

2020-0123-SPH
RECEIVED

AUG 2 2021

**DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS**



The Law Office of Dino C. La Fiandra, LLC

100 West Pennsylvania Avenue | Suite 305 | Towson, Maryland 21204

443-204-3473 • dcl@LaFiandraLaw.com • LaFiandraLaw.com

August 2, 2021

VIA Email (cpgutwald@baltimorecountymd.gov) and Hand Delivery

C. Pete Gutwald, Director

Baltimore County Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Room 105
Towson, Maryland 21204

VIA Email: (jbryan@baltimorecountymd.gov) and Hand Delivery

E. John Bryan Jr., Building Engineer
Baltimore County Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Re: NICODEMUS RIDGE SUBDIVISION (PB 40/109)

Dear Messrs. Gutwald and Bryan:

As you may recall, I represent Valley of David Partnership ("VDP"), which owes "Parcel A" on the plat of Valley of David – Section Two, recorded among the plat records of Baltimore County at Plat Book 64, folio 59. My client's property is immediately adjacent to the Nicodemus Ridge subdivision, which is shown on the plat recorded at Plat Book 40, folio 109. On February 10, 2020 and March 16, 2020, I wrote to the former Director of PAI, Mr. Mallinoff, and Mr. Bryan, on behalf of my client, requesting the revocation or suspension of building permits for lots within the Nicodemus Ridge subdivision, for the reasons cited in the letters (the "Objection Letters"). Based on these letters, Mr. Mallinoff placed a "hold" on the issuance of permits for Nicodemus Ridge Lot 4.

Please be advised that my client withdraws and rescinds all objections raised in the Objection Letters to the issuance of permits for the Nicodemus Ridge subdivision. Likewise, my client has withdrawn its Petition for Special Hearing and its appeal to the Board of Appeals which challenged the legality of the plat and the issuance of permits. My client supports the issuance of permits for the dwelling on Lot 4 of Nicodemus Ridge and the other permits required for the development of Nicodemus Ridge with four dwellings.

Please do not hesitate to contact me directly if you have any questions.

Sincerely,



Dino C. La Fiandra

C: Timothy M. Kotroco, Esquire

In the Matter of:

VALLEY OF DAVID PARTNERSHIP, LLP
PETITIONER

FOR THE PROPERTY LOCATED AT:
1305, 1307, 1309 and 1311
NICODEMUS ROAD

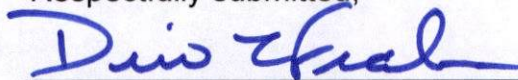
) BEFORE THE
)
) BALTIMORE COUNTY
)
) OFFICE OF
)
) ADMINISTRATIVE LAW
)
) CASE: 2020-0123-SPH
)

Notice of Withdrawal of Petition

Petitioner, Valley of David Partnership, LLP, by and through its undersigned counsel, pursuant to Rule F of the Rules of Practice and Procedure Before the Zoning Commissioner of Baltimore County, hereby withdraws and dismisses with prejudice its Petition for Special Hearing in the above-referenced matter.

8/2/2021
Date

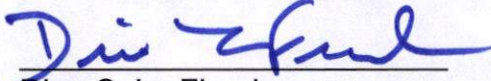
Respectfully submitted,



Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC
100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204
443-204-3473
dcl@lafiandralaw.com
Counsel for Petitioner

Certificate of Service

I certify that on August 2, 2021, I sent a copy of the foregoing Notice of Withdrawal of Appeal by email to Timothy M. Kotroco, Esquire at tkotroco@gmail.com.


Dino C. La Fiandra



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1305, 1307, 1309, 1311 Nicodemus Road which is presently zoned RC 4

Deed References: See attached 10 Digit Tax Account # See attached.

Property Owner(s) Printed Name(s) See attached.

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

Legal Owners

See attached.

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code / Telephone # / Email Address

(Petitioner's)

Representative to be contacted:

Dino C. La Fiandra, Esquire

The Law Office of Dino C. La Fiandra, LLC

Name - Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

CASE NUMBER 2020-0123-SH4

Filing Date 5/27/20

Do Not Schedule Dates:

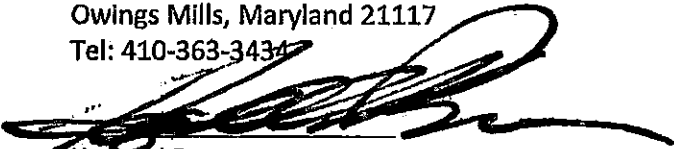
Reviewer JS

Petition for Zoning Hearing
Continuation Sheet

1305, 1307, 1309, and 1311 Nicodemus Road

Petitioner:

Valley of David Partnership, LLP
Mailing Address:
100 Painters Mill Road, Ste 900
Owings Mills, Maryland 21117
Tel: 410-363-3434



Howard Brown
Authorized Signer

Legal Owners:

1305 Nicodemus Road

Anthony D. Amphay
1305 Nicodemus Road
Reisterstown, Maryland 21136
Deed Reference: 40613/ 00044
Tax Account No.: 1700013133
Telephone number unknown.

1307 Nicodemus Road

Antonio Maurice Hamlin
Angela Teresa Hamlin
1307 Nicodemus Road
Reisterstown, Maryland 21136
Deed Reference: 42352/ 00497
Tax Account No.: 1700013134
Telephone number unknown.

