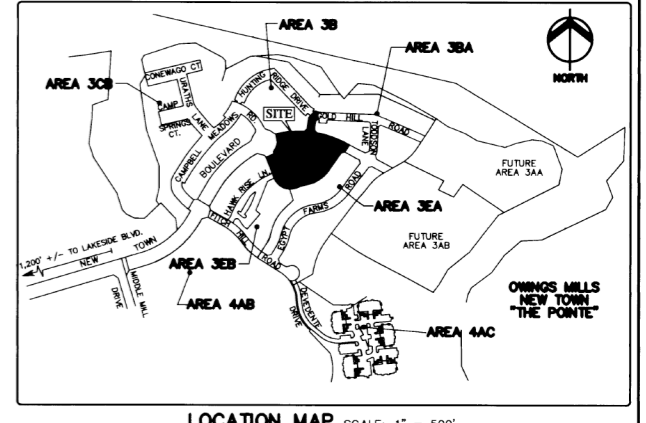


ID#	NORTHING	EASTING
217	40913.59	-53849.75
218	40867.81	-53828.29
219	40847.86	-53845.86
220	40815.15	-53859.71
221	40791.17	-53862.95
222	40769.66	-53908.24
254	41043.37	-53623.26
255	41005.19	-53659.03
256	40946.76	-53667.91
257	40934.07	-53683.97
267	40648.28	-53861.04
268	40584.59	-53771.32
269	40522.79	-53751.07
273	40786.74	-53861.23
274	40781.37	-53847.53
275	40813.76	-53765.37
276	40860.60	-53694.64
277	40885.25	-53705.63
278	40870.79	-53818.23
279	40733.81	-53830.92
280	40765.97	-53750.67
281	40846.97	-53642.53
282	40861.79	-53634.96
283	40871.14	-53617.56
284	40844.00	-53538.51
285	40838.44	-53523.36
286	40816.08	-53516.29
287	40721.09	-53592.93
288	40660.18	-53676.20
289	40638.24	-53748.93
290	40666.40	-53814.43
291	41035.50	-53593.71
292	40991.92	-53599.16
293	40992.95	-53606.09
294	40984.59	-53617.65
295	40938.70	-53624.63
296	40921.95	-53613.64
297	40912.75	-53583.63
298	40891.20	-53522.01
299	40847.74	-53426.64
300	40822.45	-53382.36
301	40779.03	-53407.16
302	40802.45	-53448.16
303	40798.03	-53467.87
304	40692.38	-53542.00
305	40611.15	-53666.36
306	40591.95	-53730.02
307	40721.25	-53835.76
308	40551.25	-53655.16
309	40563.92	-53612.16
310	40586.95	-53561.74
311	40612.15	-53524.24
464	40918.72	-53632.45
7	40523.85	-53764.09
6	40516.22	-53759.32
495	40865.55	-53600.13

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C33	405.00	150.13	75.94	149.27	S84°06'03"W	21°14'19"
C34	355.00	114.02	57.51	113.53	S82°40'58"W	18°24'09"
C40	100.00	116.51	65.88	110.03	S54°37'37"E	66°45'18"
C41	150.00	86.00	44.22	84.83	N56°29'08"E	32°50'59"
C42	572.00	88.41	44.29	88.32	S68°09'57"W	08°51'21"
C45	522.00	86.55	43.37	86.45	S68°09'38"W	09°29'59"
C46	200.00	137.83	71.78	135.12	N53°10'05"E	39°29'05"
C47	75.00	16.68	8.37	16.64	N27°03'19"E	12°44'28"
C48	150.00	114.14	59.99	111.40	N56°51'01"E	43°35'49"
C49	401.00	76.08	38.15	75.96	S73°12'49"W	10°52'12"
C50	50.00	79.39	50.86	71.31	S66°44'07"E	90°58'18"
C51	351.00	66.59	33.40	66.49	S73°12'49"W	10°52'12"
C52	200.00	152.18	79.99	148.54	N56°51'01"E	43°35'49"
C54	405.00	31.39	15.70	31.38	N72°56'58"W	04°26'28"
C55	575.00	104.95	52.62	104.81	N65°29'59"W	10°27'30"
C72	159.00	7.00	3.50	7.00	S81°37'11"E	02°31'25"
C73	115.00	30.65	15.42	30.56	S75°14'46"E	15°16'15"
C7	25.00	25.26	13.83	24.20	N07°42'02"W	57°54'00"
C8	75.00	35.86	18.28	35.52	N22°57'10"W	27°23'43"
C9	25.00	28.02	15.69	26.58	S41°22'06"E	64°13'34"
C102	525.00	16.14	8.07	16.14	N69°50'53"W	01°45'41"
C103	355.00	18.30	9.15	18.30	N72°12'19"W	02°57'12"
C104	150.00	114.14	59.99	111.40	N56°51'01"W	43°35'49"
C105	100.00	42.27	21.45	41.95	N79°53'14"W	24°13'01"



