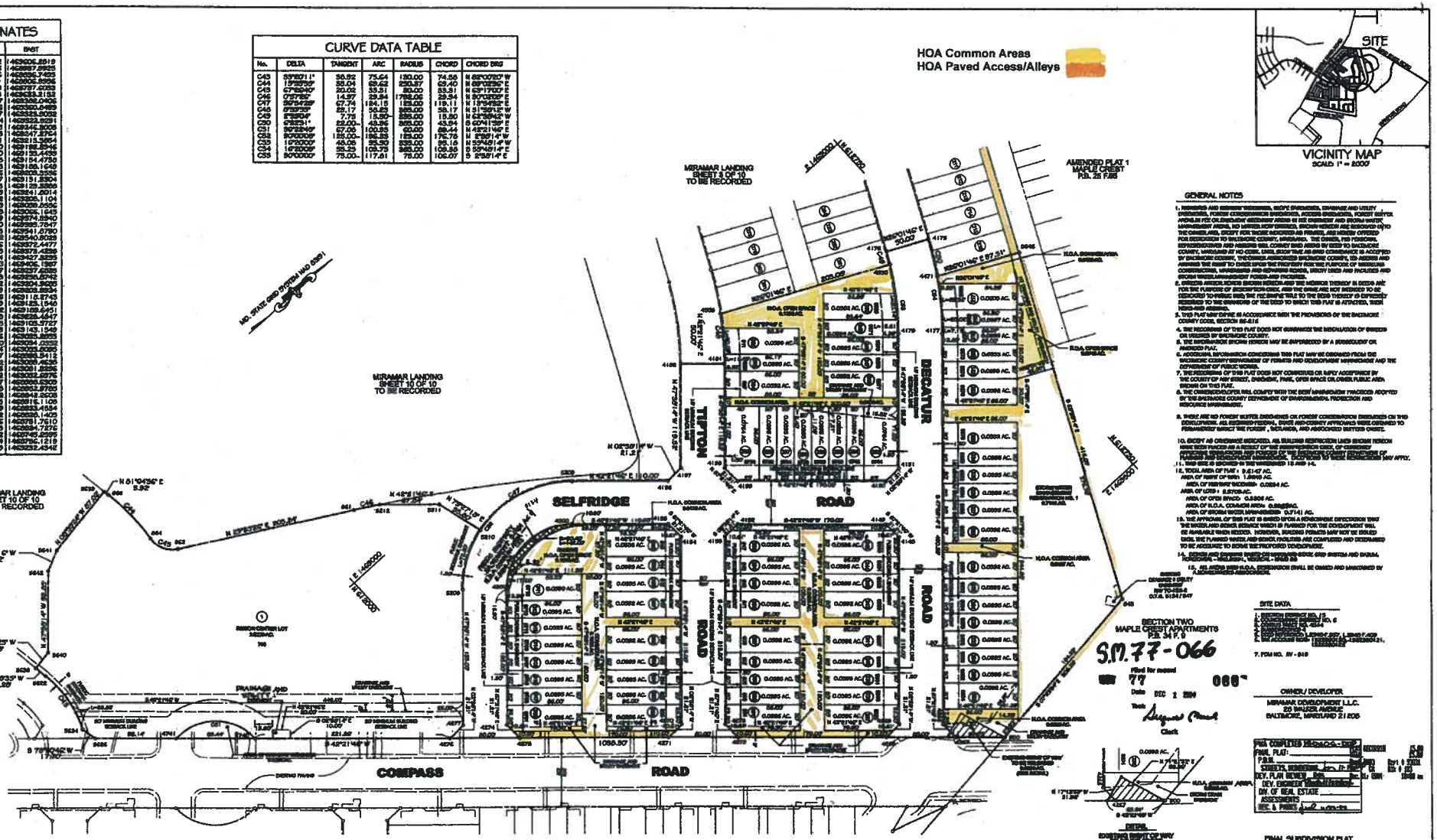
COORDINATES

NO.	NORTH	EAST
643	612635.7622	1429606.8918
661	612036.2434	1429837.9925
662	611877.7185	1429806.7423
664	611654.7871	1429806.8996
666	611061.5703	1429797.2083
800	612488.8043	1429335.2152
1148	612482.5287	1429334.0436
4149	612434.2339	1429320.6469
4150	612337.5947	1429328.9033
4151	612349.1154	1429323.9291
4152	612343.6215	1429346.9006
4153	612347.4306	1429347.2754
4154	612310.4861	1429213.5964
4155	612309.0100	1429198.8546
4156	612345.2010	1429139.4439
4157	612364.3916	1429154.4785
4158	612410.3363	1429186.1448
4159	612408.3185	1429209.3936
4175	612783.8417	1429191.8804
4176	612707.8183	1429129.8866
4177	612830.7629	1429141.8014
4178	612828.6223	1429335.1104
4181	612481.2029	1429009.9936
4182	612444.8939	1429009.1035
4185	612357.2029	1429374.8540
4187	612356.2990	1429385.7847
4189	612329.1473	1429341.6780
4269	612330.8368	1429340.8129
4270	612163.6146	1429372.4477
4271	612144.4280	1429378.4289
4272	612103.5364	1429427.8289
4273	612039.5353	1429406.1867
4274	611917.8557	1429237.6386
4275	611816.8118	1429236.5043
4276	611792.7002	1429304.5605
4277	611800.8520	1429303.8934
4300	611829.2516	1429141.8745
4301	611828.8779	1429125.1346
4471	612730.7408	1429169.6451
4468	611601.2836	1429236.4847
4949	612523.2303	1429103.3727
4950	612502.1918	1429143.1348
4939	612500.0256	1429139.2333
4936	612517.7037	1429084.2333
4740	612786.1847	1429035.8086
4741	612790.0477	1429035.9412
5208	612801.5232	1429035.4836
5209	612811.5828	1429031.5835
5210	612816.8062	1429032.6976
5211	612832.2097	1429040.5309
5212	612832.1639	1429053.8709
5232	612828.1113	1429042.0008
5234	612804.4222	1429016.1105
5236	612651.2639	1429033.4584
5238	612655.6376	1429030.1405
5239	612660.6006	1429031.7610
5240	612658.0225	1429034.7876
5241	612774.0208	1429140.2895
5242	612791.2934	1429236.1219
5246	612812.3525	1429232.4342

CURVE DATA TABLE

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C43	33°50'11"	36.52	75.64	130.00	74.56	N 62°00'20" W
C44	15°25'30"	20.04	39.62	250.37	39.40	N 69°25'50" E
C45	67°30'40"	20.02	35.31	30.00	33.31	N 29°17'00" E
C46	03°35'"	14.97	29.94	1769.06	29.94	N 30°03'29" E
C47	32°47'28"	57.74	104.15	125.00	119.11	N 13°24'52" E
C48	6°35'0"	25.17	50.23	435.00	50.17	N 21°39'12" W
C49	3°30'4"	7.78	15.50	255.00	15.50	N 23°38'42" W
C50	9°32'31"	22.00	43.96	265.00	43.94	S 60°41'39" E
C51	92°26'16"	67.00	100.93	62.00	89.44	N 42°21'45" E
C52	90°00'00"	125.00	196.35	125.00	176.78	N 22°51'4" W
C53	10°00'00"	45.06	89.50	525.00	89.18	N 53°45'14" W
C54	16°00'00"	55.23	109.73	392.00	109.38	S 53°45'14" E
C55	90°00'00"	75.00	117.81	75.00	106.07	S 22°51'4" E



GENERAL NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
11. [illegible]
12. TOTAL AREA OF PLAT = 9.6147 AC.
    AREA OF RIGHT OF WAY = 1.8949 AC.
    AREA OF RIGHT WIDENING = 0.0584 AC.
    AREA OF LOTS = 5.8705 AC.
    AREA OF OPEN SPACE = 0.8806 AC.
    AREA OF H.O.A. COMMON AREA = 0.3[illegible] AC.
    AREA OF STORM WATER MANAGEMENT = 0.7141 AC.
13. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
14. [illegible]
15. [illegible] H.O.A. [illegible] SHALL BE OWNED AND MAINTAINED BY A INCORPORATED ASSOCIATION.

SITE DATA

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. FDM NO. IV - 849

NOTE:

THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPERS COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 32-2-[illegible]. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

EXISTING CONDITIONS NOTE:

ALL EXISTING ROADWAYS AND IMPROVEMENTS ONSITE ARE TO BE DE-ELIMINED.

EASEMENT NOTE:

THERE SHALL BE A 10' WIDE EASEMENT ADJACENT TO ALL PUBLIC RIGHT OF WAYS FOR THE PURPOSE OF DGE UTILITIES

NOTE:

[illegible]

THE ROADS AND UTILITIES AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER.

TERRY F. HENEYER, LIC. [illegible]

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

11/29/04 DATE — DIRECTOR

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-2-[illegible], BALTIMORE COUNTY CODE

11-30-04 DATE — DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

NOTE:

[illegible]

NOTE:

COORDINATES OF BOUNDARY POINTS [illegible]

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THIS PLAT HAS CAUSED THE SAME TO BE DRAWN AND THE PROPERTY SHOWN HEREON TO BE DIVIDED INTO LOTS AND PARCELS AS SHOWN. THE PROPERTY SHOWN HEREON IS THE PROPERTY OF THE UNDERSIGNED OWNER OF RECORD AS SHOWN ON THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND. THE UNDERSIGNED OWNER HEREBY ADOPTS THE PLAN OF DEVELOPMENT AS SHOWN ON THE PLAT AND SETTING FORTH THE DIMENSIONS OF THE SAME.

11/30/04 DATE

MIRAMAR DEVELOPMENT L.L.C. — MANAGING MEMBER

SURVEYORS CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR, HAS PREPARED THE PLAT SHOWN HEREON AND HAS ASCERTAINED THE BOUNDARIES OF THE PROPERTY SHOWN HEREON. [illegible]