1309 Nicodemus Road

Jameel L. McClain
Keisha N. McClain
1309 Nicodemus Road
Reisterstown, Maryland 21136
Deed Reference: 42488/ 00010
Tax Account No.: 1700013135
Telephone number unknown.

1311 Nicodemus Road

Dede Orraca-Tetteh
Arfang Ibrahima Ba
1311 Nicodemus Road
Reisterstown, Maryland 21136
Deed Reference: 42328/ 00073
Tax Account No.: 1700013136
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Petition for Zoning Hearing
Continuation Sheet
1305, 1307, 1309, and 1311 Nicodemus Road

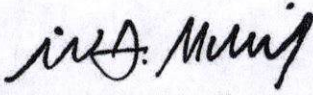
Petitioner, an adjoining property owner, seeks a Zoning Hearing before the Administrative Law Judge / Zoning Commissioner for Baltimore County under BCZR Section 500.7 to:

1. Determine that the Plat of Nicodemus Ridge recorded at Plat Book 40, folio 109 (the "Original Plat") lapsed in accordance with the provisions of BCC (1978 ed., 1988 Supp.), §22-68 on April 16, 1982, or otherwise, and is void *ab initio* and a nullity.
2. Confirm that the Original Plat lapsed on April 16, 1982 because no building permits had been issued in furtherance of the subdivision and no substantial construction or required public or private improvements had occurred pursuant to the regulations and requirements of the department of public works, under a public works agreement or otherwise, prior to that date, in accordance with determinations by the Baltimore County Department of Permits, Approvals and Inspections (or its predecessor agency) dated November 16, 2000, October 3, 2014, and March 4, 2020 (copies attached).
3. Determine that the First Amended Plat of Nicodemus Ridge recorded at Plat Book 79, folio 439 on October 8, 2019 (the "First Amended Plat") is void *ab initio* and a nullity because it is predicated upon the validity of the Original Plat, which lapsed in 1982.
4. Determine that, in the absence of a valid subdivision plat for the land within the tract boundary of the Original Plat (the "Subject Property"), each dwelling unit on the Subject Property in excess of one (1) constitutes a violation of BCZR §1A03.4.B.5, and therefore is illegal.
5. Determine that the development of the Subject Property shall comply with the development regulations in effect at the time of development, in accordance with BCC (1978 ed., 1988 Supp.), §22-68(b).
6. Determine that the Subject Property may not be subdivided into more than two lots (total), each of which must be at least three acres, in accordance with the RC 4 regulations, BCZR § 1A03.4.B.1.a., or in the alternative, determine the number of lots into which the Subject Property may be subdivided.
7. Determine that none of the lots reflected on the Original Plat or the First Amended Plat meets the requirements of the RC 4 zone for lot size or density, and as such are not approvable.
8. Determine that the legal owners of the Subject Property identified in this Petition for Zoning Hearing have the rights afforded to them in the Baltimore County Code to bring an action in the Circuit Court against their transferor to rescind the conveyance and obtain the return of the purchase money paid as well as reimbursement for expenses including reasonable attorney's fees incurred in connection with the conveyance, pursuant to BCC, §32-4-108.
9. Such further and other relief as the nature of this case may require.

It is our recommendation that the applicant seek the decision of the Administrative Law Judge through the Special Hearing process. Note that the decision of the ALJ may be appealed by the adjoining property owner.

Should you have any questions, please contact me at (410) 887-3353 or mmallinoff@baltimorecountymd.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael D. Mallinoff". The signature is stylized with a large, looped "M" and a cursive "D. Mallinoff".

Michael D. Mallinoff, Director

C: DinoLafiandra
James R. Benjamin Jr.

ZONING DESCRIPTION to Accompany Petition Zoning Hearing

Nicodemus Ridge

Beginning at a point near the Center Line of Nicodemus Road, that point being 277-feet+/- East of the intersection of Nicodemus Road with Seiler Court.

Thence the following courses and distances:

S 81° 40' 20" E 170.08';
S 76° 53' 20" E 153.01';
S 08° 29' 34" W 1,383.44';
N 59° 15' 11" W 348.92';
N 08° 30' 28" E 1,263.12';
to the place of beginning,
Containing 9.8303 acres±,

THIS DESCRIPTION COMPILED FOR ZONING PURPOSES ONLY AND IS NOT
INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS



SIGNED: *Stephen A Warfield*, PE, President, 05/27/2020
Matis Warfield, Inc.

PROFESSIONAL CERTIFICATION

I hereby certify that this document was prepared or approved by me, and that I
am a duly licensed professional engineer under the laws of the state of Maryland.
License Number 21162
Expiration Date: 03/20/2022



PETITION FOR ZONING HEARING(S)

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1305, 1307, 1309, 1311 Nicodemus Road which is presently zoned RC 4

Deed References: See attached 10 Digit Tax Account # See attached.

Property Owner(s) Printed Name(s) See attached.

(SELECT THE HEARING(S) BY MARKING ☒ AT THE APPROPRIATE SELECTION AND PRINT OR TYPE THE PETITION REQUEST)

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. ☒ a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

2. ☐ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

3. ☐ a **Variance** from Section(s)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Legal Owner(s) Affirmation: I / we do so solemnly declare and affirm, under the penalties of perjury, that I / We are the legal owner(s) of the property which is the subject of this / these Petition(s).

