

Subdivision Addressing Package

Baltimore Heights Subdivision



Davie County

Department of Development Services

172 Clement Street

Mocksville, NC 27028

Phone: (336) 753-6050 - Fax: (336) 751-7689

DAVIE COUNTY E911

Planning & Zoning: 172 Clement Street
Mocksville, NC 27028; 336-753-6050

THE FOLLOWING LIST OF STREET ADDRESSES IS PROVIDED FOR THE CONVENIENCE OF REAL ESTATE AGENCIES, BUILDERS, BUSINESSES, UTILITIES, ETC SOLELY FOR THE PURPOSE OF RECORD KEEPING AND MAINTENANCE. UNDER NO CIRCUMSTANCE SHOULD ANY RESIDENT OR PROPERTY OWNER BE ASSIGNED A STREET ADDRESS WITHOUT WRITTEN NOTIFICATION FROM THE DAVIE COUNTY PLANNING OFFICE. ONLY BY FOLLOWING THIS PROCEDURE, CAN WE ENSURE THAT ALL DAVIE COUNTY RESIDENTS ARE PROPERLY REGISTERED WITH THE ENHANCED 911 SYSTEM. THANK YOU FOR YOUR COOPERATION.

Baltimore Heights

<u>Subdiv Lot #</u>	<u>Housenumber</u>	<u>Road Name</u>	<u>Parcel No.</u>
Phase 1			
1	111	Montclair Dr	F7120A0001
2	125	Montclair Dr	F7120A0002
3	147	Montclair Dr	F7120A0003
4	189	Montclair Dr	F7120A0004
5	203	Montclair Dr	F7120A0005
6	217	Montclair Dr	F7120A0006
7	108	Montclair Dr	F7120A0007
8	124	Montclair Dr	F7120A0008
9	144	Montclair Dr	F7120A0009
10	160	Montclair Dr	F7120A0010
11	170	Montclair Dr	F7120A0011
12	184	Montclair Dr	F7120A0012
13	200	Montclair Dr	F7120A0013
14	216	Montclair Dr	F7120A0014
Phase 2			
1	222	Montclair Dr	F7120B0001
2	230	Montclair Dr	F7120B0002
3	238	Montclair Dr	F7120B0003
4	240	Montclair Dr	F7120B0004
5	244	Montclair Dr	F7120B0005
6	254	Montclair Dr	F7120B0006
7	260	Montclair Dr	F7120B0007
8	268	Montclair Dr	F7120B0008
9	276	Montclair Dr	F7120B0009
10	284	Montclair Dr	F7120B0010
11	292	Montclair Dr	F7120B0011
12	300	Montclair Dr	F7120B0012

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

CERTIFICATE OF OWNERSHIP & DEDICATION
We hereby certify that we the owners of the property described hereon, which is located in the subdivision jurisdiction of Davie County and that we hereby adopt this subdivision plan with my free consent, establish minimum building setback lines, and dedicate all streets, alleys, walks, parks, and other sites and easements to public or private use as noted.

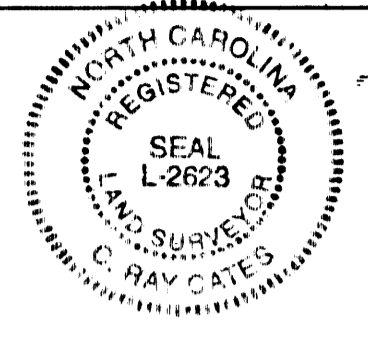
C. RAY CATES
I, a Notary Public for the State of North Carolina, do hereby certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 151 Page 776 etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 10,000 Page 47.30 as amended; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this day of August 25 A.D. 1993.

North Carolina, Davie County
I, a Notary Public for the State of North Carolina, do hereby certify that I, C. R. Cates, a Registered Land Surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this day of June 1994.