- GENERAL NOTES**
- Highways and highway widenings, slope easements, drainage and utility easements, access easements, forest buffer areas in fee or easement, greenway areas in fee or easement, and stormwater management areas, no matter how entitled, shown hereon are reserved unto the owner and, except for those indicated as private, are hereby offered for dedication to Baltimore County, Maryland. The owner, his personal representatives and assigns will convey said area by deed, to Baltimore County, Maryland at no cost. Until such time as said conveyance is accepted by Baltimore County, the owner authorizes Baltimore County, its agents and assigns, the right to enter upon the property for the purpose of installing, constructing, maintaining and repairing roads, utility lines and facilities, and storm water management ponds and facilities.
 - Streets and/or roads shown hereon and the mention thereof in deeds are for purposes 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.
 - This plat may expire in accordance with the provisions of the Baltimore County Code, section 26-216.
 - The recording of this plat does not guarantee the installation of streets or utilities by Baltimore County.
 - The information shown hereon may be superseded by a subsequent or amended plat.
 - Additional information concerning this plat may be obtained from the Office of Permits and Development Management and the Department of Public Works.
 - 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 the plat.
 - The Owner/Developer will comply with the best management practices adopted by the Baltimore County Department of Environmental Protection and Resource Management.
 - The plan for the property shown this plat was approved on 4 Feb. 99 (CRG MTG.).
 - Except as otherwise indicated, all building restriction lines shown hereon have been placed as the result of an interpretation only of currently applicable regulations and policies of the Office of Permits and Development Management. Exceptions to these restrictions may apply.
 - Roads, stormdrains and utilities have been designed by a Professional Engineer (16108).
 - The Baltimore County Zoning Regulations are not applicable to this Planned Unit Development. The Owings Mills New Town zoning regulations adopted and approved by the zoning commissioner in Case 87-152 AUTH SPHA and 91-91-SPH are governing.
 - This site is located in the Gwynns Falls sewershed.
 - Deed reference: 10826/268
 - Tax Account Number: 2000014901
 - A temporary grading easement is reserved on all lots shown hereon for the purpose of road construction and other improvements. Said easements shall cease to exist upon satisfactory completion of road & drainage improvements and the release of any maintenance security held by Baltimore County, Maryland.

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 & 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.

PLAT RECORDING TOTAL \$15,000
 REVENUE \$1,000
 JUN 30 1999

SITE DATA - AREA 3 EA

GROSS AREA - AREA 3 EA: 12.817 AC.
 THIS PLAT
 1. AREA: 3.374 AC.
 2. AREA OF R/W: 1.637 AC.
 3. NUMBER OF LOTS: 21
 4. AREA OF LOTS: 1.737 AC.

S.M. 71-125
 Filed for record
 JUN 71 FOLIO 125
 Date JUN 30 1999
 Test: *Signature*
 Clerk

"THE POINTE" - OVERALL UNITS ALLOWED PER CRG/PT - 420

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED C.R.G./F.D.P. PLAN DATED 3/24/99, AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED C.R.G./F.D.P. PLAN.

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-6481 N 35,222.17 W 50,888.64 X-6482 N 35,195.06 W 51,953.51	P.W.A. COMPLETED: 49904 TEG FINAL PLAT: <i>Signature</i> REC. & PARKS: <i>Signature</i> P.D.M.: <i>Signature</i> DEV. DESIGN: <i>Signature</i> DEV. ENGINEER: DAK STREETS, NUMBERING: <i>Signature</i> P.D.M.: <i>Signature</i> REAL ESTATE: <i>Signature</i> 6-21-99	OWNERS CERTIFICATE: The undersigned, owner of the land shown on this plat, hereby certifies that, to the best of its knowledge the requirement of Subsection (C) of Section 3-108 of The Real Property Article of The Annotated Code of Maryland, has been complied with, insofar as same concerns the making of the plat and setting of the markers. <i>Dotie Jensen</i> 6-7-99 DOTIE JENSEN, TRUSTEE DATE	SURVEYORS CERTIFICATE: The undersigned, a registered property line surveyor of the State of Maryland, 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 thereon has been prepared, in compliance with Subsection (C) of Section 3-108 of The Real Property Article of The Annotated Code of Maryland particularly insofar as same concerns the making of plat and setting of markers. <i>Bernard F. Linsemeyer III</i> 6/3/99 BERNARD F. LINSEMEYER III DATE	DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT <i>Signature</i> 6-29-99 DIRECTOR DATE APPROVED BY DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(c), BALTIMORE COUNTY CODE 6-29-99 <i>Signature</i> DATE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT	OWNER KEVIN McDONALD & DOTIE JENSEN, TRUSTEES c/o LOWE ENTERPRISES COMMUNITY DEVELOPMENT 9324 LAKESIDE BOULEVARD OWINGS MILLS, MARYLAND 21117 410-902-8260 COMPUTED BY: E.J.S. CHECKED BY: M.S.V. DRAWN BY: E.J.S. P.N.: 02068R	PLAT 1 OF 3 AREA 3EA OWINGS MILLS NEW TOWN - "THE POINTE" 2ND. ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND SCALE: 1"=50' MARCH, 1999 CIVIL ENGINEERS - SITE PLANNERS - LANDSCAPE ARCHITECTS - SURVEYORS D. S. THALER & ASSOCIATES, INC. 7115 AMBASSADOR ROAD P.O. BOX 47428 BALTIMORE, MD 21244 (410) 944-3647
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BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 71, p. 125, MSA, S1236-10547, Date available 1999/06/30, Printed 01/06/2023.