Contract Purchaser/Lessee:

N/A

Name- Type or Print

Signature

Mailing Address City State

Zip Code / Telephone # / Email Address

Attorney for Petitioner:

Dino C. La Fiandra, Esquire
The Law Office of Dino C. La Fiandra, LLC

Name- Type or Print

Signature

100 W. Pennsylvania Avenue, Suite 305
Towson, Maryland 21204

Mailing Address City State

21204 / 443-204-3473 / dcl@lafiandralaw.com
Zip Code Telephone # Email Address

Legal Owners

See attached.

Name #1 – Type or Print

Name #2 – Type or Print

Signature #1

Signature #2

Mailing Address City State

Zip Code / Telephone # / Email Address

(Petitioner's)

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The Law Office of Dino C. La Fiandra, LLC

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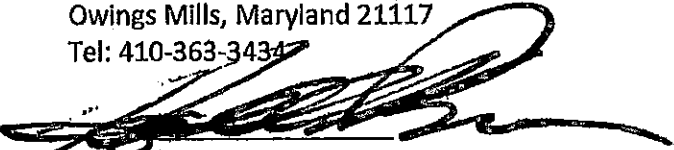
CASE NUMBER 2020-0123-SP4 Filing Date 5/27/20

Do Not Schedule Dates: _____ Reviewer JS

Petition for Zoning Hearing
Continuation Sheet
1305, 1307, 1309, and 1311 Nicodemus Road

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Howard Brown
Authorized Signer

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1305 Nicodemus Road
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9. Such further and other relief as the nature of this case may require.

File

Baltimore County Government
Department of Permits and Development Management



rv 139

111 West Chesapeake Ave.
Towson, Md. 21204

410-887-3321
(fax) 410-887-2877

November 16, 2000

Mr. Roy Snyder
A. L. Snyder Surveyor, Inc.
1911 Hanover Pike
Hampstead, MD 21074

RE: Nicodemus Ridge

Dear Mr. Snyder:

This is in response to your letter of July 19, 2000 concerning the validity of the plat for the project known as Nicodemus Ridge.

As stated in your letter, the record plat of the Nicodemus Ridge subdivision was recorded on November 24, 1976, Plat book 40, folio 109.

No lots were sold on this development and no building permits have been issued during the life of the plat. The only way to vest a record plat is to acquire a building permit or perform substantial construction under a Public Works Agreement (PWA). Neither of those requirements appear to have been met in this instant case.

The construction of a driveway and the installation of a street light does not constitute a vesting of the project.

If the current zoning is in place, a three lot minor subdivision can be submitted for processing, or if more density is available and you wish to create more than three lots, you can submit a concept plan and proceed through the development process.

Should you wish further clarification, you can reach me at 410-887-3321.

Sincerely,

A handwritten signature in cursive script that reads "Donald T. Rascoe".

Donald T. Rascoe
Development Manager

Come visit the County's Website at www.co.ba.md.us



COPY

KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

October 3, 2014

Howard Alderman
Levin & Gann
Nottingham Centre
502 Washington Avenue
8th Floor
Towson, MD 21204

RE: Plat of Nicodemus Ridge
Request for Confirmation of Vesting

Dear Mr. Alderman,

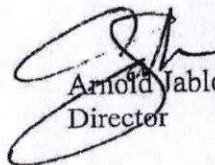
After review of your correspondence, development plan and plat, I offer the following:

The recording of the plat vested this development project for a period of five (5) years from the date of recordation. The property shown on the "Plat of Nicodemus Ridge" consists of four (4) separate buildable lots of record, however when a building permit is applied for, the lots are subject to any and all existing County laws and regulations due to the fact that vesting has lapsed.

Enclosed is a copy of your paid receipt in the amount of \$150.00 for your records.

Should you have any questions, please contact me at 410-887-3353 or email me at ajablon@baltimorecountymd.gov.

Sincerely,


Arnold Jablon
Director

AJ/CMK



BALTIMORE COUNTY
Maryland

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approval and Inspections

March 4, 2020

Mr. Timothy M Kotroco, Esq.
305 Washington Avenue, Suite 502
Towson, MD 21204

Re: Nicodemus Ridge, Vesting of Lots 1 through 4

Dear Mr. Kotroco,

In response to your letter dated February 26, 2020, we have made the following determinations. The "stop work" order issued on January 30, 2020, for Lot 3, 1307 Nicodemus Road, Building Permit No. B966111, will be removed. The permit holder may proceed with their own risk due to additional circumstances that are mentioned below.

Building Permit No. B966113, for Lot 4, 1311 Nicodemus Road, which was placed "on hold" on February 12, 2020, will remain "on hold" until further action and a resolution is obtained from the recommendations below.

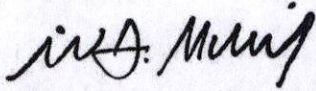
We have received correspondence from legal counsel of an adjoining property owner, who is privately contesting the validity of the plat, entitled Nicodemus Ridge, recorded among the Land Records of Baltimore County in Plat Book No. 40, Page 109, on November 24, 1976. Pursuant to the applicable Code in effect at that time, the subdivision plat was no longer vested as of April 16, 1982. The property owner at the time was given this same determination in writing on November 16, 2000 by Donald T. Rascoe and on October 3, 2014 by Arnold Jablon.

Furthermore, since the original plat was recorded and subsequently lapsed, the zoning of the property changed from "R.S.C.", which no longer exists in today's zoning regulations, to RC4. Once lapsed, any development on the property shall comply with the laws in effect at the time permits are issued. Laws include zoning regulations. No building permits and no construction required on the new development, occurred prior to April 1982.