CERTIFICATE OF APPROVAL BY THE PLANNING BOARD.
The Davie County Planning Board hereby approved the FINAL PLAT for BALTIMORE HEIGHTS
Subdivision: Robert B. D...
DATE 5-26-94
CHAIRMAN, DAVIE COUNTY PLANNING BOARD

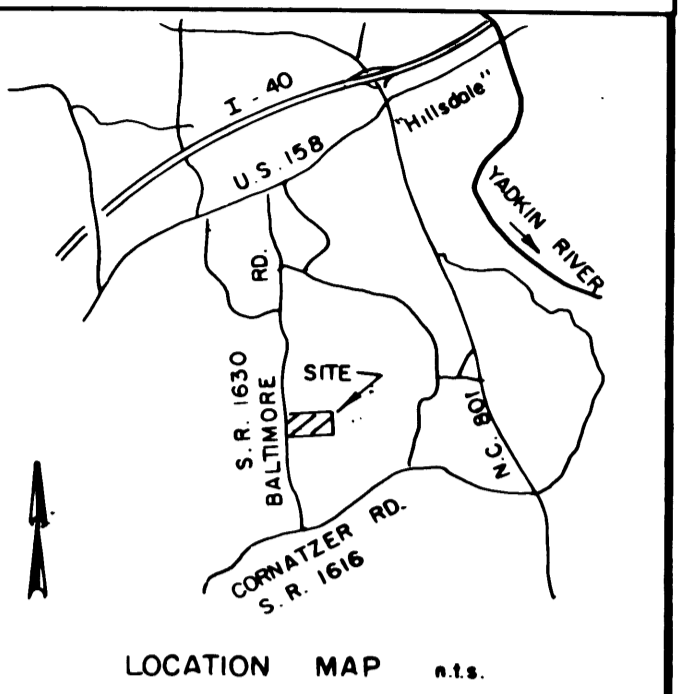
Filed for registration at 3:06 o'clock P.M.
June 6 1994 and recorded in
Plat Book 6 Page 76
Henry L. Shore, Register of Deeds
by Martha A. Smith DEPUTY ASSISTANT

CERTIFICATE OF APPROVAL OF PRIVATE (on site) SEWAGE DISPOSAL SYSTEMS.
I hereby certify that the Davie County Health Dept. has evaluated the Subdivision entitled BALTIMORE HEIGHTS with respect to criteria and conditions established by state law or promulgated thereunder and the same is found to comply with such criteria and conditions EXCEPT as found in such evaluations. For details of this evaluation and for limitations see the written report on file at the said Department.
IMPORTANT NOTICE: THIS CERTIFICATE DOES NOT CONSTITUTE A PERMIT OR APPROVAL OF INDIVIDUAL LOTS IN SAID SUBDIVISION FOR INSTALLATION OF SEWAGE FACILITIES
DATE 6-6-94
COUNTY HEALTH OFFICIAL

