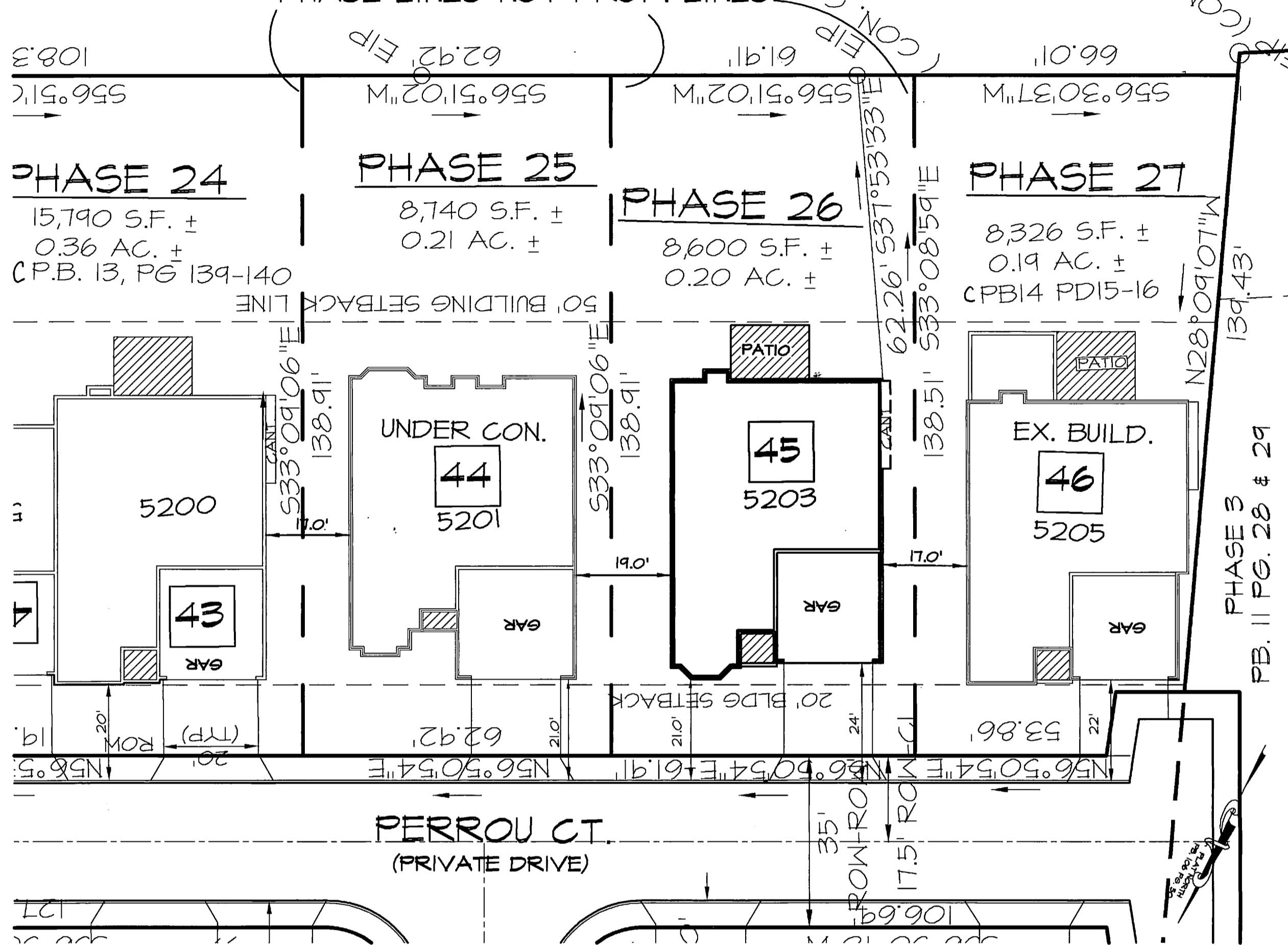
PHASING PLAN PREVIOUSLY RECORDED IN CPB. 13 PG 131

THE COMMON ELEMENTS HAVE BEEN CONVEYED TO, AND WILL BE MAINTAINED BY THE SEVEN GATES HOMEOWNERS ASSOCIATION AS RECORDED IN DEED BOOK 6561 PAGE 1447-1485.