11/30/04

REGISTERED PROPERTY LINE SURVEYOR No. [illegible] DATE

KCI TECHNOLOGIES

ENGINEERS PLANNERS SCIENTISTS CONSTRUCTION MANAGERS

10 Hanover Square, New York, NY 10005
Phone (212) 952-3000
Fax (212) 952-3017
www.kci.com

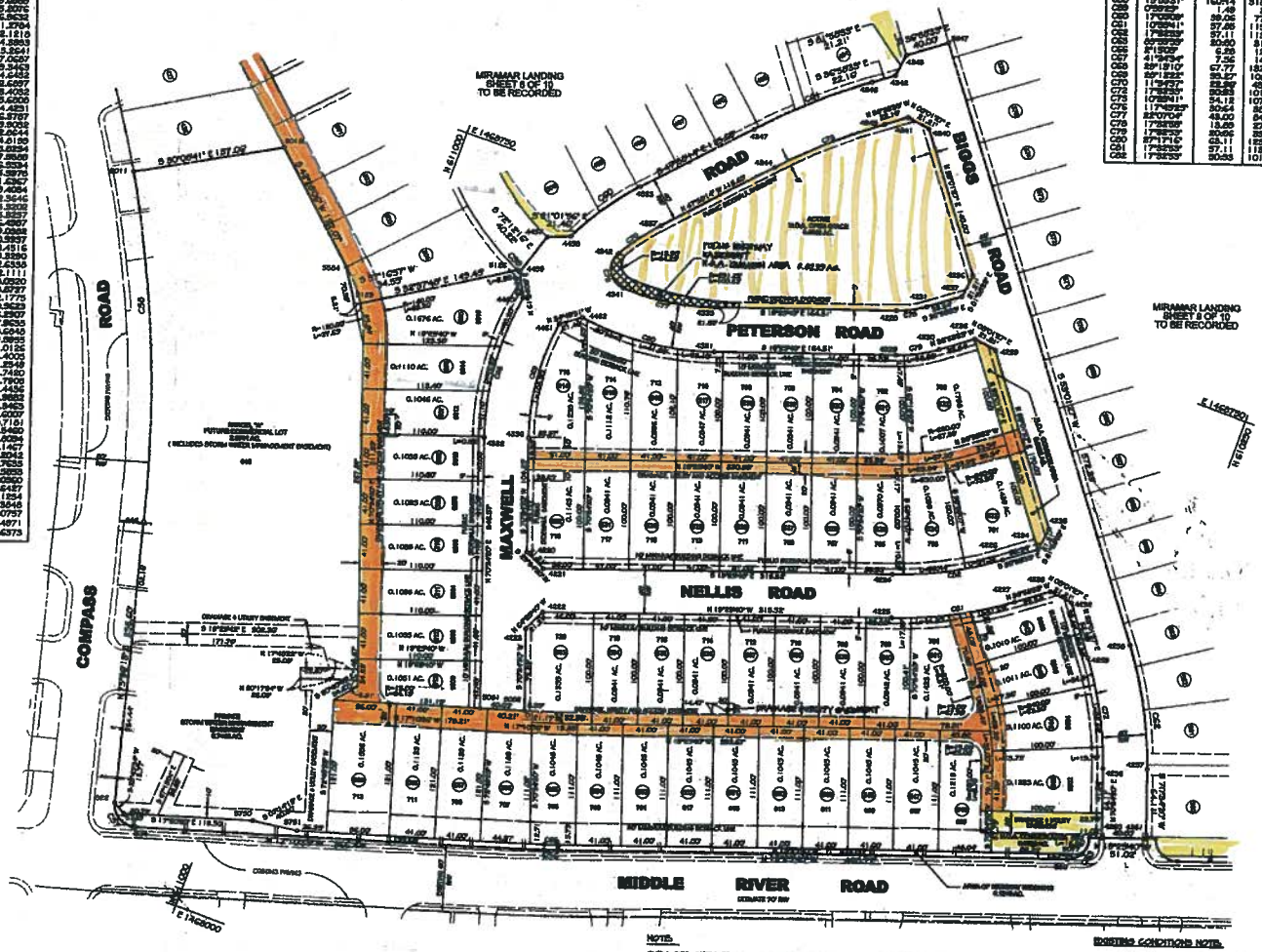
COMPUTED: R.L. CRIST DRAWN: R.L. CRIST CHECKED: R.P. GRIM J.O.# 99043[illegible]

RECPLAT4.DWG

COORDINATES

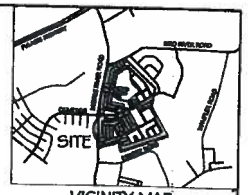
NO.	NORTH	EAST
822	611064.2027	1428068.4947
824	611058.8026	1428054.2116
825	610706.2054	1428162.4272
827	610696.7006	1428161.4814
830	610652.1631	1428319.2989
832	611148.9010	1428345.8075
846	611149.0010	1428316.3633
4220	610617.2415	1428411.3704
4221	610750.1063	1428408.1819
4222	610764.6015	1428364.3869
4223	610783.2591	1428345.3641
4224	610830.3357	1428307.0557
4225	610467.2909	1428149.3363
4226	610411.2827	1428351.2483
4227	610357.7796	1428323.6697
4228	610520.8346	1428788.4032
4229	610367.2097	1428575.6006
4230	610332.1599	1428714.4231
4231	610356.1574	1428745.5718
4232	610339.8710	1428339.9703
4233	610360.6774	1428342.2641
4234	610363.2352	1428374.6195
4235	610363.0723	1428385.6354
4236	610364.4900	1428387.8506
4237	610369.8911	1428785.3334
4238	610401.3329	1428734.5976
4239	610404.5329	1428731.5367
4240	610410.2363	1428689.4084
4241	610391.6423	1428503.3646
4242	610325.7014	1428354.3306
4243	610324.7429	1428386.8357
4244	610325.0441	1428316.4267
4245	610325.9432	1428325.0355
4246	610326.4017	1428320.5937
4247	610329.2289	1428343.4916
4248	610320.2889	1428428.2290
4257	610225.1634	1428422.6335
4258	610376.3030	1428322.1111
4280	610306.4634	1428403.0520
4281	610320.2629	1428346.6727
4281	610301.8408	1428323.1775
4331	610722.5200	1428340.5623
4332	610322.6407	1428195.2907
4333	610336.3573	1428257.8535
4334	610376.3345	1428276.6240
4335	610351.9182	1428308.8855
4337	610302.0016	1428731.0152
4341	610319.7028	1428336.4005
4349	610334.1023	1428334.8548
4377	610325.4898	1428335.7480
4439	610378.8310	1428386.7906
4439	610311.7323	1428347.4456
4440	610900.2375	1428342.9882
4441	610861.8578	1428316.9463
4442	610844.2363	1428336.0037
5011	611257.8783	1428610.7191
5013	611149.0880	1428679.5460
5077	610931.3307	1428326.3284
5078	610936.9435	1428171.1467
5079	610710.2268	1428157.8243
5081	610607.6277	1428263.7635
5088	610969.3553	1428371.0859
5128	611040.3812	1428363.0360
5128	610814.4671	1428348.6487
5354	611022.0060	1428387.1254
5647	610320.9547	1428679.3546
5749	611079.1284	1428062.0757
5790	610962.6782	1428096.4871
5791	610922.4032	1428101.6373

HOA Common Areas
HOA Paved Access/Alleys



CURVE DATA TABLE

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C95	2°13'22"	6.56	12.75	324.52	12.75	N 10°15'09" W
C97	90°01'12"	21.03	32.47	20.00	29.22	N 59°13'32" E
C98	18°53'31"	160.14	312.19	1140.00	317.16	N 67°01'05" E
C99	0°30'32"	1.49	2.99	330.00	2.99	S 29°30'32" W
C100	0°30'32"	39.06	77.93	850.00	77.93	S 29°30'32" E
C101	10°38'41"	57.46	115.37	620.00	115.20	S 43°13'54" E
C102	17°52'33"	57.11	113.56	370.00	113.56	S 51°47'53" W
C103	35°35'35"	30.60	61.46	100.00	60.53	N 64°23'41" W
C105	2°19'05"	6.56	13.36	319.52	13.35	S 15°15'05" E
C107	41°34'34"	7.36	14.43	20.00	14.14	N 40°07'52" W
C108	29°12'10"	57.77	103.99	200.00	101.16	N 65°10'34" E
C109	29°12'22"	59.47	106.97	210.00	107.21	N 64°49'31" E
C110	11°34'37"	23.87	46.79	230.00	46.57	N 58°28'58" W
C72	17°53'55"	50.83	101.07	290.00	100.67	N 61°47'33" E
C73	10°39'41"	54.12	107.38	580.00	107.17	N 43°13'54" W
C75	17°16'52"	30.64	60.02	200.00	61.47	S 61°30'05" W
C77	82°07'04"	49.00	84.86	330.00	84.40	S 8°23'09" E
C78	17°52'55"	13.69	27.04	90.00	27.46	S 52°11'07" E
C79	17°52'55"	20.55	39.21	130.00	39.05	N 52°11'07" W
C80	37°17'10"	63.11	123.63	190.00	122.55	N 74°53'18" W
C81	17°52'55"	57.11	113.52	370.00	113.65	N 52°11'07" W
C82	17°52'55"	50.58	101.07	330.00	100.67	S 52°11'07" E



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. HIGHWAYS AND HIGHWAY BRIDGES, STORM DRAINAGE, DRAINAGE AND UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS AND FOREST CONSERVATION EASEMENT AREAS IN THE DRAINAGE AND STORM WATER MANAGEMENT AREAS, HOWEVER, HOW DEEDED, SHALL BE DEEDED ARE REQUIRED BY THE OWNER AREA, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS HEIRS, REPRESENTATIVES AND ASSIGNS WILL CONVEY THOSE AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST, UNTIL SUCH TIME AS THE BALTIMORE COUNTY IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER, HIS HEIRS, REPRESENTATIVES AND ASSIGNS ARE HEREBY GRANTED THE RIGHT TO USE THE PROPERTY FOR THE PURPOSE OF MAINTAINING CONVEYANCE, DRAINAGE, UTILITY AND REPAIRING ROADS, UTILITY LINES AND FACILITIES AND STORM WATER MANAGEMENT POND AND FACILITIES.
2. DEEDED ACCESS ROADS SHOWN HEREON AND THE MINIMUM WIDTHS IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SHAPE ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE DEED WIDTHS IS HEREBY RESERVED TO THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
3. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-215
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE ESTABLISHMENT OF STREETS OR ROADS BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
7. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. THERE ARE NO FOREST BUFFER EASEMENTS OR FOREST CONSERVATION EASEMENTS ON THIS DEVELOPMENT. ALL REQUIRED FEDERAL, STATE AND COUNTY APPROVALS WERE OBTAINED TO PERMANENTLY IMPACT THE FOREST, WETLANDS, AND ASSOCIATED BUFFER AREAS.
10. EXCEPT AS OTHERWISE DESCRIBED, ALL EXISTING DEPRESSION LINES SHOWN HEREON WERE MADE PLACED AS A RESULT OF THE DEVELOPMENT PLAN, OF WHICH THIS PLAT IS A PART OF. [illegible]
11. THIS SITE IS LOCATED IN THE BACK RIVER WATERSHED.
12. TOTAL AREA OF PLAT = 11.9074 AC.
    AREA OF RIGHT OF WAY = 2.3255 AC.
    AREA OF HIGHWAY WIDENING = 0.1818 AC.
    AREA OF LOTS = 8.3002 AC.
    AREA OF OPEN SPACE = 0.2255 AC.
    AREA OF H.O.A. COMMON AREA = 0.1944 AC.
    AREA OF STORM WATER MANAGEMENT = 0.7456 AC.
13. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
14. [illegible] BASED ON NAD 83 STATE GRID SYSTEM AND DATUM, NATIONAL GEODETIC VERTICAL DATUM OF 1929.
15. ALLEYS FOR H.O.A. DESIGNATION SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

SITE DATA

[illegible]
7. FDM NO. IV - 019

OWNER / DEVELOPER

MIRAMAR DEVELOPMENT L.L.C.
25 WILKES AVENUE
BALTIMORE, MARYLAND 21205

S.M.77-067

Filed for record
Date DEC 1 2004
Book 77 Folio 067
Tech [illegible]
Clerk

FOR COMPLETED DRAWING - SHEET		
FINAL PLAT:		
P.D.M.		
STREETS, MONUMENTS		
DEV. PLAN REVIEW		
DEV. BONDED		REVISION
DIV. OF REAL ESTATE		
ASSESSMENTS		
REC. & PARKS		

FINAL SUBDIVISION PLAT
OF
MIRAMAR LANDING
SHEET 5 OF 10
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
OCTOBER 13, 2004

THE ROADS AND UTILITIES AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER.
TERRY F. NEMEYER, LIC. #[illegible]

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
11/09/04 DATE
JOB DIRECTOR

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-4-106(C), BALTIMORE COUNTY CODE
11-30-04 DATE
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

NOTE:
STREETS and/or ROADS shown hereon and [illegible]

NOTE:
COORDINATES and BEARINGS shown hereon are based on the Maryland State Grid System, NAD 1983/91 [illegible]
G.L.S. - 12 N 609[illegible] E 1470[illegible]
G.L.S. - 74 N 609[illegible] E 1469[illegible]

OWNERS CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY ADOPTS THIS PLAN OF SUBDIVISION AS THE PLAN OF THE [illegible] OF THE LAND SHOWN AND DESCRIBED HEREON AND DEDICATES THE STREETS, ALLEYS, PARKS AND PUBLIC WAYS AND SPACES SHOWN HEREON TO PUBLIC USE. [illegible]
[illegible] - EXECUTIVE - MANAGING MEMBER
11/10/04 DATE

NOTE:
[illegible] PLAT [illegible] WITH DUE [illegible] AND RECORDED IN THE BALTIMORE COUNTY [illegible] PLAT [illegible] TO THE APPROVED DEVELOPMENT PLAN.

