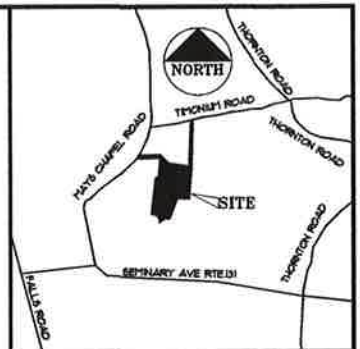


LINE	BEARING	DISTANCE
A	S20°08'40"W	515.48'
B	N83°18'07"W	100.00'
C	S55°43'27"W	144.82'
D	N02°47'53"E	48.98'
E	N90°30'07"W	38.00'
F	N25°48'28"W	37.98'
G	N45°42'28"W	35.00'
H	N54°28'28"W	30.73'
I	N49°51'12"W	28.20'
RADIUS	LENGTH	CHORD
(C)	150.00'	235.62'
(D)	150.00'	117.81'
(K)	N40°08'48"E	59.00'
(L)	N04°51'12"W	38.62'
(M)	S86°28'54"E	438.53'



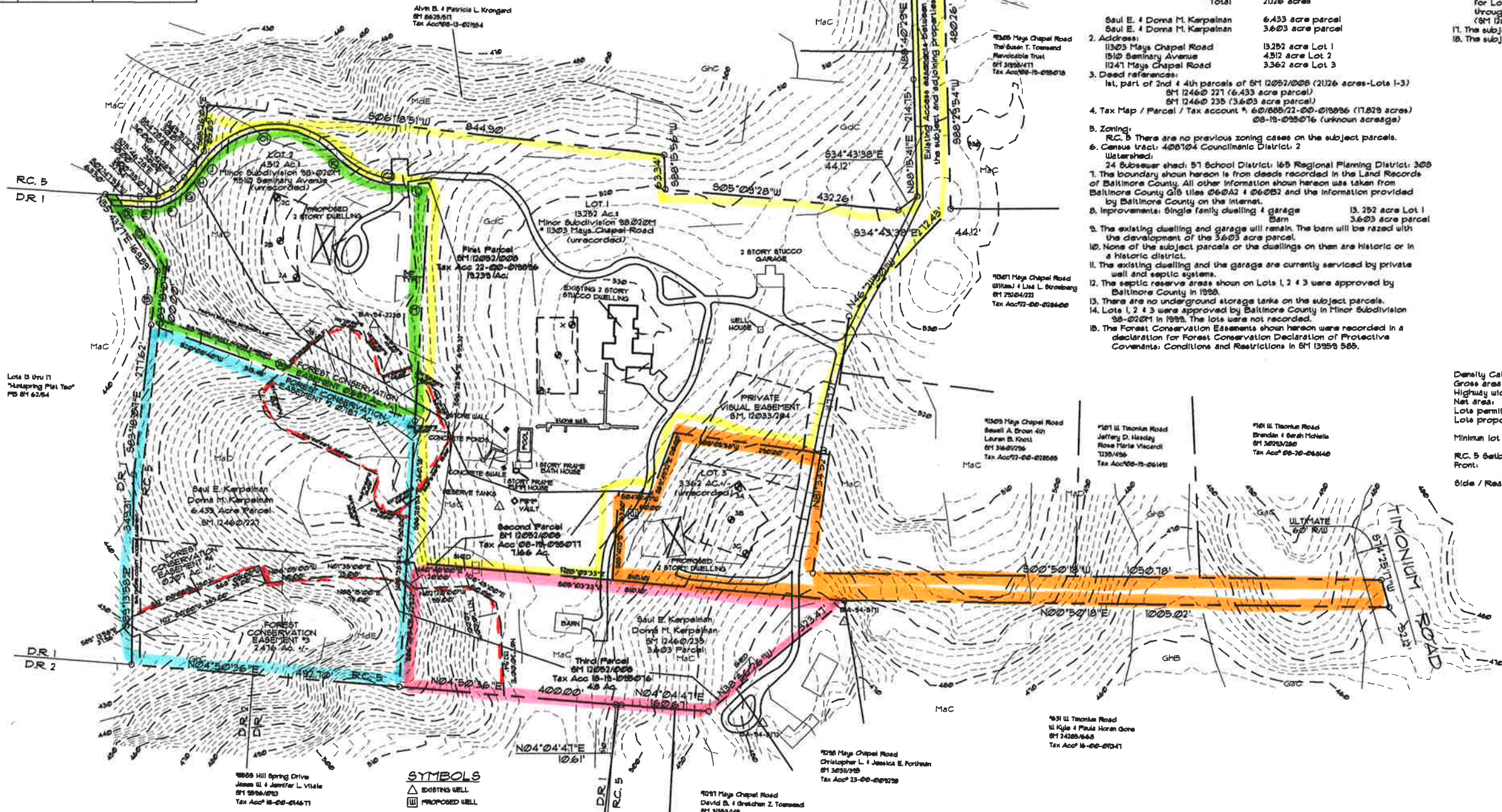
GENERAL NOTES

- Ownership:**
Saul E. & Donna M. Kerpelman: 13,262 acre Lot 1 (unrecorded as such)
Saul E. & Donna M. Kerpelman: 4,812 acre Lot 2 (unrecorded as such)
Saul E. & Donna M. Kerpelman: 3,362 acre Lot 3 (unrecorded as such)
Total: 21,436 acres
- Address:**
Saul E. & Donna M. Kerpelman: 6,433 acre parcel
Saul E. & Donna M. Kerpelman: 3,603 acre parcel
- Dead references:**
1st, part of 2nd & 4th parcels of SM 12052/028 (21,226 acres-Lots 1-3)
SM 12460/221 (6,433 acre parcel)
SM 12460/235 (3,603 acre parcel)
- Tax Map / Parcel / Tax account #:** 60/080/21-00-010006 (11,829 acres)
08-19-025076 (unknown acreage)
- Zoning:** RC, B There are no previous zoning cases on the subject parcels.
- Census tract:** 420104 Councilmanic District, 2
- Subsector sheet:** 51 School District, 165 Regional Planning District, 308
- The boundary shown hereon is from deeds recorded in the Land Records of Baltimore County. All other information shown hereon was taken from Baltimore County GIS files 06-0A2 & 06-0B2 and the information provided by Baltimore County on the internet.**
- Improvements:** Single family dwelling & garage: 13,262 acre Lot 1
Barn: 3,603 acre parcel
