APPENDIX A

WBCM CONTROL POINTS

PT	NORTH	EAST	DESCRIPTION
900	7771.0856	10578.9851	WBCM RCS
901	7644.5941	10226.1095	WBCM RCS
902	8011.2292	9696.9666	WBCM RCS
903	8155.2774	10042.4942	WBCM RCS

BALTIMORE CITY CONTROL POINTS

PT	NORTH	EAST	DESCRIPTION	
X414	6694.6500	9970.6280	STANDARD MARKER	
18783	7114.9310	10351.1000	T.S.B.C. MARKER	
24016	7695.1320	8075.9030	GALV. PLUG	
34654	7666.9190	6369.0030	PLUG	
34907	10736.4500	8856.0400	PLUG	
34918	8526.9112	11608.4788	PLUG	CHECK COORDINATE
34918	8526.894	11608.452		PUBLISHED COORDINATE

PARCEL 'A' - LOT 1/2

(THIS SHEET)

PT	NORTH	EAST	DESCRIPTION
332	7594.4518	9425.3650	PARCEL A LOT 1/2
333	8324.2314	10119.6957	PARCEL A LOT 1/2
334	8388.3615	10638.7592	PARCEL A LOT 1/2
335	7955.4728	11091.9814	PARCEL A LOT 1/2
336	8501.5473	11583.8548	PARCEL A LOT 1/2
337	9149.6294	10901.7386	PARCEL A LOT 1/2
338	9367.1739	11109.2168	PARCEL A LOT 1/2
339	10116.4221	10210.3374	PARCEL A LOT 1/2
340	11040.7695	9074.7119	PARCEL A LOT 1/2
341	10120.1197	10161.0728	R=1424.00'
342	10873.6259	8952.7664	PARCEL A LOT 1/2
343	10030.3494	8426.8928	PARCEL A LOT 1/2
344	9541.3273	8102.8317	PARCEL A LOT 1/2
345	10018.9664	7382.0578	R=864.67'
346	9329.4404	7903.7935	PARCEL A LOT 1/2
347	3608.1304	12233.2037	R=7174.76'
348	8854.8807	7339.4533	PARCEL A LOT 1/2
349	7986.6295	8149.2226	R=1187.26'
350	8723.9023	7218.6232	PARCEL A LOT 1/2
351	7665.1407	6379.8125	PARCEL A LOT 1/2
352	7458.5681	6211.2481	PARCEL A LOT 1/2
358	7021.1715	6564.2067	PARCEL A LOT 1/2
359	6802.5459	7285.0106	PARCEL A LOT 1/2
360	7323.0157	6656.6061	PARCEL A LOT 1/2
361	9134.2037	7657.1931	PARCEL A LOT 1/2
362	9099.8702	7686.4989	PARCEL A LOT 1/2
363	9040.6898	7617.6212	PARCEL A LOT 1/2
364	9075.7474	7587.4852	PARCEL A LOT 1/2