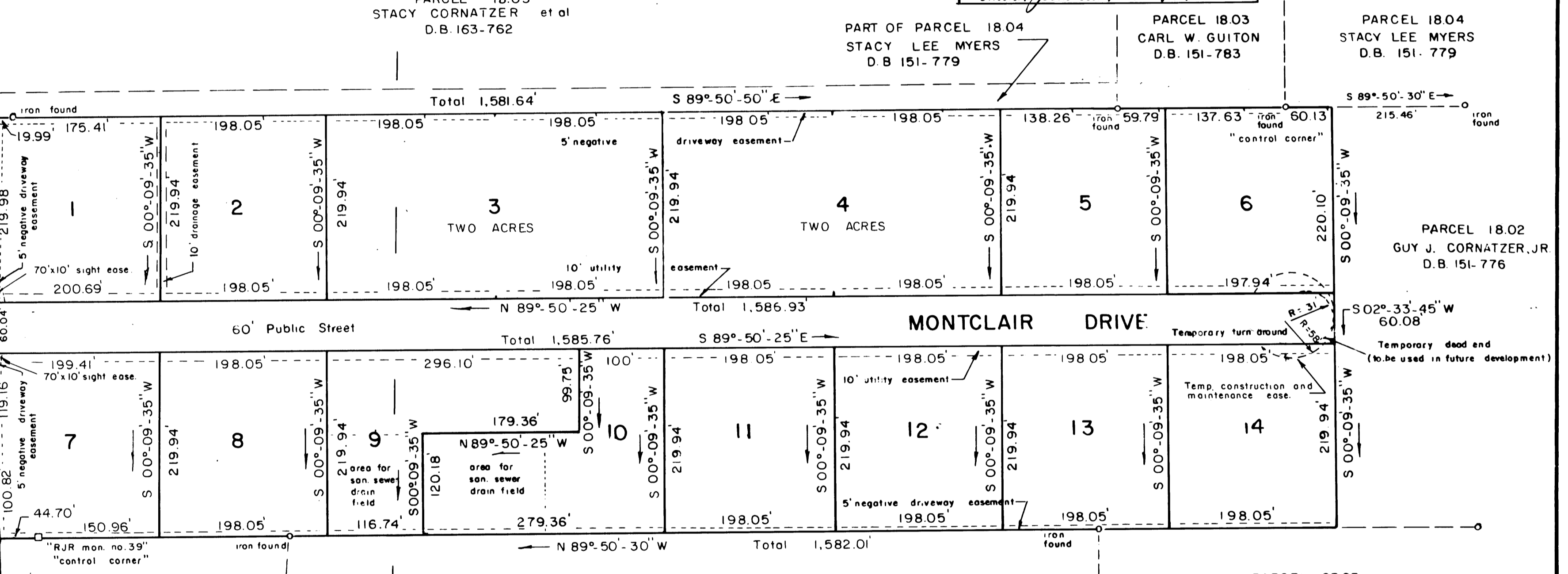


North Carolina Davie County
The foregoing certificate of Teresa B. Raisbeck, Notary Public of Davie County is certified to be correct.
This 6 day of June, 1994.
Henry L. Shore
Register of Deeds
by Martha A. Smith Deputy

CERTIFICATE OF APPROVAL FOR RECORDING
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Davie County, N.C., and that this plat has been approved by the Board of County Commissioners for recording in the Register of Deeds of Davie County.
DATE 6-6-94
COUNTY CLERK, DAVIE COUNTY
I hereby certify that the subdivision plat shown hereon has been found to comply with the County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Board and that it has been approved for recording in the office of the Register of Deeds. It is hereby noted that such approval for recording does not include approval to install and utilize sanitary facilities nor does it include approval for construction or occupancy of buildings or structures.
Director, Davie County Planning Department



DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION



PARCEL 18.05 STACY CORNATZER et al D.B. 163-762
PART OF PARCEL 18.04 STACY LEE MYERS D.B. 151-779
PARCEL 18.03 CARL W. GUITON D.B. 151-783
PARCEL 18.04 STACY LEE MYERS D.B. 151-779
PARCEL 18.02 GUY J. CORNATZER, JR. D.B. 151-776
PARCEL 22 GUY J. CORNATZER, JR. D.B. 153-098
PARCEL 23 HILARY C WILSON D.B. 152-706
PARCEL 2303 GLENDA C. MILLIS D.B. 152-711

PLAT FOR
BALTIMORE HEIGHTS
OWNER LIFESTYLE HOMES and REALTY, INC.
MR. RICK BAILEY
BERMUDA QUAY SHOPPING CENTER
ADVANCE, N.C., 27028
TELEPHONE 919/940-2100

SHADY GROVE TOWNSHIP, DAVIE COUNTY, N.C.
Scale 1"=100' AUG 25, 1993
100 0 100 200 feet
Surveyed by Telephone
C. RAY CATES 704/634-3735
119 DEPOT STREET
MOCKVILLE, N.C. 27028 Job No 3195

- NOTES: 1. Total Area = 18.189 ACRES (by d.m.d.)
2. Being the southwestern portion of Parcel 18.02, Davie County Tax Map F-7.
3. All lots contain 1.00 acre. Except lots 3, 4, which contain 2 acres.
4. Min. setbacks Front = 40', Side = 15', Rear = 30'
5. 1,605 linear feet in street 24 foot pavement width.
6. All lots to be served with County water.