It is our recommendation that the applicant seek the decision of the Administrative Law Judge through the Special Hearing process. Note that the decision of the ALJ may be appealed by the adjoining property owner.

Should you have any questions, please contact me at (410) 887-3353 or mmallinoff@baltimorecountymd.gov.

Sincerely,

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Michael D. Mallinoff, Director

C: DinoLafiandra
James R. Benjamin Jr.

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to the place of beginning,
Containing 9.8303 acres±,

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INTENDED TO BE USED FOR CONVEYANCES OR AGREEMENTS



SIGNED: *Stephen A Warfield*, PE, President, 05/27/2020
Matis Warfield, Inc.

PROFESSIONAL CERTIFICATION

I hereby certify that this document was prepared or approved by me, and that I
am a duly licensed professional engineer under the laws of the state of Maryland.
License Number 21162
Expiration Date: 03/20/2022

File

Baltimore County Government
Department of Permits and Development Management



rv 139

111 West Chesapeake Ave.
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County Executive

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Deputy Administrative Officer
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October 3, 2014

Howard Alderman
Levin & Gann
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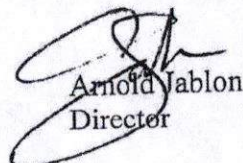
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Sincerely,


Arnold Jablon
Director

AJ/CMK



BALTIMORE COUNTY
Maryland

JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits, Approval and Inspections

March 4, 2020

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In response to your letter dated February 26, 2020, we have made the following determinations. The "stop work" order issued on January 30, 2020, for Lot 3, 1307 Nicodemus Road, Building Permit No. B966111, will be removed. The permit holder may proceed with their own risk due to additional circumstances that are mentioned below.

Building Permit No. B966113, for Lot 4, 1311 Nicodemus Road, which was placed "on hold" on February 12, 2020, will remain "on hold" until further action and a resolution is obtained from the recommendations below.

We have received correspondence from legal counsel of an adjoining property owner, who is privately contesting the validity of the plat, entitled Nicodemus Ridge, recorded among the Land Records of Baltimore County in Plat Book No. 40, Page 109, on November 24, 1976. Pursuant to the applicable Code in effect at that time, the subdivision plat was no longer vested as of April 16, 1982. The property owner at the time was given this same determination in writing on November 16, 2000 by Donald T. Rascoe and on October 3, 2014 by Arnold Jablon.

Furthermore, since the original plat was recorded and subsequently lapsed, the zoning of the property changed from "R.S.C.", which no longer exists in today's zoning regulations, to RC4. Once lapsed, any development on the property shall comply with the laws in effect at the time permits are issued. Laws include zoning regulations. No building permits and no construction required on the new development, occurred prior to April 1982.

2020-0123-5TH
RECEIVED

AUG 2 2021



The Law Office of Dino C. La Fiandra, LLC

100 West Pennsylvania Avenue | Suite 305 | Towson, Maryland 21204
443-204-3473 • dcl@LaFiandraLaw.com • LaFiandraLaw.com

**DEPARTMENT OF PERMITS
APPROVALS AND INSPECTIONS**

August 2, 2021

VIA Email (cpgutwald@baltimorecountymd.gov) and Hand Delivery

C. Pete Gutwald, Director
Baltimore County Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Room 105
Towson, Maryland 21204

VIA Email: (jbryan@baltimorecountymd.gov) and Hand Delivery

E. John Bryan Jr., Building Engineer
Baltimore County Department of Permits, Approvals and Inspections
111 West Chesapeake Avenue, Suite 105
Towson, Maryland 21204

Re: **NICODEMUS RIDGE SUBDIVISION (PB 40/109)**

Dear Messrs. Gutwald and Bryan:

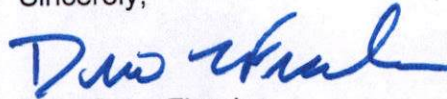
As you may recall, I represent Valley of David Partnership ("VDP"), which owes "Parcel A" on the plat of Valley of David – Section Two, recorded among the plat records of Baltimore County at Plat Book 64, folio 59. My client's property is immediately adjacent to the Nicodemus Ridge subdivision, which is shown on the plat recorded at Plat Book 40, folio 109. On February 10, 2020 and March 16, 2020, I wrote to the former Director of PAI, Mr. Mallinoff, and Mr. Bryan, on behalf of my client, requesting the revocation or suspension of building permits for lots within the Nicodemus Ridge subdivision, for the reasons cited in the letters (the "Objection Letters"). Based on these letters, Mr. Mallinoff placed a "hold" on the issuance of permits for Nicodemus Ridge Lot 4.

Please be advised that my client withdraws and rescinds all objections raised in the Objection Letters to the issuance of permits for the Nicodemus Ridge subdivision. Likewise, my client has withdrawn its Petition for Special Hearing and its appeal to the Board of Appeals which challenged the legality of the plat and the issuance of permits. My client supports the issuance of permits for the dwelling on Lot 4 of Nicodemus Ridge and the other permits required for the development of Nicodemus Ridge with four dwellings.

Baltimore County Department of Permits, Approvals and Inspections
August 2, 2021
Page 2.

Please do not hesitate to contact me directly if you have any questions.