SURVEYORS CERTIFICATE
[illegible]
REGISTERED PROPERTY LINE SURVEYOR No.[illegible] DATE

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
10 Hanover Park Drive
Hunt Valley, MD 21030
Phone (410) 584-1960
Fax (410) 584-1967
www.kci.com

COMPUTED: R.L. CROT DRAWN: R.L. CROT CHECKED: R.P. GRM J.O.# 0904[illegible]

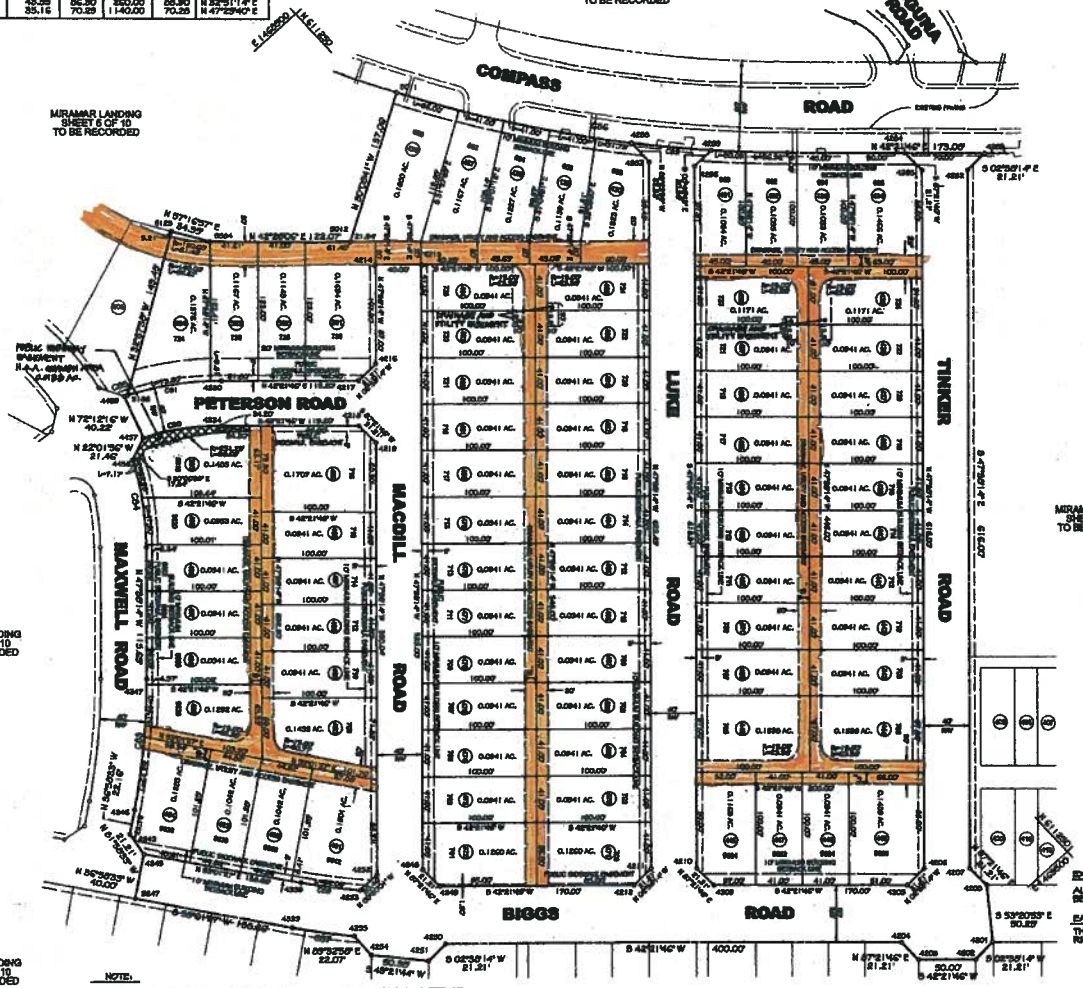
RECPLAT5.DWG

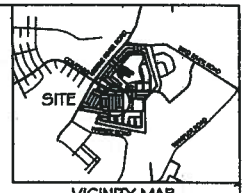
COORDINATES

NO.	NORTH	EAST
649	611466.2535	1426680.5626
4201	611147.2451	1426514.2098
4202	611156.5243	1426515.0020
4203	611069.7086	1426468.1130
4204	611055.7335	1426463.9942
4205	611126.1180	1426427.5486
4206	611147.2087	1426435.5725
4207	611176.8623	1426425.5324
4208	611177.2416	1426474.9161
4209	611000.5069	1426512.7990
4210	610999.5300	1426291.2083
4211	610923.5781	1426254.2865
4212	610946.7243	1426263.5316
4214	611181.7270	1426705.1072
4215	611181.3438	1426706.0005
4216	611053.1646	1426773.3814
4217	611071.3785	1426774.5675
4218	611045.0610	1426803.8633
4219	611049.9371	1426823.1141
4242	610956.7014	1426854.8808
4243	610938.7403	1426853.3837
4246	610876.4017	1426820.8857
4247	610735.5289	1426845.4316
4248	610823.1961	1426128.2912
4249	610823.1723	1426151.0830
4250	610723.1707	1426191.3552
4251	610771.8649	1426192.3718
4252	610769.8204	1426120.9211
4253	610723.4952	1426106.0366
4254	610735.1757	1426154.1448
4255	610728.0033	1426152.0740
4262	611391.8333	1426869.1663
4263	611619.1801	1426897.1808
4264	611361.4074	1426930.0527
4265	611362.8896	1426971.2155
4266	611416.5647	1426954.2980
4267	611365.3970	1426904.7986
4268	611389.6364	1426785.2000
4269	611437.1800	1426934.0306
4530	610968.8647	1426354.0435
4531	610836.5378	1426737.8633
4534	610836.3418	1426723.6015
4535	610736.1421	1426705.1010
4536	610704.1063	1426730.1001
4457	610968.4368	1426566.7420
4458	610978.5310	1426283.7805
4459	610911.7323	1426647.4426
504	611257.3733	1426510.7181
5016	611149.0580	1426573.3401
5125	611040.3812	1426634.0000
5126	611041.4571	1426340.0437
5364	611033.0060	1426391.1254
5647	610630.7847	1426879.5848

CURVE DATA TABLE

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C83	10°39'41"	57.85	118.57	620.00	118.20	N 42°15'24" W
C84	17°05'09"	33.06	77.33	520.00	77.25	N 36°10'49" W
C85	0°29'29"	1.49	2.89	520.00	2.89	N 28°40'05" E
C86	17°53'32"	173.38	346.04	1140.00	346.63	N 31°06'33" E
C87	2°39'49"	27.28	54.51	970.00	54.50	S 30°17'00" W
C88	2°37'47"	26.06	52.06	1130.00	52.05	N 30°16'34" E
C90	16°00'19"	34.65	69.13	230.00	68.86	S 33°21'36" W
C91	19°01'05"	43.28	86.80	260.00	86.80	N 32°51'11" E
C92	3°11'59"	35.16	70.29	1140.00	70.28	N 47°29'40" E





VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. HIGHWAYS AND INTERVALENGINEERING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS AS PER OR OVERLAPPING EASEMENT AREAS AS PER DRAINAGE AND SEWER WATER, MANAGEMENT AREAS, NO WATER NOW EXISTING, SHOWN HEREON ARE RESERVED USED THE OWNER AND, EXCEPT FOR THOSE MARKED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY ONE AND ZERO DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST, UPON WRITTEN REQUEST AS BALTIMORE COUNTY IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT TO DISTRIBUTE THE PROPERTY FOR THE PURPOSE OF INSTALLING CONSTRUCTING, MAINTAINING AND REPAIRING SEWER, UTILITY LINES AND PROVIDED AND SHOWN UNDER MANAGEMENT FOREST AND EASEMENTS.
2. STREETS AND/OR ROADS SHOWN HEREON AND THE MEMORIALS 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 TO THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
3. THIS PLAT MAY DEFINE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-416
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBDIVISION OR AGREED PLAN.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
7. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. THERE ARE NO FOREST BUFFER EASEMENTS OR FOREST CONSERVATION EASEMENTS ON THIS SUBDIVISION. ALL NECESSARY FEDERAL, STATE AND COUNTY APPROVALS WERE OBTAINED TO PERMANENTLY IMPACT THE FOREST, WETLANDS, AND ASSOCIATED BUFFERS ONSITE.
10. EXCEPT AS OTHERWISE RESTRICTED, ALL BUILDING SETBACKS SHOWN HEREON WERE SHOWN PLACED AS A RESULT OF THE SUBDIVISION ORDER, OR OTHERWISE [illegible]
11. THIS SITE IS LOCATED IN THE BALTIMORE WATERSHED.
12. TOTAL AREA OF PLAT = 11.2884 AC.
    AREA OF RIGHT OF WAY = 2.7768 AC.
    AREA OF HIGHWAY WIDENING = N/A
    AREA OF LOTS = 4.5894 AC.
    AREA OF OPEN SPACE = N/A
    AREA OF H.O.A. COMMON AREA = N/A
    AREA OF STORM WATER MANAGEMENT = N/A
13. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER INFRASTRUCTURE IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, EXISTING FORCES MAY NOT BE VERIFIED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE CONSTRUCTED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
14. [illegible] SPECIFIC GEO SYSTEM AND DATUM. [illegible]
15. [illegible] SHALL BE OWNED AND MAINTAINED BY [illegible]

SITE DATA

[illegible]
7. TAX MAP NO. XV-9 19

S.M. 77-068
filed for record
BK 77 Folio 068
Date DEC 1 2004
Test [illegible]
Clerk

OWNER / DEVELOPER
MIRAMAR DEVELOPMENT L.L.C.
23 WALKER AVENUE
BALTIMORE, MARYLAND 21208

FINAL PLAT:			
P.D.M.			
STREETS			
DEV. PLAN REVIEW			
DEV. ENGINEER			
DIV. OF REAL ESTATE			
ASSESSMENTS			
REC. & PARKS			

EXISTING CONDITIONS NOTE:
ALL EXISTING ROADWAYS AND IMPROVEMENTS ONSITE ARE TO BE DEMOLISHED.

EASEMENT NOTE:
THERE SHALL BE A 10' WIDE EASEMENT ADJACENT TO ALL PUBLIC RIGHT OF WAYS FOR THE PURPOSE OF BASE UTILITIES

NOTE:
THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 32-4-108. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

NOTE:
[illegible]

FINAL SUBDIVISION PLAT
OF
MIRAMAR LANDING
SHEET 6 OF 10
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
OCTOBER 15, 2004

THE ROADS AND UTILITIES AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER.
TERRY F. NEMEYER, LIC. 16258 — 11/15/04

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
11/29/04 — Thomas E. Udman, Deputy — DIRECTOR

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-3-403, BALTIMORE COUNTY CODE
11-30-04 — David T. Rice — DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

NOTE:
[illegible]

NOTE:
[illegible]

OWNERS CERTIFICATE
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY ADOPTS THIS PLAN OF SUBDIVISION AND ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES SHOWN ON THE PLAT AND DEDICATES THE STREETS TO PUBLIC USE.
MIRAMAR DEVELOPMENT L.L.C. — 11/15/04 — DATE
MANAGING MEMBER

SURVEYORS CERTIFICATE
[illegible]
REGISTERED PROPERTY LINE SURVEYOR No. 384 — 11/15/04 — DATE

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SURVEYORS
CONSTRUCTION MANAGERS
10 Hanover Park Drive
Hunt Valley, MD 21030
Phone (410) 316-9200
Fax (410) 316-9217
www.kci.com

COMPUTED: R.L. CRIST — DRAWN: R.L. CRIST — CHECKED: R.F. GRIM — J.O.: 0042355

REGULATION

COORDINATES		
NO.	NORTH	EAST
701	61 1001.2663	1400001.6000
801	61 0000.4000	1400000.6000
4100	61 0000.4000	1400000.4000
4101	61 0000.4000	1400000.4000
4102	61 0000.4000	1400000.4000
4103	61 0000.4000	1400000.4000
4104	61 0000.4000	1400000.4000
4105	61 1000.3000	1400000.3000
4106	61 1000.3000	1400000.3000
4107	61 1000.3000	1400000.3000
4108	61 1000.3000	1400000.3000
4109	61 1000.3000	1400000.3000