FOUND MONUMENTATION

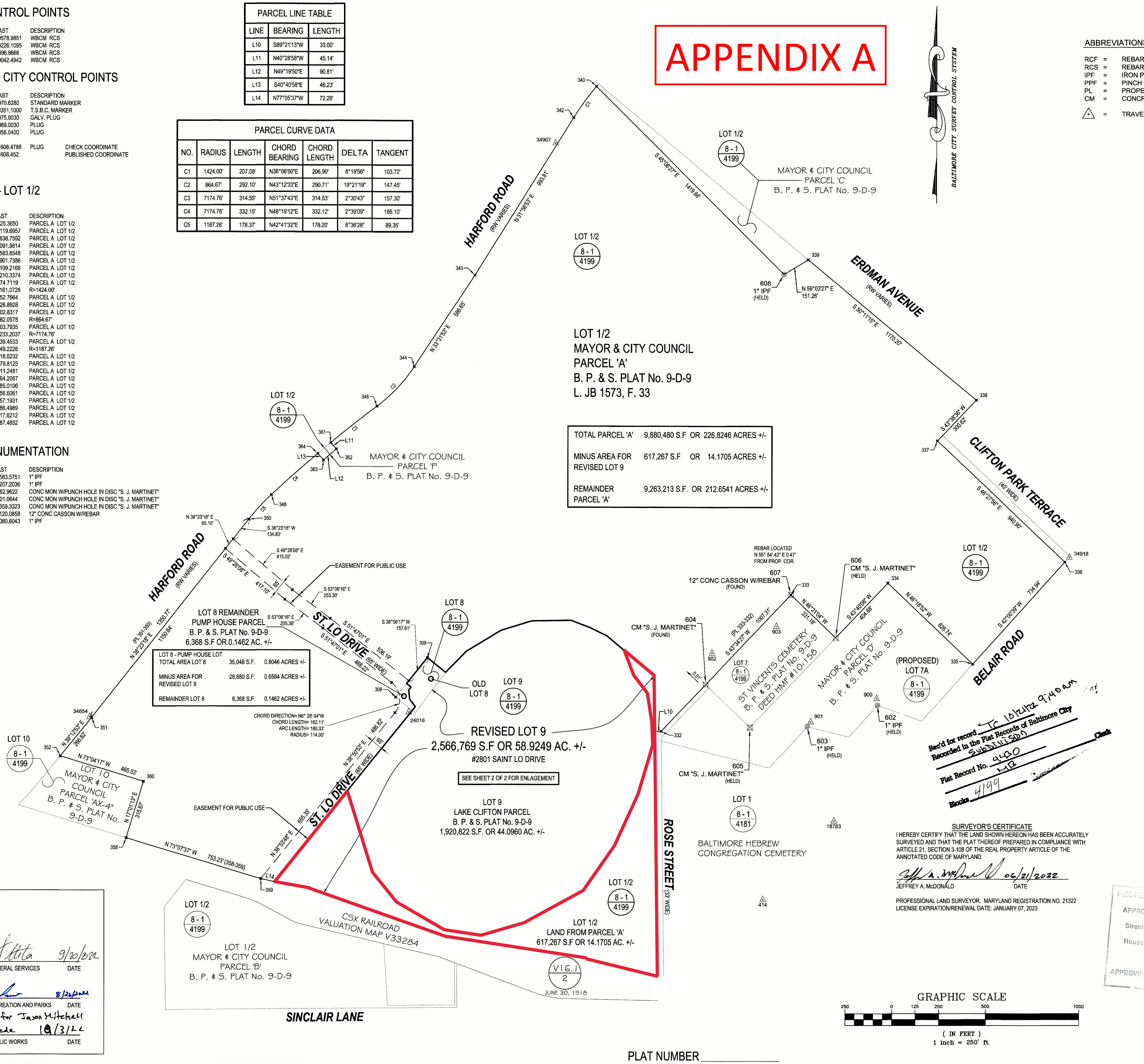
PT	NORTH	EAST	DESCRIPTION
602	7735.8780	10583.5751	1" IPF
603	7620.2834	10207.2036	1" IPF
604	7844.1919	9662.9622	CONC MON W/PUNCH HOLE IN DISC "S. J. MARTINET"
605	7615.5661	9901.0644	CONC MON W/PUNCH HOLE IN DISC "S. J. MARTINET"
606	8095.6390	10359.3323	CONC MON W/PUNCH HOLE IN DISC "S. J. MARTINET"
607	8324.4955	10120.0858	12" CONC CASSON W/REBAR
608	10038.6474	10080.6043	1" IPF

PARCEL LINE TABLE

LINE	BEARING	LENGTH
L10	S89°21'13"W	33.00'
L11	N40°28'58"W	45.14'
L12	N49°19'50"E	90.81'
L13	S40°40'58"E	46.23'
L14	N77°05'37"W	72.28'

PARCEL CURVE DATA

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
C1	1424.00'	207.08'	N36°06'50"E	206.90'	8°19'56"	103.72'
C2	864.67'	292.10'	N43°12'33"E	290.71'	19°21'19"	147.45'
C3	7174.76'	314.55'	N51°37'43"E	314.53'	2°30'43"	157.30'
C4	7174.76'	332.15'	N48°19'12"E	332.12'	2°39'09"	166.10'
C5	1187.26'	178.37'	N42°41'32"E	178.20'	8°36'28"	89.35'