Sincerely,



Dino C. La Fiandra

C: Timothy M. Kotroco, Esquire

RE: PETITION FOR SPECIAL HEARING
1305, 1307, 1309 & 1311 Nicodemus Road;
S/S of Nicodemus Road, 277' E of Silver Ct
4th Election & 4th Councilmanic Districts
Legal Owner(s): Anthony Amphay, et al.
Petitioner(s)

* BEFORE THE OFFICE
* OF ADMINISTRATIVE
* HEARINGS FOR
* BALTIMORE COUNTY
* 2020-123-SPH

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 4th day of June, 2020, a copy of the foregoing Entry of Appearance was emailed to Dino LaFiandra, Esquire, 100 W. Pennsylvania Avenue, Suite 305, Towson, Maryland 21204, dcl@Lafiandralaw.com ; Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Case Number: 2020-0123-SPH

Property Address: 1305,1307,1309, 1311 Nicodemus Rd

Property Description: _____

~~Legal Owners~~ (Petitioners): Valley of David Partnership, LLP

Contract Purchaser/Lessee: _____

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dino C. La Fiandra

Company/Firm (if applicable): The Law Office of Dino C. La Fiandra, LLC

Address: 100 W. Pennsylvania Ave, Suite 305

Towson, Md 21204

Telephone Number: 443-204-3473

Revised 7/9/2015



Memorandum

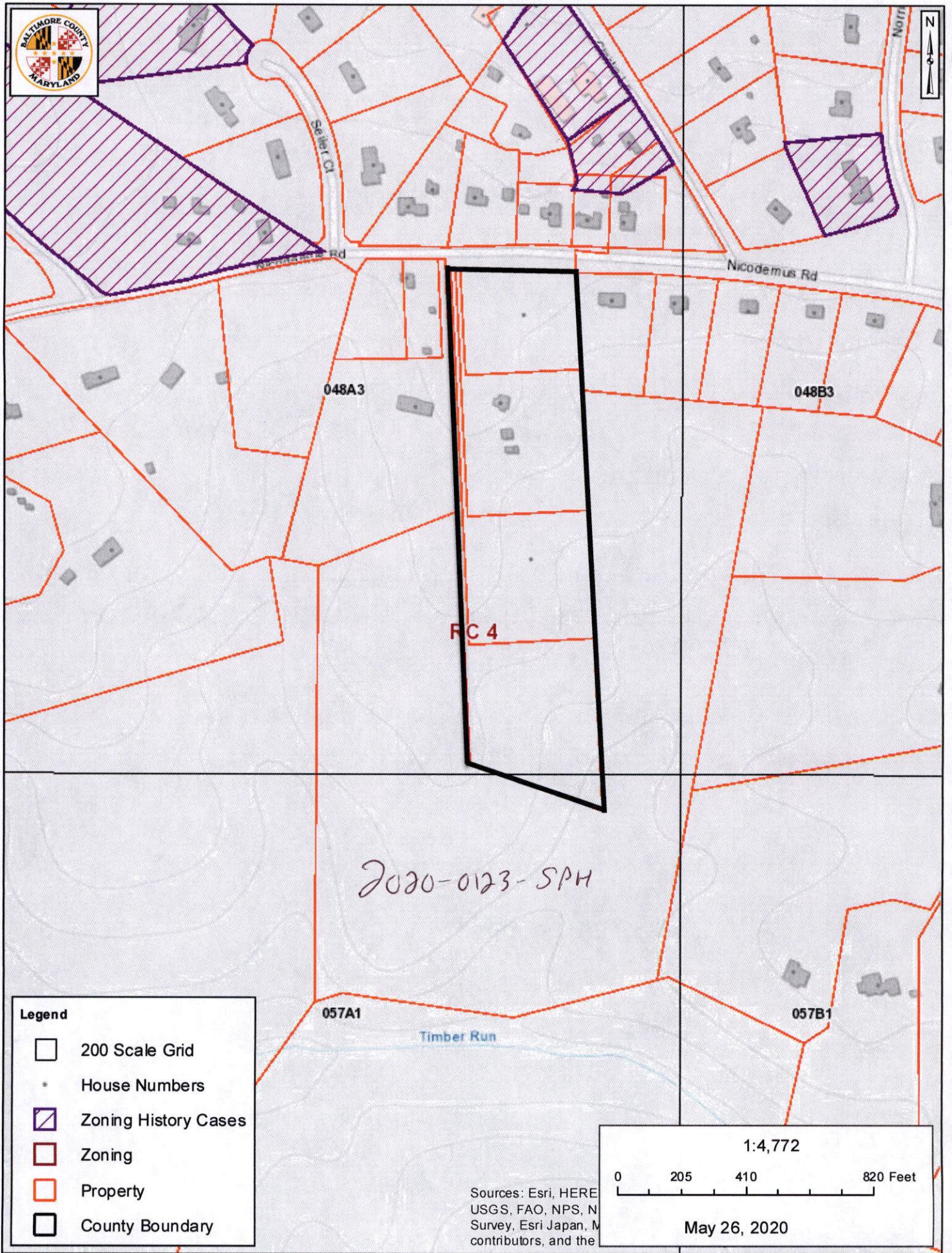
DATE: May 26, 2020
TO: Zoning Review
FROM: Dino La Fiandra
SUBJECT: Petition for Filing

Please find the following items for filing:

1. Three (3) Zoning Petitions
2. Fourteen (14) Plans to Accompany Zoning Petitions. This petition questions the validity of the plats for the property. Therefore, the plans to accompany the petition are the plats. They are labelled accordingly.
3. Three (3) Sealed Zoning Descriptions
4. One (1) Zoning Map showing the property.
5. One (1) check to Baltimore County for \$500 for the filing fee.
6. One (1) advertising form.