- The existing dwelling and garage will remain. The barn will be razed with the development of the 3,603 acre parcel.**
- None of the subject parcels or the dwellings on them are historic or in a historic district.**
- The existing dwelling and the garage are currently serviced by private well and septic systems.**
- The septic reserve areas shown on Lots 1, 2 & 3 were approved by Baltimore County in 1998.**
- There are no underground storage tanks on the subject parcels.**
- Lots 1, 2 & 3 were approved by Baltimore County in Minor Subdivision 98-02071 in 1998. The lots were not recorded.**
- The Forest Conservation Easements shown hereon were recorded in a declaration for Forest Conservation Declaration of Protective Covenants: Conditions and Restrictions in SM 13359/565.**

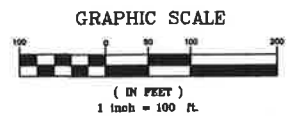
Density Calculations for RC, B

Gross area:	31,612 acres
Highway widening:	0 acres
Net area:	31,612 acres
Lots permitted:	31,612 x 50' = 1,580,640
Lots proposed:	3

RC, B setbacks for Residential Single Family Dwellings
Front: 15 feet from the centerline of any non-collector street or road
Side / Rear: 50 feet from any lot line other than a street line



SYMBOLS
 △ EXISTING WELL
 □ PROPOSED WELL



Bruce E. Doak Consulting, LLC
 Land Use Expert and Surveyor
 3501 Baker Schoolhouse Road
 Freehold, MD 21053
 P 443-800-5355 M 410-418-8006
 www.bruceedoakconsulting.com

EXISTING CONDITIONS PLAT
 of the
KERPELMAN PROPERTIES
 8th ELECTION DISTRICT - 2nd COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND
 15 FEBRUARY 2013 SCALE: 1" = 100' MAI Job No. 12-122