

| LOT 78A | | |
|------------------------------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L100 | N87°12'08"E | 167.16 |
| L101 | S2°50'52"E | 59.00 |
| L102 | S87°09'08"W | 187.17 |
| L103 | N2°50'52"W | 58.14 |
| AREA = 9,875 SQ.FT. = 0.227 AC.+/- | | |

| LOT 78C | | |
|------------------------------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L200 | N87°12'08"E | 18.12 |
| L201 | S2°16'09"E | 65.59 |
| L202 | S68°43'51"W | 49.82 |
| L203 | S87°09'08"W | 163.26 |
| L204 | N2°50'52"W | 37.59 |
| L205 | N87°09'08"W | 167.17 |
| L206 | N2°50'52"W | 59.00 |
| AREA = 9,107 SQ.FT. = 0.209 AC.+/- | | |

| LOT 31/35 | | |
|-------------------------------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L300 | S20°16'09"E | 37.82 |
| L301 | S87°09'08"W | 14.83 |
| L302 | S2°50'52"E | 105.09 |
| L303 | S87°09'08"W | 209.85 |
| L304 | N2°50'52"W | 160.46 |
| L305 | N87°09'08"E | 163.26 |
| L307 | N89°43'51"E | 49.92 |
| AREA = 34,720 SQ.FT. = 0.797 AC.+/- | | |

| LOT 78B | | |
|------------------------------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L1000 | S87°09'08"W | 51.59 |
| L1001 | N2°50'52"E | 82.22 |
| L1002 | N87°09'08"E | 51.59 |
| L1003 | S2°50'52"E | 62.22 |
| AREA = 4,238 SQ.FT. = 0.097 AC.+/- | | |

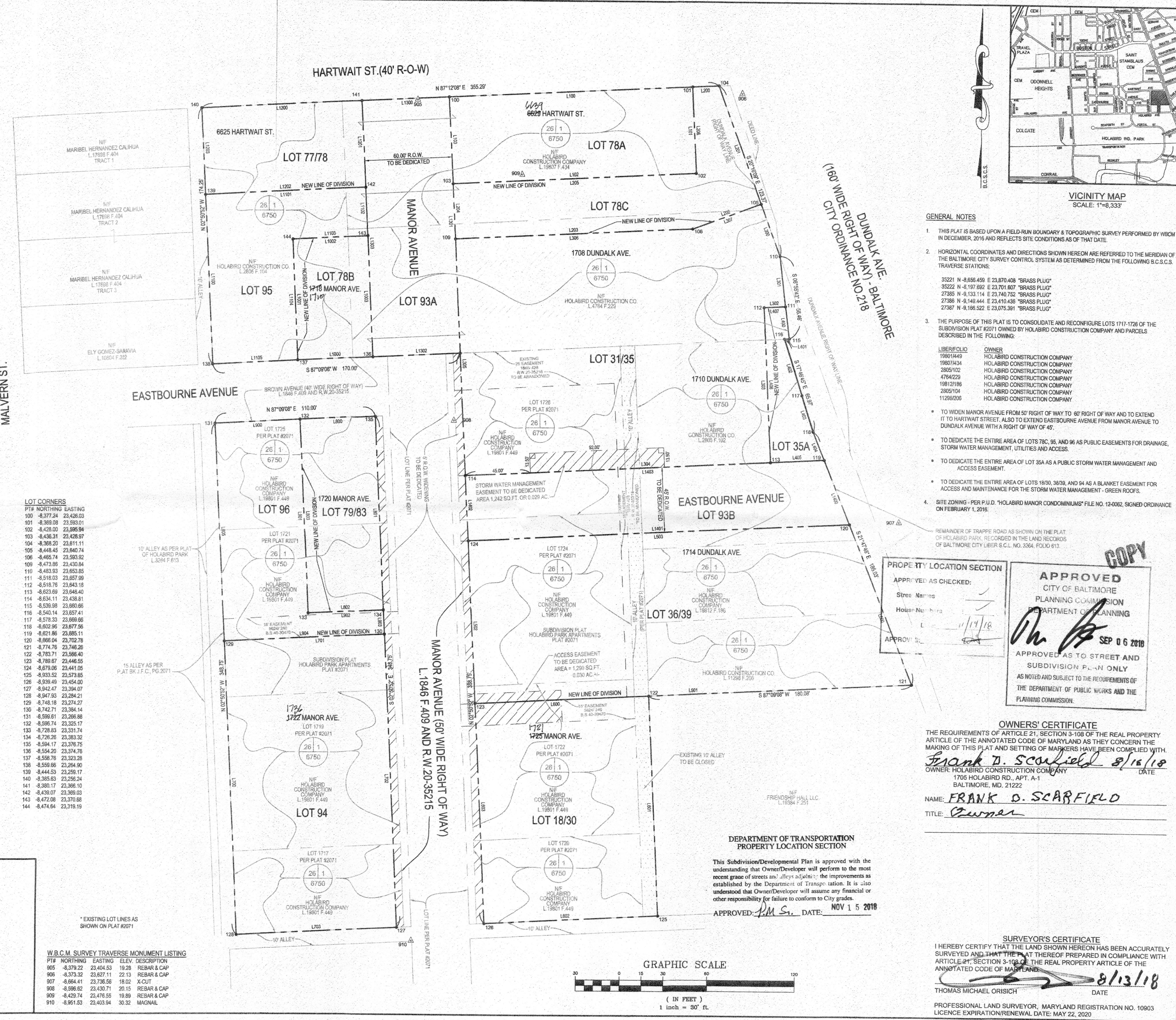
| LOT 35A | | |
|------------------------------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L400 | S87°09'08"W | 22.11 |
| L401 | S87°09'08"W | 3.25 |
| L402 | S17°48'45"E | 40.10 |
| L403 | S17°48'45"E | 25.57 |
| L404 | S21°47'48"E | 20.35 |
| L405 | S87°09'08"W | 36.76 |
| L406 | N2°50'52"W | 105.09 |
| L407 | N87°09'08"E | 14.83 |
| AREA = 2,369 SQ.FT. = 0.054 AC.+/- | | |