Please call if you have any questions. 443-204-3473. Thank you for your assistance.

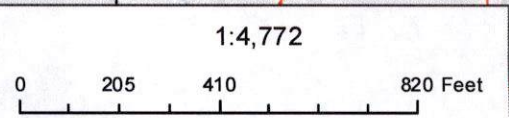
Nicodemus Ridge Zoning Map



Legend

- 200 Scale Grid
- House Numbers
- Zoning History Cases
- Zoning
- Property
- County Boundary

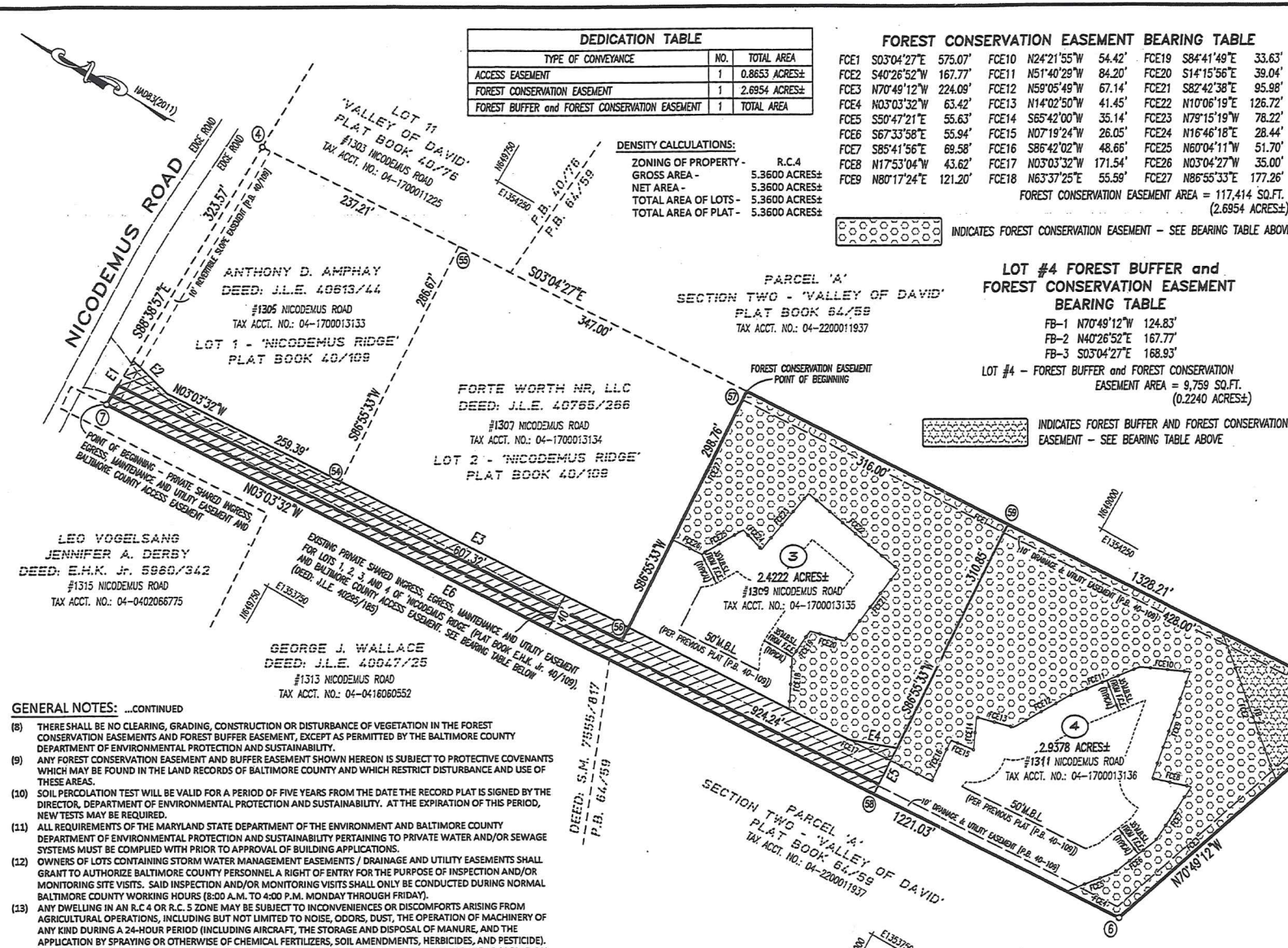
Sources: Esri, HERE
USGS, FAO, NPS, N
Survey, Esri Japan, M
contributors, and the



May 26, 2020



\\Job Files\Frazier\Nicodemus Ridge\AMENDED RECORD PLAT r4.dwg 6-7-2019



GENERAL NOTES:

CURRENT TITLE REFERENCES:

- #1307 NICODEMUS ROAD (LOT #3)
TAX MAP: 48 GRID: 20 P/O PARCEL: 79 TAX ACCT. NO.: 04-1700013135
NORTH CAMP WSP PROPERTIES LLC DEED: J.L.E. 39527/461
LOT #3 - PLAT OF 'NICODEMUS RIDGE' PLAT BOOK E.H.K. JR. 40/109 2.4222 ACRES±
- #1311 NICODEMUS ROAD (LOT #4)
TAX MAP: 48 GRID: 20 P/O PARCEL: 79 TAX ACCT. NO.: 04-1700013136
NORTH CAMP WSP PROPERTIES LLC DEED: J.L.E. 39527/481
LOT #4 - PLAT OF 'NICODEMUS RIDGE' PLAT BOOK E.H.K. JR. 40/109 2.9378 ACRES±

(1) THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE. THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, UPON FINAL APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.

