

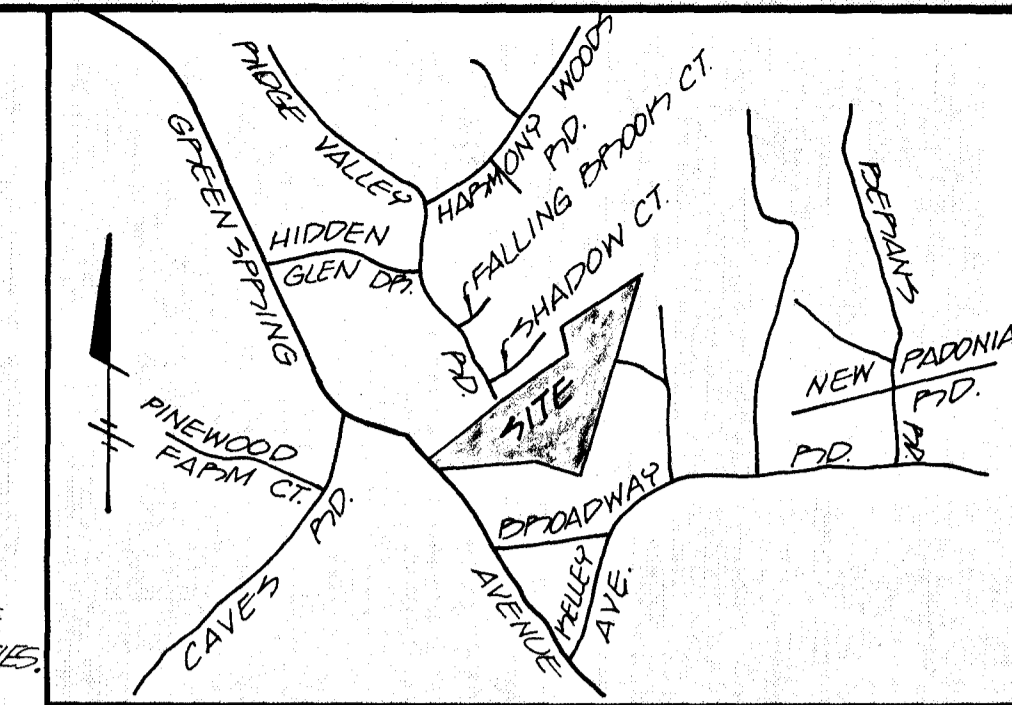
FROM	RADIUS	ANGLE	LENGTH	TANGENT	CHORD
5-23	254.85	55°20'19"	246.14	139.63	N 57°28'20"E 236.69'
24-25	315.82	81°06'28"	446.98	270.17	N 44°35'45"E 410.89'
26-27	200.00	32°43'12"	114.21	58.71	N 12°18'35"W 112.67'
28-29	90.00	41°24'29"	36.14	18.90	N 49°22'26"W 35.35'
29-30	90.00	26°48'28"	229.36	56.70	N 61°19'49"E 79.00'
30-31	90.00	41°24'29"	36.14	18.90	S 07°57'57"E 35.35'
32-33	250.00	32°43'12"	142.77	73.39	N 12°18'35"W 140.84'
34-35	250.00	81°06'28"	496.36	299.41	N 44°35'45"E 455.04'
36-37	251.32	66°20'19"	242.74	131.77	S 57°28'20"W 233.41'
38-39	760.00	10°18'10"	136.66	68.52	S 24°39'05"W 126.48'
40-41	270.00	23°02'44"	132.16	67.43	S 33°31'22"W 130.85'
15-16	276.78	21°25'45"	103.76	52.50	S 74°59'52"W 103.15'
16-17	260.00	22°24'02"	101.68	51.48	S 74°32'10"W 101.00'

- NOTES:**
1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY BALTO COUNTY OF ANY STREET, EASEMENT, PARK, OR OPEN SPACE OR OTHER PUBLIC AREA SHOWN HEREON.
  2. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTO COUNTY.
  3. THIS PLAT MAY NOT BE HONORED BY BALTO COUNTY AFTER 8 (EIGHT) YEARS FROM THE PLAN APPROVAL DATE. SEE BALTO COUNTY DEV. REGS. BILL # 56-82 SECTION 22.6B.
  4. THE INFORMATION SHOWN HEREON MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.

