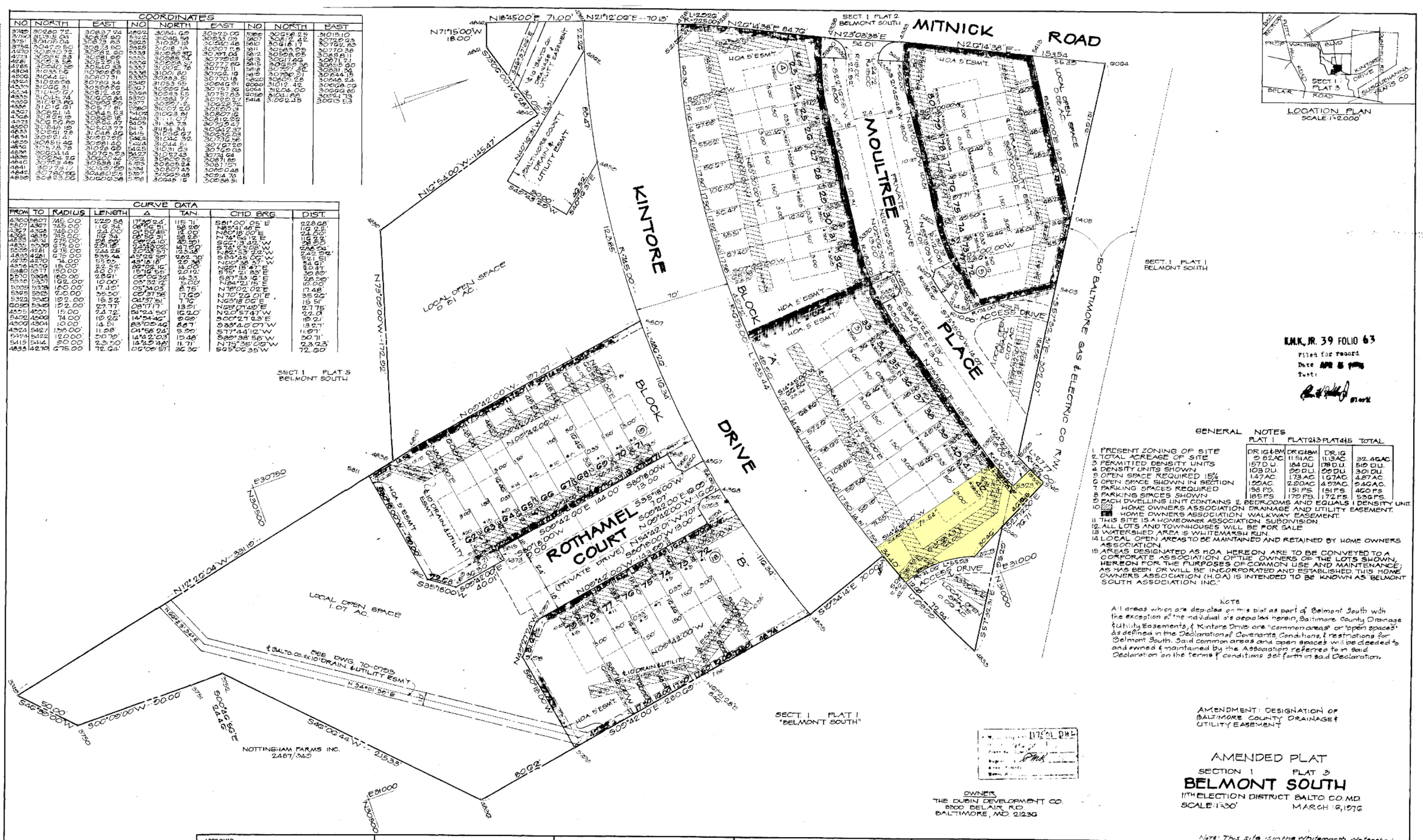
BALTIMORE COUNTY CIRCUIT COURT (Plats) Plat Book EHK, Jr. 39, pp. 61-65, MSA_C2136_6581. Date available 1976/04/05. Printed 07/24/2025.