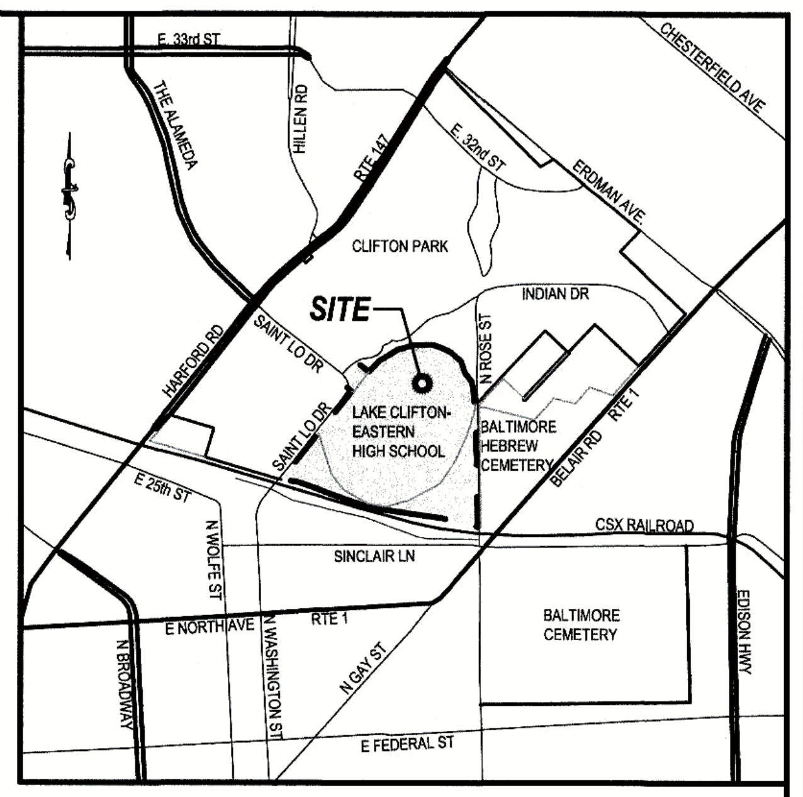


TOTAL PARCEL 'A'	9,880,480 S.F OR 226.8246 ACRES +/-	
MINUS AREA FOR REVISED LOT 9	617,267 S.F OR 14.1705 ACRES +/-	
REMAINDER PARCEL 'A'	9,263,213 S.F. OR 212.6541 ACRES +/-	

Rec'd for record TC 10/21/22 9:40 am
Recorded in the Plat Records of Baltimore City SUBDIVISION
Plat Record No. 4430 MB
Blocks 4199
Clerk

ABBREVIATIONS

RCF = REBAR CAP FOUND
RCS = REBAR CAP SET
IPF = IRON PIPE FOUND
PPF = PINCH PIPE FOUND
PL = PROPERTY LINE
CM = CONCRETE MONUMENT
△ = TRAVERSE POINT



VICINITY MAP
SCALE: 1" = 2,000

AREA TABULATION

LOT 1/2 - PARCEL 'A'		
LOT 1/2 - PARCEL 'A'	9,880,480 S.F.	226.8246 ACRES +/-
EXCEPTION LOT 9 REVISED	617,267 S.F.	14.1705 ACRES +/-
REMAINDER LOT 1/2 - PARCEL 'A'	9,263,213 S.F.	212.6541 ACRES +/-
LOT 8 -PUMP HOUSE PARCEL		
LOT 8 -PUMP HOUSE PARCEL	35,048 S.F.	0.8046 ACRES +/-
EXCEPTION LOT 9 REVISED	28,680 S.F.	0.6584 ACRES +/-
REMAINDER LOT 8 - PUMP HOUSE PARCEL	6,368 S.F.	0.1462 ACRES +/-
REVISED LOT 9		
LOT 9 - LAKE CLIFTON PARCEL	1,920,822 S.F.	44.0960 ACRES +/-
LOT 8 - PUMP HOUSE PARCEL	28,680 S.F.	0.6584 ACRES +/-
LOT 1/2 - PARCEL 'A'	617,267 S.F.	14.1705 ACRES +/-
TOTAL REVISED LOT 9	2,566,769 S.F.	58.9249 ACRES +/-
TOTAL AREA Lot ½, Lot 8, Lot 9	11,836,351 S.F.	271.7252 ACRES +/-

