

WBCM CONTROL POINTS

PT	NORTH	EAST	DESCRIPTION
900	7771.0856	10578.9851	WBCM RCS
901	7644.5941	10226.1095	WBCM RCS
902	8011.2232	9696.9666	WBCM RCS
903	8155.2774	10042.4942	WBCM RCS

BALTIMORE CITY CONTROL POINTS

PT	NORTH	EAST	DESCRIPTION	CHECK COORDINATE
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	8656.0400	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	9425.3850	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	7355.4728	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	11040.7895	9074.7119	PARCEL A LOT 1/2
341	10120.1197	10161.0728	PARCEL A LOT 1/2
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	PARCEL A LOT 1/2
346	9329.4404	7903.7935	PARCEL A LOT 1/2
347	3608.1304	12233.2037	PARCEL A LOT 1/2
348	8854.8807	7339.4533	PARCEL A LOT 1/2
349	7986.6295	8149.2226	PARCEL A LOT 1/2
350	8723.9023	7218.6232	PARCEL A LOT 1/2
351	7665.1407	6379.8125	PARCEL A LOT 1/2
352	7458.5881	6211.2481	PARCEL A LOT 1/2
358	7021.1715	6584.2067	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	9040.8898	7617.8212	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/ PINNACLE IN DISC 'S. J. MARTINET'
605	7615.5661	9901.8644	CONC MON W/ PINNACLE IN DISC 'S. J. MARTINET'
606	8095.6390	10359.3323	CONC MON W/ PINNACLE IN DISC 'S. J. MARTINET'
607	8324.4955	10120.0558	12" CONC CASSON WIREBAR
608	10038.6474	10080.6043	1" IPF