COORDINATES

NO:	NORTH	EAST
042	611191.8294	470366.1714
4184	611009.3915	469936.4850
4189	611372.2445	469922.7940
4190	611371.2705	469901.6232
4202	611186.5243	469919.8060
4203	611069.7084	469462.1180
4204	611069.7535	469420.8642
4290	611482.2546	470021.9035
4291	611461.4628	470022.7919
4292	611487.7726	470089.7757
4293	611488.7748	470090.9174
4294	611525.8054	469936.7338
4295	611504.6146	469957.7155
4296	611397.6555	469954.0344
4297	611386.5936	469912.8337
4300	611161.7705	469917.1311
4303	611470.4156	469916.1372
4304	611202.8608	469786.8446
4305	611096.2571	469781.8251
4306	610932.4191	469930.8651
4307	610929.4906	469457.2529
4308	610860.4340	469449.5070
4309	610797.0618	469452.1338
4700	611611.3333	469856.4649
4701	611382.4143	470815.5076
4702	611190.5877	470818.2175
4703	611670.4156	470010.3256
4721	611107.6656	470844.1585
4722	611141.8257	470857.2546
4723	611087.3629	470125.4649
4756	611354.3272	470888.2725
4757	611343.4286	470881.8067
4760	611067.4820	470125.6188
4763	611122.8180	470100.9286
4764	611063.0810	470126.4284
4765	611121.7334	470169.2551
4766	611091.1653	470187.3530
4769	610991.7184	470010.9476
4770	610939.0741	469944.5620
4771	610932.6705	469931.2566
4772	610935.1820	469946.1185
4853	611142.3339	469915.5097
4851	610930.9072	469233.1728
4849	610883.5445	469916.5875
4869	610926.0656	469771.2197
4870	610951.3832	469835.4490
4871	610935.9479	469770.0583
4882	610721.3604	469541.3918
4883	610721.4620	469540.0500
4885	610641.3203	469553.0622
4887	610641.3089	469552.6557
4903	610635.2407	469540.5597
4904	610639.4289	469542.9629
4920	610645.1075	469540.3552
4922	610635.0937	469531.3317
5648	611885.1727	470031.9292
5649	610389.1020	469486.1628
5650	610363.1826	469634.1796
5651	610317.3929	469633.4563
5654	610793.0229	469503.3474
5655	610793.7027	469508.5673
5656	610777.3110	469499.0638
5657	610766.5209	469665.5235
5658	610700.0560	469605.5458
5659	610635.7408	469633.5033

CURVE DATA TABLE

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C95	6°20'30"	41.97	83.79	575.00	83.72	N 43°10'53" E
C96	2°39'18"	19.24	38.48	575.00	38.47	N 43°40'09" E
C97	90°00'00"	63.00	102.10	65.00	91.92	S 2°59'14" E
C98	109°09'16"	90.11	119.86	625.00	119.67	S 47°21'34" W
C99	90°00'00"	75.00	117.81	75.00	106.07	N 2°59'14" W
C100	21°43'27"	41.47	88.79	575.00	88.73	S 49°07'53" W
C101	90°00'00"	45.00	70.69	45.00	63.64	N 2°59'14" W
C102	90°00'00"	45.00	70.69	45.00	63.64	N 87°21'46" E

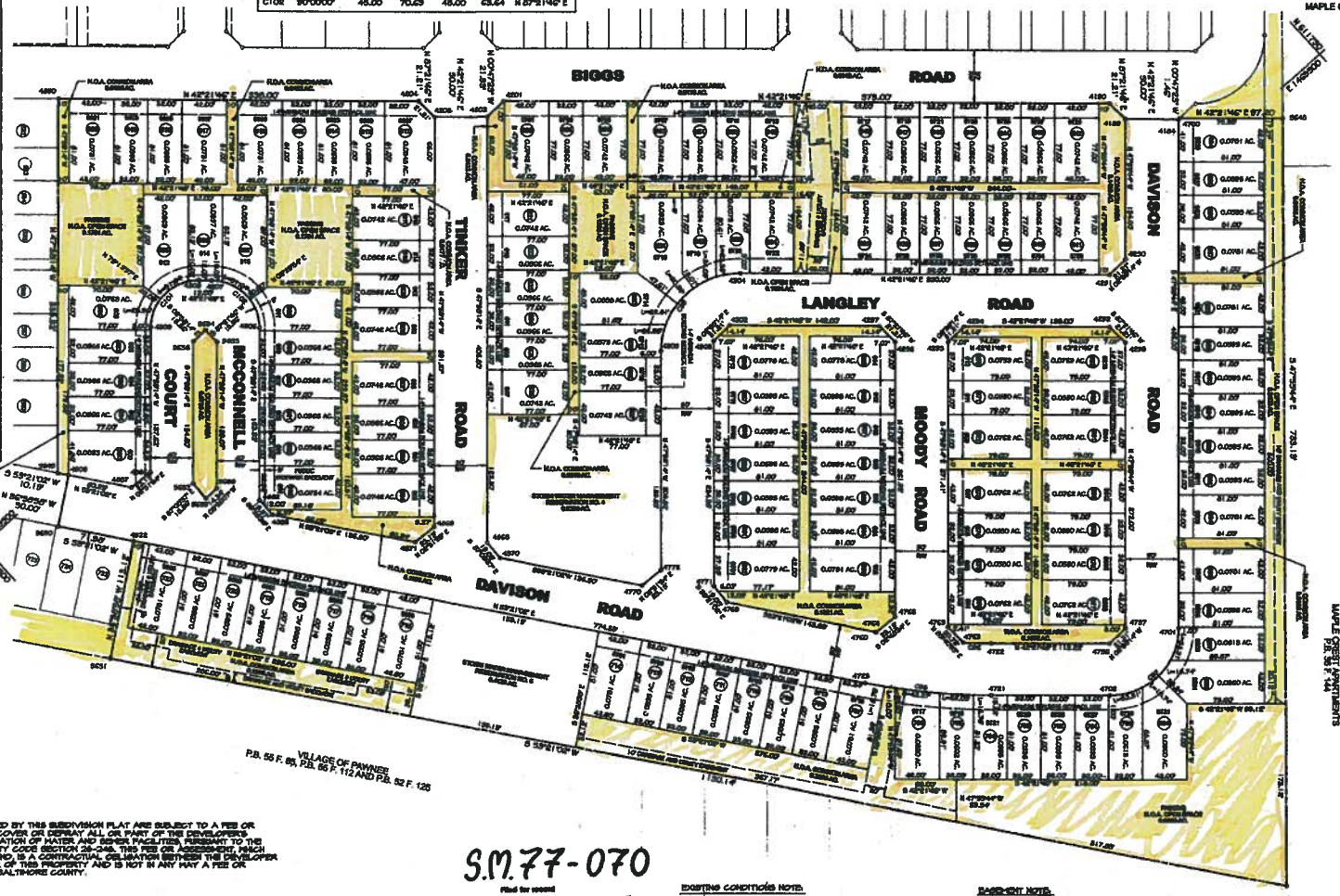
HOA Common Areas
HOA Paved Access/Alleys

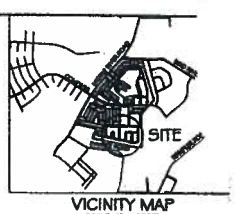
MIRAMAR LANDING SHEET 7 OF 10 TO BE RECORDED

MIRAMAR LANDING SHEET 9 OF 10 TO BE RECORDED

MAPLE CREST APARTMENTS P.B. 35 F. 68

VILLAGE OF PAWNEE P.B. 55 F. 85, P.B. 55 F. 113 AND P.B. 52 F. 125





GENERAL NOTES

1. MONUMENTS AND HIGHWAY MONUMENTS, SITE DATUMS, DRAINAGE AND UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER EASEMENTS OR ENVIRONMENT EASEMENT AREAS IN THE EASEMENT AND STORM WATER MANAGEMENT AREAS, SO NOTED HEREIN SHALL BE DEDICATED TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND BY SO-CALLED, USING SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, SAID AREAS SHALL BE DEDICATED TO BALTIMORE COUNTY, ITS HEIRS AND ASSIGNS THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND PIPELINES AND SIGNS WITHIN SAID EASEMENTS AREAS AND PROVIDED.
2. STREETS AND/OR ROADS SHOWN HEREON AND THE MINOR STREET IN DEED 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 ROAD TERRITORY IS EXPRESSLY RESERVED TO THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
3. THIS PLAT MAY DIFFER IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-246
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE DEDICATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY NOT BE SUFFICIENT BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
7. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. THERE ARE NO FOREST BUFFER EASEMENTS OR FOREST CONSERVATION EASEMENTS ON THIS DEVELOPMENT. ALL REQUIRED FEDERAL, STATE AND COUNTY APPROVALS WERE OBTAINED TO PERMANENTLY IMPACT THE FOREST, WETLANDS, AND ASSOCIATED BUFFERS DIRECT.
10. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A MATTER OF THE INDEPENDENCE SIZE, OF CERTAIN [illegible] THE BUILDING RESTRICTION LINES DESCRIBED OF THE BUILDING RESTRICTION LINES MAY VARY.
11. THIS SITE IS LOCATED IN THE BALDWIN SEWERSHED.
12. TOTAL AREA OF PLAT : 164185 AC.
AREA OF RIGHT OF WAY: 3.8047 AC.
AREA OF WIDENED BRIDGES: NA
AREA OF LOTS : 6.7774 AC.
AREA OF OPEN SPACE : 1.2816 AC.
AREA OF H.O.A. COMMON AREA : 1.2369 AC.
AREA OF STORM WATER MANAGEMENT: 0.9418 AC.
13. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
14. [illegible] BASED ON NAD83/91 STATE GRID SYSTEM AND DATUM. [illegible]
15. [illegible] SHALL BE OWNED AND MAINTAINED BY A [illegible]

SITE DATA

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. FDM NO. 3V - 019

OWNER / DEVELOPER

MIRAMAR DEVELOPMENT L.L.C.
25 WALKER AVENUE
BALTIMORE, MARYLAND 21208

PWA COMPLETED	
FINAL PLAT	
P.D.M.	
STREETS, MONUMENTS	
DEV. PLAN REVIEW	
DEV. ENGINEER	
DIV. OF REAL ESTATE	
ASSESSMENTS	
REC. & PARKS	

FINAL SUBDIVISION PLAT OF MIRAMAR LANDING

SHEET 8 OF 10
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' OCTOBER 13, 2004

NOTE:
THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPERS COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 26-246. THIS FEE OR ASSESSMENT WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

S.M.77-070
Filed for record
BK 77 PG 070
DATE DEC 1 2004
Clerk

EXISTING CONDITIONS NOTE:
ALL EXISTING ROADWAYS AND IMPROVEMENTS ONSITE ARE TO BE DEMOLISHED.