| LOT 36/39 | | |
|-------------------------------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L500 | S21°47'48"E | 117.10 |
| L501 | S87°09'08"W | 300.08 |
| L502 | N2°50'52"W | 110.79 |
| L503 | N87°09'08"E | 282.06 |
| AREA = 31,129 SQ.FT. = 0.715 AC.+/- | | |

| LOT 18/30 | | |
|-------------------------------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L600 | N87°09'08"E | 120.00 |
| L601 | S2°50'52"E | 150.00 |
| L602 | S87°09'08"W | 120.00 |
| L603 | N2°50'52"W | 150.00 |
| AREA = 18,000 SQ.FT. = 0.413 AC.+/- | | |

| LOT 94 | | |
|-------------------------------------|-------------|--------|
| LINE | BEARING | LENGTH |
| L700 | N2°50'52"W | 200.00 |
| L701 | N87°09'08"E | 110.00 |
| L702 | S2°50'52"E | 200.00 |
| L703 | S87°09'08"W | 110.00 |
| AREA = 22,000 SQ.FT. = 0.505 AC.+/- | | |

| W.B.C.M. SURVEY TRAVERSE MONUMENT LISTING | | | |
|---|-----------|-----------|-------------------|
| PT# | NORTHING | EASTING | ELEV. DESCRIPTION |
| 905 | -8,379.22 | 23,404.53 | 19.28 REBAR & CAP |
| 906 | -8,373.32 | 23,827.11 | 22.13 REBAR & CAP |
| 907 | -8,864.41 | 23,736.56 | 16.02 X-CUT |
| 908 | -8,996.62 | 23,930.71 | 20.15 REBAR & CAP |
| 909 | -4,429.74 | 23,476.55 | 19.89 REBAR & CAP |
| 910 | -8,951.53 | 23,403.94 | 30.32 MAGNAL |



GENERAL NOTES

- THIS PLAT IS BASED UPON A FIELD-RUN BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY WBCM IN DECEMBER, 2016 AND REFLECTS SITE CONDITIONS AS OF THAT DATE.
- HORIZONTAL COORDINATES AND DIRECTIONS SHOWN HEREON ARE REFERRED TO THE MERIDIAN OF THE BALTIMORE CITY SURVEY CONTROL SYSTEM AS DETERMINED FROM THE FOLLOWING B.C.S.C.S. TRAVERSE STATIONS:

35221 N-8,656.459 E 23,870.408 "BRASS PLUG"
35222 N-8,197.892 E 23,701.807 "BRASS PLUG"
27385 N-8,133.114 E 23,740.752 "BRASS PLUG"
27386 N-8,148.444 E 23,410.436 "BRASS PLUG"
27387 N-8,166.522 E 23,075.391 "BRASS PLUG"
- THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE AND RECONFIGURE LOTS 1717-1726 OF THE SUBDIVISION PLAT #2071 OWNED BY HOLABIRD CONSTRUCTION COMPANY AND PARCELS DESCRIBED IN THE FOLLOWING:

| LIBER/FOLIO | OWNER |
|-------------|-------------------------------|
| 19801/449 | HOLABIRD CONSTRUCTION COMPANY |
| 19807/434 | HOLABIRD CONSTRUCTION COMPANY |
| 2805/102 | HOLABIRD CONSTRUCTION COMPANY |
| 4764/229 | HOLABIRD CONSTRUCTION COMPANY |
| 19812/195 | HOLABIRD CONSTRUCTION COMPANY |
| 2805/104 | HOLABIRD CONSTRUCTION COMPANY |
| 11298/026 | HOLABIRD CONSTRUCTION COMPANY |

 - TO WIDEN MANOR AVENUE FROM 50' RIGHT OF WAY TO 60' RIGHT OF WAY AND TO EXTEND IT TO HARTWAIT STREET, ALSO TO EXTEND EASTBOURNE AVENUE FROM MANOR AVENUE TO DUNDALK AVENUE WITH A RIGHT OF WAY OF 45'.
 - TO DEDICATE THE ENTIRE AREA OF LOTS 78C, 95, AND 96 AS PUBLIC EASEMENTS FOR DRAINAGE, STORM WATER MANAGEMENT, UTILITIES AND ACCESS.
 - TO DEDICATE THE ENTIRE AREA OF LOT 35A AS A PUBLIC STORM WATER MANAGEMENT AND ACCESS EASEMENT.
 - TO DEDICATE THE ENTIRE AREA OF LOTS 1830, 3639, AND 94 AS A BLANKET EASEMENT FOR ACCESS AND MAINTENANCE FOR THE STORM WATER MANAGEMENT - GREEN ROOFS.
- SITE ZONING - PER P.L.D. "HOLABIRD MANOR CONDOMINIUMS" FILE NO. 12-0002, SIGNED ORDINANCE ON FEBRUARY 1, 2016.

REMAINDER OF TRAPPE ROAD AS SHOWN ON THE PLAT OF HOLABIRD PARK, RECORDED IN THE LAND RECORDS OF BALTIMORE CITY LIBER S.G.L. NO. 3264, FOLIO 613.

PROPERTY LOCATION SECTION

APPROVED AS CHECKED:

Street Names _____

Hous. Numbers _____

APPROVED: _____ DATE: 9/17/18

APPROVED

CITY OF BALTIMORE
PLANNING COMMISSION
DEPARTMENT OF PLANNING

SEP 06 2018

APPROVED AS TO STREET AND SUBDIVISION PLAN ONLY

AS NOTED AND SUBJECT TO THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION.

OWNERS' CERTIFICATE

THE REQUIREMENTS OF ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS THEY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