GENERAL NOTES

1. THIS PLAT IS BASED UPON A FIELD-RUN BOUNDARY PERFORMED BY WBCM IN JANUARY, 2021.
2. TOPOGRAPHIC SURVEY BASED UPON AERIAL PHOTOGRAPHY BY McKENZIE SNYDER, INC. FLOWN IN DECEMBER OF 2020, AND REFLECT SITE CONDITIONS AS OF THAT DATE.
3. HORIZONTAL COORDINATES AND DIRECTIONS SHOWN HEREON ARE REFERRED TO THE MERIDIAN OF THE BALTIMORE CITY SURVEY CONTROL SYSTEM AS DETERMINED FROM THE FOLLOWING BALTIMORE CITY SURVEY CONTROL STATIONS:

LOCALIZATION RESIDUALS

PT	NORTH	EAST
X414	0.024'	-0.020'
18783	0.010'	0.031'
24016	0.005'	-0.032'
34654	-0.024'	-0.010'
34907	-0.014'	0.031'

LOCALIZATION MAXIMUM RESIDUAL

NORTH	EAST
0.024'	0.032'

4. THE PURPOSE OF THIS PLAT IS TO REVISE LOT 9, (THE LAKE CLIFTON SENIOR HIGH SCHOOL PARCEL) BY INCORPORATING LOT 8 (THE PUMP HOUSE PARCEL), AND INCORPORATING PART OF LOT 1/2 (PARCEL 'A') AS SHOWN ON A PLAT ENTITLED "CITY OF BALTIMORE DEPARTMENT OF PUBLIC WORKS BUREAU OF PLANS AND SURVEY LAND RECORDS CLIFTON PARK", SAID PLAT BASED ON AN ACTUAL SURVEY OF CLIFTON PARK B.P. & S. PLAT NO. 9-D-9, OWNED BY THE MAYOR AND CITY COUNCIL.
5. LOTS 1/2, 8, AND 9 SHOWN ON THIS PLAT ARE PART OF BLOCK 4199.
6. SUBJECT PROPERTY ZONED "OS".
7. SUBJECT PROPERTY LIES WITHIN "FLOOD ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 2400870012E, EFFECTIVE DATE FEBRUARY 02, 2012.
8. EXISTING LAND USE: EXISTING HIGH SCHOOL TO BE DEMOLISHED.
   PROPOSED LAND USE: COLLEGE CAMPUS, THIRD PARTY RETAIL, HOUSING MIXED USE, GOVERNMENTAL RESEARCH FACILITIES.

OWNERS' CERTIFICATE

THE REQUIREMENTS OF ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS THEY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

DATE 10/18/2022

OWNER: MAYOR & CITY COUNCIL
100 N. HOLIDAY STREET
BALTIMORE, MARYLAND 21202

NAME: Reginald Moore
TITLE: Executive Director

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN ACCURATELY SURVEYED AND THAT THE PLAT THEREOF PREPARED IN COMPLIANCE WITH ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

Jeffrey A. McDonald 06/21/2022
JEFFREY A. McDONALD DATE

PROFESSIONAL LAND SURVEYOR, MARYLAND REGISTRATION NO. 21322
LICENSE EXPIRATION/RENEWAL DATE: JANUARY 07, 2023

PROPERTY LOCATION SECTION
APPROVED AS CHECKED:
Street Names ✓
House Numbers ✓
Date: 10/7/22
APPROVED: WA

APPROVED
CITY OF BALTIMORE
PLANNING COMMISSION
DEPARTMENT OF PLANNING
APR 2 8 2022
APPROVED AS TO STREET AND SUBDIVISION PLAN ONLY
AS NOTED AND SUBJECT TO THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION.

Berke Attila 9/20/2022
DEPARTMENT OF GENERAL SERVICES DATE

8/26/2022
BALTIMORE CITY RECREATION AND PARKS DATE

for Jason Mitchell
bede 10/3/22
DEPARTMENT OF PUBLIC WORKS DATE

GRAPHIC SCALE
250 0 125 250 500 1000
(IN FEET)
1 inch = 250' ft.