I, George Robert Stone, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 8, Page 2, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 8, Page 2, 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. Witness my original signature, registration number and seal:

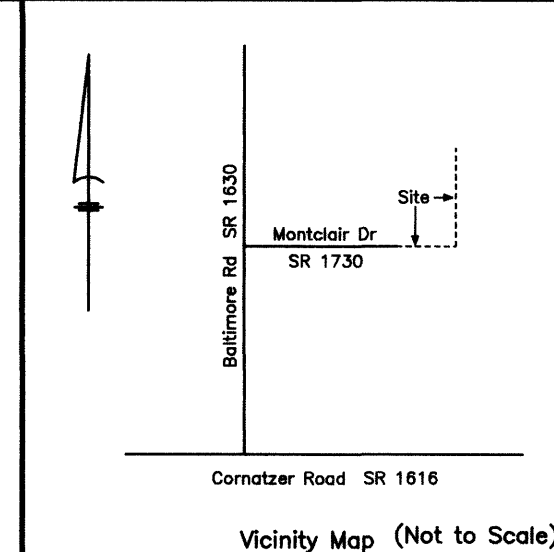
I, George Robert Stone, Professional Land Surveyor L-3162, certify that this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

STATE OF NORTH CAROLINA
COUNTY OF DAVIE

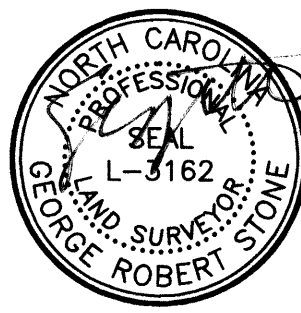
I, John Gallimore, Review Officer of Davie County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

"I hereby certify that the subdivision plat shown hereon has been found to comply with the County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Board and that it has been approved for recording in the office of the Register of Deeds. It is hereby noted that such approval for recordation does not include approval to install and utilize sanitary facilities nor does it include approval for the construction or occupancy of buildings or structures."

Filed for registration at 4:15 o'clock P.M.
March 18, 2003 and recorded
In Plat Book 8, Page 16.
M. Brent Shoot, Register of Deeds
Filing Fee Paid
by Denis C. Williams
DEPUTY ASSISTANT