(2) STREETS AND/OR ROADS SHOWN HEREON AND THE 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.

(3) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

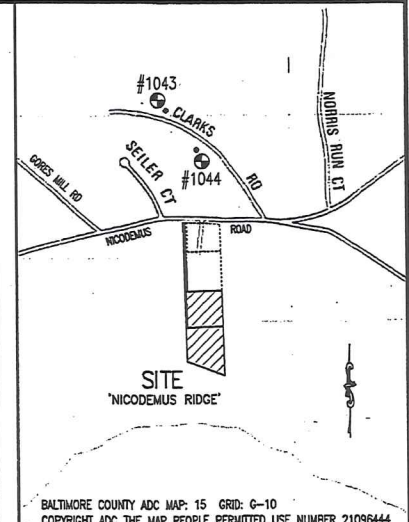
(4) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

(5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.

(6) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PLAT.

(7) COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM NAD 83/91, BASED ON THE FOLLOWING TRAVERSE STATIONS: STA #1043 N 650864.79 E 1354026.81 5.00
STA #1044 N 650548.60 E 1354109.69 5.00

THE PROPERTY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED ON MAY 15, 2018. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND GRID SYSTEM (NAD83-2011) AS ESTABLISHED USING THE ABOVE BALTIMORE COUNTY CONTROL POINTS.



VICINITY MAP
SCALE 1" = 1000'

GENERAL NOTES:

CURRENT TITLE REFERENCES:

- #1307 NICODEMUS ROAD (LOT #3)
TAX MAP: 48 GRID: 20 P/O PARCEL: 79 TAX ACCT. NO.: 04-1700013135
NORTH CAMP WSP PROPERTIES LLC DEED: J.L.E. 39527/461
LOT #3 - PLAT OF 'NICODEMUS RIDGE' PLAT BOOK E.H.K. JR. 40/109 2.4222 ACRES±
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NORTH CAMP WSP PROPERTIES LLC DEED: J.L.E. 39527/481
LOT #4 - PLAT OF 'NICODEMUS RIDGE' PLAT BOOK E.H.K. JR. 40/109 2.9378 ACRES±

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THE PROPERTY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED ON MAY 15, 2018. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND GRID SYSTEM (NAD83-2011) AS ESTABLISHED USING THE ABOVE BALTIMORE COUNTY CONTROL POINTS.

GENERAL NOTES: ...CONTINUED

(8) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS AND FOREST BUFFER EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

(9) ANY FOREST CONSERVATION EASEMENT AND BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

(10) SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. AT THE EXPIRATION OF THIS PERIOD, NEW TESTS MAY BE REQUIRED.

(11) ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.

(12) OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT EASEMENTS / DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VENTS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).

(13) ANY DWELLING IN AN R.C. 4 OR R.C. 5 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND DURING A 24-HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES). BALTIMORE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, AND COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

(14) TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT OF WAY.

(15) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

(16) THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 22-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

THE SOLE PURPOSE OF THE 1ST AMENDMENT TO THIS PLAT IS TO CREATE A FOREST CONSERVATION EASEMENT OVER LOTS 3 AND 4, TO CREATE A FOREST BUFFER AND FOREST CONSERVATION EASEMENT OVER A PORTION OF LOT 4, AND TO DEPICT THE LIMITS OF AN EXISTING INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT AND BALTIMORE COUNTY ACCESS EASEMENT RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER J.L.E. 40295, FOLIO 185, AFFECTING LOTS 1, 2, 3, AND 4 OF 'NICODEMUS RIDGE' RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK E.H.K. JR. 40 FOLIO 109.

INDICATES EXISTING PRIVATE SHARED INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT FOR LOTS 1, 2, 3, AND 4 OF 'NICODEMUS RIDGE' (PLAT BOOK E.H.K. JR. 40/109), AND BALTIMORE COUNTY ACCESS EASEMENT (DEED: J.L.E. 40295/185) SEE BEARING TABLE BELOW.

EXISTING PRIVATE SHARED INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT BEARING TABLE

POINT	BEARING	DISTANCE
E1	S88°38'57"E	55.16'
E2	S14°00'47"W	51.09'
E3	S03°03'32"E	822.08'
E4	S19°45'34"E	52.20'
E5	S86°55'33"W	55.00'
E6	N03°03'32"W	925.18'

EASEMENT AREA = 37,694 SQ.FT. (0.8653 ACRES±)

FIRST AMENDED PLAT FOR LOT 3 AND 4 OF NICODEMUS RIDGE

(REVISION TO THE PLAT OF 'NICODEMUS RIDGE' PREVIOUSLY RECORDED 11-24-1976 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK E.H.K. JR. 40 FOLIO 109)

#1311 AND #1313 NICODEMUS ROAD
4-TH ELECTION DISTRICT

PROPERTY OWNERS
LOTS #3 AND #4
NORTH CAMP WSP PROPERTIES LLC
1935 BABBS COURT
MARRIOTTVILLE, MARYLAND 21104

Filed for record
JLE LIBER 79 FOLIO 849
Date OCT 08 2019
Test: Julie L. Enom
Clerk

PAI# 04-0139
TAX MAP: 48 GRID: 20 PARCEL: 79

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR (PROPERTY LINE SURVEYOR) OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

SIGNATURE: William V. Aldridge, Jr. DATE: 6-7-2019
WILLIAM V. ALDRIDGE, JR.
PROFESSIONAL LAND SURVEYOR, REG. NO. 21743
MY CURRENT LICENSE EXPIRES 12-11-2019.

