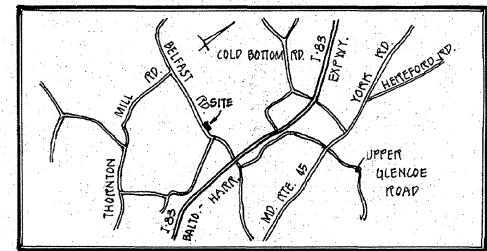
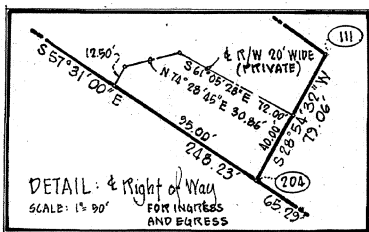


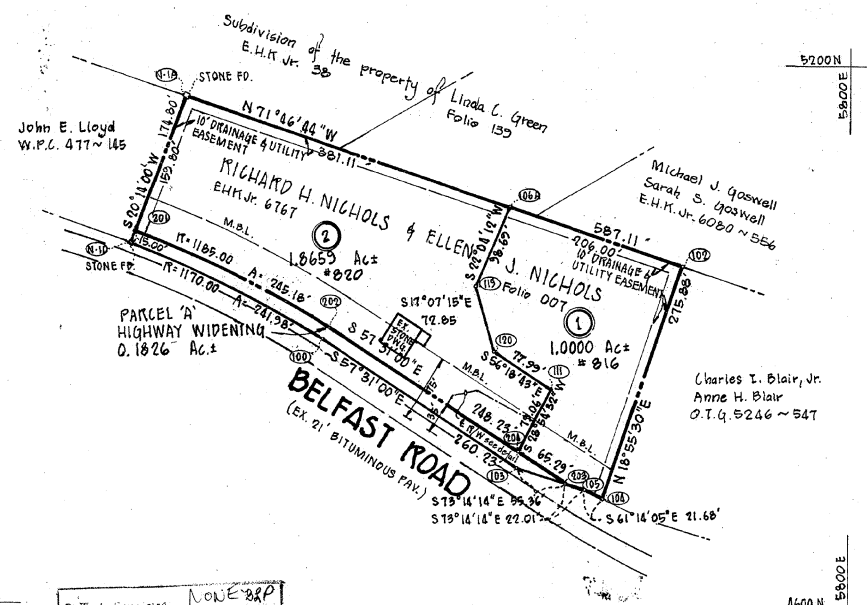
BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 56, p. 97, MSA_51236_2388. Date available 1987/06/01. Printed 12/01/2025

COORDINATES		CHART
ASSUMED DATUM.		
NO.	NORTH	EAST
N-10	4999.7769	5000.2697
N-1A	5163.7863	5060.7218
106A	5044.6405	5472.7252
102	4980.2066	5618.3889
103	4781.9845	5435.8298
104	4719.2396	5528.9127
105	4729.6702	5509.9121
111	4840.2927	5471.9831
119	4953.1776	5385.6418
120	4889.5520	5407.0890
201	5013.8512	5005.4573
202	4904.3992	5224.3691
209	4736.0177	5488.8384
204	4771.0821	5433.7628
100	4891.7421	5216.3134

CURVE DATA				
CURVE NO.	DELTA	RADIUS	ARC TANG.	CHORD
N-10 - 100	11°51'00"	1170.00	121.78	869°25'56"E 241.55'
201 - 202	11°51'17"	1185.00	123.09	869°25'56"E 244.73'



- NOTES:
- CURRENT TITLE REFERENCE: RICHARD H. NICHOLS AND ELLEN J. NICHOLS E.H.K. Jr. 6767 - 007.
 - CURRENT ZONING: RC-2.
 - NO. OF LOTS ALLOWED: 2
 - NO. OF LOTS PROPOSED: 2
 - GROSS AREA: 3.0485 AC±
 - AREA PARCEL 'A': 0.1826 AC±
 - NET AREA: 2.8659 AC±
 - DENSITY: 0.69786
 - THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY, OF ANY STREET, EASEMENT, PARK, OR OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
 - THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 29-68 - BALTIMORE COUNTY BILL NO. 56-82.
 - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 - THE INFORMATION SHOWN HEREON MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.
 - ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
 - HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER, AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS, SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.
 - THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
 - COORDINATES SHOWN HEREON ARE BASED UPON ASSUMED DATUM.
 - DENOTES STEEL PIN SET UNLESS OTHERWISE NOTED HEREON.



P. W. A. Campbell
Final Plat
Planning
Engineering
Survey Name: E.H.K. 5-28-87
Monsie No.

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to adoption of building applications.

S.M. 56 FOLIO 97

Filed for record

Date JUN 1 1987

Test: *Reginae M... Clerk*

PLAT OF THE R. NICHOLS PROPERTY

ELECTION DISTRICT 8 BALTIMORE COUNTY, MD.
COUNCILMANIC DISTRICT 3 CENSUS TRACT: 4082
DATE: JANUARY 09, 1987 SCALE: 1" = 100'



A.L. SNYDER
SURVEYOR
1911 HANOVER PIKE
HAMPSSTEAD, MD. 21074
(301) 239-7744

NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE SURVEYOR AND COUNTY HEALTH OFFICER. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

APPROVED FOR BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS <i>Gregory...</i> 5/27/87 DIRECTOR DATE	OWNER'S CERTIFICATE: THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, IN SO FAR AS THE SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS. <i>Richard H. Nichols</i> 5/16/87 RICHARD H. NICHOLS DATE	SURVEYOR'S CERTIFICATE: THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MD., DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT, AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY, IN SO FAR AS THE SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS. <i>Albert LeRoy Snyder</i> 5/14/87 A.L. SNYDER REG. NO. 126 DATE
APPROVED FOR BALTIMORE COUNTY HEALTH DEPT <i>Marion...</i> 5/25/87 DIRECTOR DATE		
APPROVED FOR BALTIMORE COUNTY PLANNING AND ZONING <i>James E. Scales</i> 5/27/87 DIRECTOR DATE		

TAX ACCOUNT NO. 0803001300

MSA 55U 1236 - 2388

56-97