NEW GARDEN ROAD

(PUBLIC R/W - VARIES)

PHASE LINES-NOT PROP. LINES



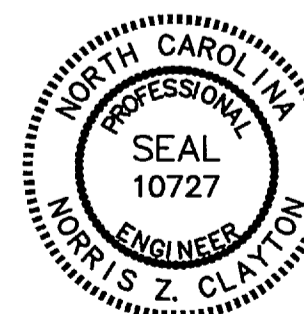
VICINITY MAP ~ 1" = 2,000'

ALL DIMENSIONS ARE
EXTERIOR DIMENSIONS



2010025179
GUILFORD CO, NC FEE \$42.00
PRESENTED & RECORDED
05-21-2010 11:26:15 AM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: SHERRY W. FARMER
DEPUTY-SS
BK: C 14
PG: 109-110

I HEREBY CERTIFY THAT THESE PLATS AND PLANS CONTAIN ALL OF THE INFORMATION REQUIRED UNDER N.C. GENERAL STATUTES SECTION 47C-2-104 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.



Nor Z. Clayton
REGISTERED ENGINEER
REGISTRATION NUMBER #10727
JULY 7, 2009
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: 50'

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

FINAL PLAT
SEVEN GATES
A CONDOMINIUM
PHASE 26
SHEET 1 OF 2

D. STONE BUILDERS, INC.

5203 PERROU CT.
MOREHEAD TOWNSHIP, GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

SCALE: 1"=20' DATE: JULY 7, 2009

0' 10' 20' 40'

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-1652-A

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.

Professional Engineer
PROFESSIONAL ENGINEER
REGISTRATION NUMBER #10727

JULY 7, 2009
DATE



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D. STONE BUILDERS, INC.