COORDINATES								
NO	NORTH	EAST	NO	NORTH	EAST	NO	NORTH	EAST
3745	30260.72	30837.24	4850	30941.65	30595.06	5305	30658.25	31015.10
3750	31315.04	30873.80	5312	31046.59	30533.09	5807	30812.42	30750.03
3751	31410.04	30873.83	5823	31035.19	30540.48	5810	30618.17	30762.83
3752	30407.05	30873.50	5825	31018.14	30507.15	5811	30563.98	30770.38
4270	30260.72	30982.00	5339	31029.30	30497.04	5812	30528.85	30788.61
4271	30260.72	30981.99	5332	30988.74	30779.93	5813	30617.46	30871.21
4281	30513.58	30873.13	5336	30988.57	30777.80	5815	30618.38	30916.60
4285	30540.05	30540.33	5337	31002.78	30772.11	5818	30757.92	30931.04
4804	31035.58	30760.85	5338	31007.80	30702.18	5819	30790.51	30844.15
4805	31044.61	30801.31	5350	30883.35	30701.18	5820	30605.26	30848.24
4806	31005.58	30783.34	5349	31053.55	30694.91	6060	31012.42	30908.06
4833	31060.31	30598.96	5367	30995.54	30757.38	6064	31104.00	30866.85
4834	31016.07	30612.42	5368	30983.55	30757.63	6066	31011.86	30916.73
4835	31016.14	30606.86	5370	30984.77	30762.57	5414	31062.35	30813.53
4836	31013.80	30598.95	5377	30977.12	30662.72			
4837	31016.61	30577.81	5380	31009.20	30580.03			
4527	30821.14	30845.53	5402	31063.81	30807.16			
4528	30819.19	30866.16	5403	31111.67	30815.55			
4271	30815.55	30862.47	5405	31138.73	30792.47			
4550	31540.19	30503.77	5415	31184.34	30800.97			
4633	30591.78	31048.80	5416	31196.67	30835.03			
4634	30591.41	30957.55	5424	31042.32	30736.56			
4635	30859.46	30591.40	5424	31044.51	30719.29			
4836	30578.78	31078.69	5425	31031.63	30729.03			
4836	30600.14	30795.53	5427	30743.13	30734.64			
4836	30594.52	30800.42	5922	30862.52	30871.85			
4840	30795.46	30658.15	5923	30805.24	30871.21			
4841	30273.42	30437.52	5784	30807.45	30850.48			
4842	30780.00	30481.05	5787	30665.48	30914.73			
4850	30823.06	30100.38	5788	30648.16	30938.51			

CURVE DATA							
FROM	TO	RADIUS	LENGTH	Δ	TAN.	CHD BRG.	DIST.
4300	5807	745.00'	228.58'	17°30'24"	115.71'	S81°00'05"E	228.68'
5807	4367	745.00'	16.34'	06°16'51"	58.20'	N18°41'48"E	116.22'
4367	4368	745.00'	24.00'	01°50'45"	12.00'	N80°18'00"E	24.00'
4368	4835	745.00'	116.34'	06°50'31"	58.23'	N74°54'12"E	116.23'
4833	4834	675.00'	98.52'	09°21'40"	49.321'	S60°13'42"W	98.52'
4832	4530	675.00'	251.18'	21°33'05"	127.00'	S74°23'08"W	248.04'
5329	4281	675.00'	244.25'	20°43'57"	123.48'	S82°53'20"W	242.92'
4835	4281	675.00'	535.44'	45°26'59"	282.30'	S54°45'02"W	521.51'
4835	4270	14.00'	22.00'	89°18'18"	20.38'	N60°38'37"W	19.81'
4836	4270	18.00'	22.22'	86°02'16"	14.00'	N69°18'47"E	20.97'
5280	5877	150.00'	40.01'	15°16'55"	20.12'	S75°21'55"E	39.89'
5370	5923	180.00'	28.61'	09°06'32"	14.33'	S87°33'16"E	28.58'
5336	5337	180.00'	10.00'	03°32'12"	5.00'	N84°21'15"E	10.00'
5099	5338	180.00'	17.45'	05°34'03"	8.75'	N78°02'02"E	17.48'
5328	5325	210.00'	35.50'	09°37'38"	17.80'	N70°22'01"E	35.46'
5323	5099	192.00'	15.52'	04°37'51"	7.76'	N68°18'00"E	15.51'
5095	5348	192.00'	27.77'	08°17'17"	13.91'	N59°07'49"E	27.75'
4535	4530	19.00'	27.72'	84°24'50"	16.90'	N20°57'47"W	25.19'
5402	4300	74.00'	19.26'	14°54'46"	9.68'	S00°27'03"E	19.21'
4300	4304	10.00'	14.51'	83°05'46"	8.87'	S83°40'07"W	13.27'
4304	5427	136.00'	11.58'	04°58'24"	5.79'	S77°44'12"W	11.57'
5414	5422	120.00'	30.78'	14°42'03"	15.48'	S88°38'58"W	30.71'
5415	5414	90.00'	23.50'	14°57'46"	11.71'	N75°35'06"W	23.23'
4833	4270	675.00'	72.64'	06°09'57"	36.36'	S65°06'35"W	72.60'