EASEMENT NOTE:
THERE SHALL BE A 10' WIDE EASEMENT ADJACENT TO ALL PUBLIC RIGHT OF WAYS FOR THE PURPOSE OF SIGE UTILITIES

NOTE:
[illegible]

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
11/29/04 DATE — DIRECTOR

THE ROADS AND UTILITIES AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER.
TERRY F. NEMEYER, LIC. [illegible]

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-168(b) BALTIMORE COUNTY CODE
11-30-04 DATE — DIRECTOR, PERMITS AND DEVELOPMENT MANAGEMENT

NOTE:
[illegible]

COORDINATES OF MONUMENTS ON THIS PLAT
[illegible]

OWNERS CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CONSENT TO THE PLACING OF THE PLAT OF SUBDIVISION OF THE SAME INTO SUCH PLAT AND THAT THE PROPERTY SHOWN HEREON IS DEDICATED TO PUBLIC USE AND WERE COMPLIED WITH SECTION 26-168 OF THE BALTIMORE COUNTY CODE IN THE PREPARATION OF THE PLAT AND SETTING OF THE MONUMENTS.
MIRAMAR DEVELOPMENT L.L.C.
[illegible] MANAGER — DATE 11/15/04

SURVEYORS CERTIFICATE
[illegible]
REGISTERED PROPERTY LINE SURVEYOR No. 354 DATE

KCI TECHNOLOGIES
Engineers
Planners
Scientists
Construction Managers
10 Hanover Park Drive
Hunt Valley, MD 21030
Phone (410) 316-3900
Fax (410) 316-3917
www.kci.com

COMPUTED: R.L. GREET DRAWN: R.L. GREET CHECKED: R.P. GIBB J.O.: 0404-3010
REDPLATS.DWG

HOA Common Areas
HOA Paved Access/Alleys

S.M.77-071

Filed for record
77 071
Date DEC 1 2004
Clerk

MIDDLE RIVER ROAD

NELLIS ROAD

PETERSON ROAD

MAXWELL ROAD

BIGGS ROAD

MAGNOLIA ROAD

DAVISON ROAD

MIRAMAR LANDING SHEET 8 OF 10 TO BE RECORDED

MD. STATE GRID SYSTEM (NAD 1927)

PLAT OF YEAGER P.B. 34 F. 28

GEORGE W. ALEXANDER AND WIFE L. 11162 F. 449

VILLAGE OF PINNACLE P.B. 65 F. 85, P.B. 65 F. 112 AND P.B. 62 F. 126

SITE

VICINITY MAP
SCALE: 1" = 2000'

COORDINATES

NO.	NORTH	EAST
633	610195.5706	1466362.1640
635	610167.8870	1466358.9560
636	610052.4483	1466355.6360
638	610455.7136	1466355.0352
639	610335.4743	1466075.2421
640	610278.2080	1466099.3112
641	610186.5986	1466147.4876
4230	610755.1757	1466191.3850
4231	610771.9649	1466192.9719
4234	610788.1767	1466194.1449
4235	610799.0032	1466188.0240
4237	610833.1634	1466432.6535
4238	610276.3060	1466352.1111
4261	610801.9405	1466352.1775
4310	610455.5555	1466184.8362
4311	610336.3234	1466112.6133
4314	610447.4300	1466144.8015
4315	610456.4416	1466141.7207
4316	610375.8965	1466179.3325
4317	610372.6161	1466200.3149
4318	610330.0914	1466394.7307
4319	610600.6744	1466205.7616
4320	610375.8168	1466319.8425
4321	610372.0481	1466337.4192
4322	610330.5157	1466362.9971
4323	610330.3658	1466362.5700
4325	610332.0200	1466147.2945
4327	610330.5371	1466362.1077
4328	610362.3250	1466421.3395
4329	610361.4989	1466445.4652
4330	610304.1663	1466360.1601
4331	610330.9675	1466332.1789
4334	610334.9407	1466332.3537
4901	610329.4606	1466143.9326
4920	610348.1078	1466540.2522
4923	610330.0257	1466391.2317
5021	610350.8967	1466408.8465
5028	610181.8825	1466353.2712
5049	610336.1600	1466411.1600
5230	610363.1256	1466334.1796
5631	610517.3350	1466358.4563

CURVE DATA TABLE

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C105	41°24'00"	7.36	14.45	20.00	14.14	N 1°16'27" E
C107	90°00'00"	60.00''	94.25	60.00	84.85	N 61°30'58" W
C108	90°00'00"	60.00''	94.25	60.00	84.85	N 28°21'01" E
C109	90°00'00"	20.00	31.42	20.00	28.28	N 28°38'15" E
C110	17°52'53"	57.11	113.32	370.00	112.88	N 61°47'59" E
C111	3°29'45"	27.26	54.51	370.00	54.49	N 50°17'05" E

GENERAL NOTES

1. HIGHWAYS AND PARKWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT EASEMENT AREAS IN FEE EASEMENT AND SHOWN WITH MANAGEMENT AREAS, NO WATER FLOW EXCEPTS, SHOWN HEREON ARE RESERVED UNTIL THE OWNER, AND, EXCEPT FOR THOSE MARKED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST, UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER, HIS HEIRS, BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF MAKING CONSTRUCTIONS, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES AND SHOW WATER MANAGEMENT PONDS AND FACILITIES.
2. STREET AREAS, ROAD SHOWN HEREON AND THE WORDS "FEE" OR "EASEMENT" IN DEED LINE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT DEEMED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE DEED THEREOF IS EXPRESSLY RESERVED TO THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
3. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-3-210
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UNDER BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
7. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
8. THE OWNERS/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. THERE ARE NO FOREST BUFFER EASEMENTS OR FOREST CONSERVATION EASEMENTS ON THIS DEVELOPMENT. ALL REQUIRED FEDERAL, STATE AND COUNTY APPROVALS WERE OBTAINED TO PERMANENTLY IMPACT THE FOREST, WETLANDS, AND ASSOCIATED BUFFERS OBTAIN.
10. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING SETBACKS LINES SHOWN HEREON WHICH ARE PLACED AS A RESULT OF THE SUBDIVISION CODE, OR CONDITIONS OF DEVELOPMENT APPROVAL, ARE REQUIRED. [illegible] MAY APPLY.
11. THIS SITE IS LOCATED IN THE BACK RIVER WATERSHED.
12. TOTAL AREA OF PLAT: 7.7841 AC.
    AREA OF RIGHT OF WAY: 1.1422 AC.
    AREA OF HIGHWAY WIDENING: 0.0171 AC.
    AREA OF LOTS: 4.6495 AC.
    AREA OF OPEN SPACE: 0.1339 AC.
    AREA OF H.O.A. COMMON AREA: 0.2610 AC.
    AREA OF STORM WATER MANAGEMENT: 0.3530 AC.
13. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, WORKING FEATURES MAY NOT BE BUILT UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
14. [illegible]
15. [illegible]

SITE DATA

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. FIRM NO. [illegible]

OWNER / DEVELOPER

MIRAMAR DEVELOPMENT L.L.C.
23 WALKER AVENUE
BALTIMORE, MARYLAND 21209

FILE CONFORMS [illegible]
FINAL PLAT
P.D.M.
STREETS, [illegible]
DEV. PLAN REVIEW
DEV. ENGINEER
DIV. OF REAL ESTATE
ASSESSMENTS
REC. & PARKS

NOTE:
THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 32-2-4A. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

EXISTING CONDITIONS NOTE:
ALL EXISTING ROADWAYS AND IMPROVEMENTS ONSITE ARE TO BE DEMOLISHED.

EASEMENT NOTE:
THERE SHALL BE A 10' WIDE EASEMENT ADJACENT TO ALL PUBLIC RIGHT OF WAYS FOR THE PURPOSES OF BASE UTILITIES

NOTE:
[illegible]

FINAL SUBDIVISION PLAT OF MIRAMAR LANDING

SHEET 9 OF 10
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' OCTOBER 15, 2004

THE ROADS AND UTILITIES AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER.
TERRY F. NEMEYER, LIC. #[illegible]
DATE

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
11/29/04 Terry F. Nemeyer, Deputy
DATE 3rd DIRECTOR

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT IN ACCORDANCE WITH SECTION 32-3-202, BALTIMORE COUNTY CODE
11-30-04 Donald T. Rascoe
DATE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

NOTE:
[illegible]

NOTE:
COORDINATES AS REFERENCED HERE ARE BASED ON BALTIMORE COUNTY GRID NAD 1927 [illegible]
O.I.S. - 13 N 604363.000 E 1433557.000
O.I.S. - 14 N 600776.700 E 1436557.000

OWNERS CERTIFICATE
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, [illegible] PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAVE BEEN COMPLIED WITH PRIOR TO THE SIGNING OF THE OWNERS.
[illegible] 11/29/04
OWNER'S SIGNATURE - MIRAMAR LANDING DATE

SURVEYORS CERTIFICATE
THE UNDERSIGNED PROPERTY LINE SURVEYOR, [illegible] PROPERTY LINE SURVEYOR, [illegible] PROPERTY LINE SURVEYOR, [illegible] PROPERTY LINE SURVEYOR, [illegible]
[illegible] 18 Nov '04
REGISTERED PROPERTY LINE SURVEYOR No. 354 DATE

BOARD OF MARYLAND PROPERTY LINE SURVEYORS

KCI TECHNOLOGIES
Business
Planning
Science
Construction Management
10 Hunt Valley Circle
New Kingstown, MD 21031
Phone: (410) 584-7900
Fax: (410) 584-7917
www.kci.com

COMPUTED: R.L. CRIST DRAWN: R.L. CRIST CHECKED: R.P. GRIM J.O.N. 01043919

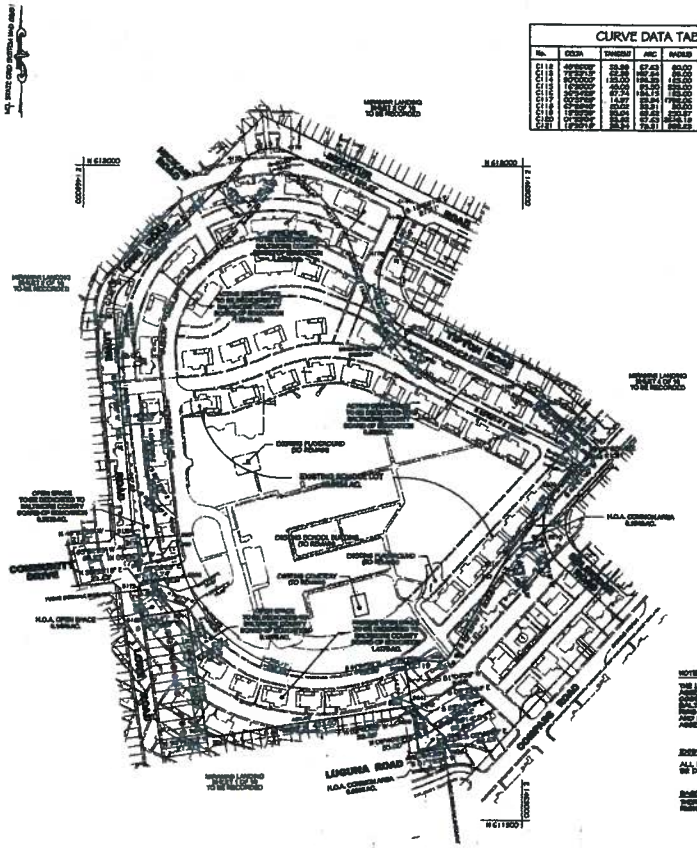
REGPLAT9.DWG

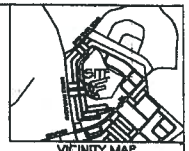
COORDINATES

NO.	NORTH	EAST
[illegible]	[illegible]	[illegible]

CURVE DATA TABLE

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]





VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES

S.M. 77-072

NOTE:

EXISTING IMPROVEMENTS NOTE:

EASEMENT NOTE:

SITE DATA

OWNER/ DEVELOPER

FINAL SUBDIVISION PLAT
OF
MIRAMAR LANDING
SHEET 10 OF 10
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE 1" = 100' OCTOBER 19, 2004

THE ROADS AND UTILITIES AS LAID OUT ON THE PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER.