5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPT. OF PUBLIC WORKS.
6. HIGHWAYS AND HIGHWAY WIDENING, SLOPE DRAINAGE AND UTILITY EASEMENTS THAT ARE SHOWN HEREON ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO. CO., MD. THE OWNER, ITS SUCCESSORS, AND ASSIGNS, SHALL CONVEY SAID AREAS, BY DEED, TO BALTO. CO., MD. AT NO COST.
7. FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.

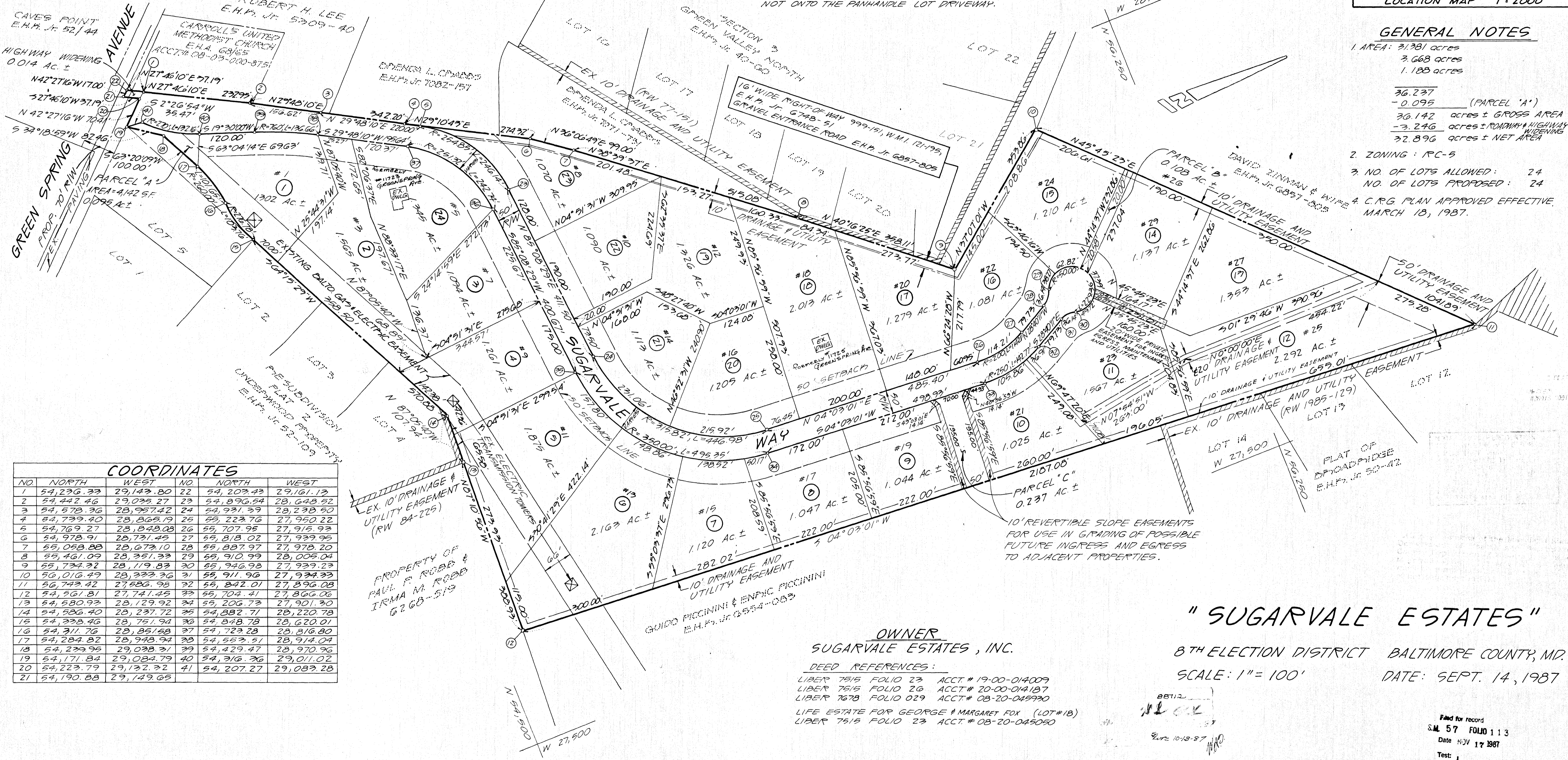
8. ALL REQUIREMENTS OF THE MARYLAND STATE DEPT. OF HEALTH AND BALTIMORE COUNTY DEPT. OF HEALTH PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.
9. SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF 3 (THREE) YEARS FROM THE DATE THIS RECORD PLAT IS SIGNED BY THE DEPUTY STATE AND COUNTY HEALTH OFFICER. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

NOTE: PARCEL 'A' TO BE DEEDED TO ADJACENT PROPERTY OWNER.  
NOTE: PARCEL 'B' AND PARCEL 'C' RESERVED FOR POSSIBLE FUTURE INGRESS AND EGRESS TO ADJACENT PROPERTIES.