PLAT NUMBER ____________

NO.	DATE	REVISION	BY

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road Suite 200
Baltimore, MD 21286
410.512.4500 www.wbcm.com

WBCM
Designing Infrastructure for Tomorrow®

Jeffrey A. McDonald
Registered Professional Land Surveyor,
License #21322
Expiration/Renewal Date: 01/07/23

FINAL SUBDIVISION PLAT

LAKE CLIFTON-EASTERN HIGH SCHOOL

MAYOR & CITY COUNCIL
100 N. HOLIDAY STREET
BALTIMORE, MARYLAND 21202

FIELD BOOK	HB 468A
DRAWN:	J.A.M/J.L.F.
CHECKED:	J.A.M.
SCALE:	1"=250'
DATE:	06/21/2022
PROJECT:	2020.1021.00
DRAWING:	

1 OF 2

REVISED LOT 9

PT	NORTH	EAST	DESCRIPTION
300	7594.0794	9392.3671	PROP. COR.
301	6286.7227	9407.1187	PROP. COR.
302	6381.6470	9015.9824	PROP. COR.
303	6493.0663	8269.4613	PROP. COR.
304	6759.9316	7528.8759	PROP. COR.
305	6786.4016	7355.4645	PROP. COR.
306	7271.8109	7747.0957	PROP. COR.
307	7703.2811	8094.6019	PROP. COR.
309	7985.1432	8175.3358	PROP. COR.
310	7906.6670	8272.6573	PROP. COR.
311	8019.9039	8382.9601	PROP. COR.
312	8132.4024	8569.3748	PROP. COR.
313	8182.4492	8731.8097	PROP. COR.
314	8186.6898	8941.6769	PROP. COR.
315	8147.7316	9044.6218	PROP. COR.
316	8104.0068	9134.4336	PROP. COR.
317	8017.3477	9237.7783	PROP. COR.
367	7899.5517	8106.3046	PROP. COR.
368	7723.3438	8110.7604	PROP. COR.
369	7763.6169	8080.3891	PROP. COR.
370	7813.2082	8075.5462	PROP. COR.
371	7828.1328	8087.7114	PROP. COR.
372	7847.3454	8063.9443	PROP. COR.
373	7890.5231	9389.0222	PROP. COR.