TERRY F. HENEYER, LIC. #[illegible]

APPROVED: [illegible]
DATE 20 DIRECTOR

APPROVED BY THE DIRECTOR OF PERMITS AND [illegible] BALTIMORE COUNTY, OHIO.
11-30-04
DATE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

NOTE:

NOTE:

OWNERS CERTIFICATE

11/30/04
DATE OWNER

NOTE:

SURVEYORS CERTIFICATE

REGISTERED PROPERTY LINE SURVEYOR DATE

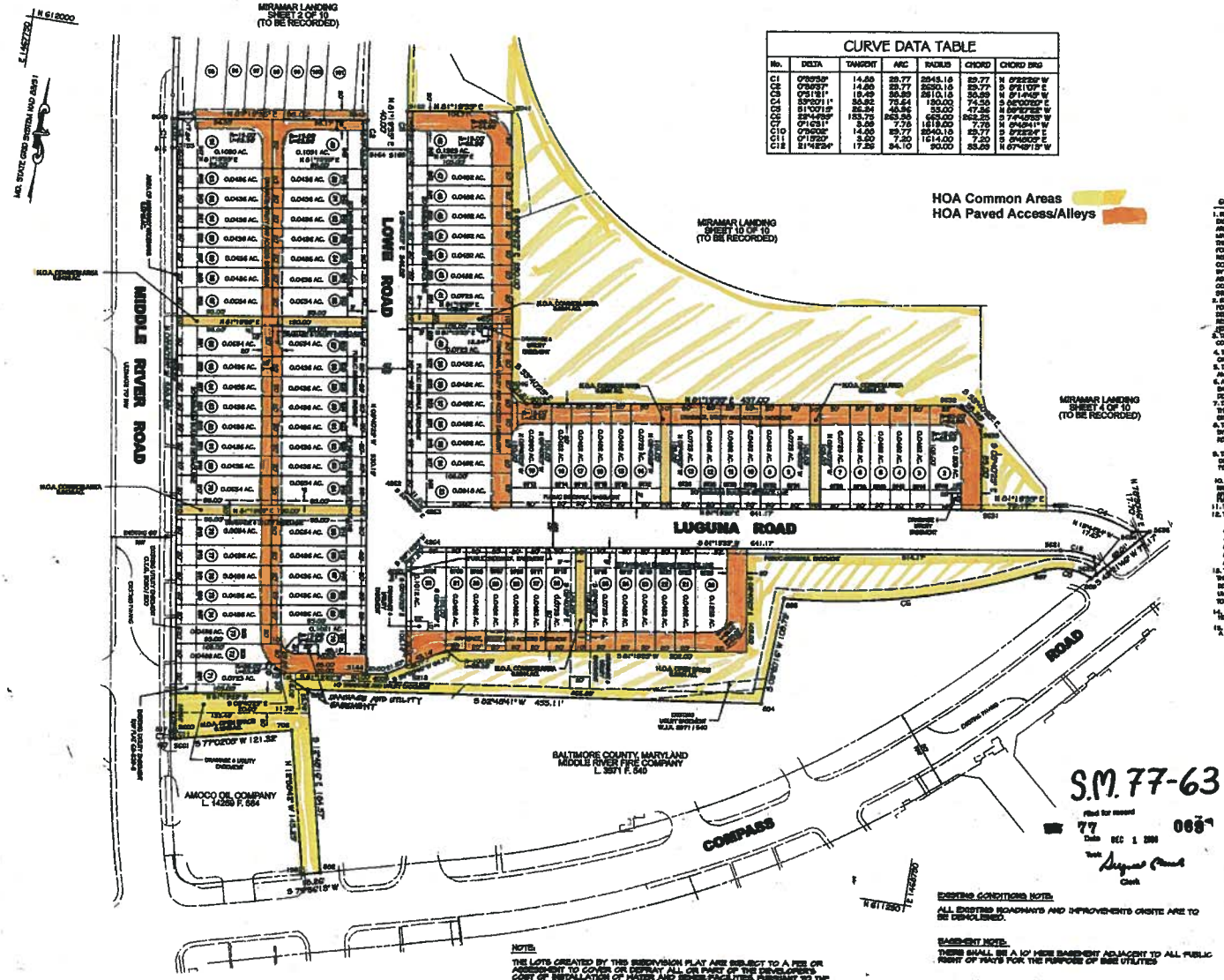
KCI TECHNOLOGIES
Engineers
Planners
Surveyors
Construction Managers

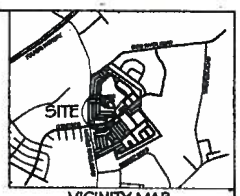
COORDINATES

NO.	NORTH	EAST
157	611301.4623	1467896.6360
158	611157.1433	1468147.0373
706	611320.6506	1468115.0529
616	611491.3087	1467906.0375
617	611308.1510	1467893.2462
662	611191.6821	1468163.3636
663	611371.6662	1468184.4631
664	611429.1177	1468273.4906
665	611336.1016	1468668.3853
667	611606.8007	1468833.4716
669	611606.4512	1468832.4206
4005	611889.2574	1468189.3418
4262	611884.6341	1468191.3817
4263	611572.1177	1468806.4223
4264	611532.5782	1468814.4546
4265	611515.4947	1468331.8882
5015	611691.7917	1468895.3956
5041	611881.1187	1468837.0289
5046	611704.9160	1468379.8961
5144	611896.3689	1468179.5630
5153	611892.2823	1467911.7604
5164	611893.7104	1468089.0274
5162	611892.7487	1468189.1499
5169	611893.3940	1468135.5885
5213	611410.2537	1468217.2897
5245	611990.1619	1468095.3835
5344	611921.4527	1467907.4495
5621	611589.2324	1468440.5916
5622	611589.8112	1468842.2005
5623	611527.5795	1468862.1614
5624	611586.4393	1468916.1106
5625	611510.7704	1468862.9903
5626	611651.2639	1468833.4534
5631	611636.5716	1468763.8940
5632	611787.4345	1468788.8687
5633	611740.2894	1468791.1761
5643	611880.7337	1467902.9084
5660	611308.9281	1468000.3980
5661	611302.7923	1468001.5903

CURVE DATA TABLE

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	0°55'59"	14.88	29.77	2845.16	29.77	N 0°22'25" W
C2	0°55'37"	14.88	29.77	2930.15	29.77	S 0°21'07" E
C3	0°31'21"	15.49	30.89	3610.15	30.89	N 0°14'45" W
C4	33°50'11"	38.82	73.64	130.00	74.38	S 16°10'02" E
C5	51°00'15"	25.24	48.96	55.00	47.36	N 66°57'22" W
C6	23°49'37"	133.73	263.50	633.00	262.25	S 7°44'22" W
C7	0°16'31"	3.58	7.15	1618.00	7.15	N 0°43'41" W
C10	0°56'06"	14.88	29.77	2040.18	29.77	S 0°22'24" E
C11	0°15'20"	3.60	7.20	1614.00	7.20	S 0°45'05" E
C12	21°42'24"	17.29	34.10	90.00	33.89	N 67°49'15" W





VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. BEARINGS AND BEARING BACKBONES, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS AS PER OR SHOWN ON BEARING AREAS AS PER EASEMENT AND SHOWN HERE, MAINTENANCE AREAS, NO MATTER HOW DETAILED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR BEARING BACKBONES AS PRAYED, ARE NEITHER OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AS SOON AS THE COUNTY, WHEN SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, SAID AREAS AND ASSUMES THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING CONSTRUCTING, MAINTAINING AND REPAIRING SUCH UTILITY LINES AND FACILITIES AND SHOWN UNDER MANAGEMENT POWER AND FACILITIES.
2. BEARINGS AND/OR SOUTH BOUNDARY LINE AND THE NORTHERN "BEARING" IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTIONS ONLY, AND THE SAME ARE NOT INTENDED TO BE REFERENCED TO PUBLIC MEANS. THE PROPERTY TITLE TO THE AREA THEREOF IS INTENDED REFERRED TO THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
3. THIS PLAT WAS DRAWN IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-6-116
4. NOT RECORDED OF THIS PLAT DOES NOT GUARANTEE THE DEDICATION OF STREETS OR ROADWAYS BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBDIVISION OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
7. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
8. THE DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. THOSE AREAS OF FOREST BUFFER EASEMENTS OR FOREST CONSERVATION EASEMENTS ON THIS DEVELOPMENT, ALL DESIGNATED FOREST, SCENIC AND SCENIC APPROACH WERE CONSIDERED TO PERMANENTLY IMPACT THE FOREST, WETLANDS, AND ASSOCIATED BUFFERS ONSITE.
10. EXCEPT AS OTHERWISE REQUIRED, NO BUILDING RESTRICTION LINES SHOWN HEREON MAY BE REVISED OR AS A REPORT OF NONCONFORMANCE ISSUED, OR OTHERWISE [illegible] TO THESE RESTRICTIONS MAY NOTE.
11. THIS SITE IS LOCATED IN THE BACK RIVER WATERSHED.
12. TOTAL AREA OF PLAT : 7.6979 AC.
    AREA OF RIGHT OF WAY : 1.1890 AC.
    AREA OF HIGHWAY WIDENING : 0.0719 AC.
    AREA OF LOTS : 5.2996 AC.
    AREA OF OPEN SPACE : 0.5990 AC.
    AREA OF H.O.A. COMMON AREA : 0.1886 AC.
    AREA OF STORM WATER MANAGEMENT : 0A.
13. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, SUBSEQUENT FORCES MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER INCLUDED ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
14. [illegible] DATUM.
15. ALL AREAS WITH H.O.A. DESIGNATION SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

SITE DATA

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. TAX MAP NO. [illegible]

OWNER / DEVELOPER
MIRAMAR DEVELOPMENT [illegible]
20 WALKER AVENUE
BALTIMORE, MARYLAND 21[illegible]

S.M. 77-63

Filed for record
77 Date DEC 1 [illegible] 069
Test [illegible] Clerk

PDA COMPLETED	[illegible]
FINAL PLAT	
P.D.M.	
STREETS, HOUSEKEEPING	[illegible]
DEV. PLAN REVIEW	DAE
DEV. ENGINEERING	[illegible]
DIV. OF REAL ESTATE	
ASSESSMENTS	
REC. & PRINT	[illegible]

EXISTING CONDITIONS NOTE:
ALL EXISTING ROADWAYS AND IMPROVEMENTS ONSITE ARE TO BE DEMOLISHED.

EASEMENT NOTE:
THERE SHALL BE A 10' WIDE EASEMENT ADJACENT TO ALL PUBLIC RIGHT OF WAYS FOR THE PURPOSE OF SIDE UTILITIES

NOTE:
THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPERS COST OF INSTALLATION OF WATER AND SEWER FACILITIES PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 32-4-108 THIS FEE OR ASSESSMENT, WHICH MAY BEGIN WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

NOTE:
HIGHWAY WIDENING THAT HAVE BEEN REVISED WITH DUE [illegible] PLAT PRESENT TO THE AVAILABLE DEVELOPMENT FOR.

FINAL SUBDIVISION PLAT OF MIRAMAR LANDING

SHEET 1 OF 10
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
OCTOBER 18, 2004

THE ROADS AND UTILITIES AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER.
TERRY F. NEMEYER, LIC. #[illegible]
11/29/04

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
11/29/04 DATE
DIRECTOR

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT, BALTIMORE COUNTY, CODE
11-30-04 DATE
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

NOTE:
STREETS NOTE: PRIVATE STREETS WITHIN THE PROJECT SHALL BE OWNED BY A HOMEOWNERS ASSOCIATION. THE COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STREETS. THE COUNTY WILL NOT ACCEPT THE STREETS FOR MAINTENANCE UNLESS THEY ARE BROUGHT TO THE COUNTY STANDARDS IN EFFECT AT THE TIME THE COUNTY IS ASKED TO ACCEPT THE STREETS FOR MAINTENANCE.

