

CITY OF GREENSBORO, GUILFORD COUNTY, NC
1. Dejan M. Reid 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.

1-22-10
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 PWHAS DATE 1/22/10
PLANNING DIRECTOR

APPROVED FOR RECORDATION BY THE CITY OF GREENSBORO,
NORTH CAROLINA, ON THE 22ND DAY OF Jan, 20 10
PURSUANT TO THE GREENSBORO DEVELOPMENT ORDINANCE.

PWHAS
PLANNING DIRECTOR

LEGEND:

- NIP = NEW IRON PIPE
- EIP = EXIST. IRON PIPE
- PNT = MATHEMATICAL POINT
- CH. = CHORD DISTANCE
- R. = RADIUS
- CPB. = CONDOMINIUM PLAT BOOK
- PB. = PLAT BOOK
- DB. = DEED BOOK
- PG. = PAGE
- DMUE = DRAINAGE MAINTENANCE
& UTILITY EASEMENT
- DE. = DRAINAGE ESMT.
- BUA = BUILT UPON AREA

OWNER/DEVELOPER:
D. STONE BUILDERS INC.
P.O. BOX 9696
GREENSBORO, NC 27424
PHONE (336) 288-4345
CONTACT: JOE GONZALES

NOTES:

- NO TITLE SEARCH WAS PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD AFFECTING SAME.
- TOTAL AREA PLATTED IN LOTS = 6.0 ACRES± NUMBER OF LOTS = 2
- TAX MAP: ACL 3-15-142-3, 14, 27, & 28
- REFERENCES: DB. 6794, P. 1743, FB173 PG.100 & UNIFIED DEVELOPMENT PLAN - PB. 168, P. 44, PB. 176 PG. 121/122
- ZONING: CD-PDM
- PROPERTY IS IN GREENSBORO WATERSHED, III
- ALL BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND MEASUREMENTS UNLESS OTHERWISE NOTED.
- EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF, AND THE DISCLAIMERS CONTAINED IN SECTIONS 30-6-13.6 (D) AND 30-6-13.7 (B) AND (D) OF THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE.
- 3.024 AC. DEDICATED TO THE PUBLIC & THE CITY OF GREENSBORO AS DRAINAGEWAY & OPEN SPACE IN PB. 176 PG. 121 WILL BE USED TO MEET THE OPEN SPACE REQUIREMENTS FOR SOUTHERN GATES TOWNHOMES.