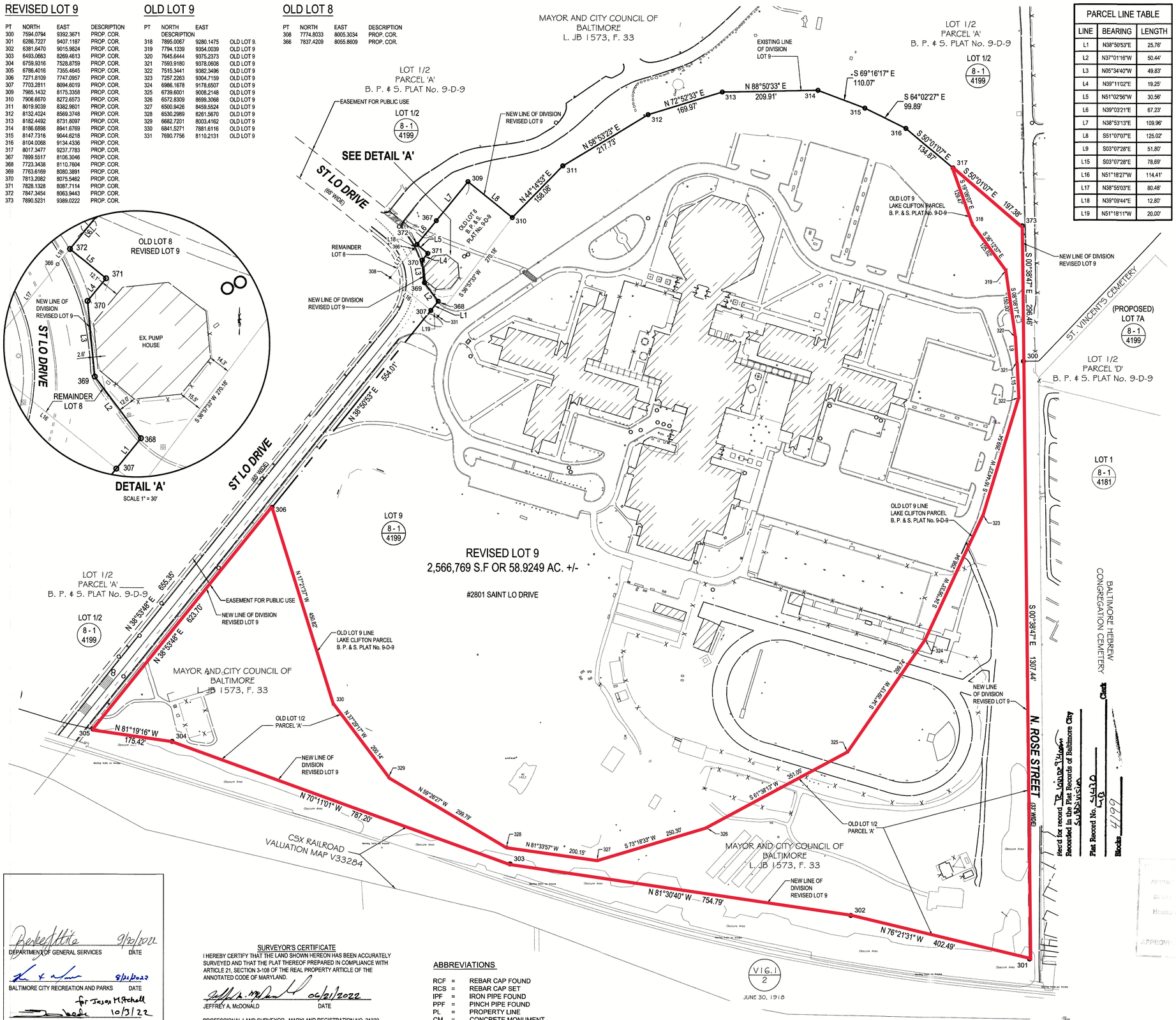
OLD LOT 9

PT	NORTH	EAST	DESCRIPTION
318	7695.0067	9280.1475	OLD LOT 9.
319	7794.1339	9354.0039	OLD LOT 9
320	7645.6444	9375.2373	OLD LOT 9
321	7593.9180	9378.0608	OLD LOT 9
322	7515.3441	9382.3496	OLD LOT 9
323	7257.2263	9304.7159	OLD LOT 9
324	6986.1678	9178.6507	OLD LOT 9
325	6739.6001	9008.2148	OLD LOT 9
326	6572.8309	8699.3068	OLD LOT 9
327	6500.9426	8459.5524	OLD LOT 9
328	6530.2989	8261.5670	OLD LOT 9
329	6682.7201	8003.4162	OLD LOT 9
330	6841.5271	7881.6116	OLD LOT 9
331	7690.7756	8110.2131	OLD LOT 9

OLD LOT 8

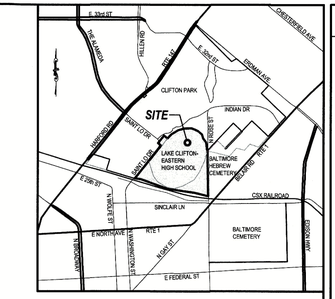
PT	NORTH	EAST	DESCRIPTION
308	7774.8033	8005.3034	PROP. COR.
366	7837.4209	8055.8609	PROP. COR.

DETAIL 'A'
SCALE 1" = 30'



PARCEL LINE TABLE		
LINE	BEARING	LENGTH
L1	N38°50'53"E	25.76'
L2	N37°01'16"W	50.44'
L3	N05°34'40"W	49.83'
L4	N39°11'02"E	19.25'
L5	N51°02'56"W	30.56'
L6	N39°03'21"E	67.23'
L7	N38°53'13"E	109.96'
L8	S51°07'07"E	125.02'
L9	S03°07'28"E	51.80'
L15	S03°07'28"E	78.69'
L16	N51°18'27"W	114.41'
L17	N38°55'03"E	80.46'
L18	N39°09'44"E	12.80'
L19	N51°18'11"W	20.00'

BALTIMORE CITY SURVEY CONTROL SYSTEM



VICINITY MAP
SCALE: 1"= 2,000'

AREA TABULATION

LOT 1/2 - PARCEL 'A'		
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LOT 9 - LAKE CLIFTON PARCEL	1,920,822 S.F.	44.0960 ACRES +/-
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TOTAL AREA Lot ½, Lot 8, Lot 9	11,836,351 S.F.	271.7252 ACRES +/-