NOTE:
COORDINATES THE REFERENCE POINTS IS BASED ON BALTIMORE COUNTY GRID NAD 83/91 AS PROVIDED BY BALTIMORE COUNTY, MARYLAND.
G.L.S. - 13 N 606[illegible] E 1[illegible]
G.L.S. - 24 N 611[illegible] E 1[illegible]

OWNERS CERTIFICATE
THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPTS THIS PLAN OF SUBDIVISION, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES, DEDICATES THE STREETS TO PUBLIC USE, AND ESTABLISHES THE EASEMENTS AS SHOWN ON THE PLAN AND DEDICATES THE EASEMENTS TO THE PUBLIC USE.
[illegible] 11/29/04
MIRAMAR DEVELOPMENT [illegible] DATE

SURVEYORS CERTIFICATE
THE UNDERSIGNED HEREBY CERTIFIES THAT THE PLAT SHOWN HEREON IS CORRECT IN ALL DETAILS AND THAT IT IS A PART OF THE PROPERTY DESCRIBED IN DEED FROM [illegible] TO MIRAMAR DEVELOPMENT [illegible] DATED [illegible] AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER [illegible] FOLIO [illegible] AND THAT THE PLAT WAS PREPARED UNDER MY SUPERVISION.
[illegible] 11/29/04
REGISTERED PROPERTY LINE SURVEYOR NO. [illegible] DATE

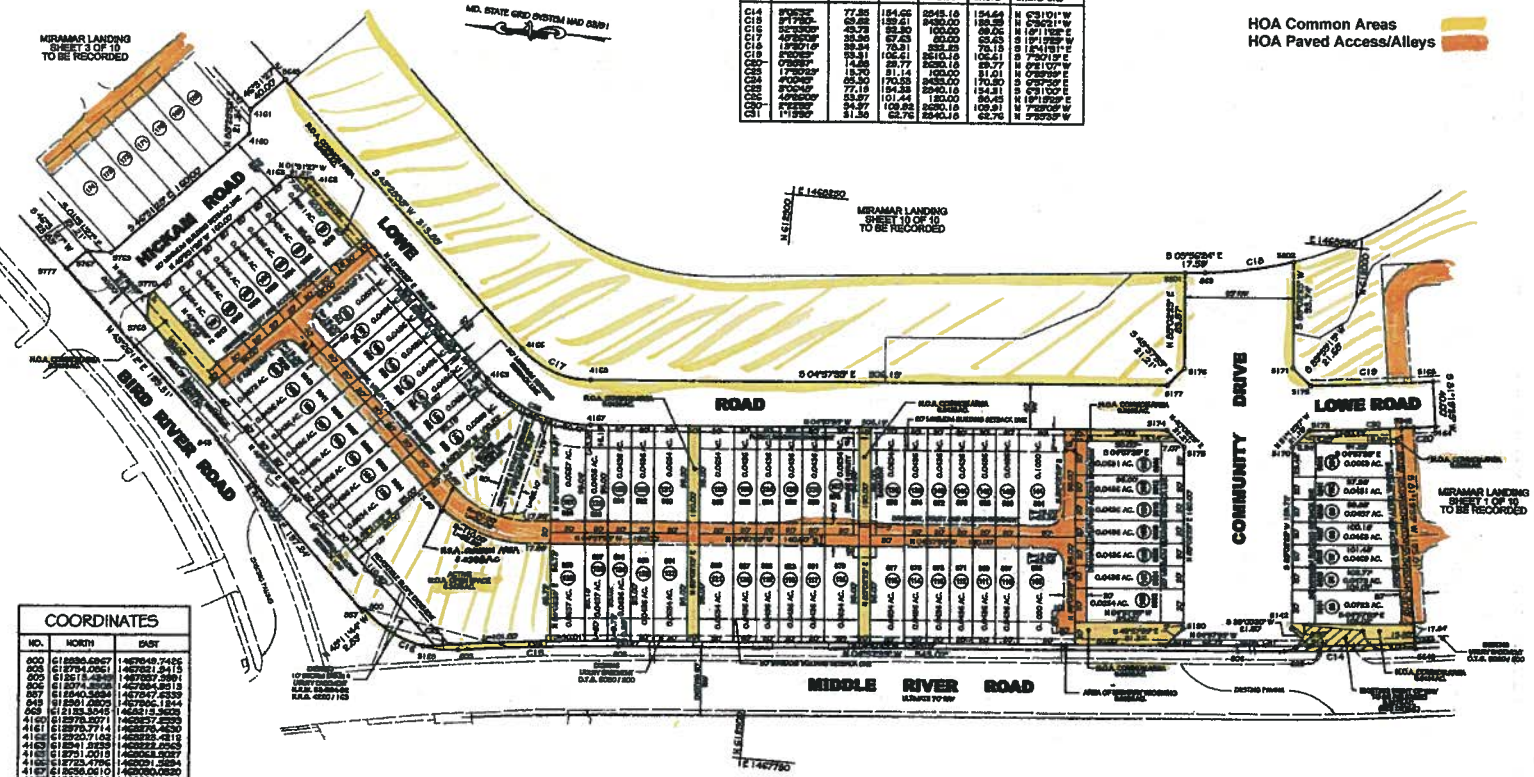
KCI TECHNOLOGIES
Engineers
Planners
Surveyors
Construction Managers
10 Hanover Park Drive
Hunt Valley, MD 21030
www.kci.com

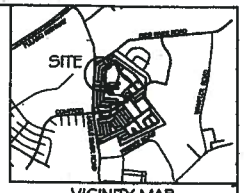
COMPUTED: R.L.CRIST DRAWN: R.L.CRIST CHECKED: R.J.FORM JOB: 0041288

F:\PLAT\FSM

CURVE DATA TABLE

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C14	[illegible]	77.85	154.66	2545.16	154.64	N 6°31'01" W
C15	1°17'50"	63.62	129.61	5430.00	129.58	N 5°35'21" W
C16	50°30'20"	49.73	93.90	100.00	90.86	N 10°11'52" E
C17	49°30'20"	33.36	67.53	80.00	65.45	S 10°11'52" W
C18	13°30'16"	38.04	76.31	323.85	76.15	S 16°16'11" E
C19	[illegible]	53.31	105.61	2510.16	105.61	S 7°30'12" E
C20	[illegible]	14.88	29.77	2520.16	29.77	N 6°21'07" W
C23	17°30'22"	15.70	31.14	102.00	31.01	N 0°39'29" E
C24	[illegible]	85.30	170.53	2430.00	170.50	S 0°37'30" E
C25	[illegible]	77.19	154.38	2240.16	154.31	S 6°31'00" E
C26	[illegible]	53.97	101.44	120.00	98.48	N 10°11'52" E
C30	[illegible]	34.97	109.92	2520.16	109.91	N 7°29'05" W
C31	1°15'50"	31.38	62.76	2540.16	62.76	N 7°35'53" W





COORDINATES

NO.	NORTH	EAST
600	618886.6867	1467649.7426
603	618784.0861	1467821.8415
605	618715.4348	1467897.3861
606	618774.4028	1467964.4618
607	618840.3684	1467947.6339
649	618961.2825	1467896.1844
663	618183.5645	1468213.3828
4160	618278.8071	1468657.8293
4161	618270.7714	1468718.4630
4162	618220.7163	1468818.4318
4163	618241.2339	1468832.8563
4164	618751.0015	1468648.5087
4165	618723.4795	1468091.3884
4167	618638.0610	1468080.0830
4168	618621.5183	1468069.8828
4169	618584.6541	1468144.7310
4527	618045.6711	1469110.8766
5127	618219.3672	1467842.9604
5138	618185.0947	1467832.8031
5139	618157.3773	1467884.5088
5140	618153.7934	1467800.7446
5141	618013.3610	1467862.0452
5142	618029.1455	1467909.6462
5164	618803.7104	1468095.6074
5166	618[illegible]	1468189.1488
5170	618[illegible]	1468028.7795
5171	618[illegible]	1468189.1687
5172	618029.0884	1468068.0868
5173	618[illegible]	1468151.5282
5174	618153.8043	1468073.7988
5175	618137.3635	1468060.1488
5176	618148.6133	1468129.8834
5177	618157.3635	1468118.6437
5301	618180.8778	1468213.1405
5302	618157.1350	1468232.3303
5343	618200.1619	1468088.5386
5344	618218.3067	1467807.4476
5345	618200.7837	1467808.5034
5346	618391.3458	1467807.4916
5353	618174.4131	1468289.5325
5767	613109.4997	1468140.5667
5768	613091.4423	1468088.5453
5769	613088.2963	1468141.1581
5770	613052.0139	1468106.7580
5777	613125.6613	1468125.2878

EXISTING CONDITIONS NOTE:

ALL EXISTING ROADWAYS AND IMPROVEMENTS ONSITE ARE TO BE DEMOLISHED.

EASEMENT NOTE:

THERE SHALL BE A 10' WIDE EASEMENT ADJACENT TO ALL PUBLIC RIGHT OF WAYS FOR THE PURPOSE OF BGE UTILITIES

NOTE:

THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 35-346. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

DETAIL

S.M. 77-064

Filed for record

77 Date DEC 1 [illegible] 064

Clerk

GENERAL NOTES

1. PATHWAYS AND SIDEWALKS/PATHWAYS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, EMERGENCY AREAS IN FEE OR EASEMENT AND STORM WATER MANAGEMENT AREAS, NO WATER, NOR SEWERS, STORM DRAINS ARE REQUIRED HERE. THE OWNER AND, EXCEPT FOR MORE EXACTNESS AS SHOWN, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST. UNTIL SUCH TIME AS SAID DEDICATION IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER, REPRESENTATIVES BALTIMORE COUNTY, HIS HEIRS AND ASSIGNS THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING CONSTRUCTING, MAINTAINING AND REPAIRING SCHOOL, UTILITY LINES AND PROVIDED AND STORM WATER MANAGEMENT POINTS AND PROVISIONS.
2. DIRECTED AREAS, SCHOOL SITES SHOWN HEREON AND THE MEMBER THEREOF IN SUCH ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT DEEMED TO BE DEDICATED TO PUBLIC USE THE FEE SIMPLE TITLE TO THE SAID THEREOF IS EXPRESSLY RESERVED TO THE OWNERS OF THE NEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
3. THIS PLAT WAS DRAWN IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 35-216
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBDIVISION OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
7. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREETS, EASEMENTS, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. THERE ARE NO FOREST BUFFER EASEMENTS OR FOREST CONSERVATION EASEMENTS ON THIS DEVELOPMENT. ALL REQUIRED FEDERAL, STATE AND COUNTY APPROVALS WERE OBTAINED TO PERMANENTLY IMPACT THE FOREST, WETLANDS, AND ASSOCIATED BUFFERS CREEK.
10. EXCEPT AS OTHERWISE INDICATED, ALL DRAINAGE RESTRICTION LINES SHOWN HEREON ARE HEREBY PLACED AS A MATTER OF THE SUBDIVISION RULES, OR CURRENTLY PLANNED AND DEVELOPMENT MANAGEMENT. ALL RESTRICTIONS IN THESE EASEMENTS ARE HEREBY ENFORCED AND ENFORCEABLE BY BALTIMORE COUNTY, MARYLAND.
11. THIS AREA IS LOCATED IN THE BACK RIVER WATERSHED.
12. TOTAL AREA OF PLAT : 6.9189 AC.
    AREA OF RIGHT OF WAY: 1.3363 AC.
    AREA OF WAIVER WIDENING: 0.0486 AC.
    AREA OF LOTS : 5.0165 AC.
    AREA OF OPEN SPACE: 0.4500 AC.
    AREA OF H.O.A. COMMON AREA: 0.3189 AC.
    AREA OF STORM WATER MANAGEMENT: N/A
13. THE APPROVAL OF THIS PLAT IS BASED UPON A PRELIMINARY INSPECTION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
14. [illegible] BASED ON NAD83 STATE GRID SYSTEM AND DATUM. [illegible] - NAVD 88
15. ALL AREA WITH H.O.A. DESIGNATION SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

SITE DATA

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. FIRM NO. [illegible]

OWNER/DEVELOPER

MIRAMAR DEVELOPMENT LLC
[illegible]
20 WALLER AVENUE
BALTIMORE, MARYLAND 21208

FINAL COMPLETION	
FINAL PLAT	
P.D.M.	
STREETS, [illegible]	
DEV. PLAN REVIEW	
DEV. ENGINEER	
GOV. OF REAL ESTATE	
ASSESSMENTS	
REC. & PARKS	

FINAL SUBDIVISION PLAT
OF
MIRAMAR LANDING

SHEET 2 OF 10
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' OCTOBER 15, 2004

THE ROADS AND UTILITIES AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER.