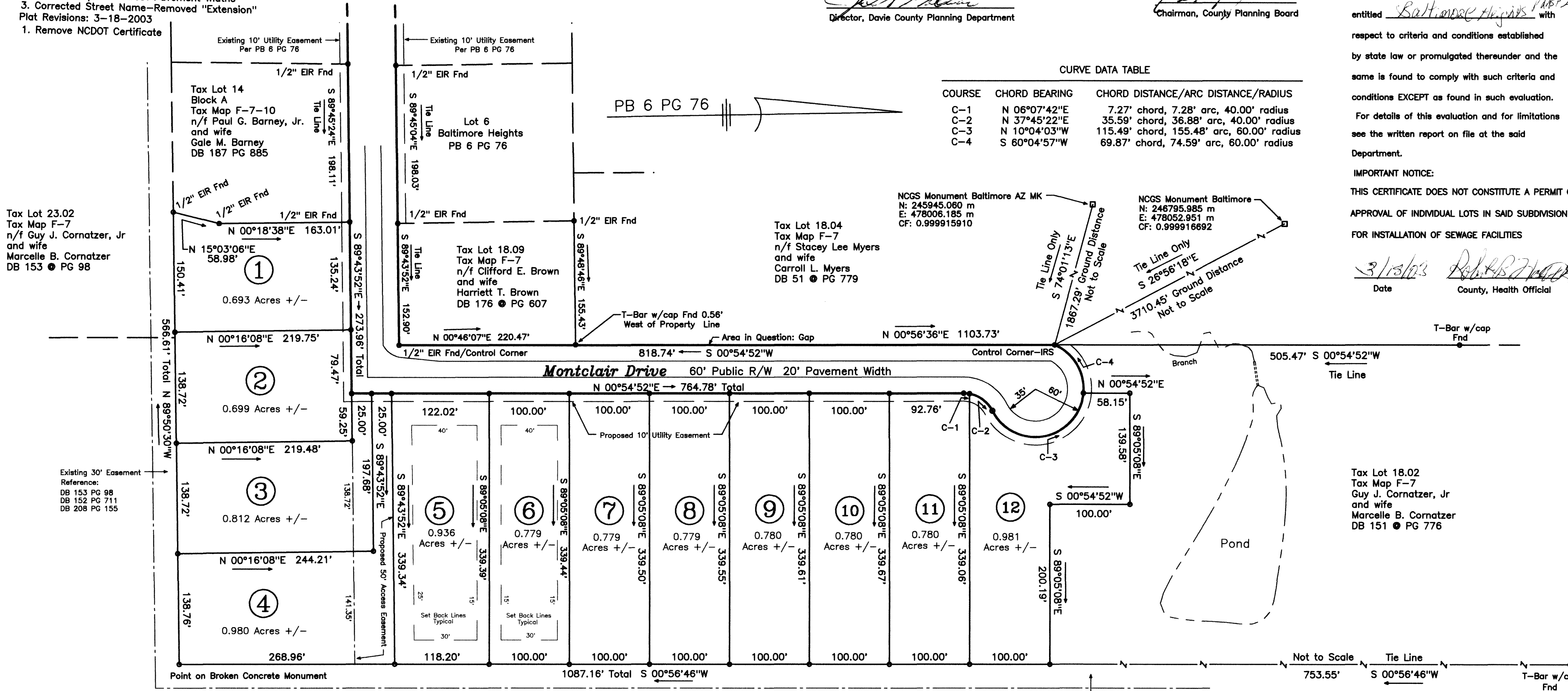
I hereby certify that the Davie County Health Department has evaluated the Subdivision entitled Baltimore Heights Phase 2 with respect to criteria and conditions established by state law or promulgated thereunder and the same is found to comply with such criteria and conditions EXCEPT as found in such evaluation. For details of this evaluation and for limitations see the written report on file at the said Department.
IMPORTANT NOTICE:
THIS CERTIFICATE DOES NOT CONSTITUTE A PERMIT OR APPROVAL OF INDIVIDUAL LOTS IN SAID SUBDIVISION FOR INSTALLATION OF SEWAGE FACILITIES.
Date 3/18/03
County Health Official



Seal or Stamp
George R. Stone
Surveyor
L 3162
Registration Number

- Plat Revisions: 12-28-2002
1. North Arrow with reference
Plat Revisions: 1-10-2003
1. Control Corner at Southeast corner of Tax Lot 18.09
Plat Revisions: 1-15-2003
1. Revise Owners: Add "4C Developers, LLC"
Plat Revisions: 2-14-2003
1. Added Zoning (R/A) to Notes
2. Placed Proposed Street Pavement Widths
3. Corrected Street Name-Removed "Extension"
Plat Revisions: 3-18-2003
1. Remove NCDOT Certificate

Montclair Drive
S.R. 1730
60' Public R/W



LEGEND

R/W - Right-of-Way
EIP - Existing Iron Pipe
EIR - Existing Iron Rebar
P - Point
CM - Concrete Monument
IRS - Iron Rebar Set 1/2"
P/L - Property Line
C/A - Controlled Access
RCP - Reinforced Concrete Pipe
CMP - Corrugated Metal Pipe
CPP - Corrugated Plastic Pipe
-F- 100 year Flood Boundary
-O- Overhead Utilities
-X- Fence
Fnd - Found
n/f - Now or Formerly