THE PURPOSE OF THIS PLAT IS TO ADDRESS THE COMMON ELEMENTS NOT ADDRESSED IN PB. 176 PG. 121 & PG. 122

LOT B.U.A. ALLOCATION SCHEDULE

TRACT	AREA	PROP. B.U.A.	MAX. B.U.A.
1	4.69 AC±	2.31 AC±	4.21 AC±
2	1.31 AC±	0.46 AC±	1.29 AC±

LOT AREAS

TRACT	TOTAL AREA	COMMON ELEMENTS	LOT AREA
1	4.69 AC±	0.72 AC±	3.97 AC±
2	1.31 AC±	0.33 AC±	0.98 AC±

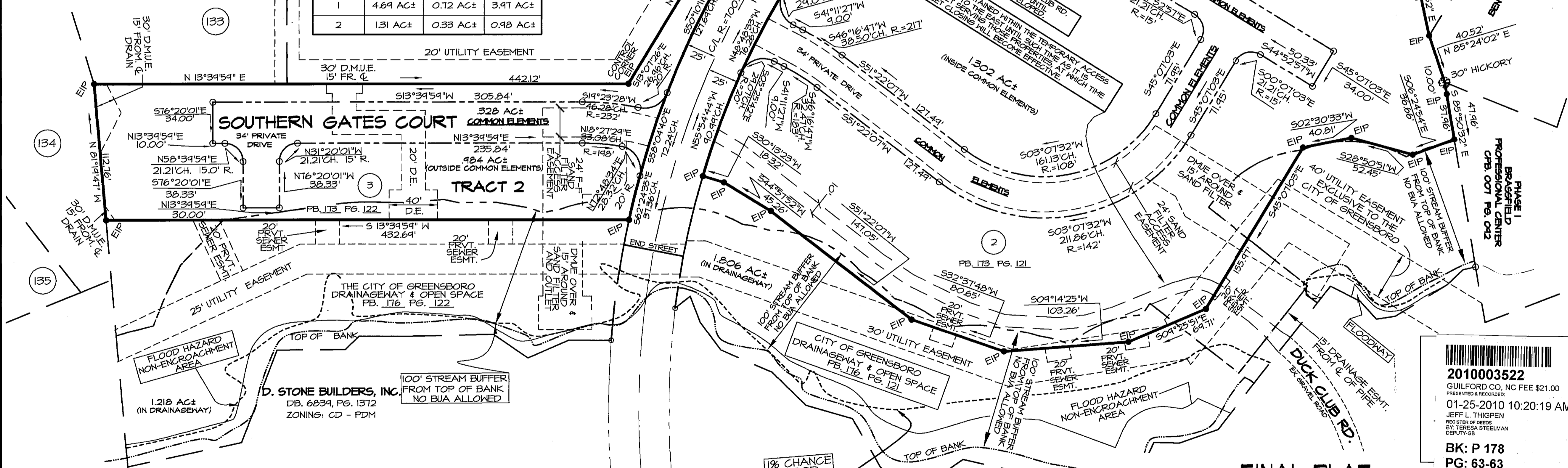
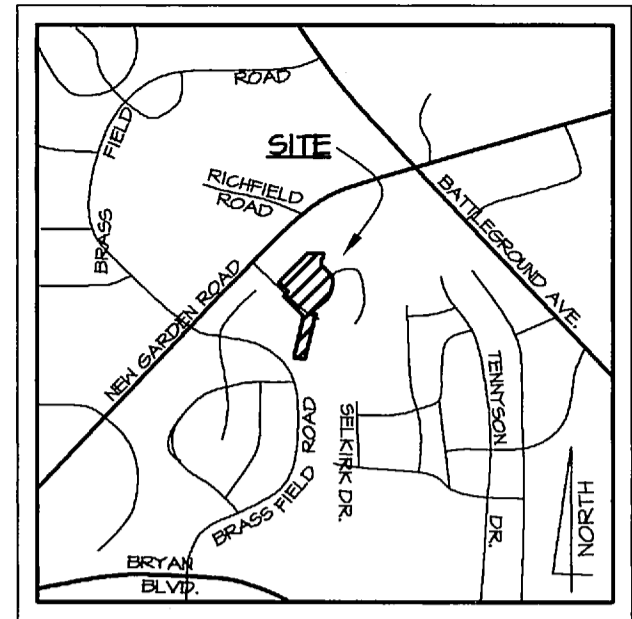
NC85 - "JEFF" - NAD83
GRID NORTH: 262323.343 FT.
GRID EAST: 1742471.434 FT.
COMB. FACTOR: 0.9999524

NC85 - "BRASSFIELD" - NAD83
GRID NORTH: 262615.216 FT.
GRID EAST: 1745910.348 FT.
COMB. FACTOR: 0.9999533

CONTROL CORNER - NAD83
GRID NORTH: 262615.216 FT.
GRID EAST: 1745910.348 FT.
GRID EAST: 1745910.348 FT.
GRID EAST: 1745910.348 FT.

ASSOCIATION MAINTENANCE:
THE SOUTHERN GATES TOWNHOMES HOMEOWNERS' ASSOCIATION IS RESPONSIBLE FOR MAINTAINING THE PERMANENT ENGINEERED STORMWATER CONTROL AS DIRECTED BY THE GOVERNMENT OFFICE HAVING JURISDICTION FOR THE WATERSHED PROTECTION ACCORDING TO THE APPROVED MAINTENANCE PLAN. IF THE ASSOCIATION SHOULD BE DISSOLVED OR CEASE TO EXIST, THEN IN THAT EVENT ALL OWNERS OF RECORD AT THE TIME OF REQUIRED MAINTENANCE SHALL BE JOINTLY AND SEVERALLY LIABLE FOR ANY AND ALL COST ATTENDANT THERETO AS RECORDED IN DEED BOOK 7094 PAGE 21648.