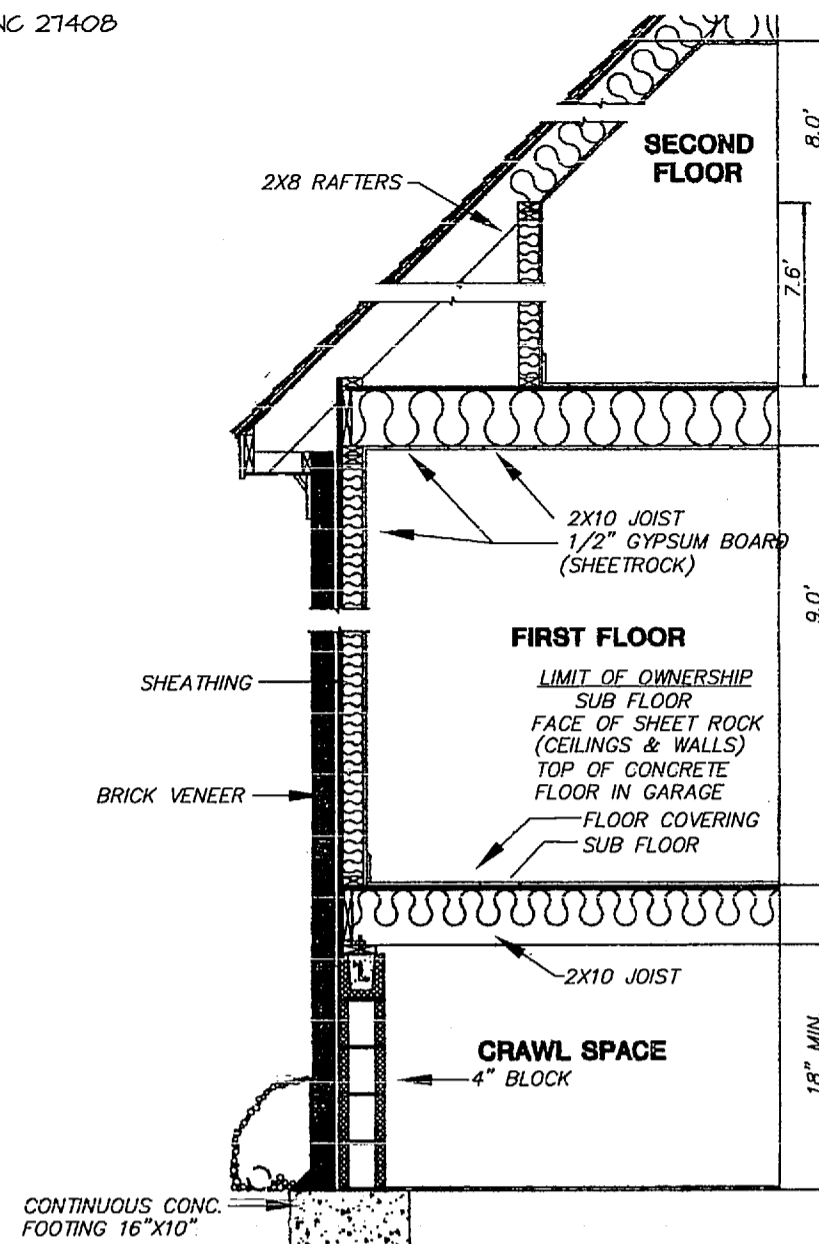
SIGNED PRESIDENT

ATTEST SECRETARY

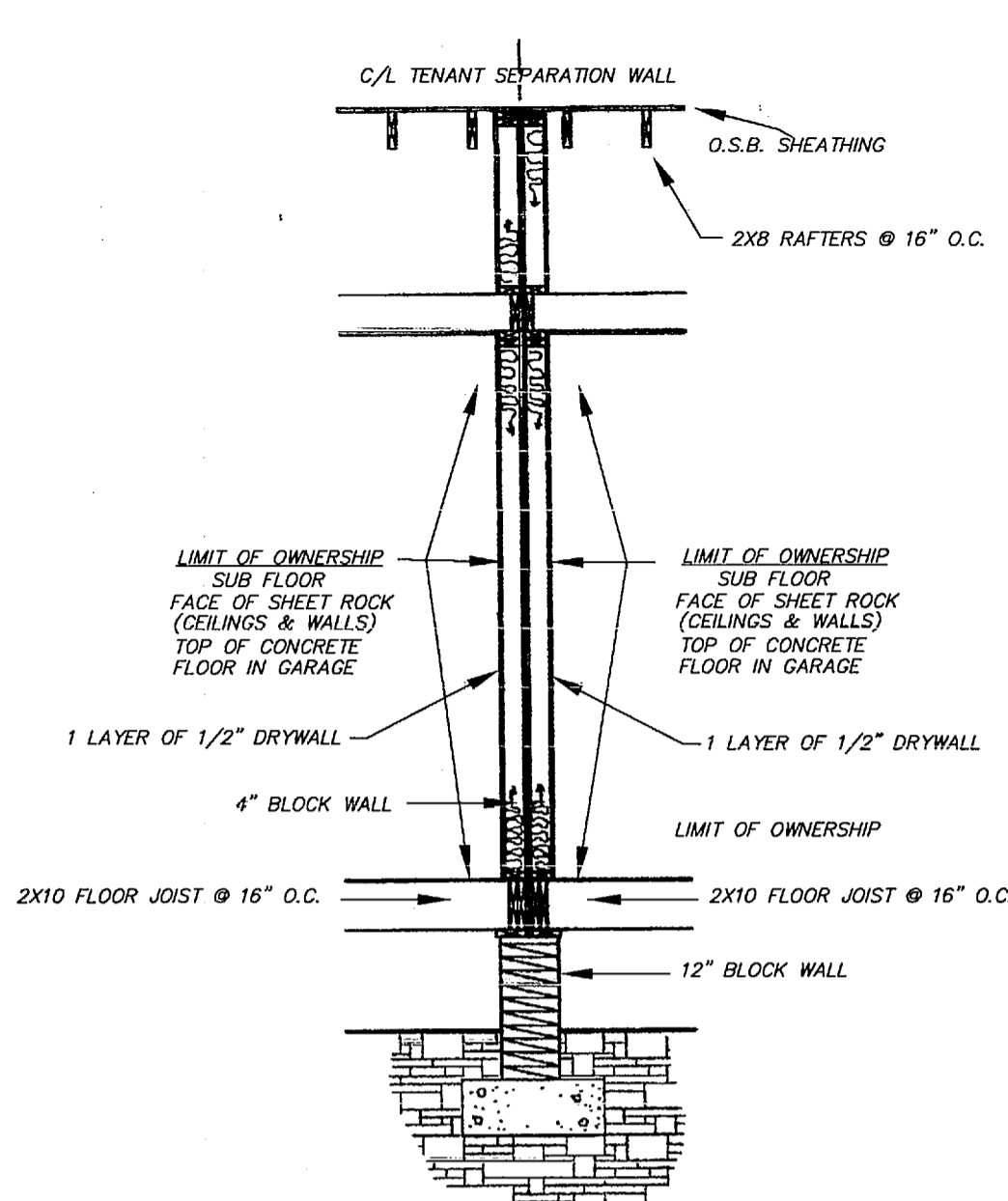


LEGEND:

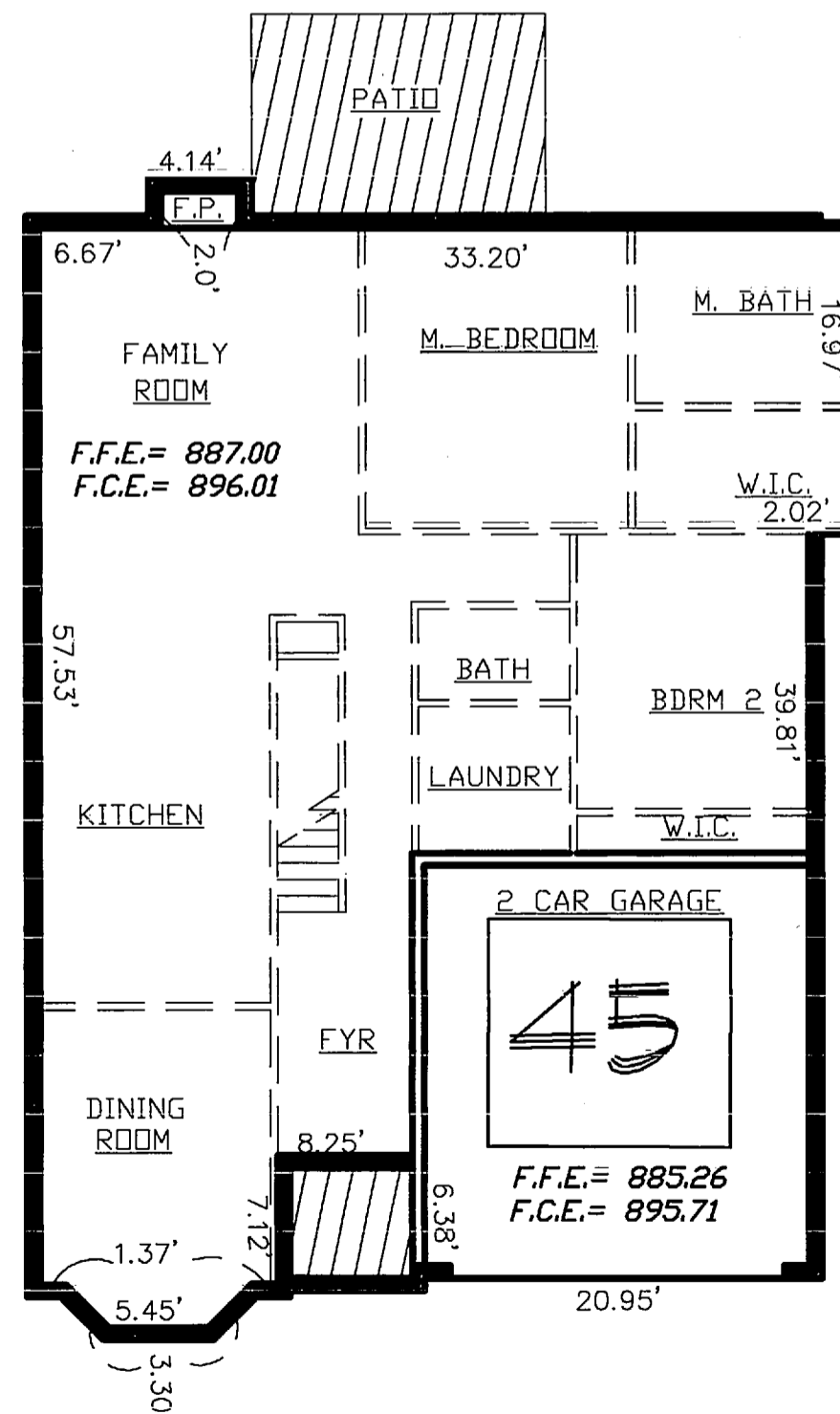
F.F.E. = FINISHED FLOOR ELEVATION
F.C.E. = FINISHED CEILING ELEVATION
[] = UNIT LABELS
[] = LIMITED COMMON ELEMENTS



