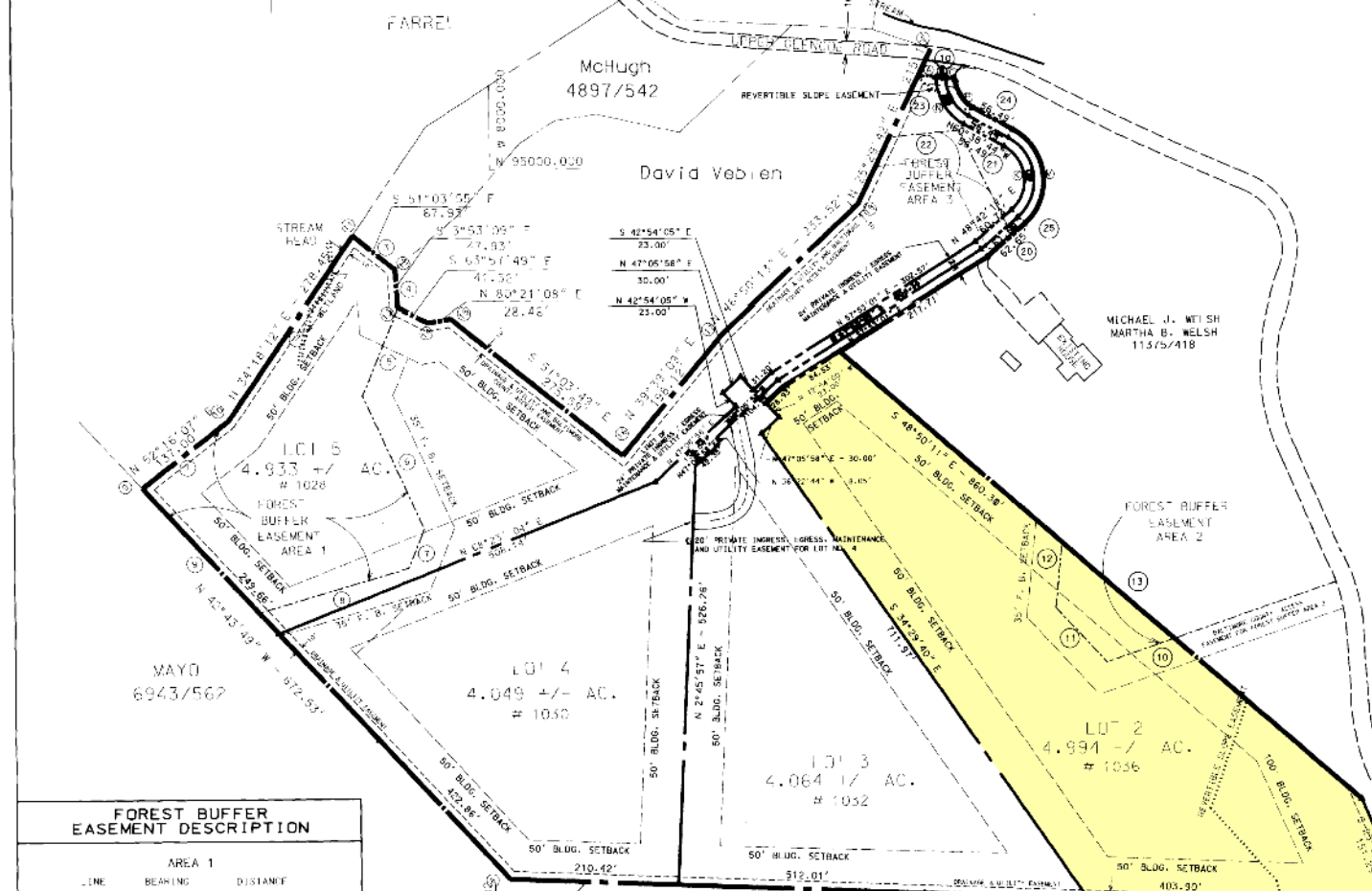
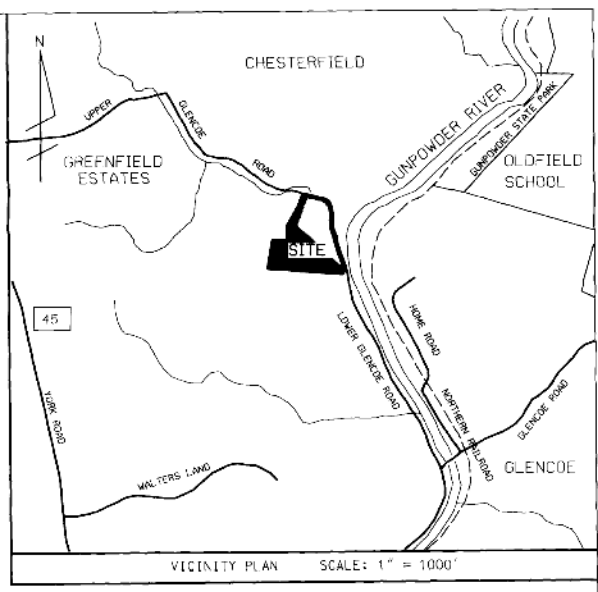


COORDINATE TABLE		
POINT	NORTH	WEST
01	N 341° 02' 12"	W 7981.04
02	N 346° 04' 17"	W 8537.39
03	N 346° 07' 07"	W 8539.01
04	N 349° 17' 58"	W 8172.11
05	N 346° 16' 35"	W 8179.21
06	N 348° 27' 48"	W 8116.02
07	N 348° 05' 26"	W 8078.71
08	N 348° 14' 03"	W 8060.60
09	N 346° 40' 83"	W 7836.23
10	N 347° 55' 37"	W 7709.64
11	N 348° 55' 11"	W 7529.92