CL - Center Line
EP - Edge of Pavement
FC - Face of Curb
PP - Power Pole
LP - Light Pole
MH - Man Hole
R - Radius
C/D - Chord Distance
P/O - Part of
SE - Sight Easement
DB - Deed Book
PB - Plat Book
CB - Catch Basin
FP - Fence Post
B/C - Back of Curb

100 0 100 200 300
GRAPHIC SCALE - FEET

Tax Lot 23.03
Tax Map F-7
n/f Glenda Cornatzer Mills
and husband
Gregory Phillip Mills
DB 152 PG 711

Notes:
1. Zoning: R/A
2. Total Area of Subdivision (Inclusive of Right-of-Way): 11.357 Acres +/-
3. Total Area of Subdivision Lots: 9.778 Acres +/-
4. Total Number of Lots: 12
5. Average Lot Area: 0.815 Acres +/-
6. The subject parcel is not located in a Special Flood Hazard Area as determined by scaling HUD/FEMA Maps
Community Panel No.: 370308 0100 C/Dated 12-17-93
7. All Lots to be served by public water.
8. All Lots to be served by private septic systems.
9. All utilities to be installed underground.
10. 1/2" Rebars placed at each corner unless otherwise specified.
11. Set Backs: Front 40', Back 30', Side 15', Side Adjacent to Street 25'

I (we) hereby certify that I am (we are) the owner(s) of the property described hereon, which is located in the subdivision jurisdiction of Davie County and that I hereby adopt this subdivision plan with my free consent, established minimum building setback lines and dedicate all streets, alleys, walks, parks and other sites and easements to public or private use as noted.

3-18-03 signed Guy J. Cornatzer, Jr.
3-18-03 signed Marcella B. Cornatzer
3-18-03 signed Clifford E. Brown
3-18-03 signed Harriett T. Brown

Owners:
4C Developers, LLC
Guy J. Cornatzer, Jr
Marcella B. Cornatzer
223 Montclair Drive
Advance, NC 27006
(336) 998-5033
Clifford E. Brown
Harriett T. Brown
221 Montclair Drive
Advance, NC 27006

BALTIMORE HEIGHTS
Phase 2

Tax Lot 26, Tax Map F-7
Record Book 423 Page 653

SCALE 1" = 100'
TOWNSHIP Shady Grove
COUNTY Davie
STATE North Carolina
DATE 11-09-2002

SURVEYED: Stone Land Surveying Company
SC,CW
MAPPED: George Robert Stone, PLS L-3162
GRS Mocksville, N.C. 27028