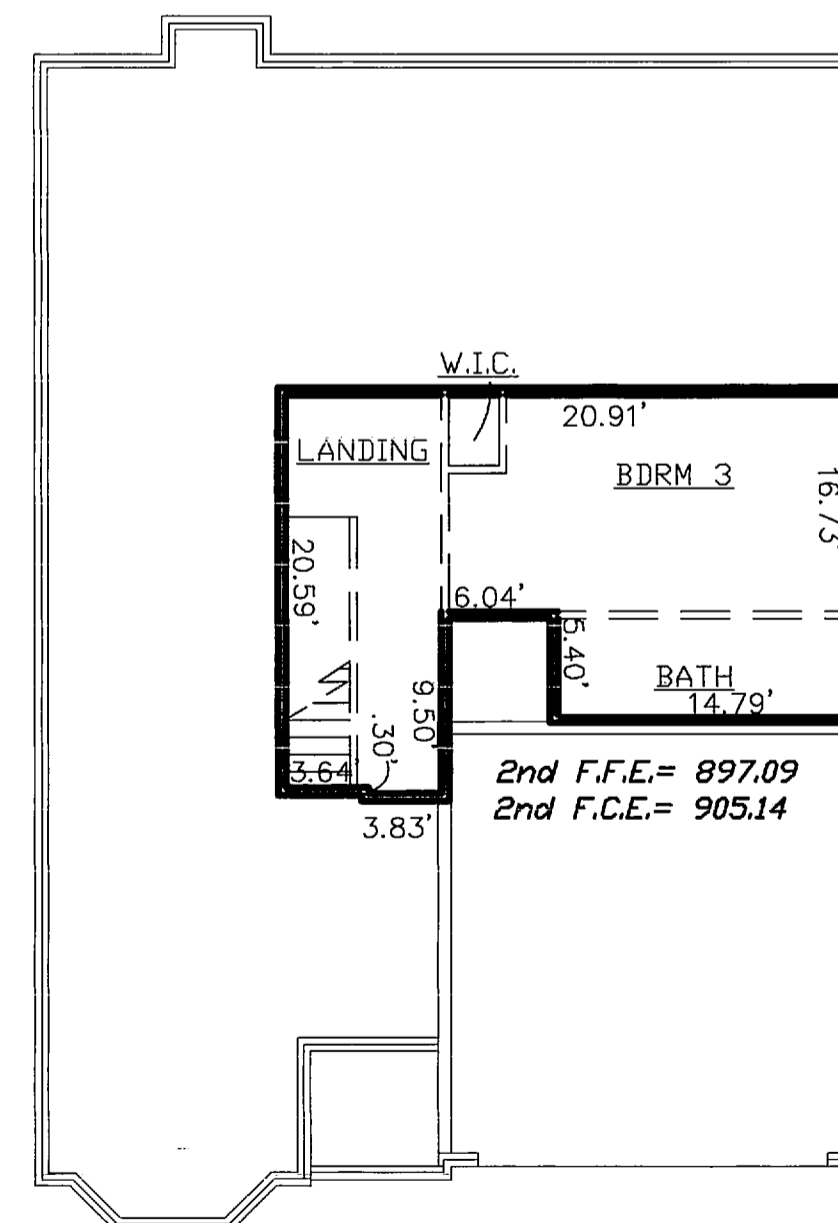
SECTION BRICK VENEER W/ CRAWL SPACE
EXTERIOR WALL SECTION
NO SCALE



TENANT SEPARATION WALL DETAIL
NO SCALE



ALL DIMENSIONS ARE
INTERIOR DIMENSIONS
1"=10'



OWNERS:
D. STONE BUILDERS, INC.
2904 LAWNDALE DRIVE
GREENSBORO, NC 27429
PHONE (336) 288-9343

2010025179

GUILFORD CO, NC FEE \$42.00
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