SCARLETT
4154/139

STATE OF MARYLAND

GENERAL NOTES:

- Highways and highway widenings, slope easements, drainage and utility easements, access easements, forest buffer areas in fee or easement, greenway trails in fee or easement, and storm water management areas, no matter how entitled, shown herein 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 shall 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 storm water management ponds and facilities.
- Streets and/or roads shown herein and mention thereof in deeds are for purposes of description only and the same are not intended to be dedicated to use to use the fee simple title to the beds thereof is expressly reserved in the grants 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.
- Additional information concerning this plat may be obtained from the Baltimore County Office of Planning and Zoning and the Department of Public Works.
- The recording of this plat does not constitute or imply approval 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 November 17, 1992.
- Coordinates and bearings on this plat are referred to the System of Coordinates established in the Baltimore County Metropolitan District based on the following traverse stations:
STA. 13381 NORTH 89°48'59" WEST 9546.57
STA. 13392 NORTH 88°42'45" WEST 8326.10

FOREST BUFFER EASEMENT DESCRIPTION

AREA 1		
LINE	BEARING	DISTANCE
1	N 52° 16' 07" E	137.00'
2	N 34° 01' 12" E	218.45'
3	S 51° 03' 56" E	67.23'
4	S 3° 53' 09" E	47.82'
5	S 22° 28' 59" W	118.12'
6	S 27° 29' 07" W	181.53'
7	S 21° 29' 45" W	151.01'
8	S 73° 43' 11" W	135.39'
9	N 42° 43' 51" W	212.81'

AREA 2		
LINE	BEARING	DISTANCE
10	S 70° 35' 46" W	89.10'
11	N 42° 33' 06" W	91.40'
12	N 5° 42' 48" E	86.50'
13	S 48° 50' 11" E	165.45'

AREA 3		
LINE	BEARING	DISTANCE
14	N 07° 21' 30" W	11.45'
15	N 20° 30' 22" W	134.51'
16	S 84° 58' 20" W	87.17'
17	N 28° 11' 20" E	85.00'
18	N 11° 5' 66° 31' 29" E	22.88'
19	S 82° 44' 50" E	12.55'
20	N 9° 20' 00" E	12.27'
21	S 74° 59' 22" E	12.27'
22	N 30° 07' 46" W	81.81'
23	N 42° 20' 00" W	12.27'
24	S 60° 38' 44" E	56.43'
25	N 3° 20' 14" W	119.15'
26	S 48° 42' 37" W	11.00'

CURVE DATA

LINE	BEGINNING	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
A	57° 04' 00"	965.1	227.97'	111.50'	S 83° 47' 49" E - 22.98'
B	27° 39' 35"	280.0	12.10'	6.08'	S 87° 46' 02" E - 19.12'
C	27° 42' 32"	982.0	127.17'	61.14'	S 78° 56' 05" E - 19.21'
D	105° 21' 08"	49.34	94.15'	69.42'	N 57° 08' 18" W - 82.50'
E	105° 21' 08"	61.34	117.05'	86.56'	N 57° 08' 18" W - 103.08'
F	105° 21' 08"	73.34	138.96'	103.48'	N 57° 08' 18" W - 119.67'
G	60° 38' 44"	88.20	71.37'	53.77'	N 30° 19' 22" W - 49.66'
H	59° 59' 04"	56.20	59.62'	32.32'	N 30° 39' 09" W - 45.39'
I	57° 04' 00"	44.20	42.20'	25.87'	N 32° 07' 46" W - 42.01'

PNW COMPLETED 10/2/92
 FINAL PLAT
 DRAWN BY M. J. IZADI
 STREETS, NUMBERS, LOTS, ETC.
 DEV PLAN REVIEW 10/2/92
 DEV ENGINEER 10/2/92
 DIV. OF REAL ESTATE ASSESSMENTS
 REC'D 10/2/92

TOTAL AREA OF THIS PLAT
18.141 ± AC.



Approved for the Department of Environmental Protection and Resource Management
 9/23/96
 [Signature]
 DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Approved by the Director of Permits and Development Management pursuant to Section 26-215(c), Baltimore County Code
 10/13/96
 [Signature]
 DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

OWNER'S CERTIFICATE
 I, the undersigned, owner of the land shown in this plat hereby certify that, to the best of my knowledge, the requirements of subsection (c) of Section 3-106 of the Real Property Article of the Annotated Code of Maryland has been complied with insofar as same concerns the marking of the plat and setting of the markers.

MOSTAFA IZADI
 ZOHREH IZADI
 DATE 8/23/96

SURVEYOR'S CERTIFICATE
 I, the undersigned, a registered professional land surveyor of the State of Maryland, do hereby certify that I am the surveyor who prepared this plat and that the line shown on this plat has been laid out and the plat thereon has been prepared in compliance with subsection (c) of Section 3-106 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the marking of the plat and the setting of the markers.

WILLIAM D. ERMER
 WILLIAM D. ERMER PROPERTY LINE SURVEYOR # 65
 DATE 8/14/96

WILLIAM D. ERMER
 SURVEYORS
 4 FITZGERALD COURT
 BALTIMORE, MARYLAND, 21234



MOSTAFA IZADI, P.E.
 APPLICANT-ENGINEER-OWNER
 P. O. BOX 798
 SPARKS, MARYLAND 21152

FIRST AMENDED PLAT OF
 WINTERGREEN SUBDIVISION
 PRIOR RECORDING REFERENCE 65:96
 EIGHT ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND
 DATE: AUGUST 12, 1996
 SCALE: 1" = 100'

MSA 55A 1236-118