



- GENERAL NOTES:**
- Highways and highway widenings, slope easements, drainage and utility easements, access easements, forest buffer areas in fee or easement, gateway areas in fee or easement, and stormwater management areas, no matter how entitled, shown hereon are reserved until the owner and, except for those indicated as private, are hereby offered for dedication to Baltimore County, Maryland. The owner or 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 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 stormwater management ponds and facilities.
  - Streets and/or roads shown hereon and the mention thereof in deeds or 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  - The information shown hereon may be superseded by a subsequent or amended plat.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 on this plat was approved on the 8th AMENDED FINAL DEVELOPMENT PLAN (DRC #062890) on 8/30/99.
  - Except as otherwise indicated, all building restriction lines shown hereon have been placed as the result of an interpretation of the Permits and Development Management. Exceptions to these restrictions may apply.
  - The approval of this plat is based on 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.
  - This site is located in the ESSEX drainage area.
  - Deed Reference 12406/749.
  - Tax Account Number 15-23-351390, 17-00-007720 THRU 17-00-007822.
  - This site is located in Watershed 21 and Subwatershed 38.
  - All lots are currently improved with a 2 story townhouse dwelling.
  - The Subject Property is located in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA).
  - There shall be no clearing, grading, construction or disturbance of vegetation in the Critical Area Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
  - Baltimore County access to the Critical Area Easement is allowed over the private roads and HOA open space areas.
  - Baltimore County is not responsible for the construction, maintenance or damages that may result from these private facilities.

**S M 72-70**

Filed for record  
S.M. 72 FOLIO 70  
Date MAR 3 2000  
Test  
*Signature*  
Clerk

**DENSITY TABULATIONS**

AREA: 9.819 AC.  
ZONING DR16  
UNITS ALLOWED: 157 UNITS  
(9,819 X16=157 UNITS)  
UNITS PROPOSED 101 UNITS  
PARKING SPACES REQUIRED: 188  
PARKING SPACES PROVIDED: 203  
AREA OF LOTS (TOTAL) 3 465 AC  
H.O.A. COMMON AREA (TOTAL) : 6.354  
ROADS AND PUBLIC AREA : 2.414  
H.O.A. OPEN SPACE PROVIDED: 3.94 AC.  
OPEN SPACE REQUIRED 1.439 AC.

PDM #15-191

**COORDINATES**

Point	Northing	Easting	Point	Northing	Easting	Point	Northing	Easting
1	601198 8667	1469678 8894	31	600981 8149	1469814 9506	61	600547 9572	1469303 1156
2	601186 7045	1469756 4995	32	601080 9176	1469640 5401	62	600592 0913	1469402 6926
3	601148 9124	1469766 8595	33	600969 2258	1469700 8214	63	600555 6395	1469466 4497
4	601152 3997	1469790 7958	34	601001 8493	1469643 7270	64	600381 4994	1469366 8727
5	601107 4253	1469841 7198	35	600794 6837	1469525 3531	65	600478 8199	1469506 9670
6	601027 1729	1469879 3575	36	600762 0602	1469582 4475			
7	601008 1412	1469877 7433	37	600978 7556	1469793 4183			
8	600959 6180	1469901 7341	38	600942 7964	1469856 4417			
9	600857 6425	1469954 7949	39	600899 5610	1469728 2125			
10	600886 4870	1469996 1737	40	600862 5656	1469793 0522			
11	600881 2193	1469932 3305	41	600814 2680	1469679 5470			
12	600885 7677	1469959 2490	42	600777 2725	1469744 3667			
13	600860 8453	1469968 3684	43	600766 0436	1469776 4270			
14	600839 2620	1469996 5965	44	600668 5966	1469636 5948			
15	600824 6281	1470002 5004	45	600591 0892	1469653 8444			
16	600814 4320	1470040 7158	46	600651 3014	1469611 8486			
17	600757 4661	1470091 6820	47	600613 5997	1469525 8370			
18	600671 0595	1470074 6358	48	600672 7366	1469493 2522			
19	600624 4581	1470045 5752	49	600733 2814	1469599 8605			
20	600527 2525	1469984 8319	50	600601 5854	1469500 6746			
21	600455 5746	1469725 2016	51	600534 8920	1469531 3015			
22	600281 7594	1469626 2660	52	600705 7814	1469818 4228			
23	600265 9297	1469654 0765	53	600469 5905	1469576 1878			
24	600149 6647	1469587 8984	54	600548 2524	1469749 1056			
25	600248 6003	1469414 0832	55	600430 4078	1469807 3342			
26	600267 9807	1469425 1145	56	600391 5531	1469793 5533			
27	600386 7034	1469216 5362	57	600628 8522	1470015 4278			
28	601144 0178	1469578 3944	58	600244 9919	1469560 5310			
29	601044 9151	1469550 8049	59	600335 6852	1469612 6450			

**PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE 8th AMENDED FINAL DEVELOPMENT PLAN (DRC #062890) DATED 8/30/99 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THE FINAL DEVELOPMENT PLAN.

<p>DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88 COUNTY TRAVERSE - GIS11 &amp; GIS 9</p> <p>P/W A COMPLETED FINAL PLAT. REC &amp; PARKS <i>W.S. 2/16/99</i></p> <p>DEV DESIGN <i>TRUB 1/24/00</i></p> <p>DEV ENGINEER</p> <p>STREETS, NUMBERING: 2,1,1</p> <p>ASSESSMENTS: 2,2,00</p> <p>REAL ESTATE <i>12/20/99</i></p>	<p><b>OWNERS' CERTIFICATE:</b> 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. By: <i>Robert H. Turner</i>, President DATE: <i>12/20/99</i></p>	<p><b>SURVEYORS' CERTIFICATE:</b> 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>Daniel S. Thaler</i> DATE: <i>12/17/99</i> BERNARD F. LINSINGER II</p>	<p>DEPARTMENT OF ENVIRONMENTAL PROTECTION &amp; RESOURCE MANAGEMENT <i>David Flowers</i> DATE: <i>3-3-00</i> DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT</p>	<p><b>OWNER</b> LENNAR ATLANTIC MD III QA LIMITED PARTNERSHIP C/O SUTTON TURNER 305 SOUTH KEY AVE. SUITE 103 LAMPASAS, TEXAS 76850</p> <p>COMPUTED BY: <i>D.J.L.</i> CHECKED BY: <i>B.L.</i> DRAWN BY: <i>C.A.D.</i> P.N.: <i>2228</i></p>	<p><b>MARINER'S COVE</b> CONFIRMATORY PLAT PREVIOUSLY RECORDED AS MARINE OAKS VILLAGE, PLAT 3 AT PLAT BOOK EHK JR 39 FOLIO 120 15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND SCALE: 1"=40' DATE: OCTOBER 22, 1999 CIVIL ENGINEERS - LAND PLANNERS - LANDSCAPE ARCHITECTS - SURVEYORS <b>D. S. THALER &amp; ASSOCIATES, INC.</b> 7115 AMBASSADOR ROAD BALTIMORE, MD 21244 P.O. BOX 47428 (410) 944-3647</p>
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MSA 85U1236-10642