JOB NO. 3602
MAP NO. 3602

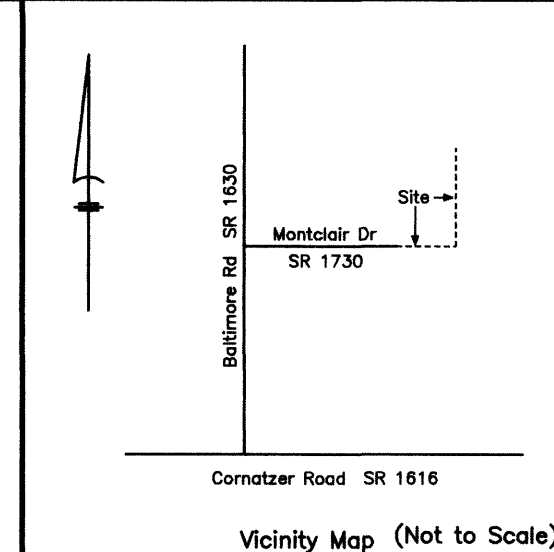
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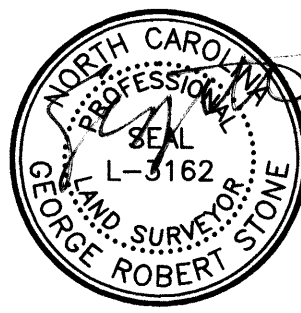
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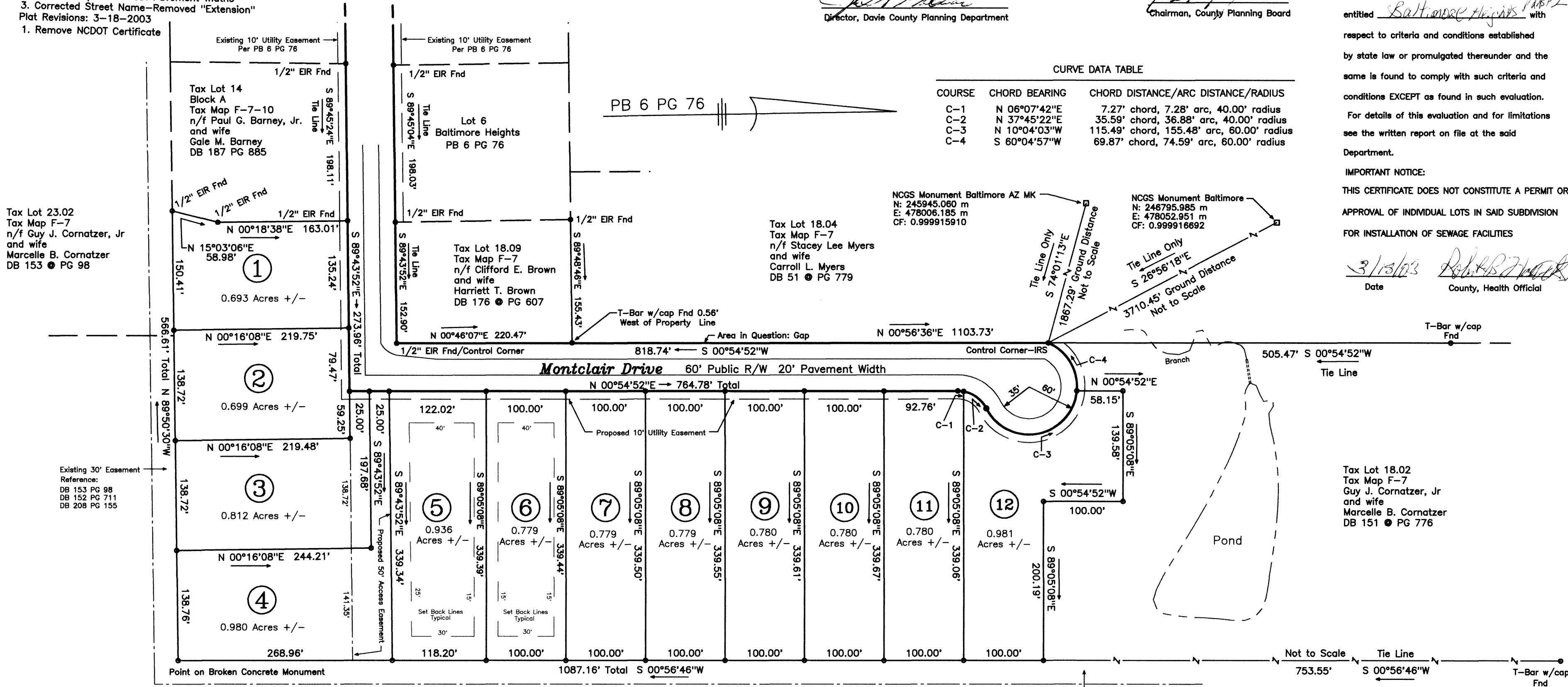


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60' Public R/W



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County Health Official: Robert B. Brown

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JOB NO. 3602
MAP NO. 3602

1537-100

BALTIMORE RD

1147-1128

1107-968

100-220
MEGANS WAY

100-305

MONTCLAIR DR

108

111

124

125

144

147

160

170

184

189

200

203

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222

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238

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1033

1049

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