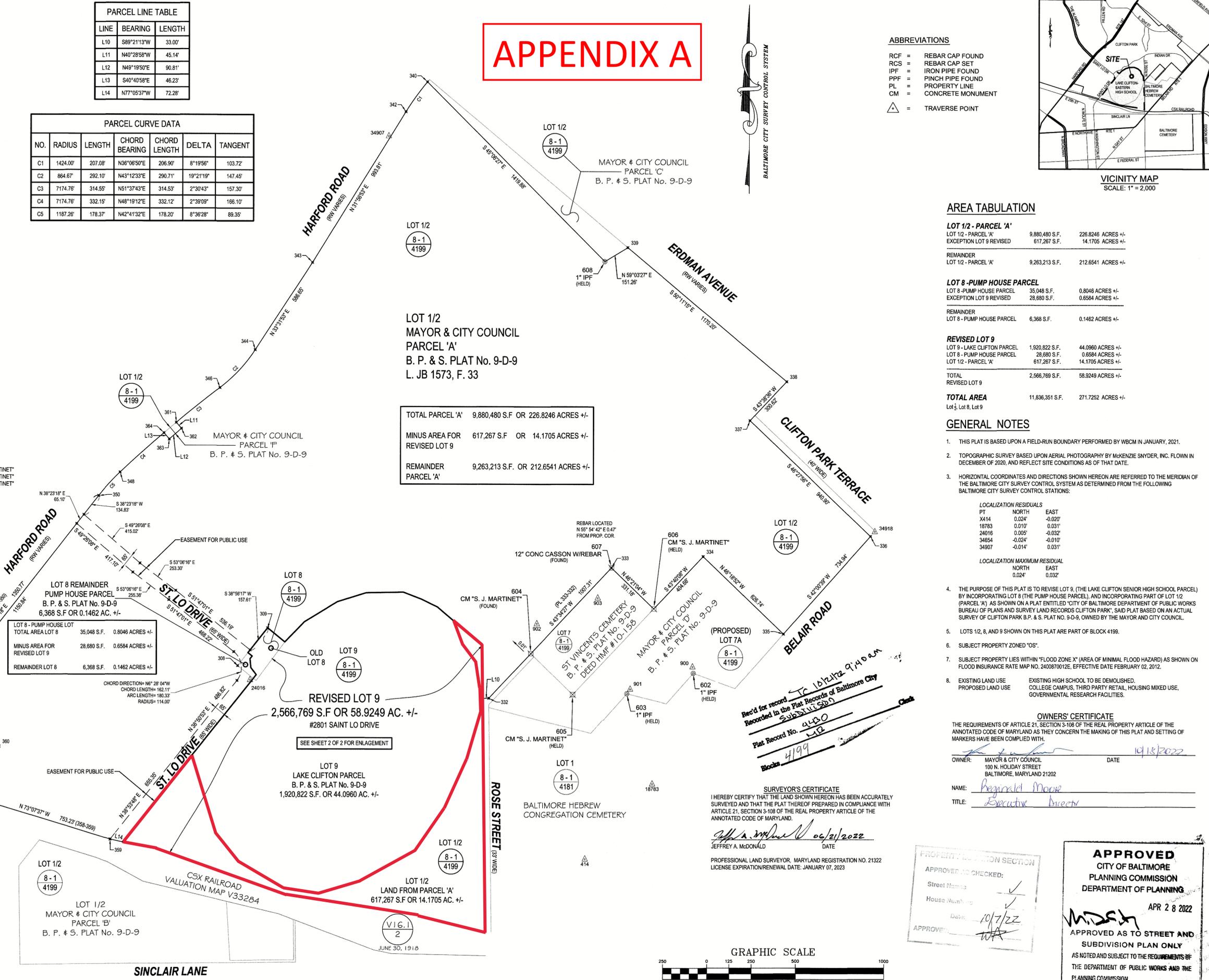
PARCEL LINE TABLE

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

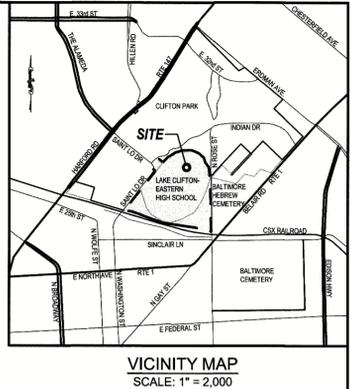
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT
C1	1424.00'	207.08'	N38°08'50"E	206.90'	8°19'56"	103.72'
C2	864.67'	292.10'	N43°12'33"E	290.71'	19°21'19"	147.45'
C3	7174.76'	314.55'	N51°37'43"E	314.53'	2°30'43"	157.30'
C4	7174.76'	332.15'	N48°19'12"E	332.12'	2°39'09"	166.10'
C5	1187.26'	178.37'	N42°41'32"E	178.20'	8°36'28"	89.35'

APPENDIX A



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



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	28,880 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	28,880 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 1/2, Lot 8, Lot 9	11,836,351 S.F.	271.7252 ACRES +/-
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GENERAL NOTES

- THIS PLAT IS BASED UPON A FIELD-RUN BOUNDARY PERFORMED BY WBCM IN JANUARY, 2021.
- TOPOGRAPHIC SURVEY BASED UPON AERIAL PHOTOGRAPHY BY MCKENZIE SNYDER, INC. FLOWN IN DECEMBER OF 2020, AND REFLECT SITE CONDITIONS AS OF THAT DATE.
- 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	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'
- 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 TITLED '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.
- LOTS 1/2, 8, AND 9 SHOWN ON THIS PLAT ARE PART OF BLOCK 4199.
- SUBJECT PROPERTY ZONED "OS".
- 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.
- 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

NAME: Reginald Moore
TITLE: Executive Director

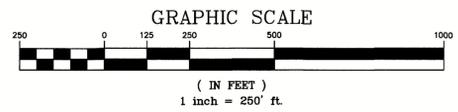
DATE: 10/18/2022

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 AND CHECKED:

Street Name: _____

House Number: _____

Date: 10/7/22

APPROVED: _____

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.

Benke J. J. J. J. 9/20/2022
DEPARTMENT OF GENERAL SERVICES DATE

[Signature] 8/2/2022
BALTIMORE CITY RECREATION AND PARKS DATE

[Signature] 10/3/22
DEPARTMENT OF PUBLIC WORKS DATE

BY: _____

REVISION: _____

NO. DATE

WHITNEY BAILEY COX & MCGONIGAN, LLC
300 East Baltimore Street
Baltimore, MD 21288
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./L.F.
CHECKED: J.A.M.
SCALE: 1"=250'
DATE: 06/21/2022
PROJECT: 2020.1021.00
DRAWING: _____

1 OF 2