E.H.K. JR. 39 FOLIO 63
Filed for record
Date APR 5 1976
Test:
Clerk

GENERAL NOTES

	PLAT 1	PLAT 2&3	PLAT 4&5	TOTAL
1. PRESENT ZONING OF SITE	DR.16 & BM	DR.16 & BM	DR.16	
2. TOTAL ACREAGE OF SITE	9.82 AC.	11.51 AC.	11.13 AC.	32.46 AC.
3. PERMITTED DENSITY UNITS	157 D.U.	184 D.U.	178 D.U.	519 D.U.
4. DENSITY UNITS SHOWN	103 D.U.	220 D.U.	99 D.U.	301 D.U.
5. OPEN SPACE REQUIRED 15%	1.47 AC.	1.73 AC.	1.67 AC.	4.87 AC.
6. OPEN SPACE SHOWN IN SECTION	1.50 AC.	2.20 AC.	4.57 AC.	8.46 AC.
7. PARKING SPACES REQUIRED	158 P.S.	151 P.S.	151 P.S.	460 P.S.
8. PARKING SPACES SHOWN	185 P.S.	170 P.S.	172 P.S.	527 P.S.

9. EACH DWELLING UNIT CONTAINS 2 BEDROOMS AND EQUALS 1 DENSITY UNIT.
10. ▨ HOME OWNERS ASSOCIATION DRAINAGE AND UTILITY EASEMENT.
▩ HOME OWNERS ASSOCIATION WALKWAY EASEMENT.
11. THIS SITE IS A HOMEOWNER ASSOCIATION SUBDIVISION.
12. ALL LOTS AND TOWNHOUSES WILL BE FOR SALE
13. WATERSHED AREA IS WHITEMARSH RUN.
14. LOCAL OPEN AREAS TO BE MAINTAINED AND RETAINED BY HOME OWNERS ASSOCIATION.
15. AREAS DESIGNATED AS HOA HEREON ARE TO BE CONVEYED TO A CORPORATE ASSOCIATION OF THE OWNERS OF THE LOTS SHOWN, HEREON FOR THE PURPOSES OF COMMON USE AND MAINTENANCE; AS HAS BEEN OR WILL BE INCORPORATED AND ESTABLISHED THIS HOME OWNERS ASSOCIATION (H.O.A) IS INTENDED TO BE KNOWN AS "BELMONT SOUTH ASSOCIATION INC."

NOTE

All areas which are depicted on this plat as part of Belmont South with the exception of the individual lots depicted herein, Baltimore County Drainage & Utility Easements, & Kintore Drive are "common areas" or "open spaces" as defined in the Declaration of Covenants, Conditions, & restrictions for Belmont South. Said common areas and open spaces will be deeded to and owned & maintained by the Association referred to in said Declaration on the terms & conditions set forth in said Declaration.

AMENDMENT: DESIGNATION OF BALTIMORE COUNTY DRAINAGE & UTILITY EASEMENT

AMENDED PLAT
SECTION 1 PLAT 3
BELMONT SOUTH
11TH ELECTION DISTRICT BALTO. CO. MD.
SCALE: 1"=30' MARCH 16, 1976

OWNER
THE DUBIN DEVELOPMENT CO.
8900 BELAIR RD.
BALTIMORE, MD. 21236

APPROVED:
3/30/76 Donald J. Rogers
DATE DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED BALTIMORE COUNTY PLANNING BOARD
DATE: DIRECTOR

4/1/76 Thomas J. Bourquin
DATE: COUNTY ROADS ENGINEER

NOTE:
STREETS and/or ROADS shown hereon and 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.

NOTE:
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:
X2647 N30688.02 E32444.77
X2648 N30030.48 E32658.68

OWNERS CERTIFICATE:
The requirements of Section 72-B, Article 17 of the Annotated Code of Maryland, (Flack 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.
THE DUBIN DEVELOPMENT CO.
OWNER 3-12-76 DATE

SURVEYORS CERTIFICATE:
I RONALD W. BROTUS Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.
Ronald W. Brotus 3-12-76
REGISTERED LAND SURVEYOR. No. 5000 DATE

Note: This site is in the Whitemarsh Watershed and sewers to the Whitemarsh Pump Station.

MCA ENGINEERING CORPORATION
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

COMPUTED: CAE DRAWN: M.W.W. CHECKED: CRS J.O. #71178 D

MSA (Su 2136-6581-3 100-3