**GENERAL NOTES**

1. AREA: 21.381 acres  
3.668 acres  
1.188 acres  
36.237  
-0.095 (PARCEL 'A')  
36.142 acres ± GROSS AREA  
-3.246 acres ± ROADWAY + HIGHWAY WIDENING  
32.896 acres ± NET AREA
2. ZONING: RC-5
3. NO. OF LOTS ALLOWED: 24  
NO. OF LOTS PROPOSED: 24
4. C.R.G. PLAN APPROVED EFFECTIVE MARCH 18, 1987.



NO.	NORTH	WEST	NO.	NORTH	WEST
1	54,236.33	29,143.80	22	54,203.43	29,161.13
2	54,442.46	29,095.27	23	54,896.54	28,648.92
3	54,578.36	28,957.42	24	54,931.39	28,238.90
4	54,739.36	28,869.19	25	55,223.76	27,950.22
5	54,769.27	28,848.08	26	55,707.95	27,916.93
6	54,978.91	28,731.49	27	55,818.02	27,929.95
7	55,058.88	28,673.10	28	55,887.97	27,978.20
8	55,461.09	28,351.33	29	55,910.99	28,005.04
9	55,734.32	28,119.83	30	55,946.98	27,929.27
10	56,016.49	28,333.36	31	55,911.96	27,934.33
11	56,743.42	27,586.98	32	55,842.01	27,896.08
12	54,961.81	27,741.45	33	55,704.41	27,866.06
13	54,580.93	28,129.92	34	55,206.73	27,901.30
14	54,586.40	28,237.72	35	54,882.71	28,220.78
15	54,338.46	28,751.94	36	54,848.78	28,620.01
16	54,311.76	28,851.68	37	54,723.28	28,816.80
17	54,284.82	28,948.94	38	54,553.51	28,914.04
18	54,233.95	29,038.31	39	54,429.47	28,970.36
19	54,171.84	29,084.79	40	54,316.36	29,011.02
20	54,223.79	29,132.32	41	54,207.27	29,083.28
21	54,190.88	29,149.65			

**" SUGARVALE ESTATES "**  
8<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: 1" = 100'  
DATE: SEPT. 14, 1987

**OWNER**  
SUGARVALE ESTATES, INC.  
**DEED REFERENCES:**  
LIBER 7615 FOLIO 23 ACCT# 19-00-014009  
LIBER 7615 FOLIO 29 ACCT# 20-00-014187  
LIBER 7678 FOLIO 029 ACCT# 08-20-045990  
LIFE ESTATE FOR GEORGE & MARGARET FOX (LOT#18)  
LIBER 7615 FOLIO 23 ACCT# 08-20-045090

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT <i>Adrian Sheehey</i> 10-21-87 DIRECTOR DATE	THE STREETS AND OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND 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 AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS: X-8293 N 53,954.24 W 28,928.13 X-8294 N 54,718.85 W 29,629.42	<b>OWNER'S CERTIFICATE</b> THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-10B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, AS AMENDED, HAVE BEEN COMPLIED WITH, IN SO FAR AS SAME CONCERN THE MAPPING OF THE PLAT AND SETTING OF THE MARKERS.	<b>SURVEYOR'S CERTIFICATE</b> I, WILLIAM M. WOODY, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAID OUT, AND THEREOF HAS BEEN PRESERVED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-10B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULAR IN SO FAR AS SAME CONCERN THE MAPPING OF THE PLAT AND SETTING OF THE MARKERS.
DEPARTMENT OF PUBLIC WORKS <i>Thomas E. Guder</i> 11/18/87 DIRECTOR DATE	OFFICE OF PLANNING AND ZONING <i>Thomas E. Guder</i> 11/18/87 DIRECTOR DATE	DATE SUGARVALE ESTATES, INC. HOWARD P. SUGARMAN, PRES.	DATE PROF. LAND SURVEYOR # 10724	Filed for record S.M. 57 FOLIO 113 Date NOV 17 1987 Test: <i>William M. Woody</i> Clerk