GENERAL NOTES

1. THIS PLAT IS BASED UPON A FIELD-RUN BOUNDARY PERFORMED BY WBCM IN JANUARY, 2021.
2. TOPOGRAPHIC SURVEY BASED UPON AERIAL PHOTOGRAPHY BY McKENZIE SNYDER, INC. FLOWN IN DECEMBER OF 2020, AND REFLECT SITE CONDITIONS AS OF THAT DATE.
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5. LOTS 1/2, 8, AND 9 SHOWN ON THIS PLAT ARE PART OF BLOCK 4199.
6. SUBJECT PROPERTY ZONED "OS".
7. SUBJECT PROPERTY LIES WITHIN "FLOOD ZONE X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 24008700 12E, EFFECTIVE DATE FEBRUARY 02, 2012.
8. EXISTING LAND USE — EXISTING HIGH SCHOOL TO BE DEMOLISHED
   PROPOSED LAND USE — COLLEGE CAMPUS, THIRD PARTY RETAIL, HOUSING MIXED USE, GOVERNMENTAL RESEARCH FACILITIES.

OWNERS' CERTIFICATE

THE REQUIREMENTS OF ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS THEY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

OWNER: MAYOR & CITY COUNCIL
100 N. HOLIDAY STREET
BALTIMORE, MARYLAND 21202

DATE 10/18/2022

NAME: Reginald Moore
TITLE: Executive Director

APPROVED
CITY OF BALTIMORE
PLANNING COMMISSION
DEPARTMENT OF PLANNING
APR 28 2022
APPROVED AS TO STREET AND SUBDIVISION PLAN ONLY
AS NOTED AND SUBJECT TO THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION.

APPROVED:
10/7/22

Rec'd for record To 100 N. Holiday St
Recorded in the Plat Records of Baltimore City
Subscribe
Plat Record No. 47-320
Clerk
Folio 66/14

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100' ft.

Reviewed 9/20/2022
DEPARTMENT OF GENERAL SERVICES — DATE

8/25/2022
BALTIMORE CITY RECREATION AND PARKS — DATE

for Jason Mitchell 10/3/22
DEPARTMENT OF PUBLIC WORKS — DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN ACCURATELY SURVEYED AND THAT THE PLAT THEREOF PREPARED IN COMPLIANCE WITH ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

06/21/2022
JEFFREY A. McDONALD — DATE

PROFESSIONAL LAND SURVEYOR, MARYLAND REGISTRATION NO. 21322
LICENSE EXPIRATION/RENEWAL DATE: JANUARY 07, 2023

ABBREVIATIONS

RCF	=	REBAR CAP FOUND
RCS	=	REBAR CAP SET
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PPF	=	PINCH PIPE FOUND
PL	=	PROPERTY LINE
CM	=	CONCRETE MONUMENT
△	=	TRAVERSE POINT

PLAT NUMBER _____

NO.	DATE	REVISION	BY

WHITNEY BAILEY COX & MAGNANI, LLC
300 East Joppa Road, Suite 200
Towson, Maryland 21286
410.512.4500 www.wbcm.com
WBCM
Designing Infrastructure for Tomorrow®

STATE OF MARYLAND — ADAM McDONALD — No. 21322 — PROFESSIONAL LAND SURVEYOR

Jeffrey A. McDonald
Registered Professional Land Surveyor,
License #21322
Expiration/Renewal Date: 01/07/23

FINAL SUBDIVISION PLAT

LAKE CLIFTON-EASTERN HIGH SCHOOL
MAYOR & CITY COUNCIL
100 N. HOLIDAY STREET
BALTIMORE, MARYLAND 21202

FIELD BOOK	HB 468A
DRAWN:	J.A.M./J.L.F.
CHECKED:	J.A.M.
SCALE:	1"=100'
DATE:	06/21/2022
PROJECT:	2020.1021.00
DRAWING:	2 OF 2

Jun 21, 2022 - 7:30am User: mcdonald
P:\surveys\JOBS_2020\20102100 - LAKE CLIFTON HS\DWG\20102100-Subdivision Plat.dwg