TERRY F. HENNEYER, LIC. [illegible]

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
11/29/04 DATE
DIRECTOR

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-3-202, BALTIMORE COUNTY CODE
11-30-04 DATE
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

NOTE:
STREETS, [illegible]

NOTE:
COORDINATES [illegible]

OWNERS CERTIFICATE
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON. THE PROPERTY HEREIN OF THE DEDICATED ROAD IS HEREBY ADDED TO THE PUBLIC ROAD SYSTEM OF BALTIMORE COUNTY, MARYLAND. THE OWNER OF THE PLAT AND SETTING OF THE MONUMENTS.
[illegible] 11/29/04
MIRAMAR DEVELOPMENT LLC
[illegible] MANAGING MEMBER
DATE

NOTE:
[illegible]

SURVEYORS CERTIFICATE
[illegible]
[illegible] 11/29/04
REGISTERED PROPERTY LINE SURVEYOR No. 334 DATE

KCI TECHNOLOGIES
Engineers
Planners
Scientists
Construction Managers
10 Hanover Park Drive
Hunt Valley, MD 21030
Phone (410) 584-9000
Fax (410) 584-9001
www.kci.com

COMPUTED: R.L. ORST DRAWN: R.L. ORST CHECKED: R.F. [illegible] J.O.# 0042[illegible]

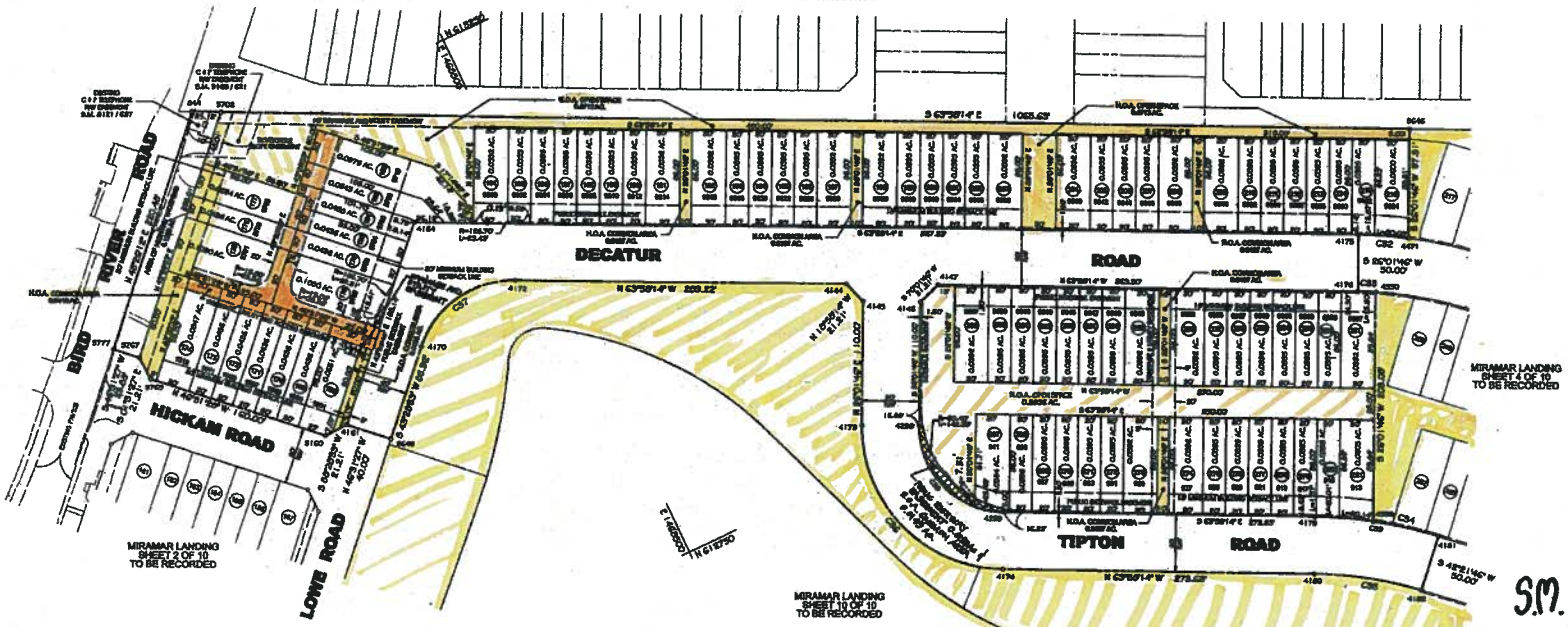
REDPLAT.DWG

COORDINATES

NO.	NORTH	EAST
844	618285.9902	1428274.6805
4144	618094.3704	1428723.4774
4145	618094.3000	1428732.3735
4146	618092.3672	1428777.3020
4147	618089.4636	1428787.3530
4160	618078.8071	1428837.2033
4161	618073.7714	1428879.4630
4164	618115.5025	1428407.9162
4170	618013.3923	1428866.6023
4172	618011.4808	1428855.5063
4173	618009.6554	1428844.1021
4174	618018.4919	1428941.5923
4175	618032.5417	1428191.2824
4176	618077.5185	1428189.8266
4179	618345.3434	1428009.3345
4180	618360.4149	1428007.4438
4181	618401.8665	1428009.6995
4182	618444.8639	1428008.1046
4298	618703.7940	1428728.0305
4299	618623.4188	1428763.5109
4471	618700.7408	1428189.6401
4482	618010.2596	1428223.4947
4505	618084.4544	1428144.7810
4548	618523.2243	1428108.3727
4550	618700.1015	1428143.1548
4558	618717.7080	1428054.0884
5643	618351.2462	1428027.4916
5646	618618.3503	1428232.4343
5702	618274.8613	1428237.4710
5767	618109.4867	1428140.5887
5768	618086.6963	1428141.1521
5777	618125.8318	1428125.3878

CURVE DATA TABLE

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C82	6°32'51"	22.00	43.86	385.00	43.84	N 60°41'58" W
C83	2°38'04"	7.73	15.50	335.00	15.50	S 62°39'45" E
C84	0°28'00"	25.17	50.33	328.00	50.17	S 51°35'12" E
C85	15°30'00"	46.00	92.00	339.00	91.15	N 55°45'14" W
C86	90°00'00"	125.00	196.33	125.00	176.78	N 18°36'14" W
C87	72°33'18"	63.88	107.64	85.00	100.59	S 79°15'05" W
C88	90°00'00"	75.00	117.81	75.00	106.07	S 18°36'14" E
C89	16°20'00"	53.33	108.75	385.00	108.36	S 55°45'14" E



GENERAL NOTES

1. DRAINAGE AND UTILITY EASEMENTS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT EASEMENT AREAS IN FEE EASEMENT AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW DESIGNED, SHOWN HEREON ARE RESERVED UNTO THE OWNER, AND, EXCEPT FOR THOSE REFERRED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER AND PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS IN FEE TO BALTIMORE COUNTY, MARYLAND AT NO COST, UNDER SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER GRANTED BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF MAINTAINING CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND PROCESS AND STORM WATER MANAGEMENT PONDS AND FACILITIES.
2. STREETS AND/OR ROADS SHOWN HEREON AND THE MINIMUM TRACT 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 ROAD TRACT IS EXPRESSLY RESERVED TO THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
3. THIS PLAT WAS DONE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-1-5
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
7. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
8. THE DEVELOPER/OWNER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. THERE ARE NO FOREST BUFFER EASEMENTS OR FOREST CONSERVATION EASEMENTS ON THIS DEVELOPMENT. ALL WETLANDS, STREAMS, STREAM AND COUNTY APPROVED WORK DESIGNED TO PERMANENTLY IMPACT THE FOREST, WETLANDS, AND ASSOCIATED BUFFERS EXISTS.
10. EXCEPT AS OTHERWISE REFERRED, ALL BUILDING RESTRICTION LINES SHOWN HEREON ARE THOSE PLACED AS A RESULT OF THE REDEVELOPMENT PLAN OF COMMUNITY [illegible]
11. THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
12. TOTAL AREA OF PLAT = 6.8503 AC.
    AREA OF BASE OF RAD = 1.2666 AC
    AREA OF SIDEWALK WIDENING = 0.1.000 AC.
    AREA OF ROAD = 5.5417 AC.
    AREA OF OPEN SPACE = 0.0000 AC.
    AREA OF H.O.A. COMMON AREA = 0.1.[illegible] AC.
    AREA OF STORM WATER MANAGEMENT = [illegible]
13. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
14. [illegible] WATER AND SEWER SHOWN HEREON.
15. ALL PRIVATE H.O.A. [illegible] SHALL BE OWNED AND MAINTAINED BY A [illegible]

SITE DATA

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. FOM NO. NW - 019

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

OWNER / DEVELOPER
MIRAMAR DEVELOPMENT L.L.C.
[illegible] WALKER AVENUE
BALTIMORE, MARYLAND 21205

S.M. 77-065

Filed for record
77 DEC 1 2004 065
Test: [illegible] Clerk

PDM COMPLETED [illegible]
FINAL PLAT: [illegible]
P.D.M. [illegible]
STREETS, RENAMING [illegible]
DEV. PLAN REVIEW [illegible]
DEV. ENGINEER [illegible]
DIV. OF REAL ESTATE [illegible]
ASSESSMENTS [illegible]
REC. & PARKS [illegible]

EXISTING CONDITIONS NOTE:

ALL EXISTING ROADWAYS AND IMPROVEMENTS ONSITE ARE TO BE DEMOLISHED.

EASEMENT NOTE:

THERE SHALL BE A 10' HIGH EASEMENT ADJACENT TO ALL PUBLIC RIGHT OF WAYS FOR THE PURPOSE OF SIGN UTILITIES

NOTE:

THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 32-4-[illegible]. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.

FINAL SUBDIVISION PLAT
OF
MIRAMAR LANDING
SHEET 3 OF 10
15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50' OCTOBER 15, 2004

THE ROADS AND UTILITIES AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER.
TERRY F. HERNEYER, LIC. #[illegible]
11/29/04

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
11/29/04 DATE
APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-3-[illegible], BALTIMORE COUNTY CODE
11-30-04 DATE
DIRECTOR
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

NOTE: [illegible]

NOTE: [illegible]
B.L.R. - 15 N 595[illegible] E 1[illegible]
B.L.R. - 74 N 6[illegible] E 1[illegible]

OWNERS CERTIFICATE
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, IN THE ELECTION DISTRICT OF BALTIMORE COUNTY, MARYLAND, HAS CAUSED THE SAME TO BE SURVEYED AND THE SAME TO BE DIVIDED INTO PARCELS AS SHOWN, DEFINED AND DESCRIBED ON THIS PLAN OF SUBDIVISION, AND DEDICATES THE SAME TO PUBLIC USE AS STREETS AND EASEMENTS AS SHOWN ON THE PLAT AND SETTING OF THE BOUNDS.
[illegible] 11/29/04
OWNER/DEVELOPER DATE

NOTE: I HEREBY CERTIFY THAT PROPER DEVIATION HAS BEEN MADE FOR ANY EXISTING RIGHT OF WAY, EASEMENT, OR ANY OTHER PROPERTY LINE WHICH PASS THROUGH THE DEVELOPMENT PLAN.

SURVEYORS CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, HAS PREPARED THIS PLAT AND ALL MONUMENTS SHOWN HEREON WERE FOUND OR PLACED IN ACCORDANCE WITH THE REGULATIONS ADOPTED BY THE BOARD OF PROPERTY LINE SURVEYORS.
[illegible] 11/29/04
REGISTERED PROPERTY LINE SURVEYOR No. [illegible] DATE

KCI TECHNOLOGIES
Engineers Planners Scientists Construction Managers
10 Hunton Park Drive
Hunt Valley, MD 21030
Phone (410) 771-7310
Fax (410) 771-7317
www.kci.com

COMPUTED: R.L. CRIST DRAWN: R.L. CRIST CHECKED: RFG J.O.# 0041229
REC PLAT 3.DGN