GOVERNMENT ACCESS RIGHTS:
THE GOVERNMENT OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION AND THEIR ASSIGNS WILL HAVE RIGHT OF ACCESS TO THE ENGINEERED STORMWATER CONTROL(S) LABELED AS UNDERGROUND SAND FILTER, FOR INSPECTIONS AND MAINTENANCE ENFORCEMENT.



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.

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.

SIGNED Joe Gonzales VP
ATTEST Anna Jarratt SEC



THE "COMMON ELEMENTS" AND/OR "OPEN SPACES" EXPRESSLY ARE NOT DEDICATED HEREBY FOR THE USE BY THE GENERAL PUBLIC, BUT ARE TO BE CONVEYED BY D.STONE BUILDERS INC. TO SOUTHERN GATES HOMEOWNERS ASSOCIATION, FOR THE USE AND ENJOYMENT OF THE HOMEOWNERS IN SOUTHERN GATES, AS MORE FULLY PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO SOUTHERN GATES, DATED 1-25-10 AND RECORDED IN BOOK 7292 PAGE 21-22 IN THE GUILFORD COUNTY REGISTRY, FOR THIS MAP AND FUTURE MAPS, SAID DECLARATION BEING HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

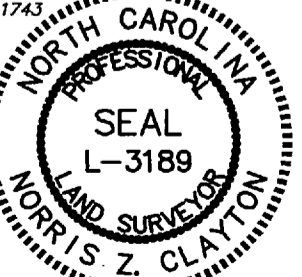
D.STONE BUILDERS INC. BY RECORDATION OF THIS PLAT, HEREBY GIVES GRANTS AND CONVEYS TO AT&T, DUKE ENERGY, AND PIEDMONT NATURAL GAS COMPANY, TIME WARNER CABLE, AND THE CITY OF GREENSBORO, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS RIGHT-OF-WAY AND EASEMENTS TO MAINTAIN AND SERVICE THEIR RESPECTIVE WIRES, LINES, CONDUITS AND PIPES IN THEIR PRESENT LOCATIONS INCLUDING THOSE WITHIN THE "COMMON ELEMENTS" AND/OR "OPEN SPACES" AS SHOWN HEREON TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AS NECESSARY, INCLUDING OVER AND UPON SAID "COMMON ELEMENTS" AND/OR "OPEN SPACES" FOR THE PURPOSE OF MAINTAINING AND SERVICING SAID WIRES, LINES, CONDUITS AND PIPES.

I, NORRIS Z. CLAYTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (A PORTION OF DEED DESCRIPTION RECORDED IN DEED BOOK 6798, PAGE 1743 & PB. 176 PG. 121) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK NOTED; THAT OF THE RATIO PRECISION AS CALCULATED IS 1: 20,697; 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.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 6th DAY OF JANUARY, A.D. 2010

N. Clayton
SURVEYOR
REGISTRATION NUMBER 1-3189



FINAL PLAT
BOUNDARY & COMMON ELEMENTS
SOUTHERN GATES TOWNHOMES
2600 - 2632 SOUTHERN GATES DRIVE & 2000 - 2004 SOUTHERN GATES COURT
MOREHEAD TOWNSHIP, GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

DATE: 01/06/10 SCALE: 1" = 60' 0' 30' 60' 120'
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
email: hca@triadbiz.rr.com

2010003522
GUILFORD CO, NC FEE \$21.00
PRESENTED & RECORDED
01-25-2010 10:20:19 AM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: TERESA STEELMAN
DEPUTY-08
BK: P 178
PG: 63-63

06-JANUARY-2010 8:10 PM PROJECTS\DX\NORRIS\LODGE\SOUTHERN GATES PLAT.DWG