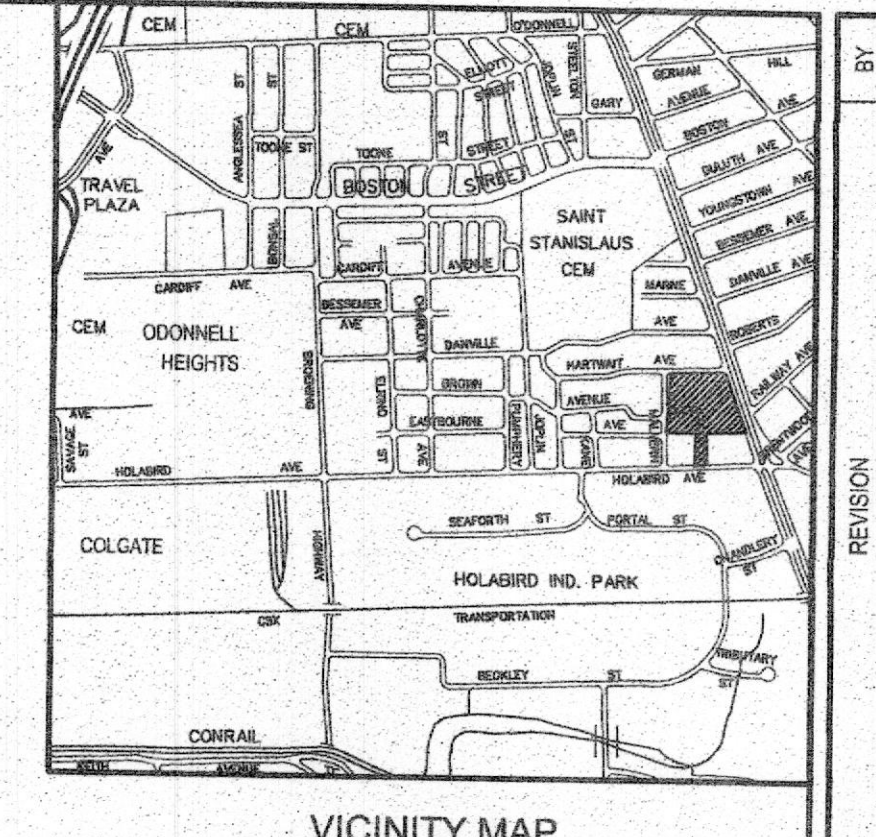
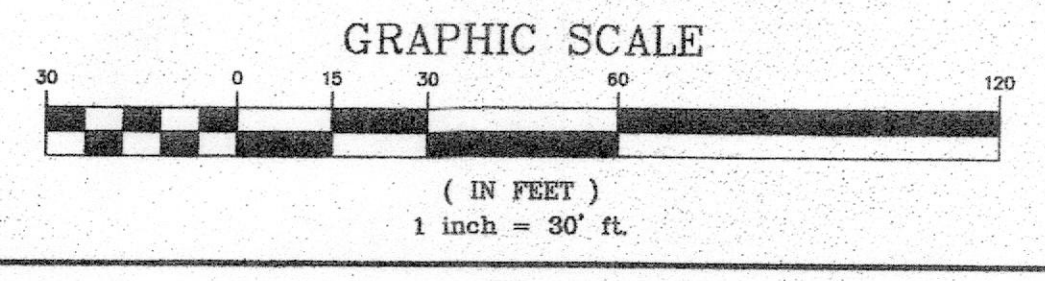
Frank D. Scarfield 9/15/18
OWNER: HOLABIRD CONSTRUCTION COMPANY DATE
1705 HOLABIRD RD., APT. A-1
BALTIMORE, MD. 21222

NAME: FRANK D. SCARFIELD
TITLE: Owner

**DEPARTMENT OF TRANSPORTATION
PROPERTY LOCATION SECTION**

This Subdivision/Developmental Plan is approved with the understanding that Owner/Developer will perform to the most recent grade of streets and alleys adjacent; the improvements as established by the Department of Transportation. It is also understood that Owner/Developer will assume any financial or other responsibility for failure to conform to City grades.

APPROVED: PM S. DATE: NOV 15 2018



REVISION

| NO. | DATE | REVISION |
|-----|------|----------|
| | | |

WHITNEY BAILEY COX & MAGNAN, LLC
300 East Joppa Road, Suite 200
Baltimore, MD 21286
410.512.4600 www.wbam.com

WBCM

Thomas M. Orsich
Registered Professional Land Surveyor,
License #10903
Expiration/Renewal Date: 05/22/20

STATE OF MARYLAND
DEPARTMENT OF GENERAL SERVICES
PROFESSIONAL LAND SURVEYOR

FINAL SUBDIVISION PLAT
HOLABIRD MANOR
DUNDALK AVE. & EASTBOURNE AVE.
BALTIMORE, MD. 21222

FIELDBOOK: HB352
DRAWN: J.L.F.
CHECKED: T.M.O.
SCALE: 1"=30'
DATE: 08/13/18
PROJECT: 2016.0527.00.0
DRAWING: **V001**

PROFESSIONAL LAND SURVEYOR, MARYLAND REGISTRATION NO. 10903
LICENCE EXPIRATION/RENEWAL DATE: MAY 22, 2020

THOMAS MICHAEL ORSICH DATE: 9/13/18