OWNER'S CERTIFICATION

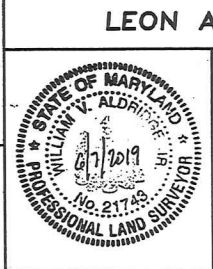
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

SIGNATURE: Nichole Tiede DATE: _____
LOT #3 AND LOT #4
NICHOLE TIEDE, MANAGING MEMBER
NORTH CAMP WSP PROPERTIES LLC

PWA COMPLETED N/A
ZONING: AKT 9/12/19
DEV. DESIGN: VKD 8/21/19
DEV. ENGINEER: B.15-19 QAD
STREETS, NUMBERING: JRC 9/12/19
REAL ESTATE COMPLIANCE: MBT 8-27-19
PARKS & RECREATION: JWH 8-19-19

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE:

DATE: 9/10/19
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS: [Signature]
DATE: 9/10/19
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY: [Signature]



LEON A. PODOLAK and ASSOCIATES, L.L.C.

SURVEYING and CIVIL ENGINEERING
147 EAST MAIN ST. (P.O. BOX 266) WESTMINSTER, MARYLAND 21157
(410) 848-2229 - (410) 876-1226 FAX (410) 848-2258
EMAIL: drawings@lapodolak.com

SIGNATURE: William V. Aldridge, Jr. REG. NO. 21743
WILLIAM V. ALDRIDGE, JR.
THIS PLAT HAS BEEN PREPARED BY THE HEREON SIGNED LICENSED SURVEYOR, IN ACCORDANCE WITH THE MARYLAND MINIMUM STANDARDS, ADOPTED JANUARY 5, 2015.

DATE	REVISION
1-31-2019	PER COUNTY COMMENTS
3-6-2019	PER EPS COMMENTS
4-15-2019	PER COUNTY COMMENTS
6-7-2019	PER PAL DPR COMMENTS

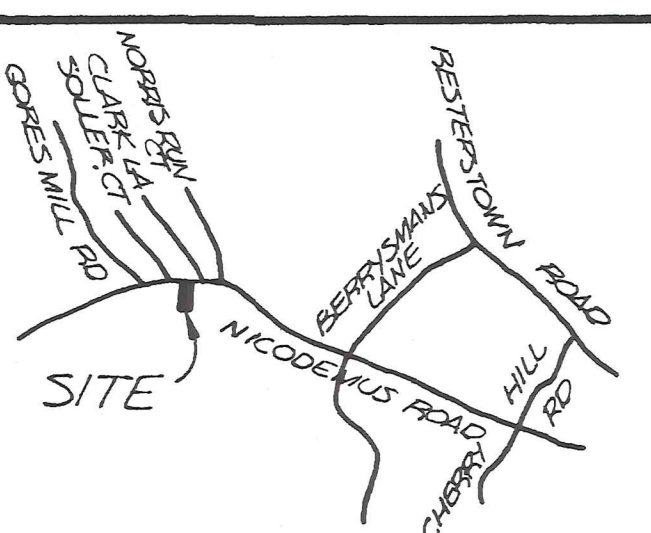
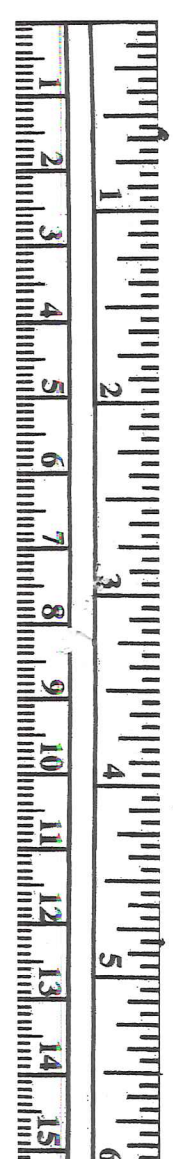
DATE: OCTOBER 1, 2018
SCALE: 1" = 100'
DRAWING NO. _____

6/2/2019/10/30

A010963

P234446

msn 51236-12595



VICINITY MAP: SCALE 1"=MILE

TABULATIONS
TOTAL AREA = 9.8303 AC±
AREA OF DEDICATION = 0.3851 AC±
EXISTING ZONING = R, S, C
DENSITY = 0.41

DEVELOPER
GILBERT GERTNER
2210 STEELE ROAD
BALTIMORE, MD. 21209

1. 1/2" = 1' SCALE
2. 1/4" = 1' SCALE
3. 1/8" = 1' SCALE
4. 1/16" = 1' SCALE
5. 1/32" = 1' SCALE
6. 1/64" = 1' SCALE
7. 1/128" = 1' SCALE
8. 1/256" = 1' SCALE
9. 1/512" = 1' SCALE
10. 1/1024" = 1' SCALE
11. 1/2048" = 1' SCALE
12. 1/4096" = 1' SCALE
13. 1/8192" = 1' SCALE
14. 1/16384" = 1' SCALE
15. 1/32768" = 1' SCALE

COORDINATES (ASSUMED DATUM)					
NO.	NORTH	EAST	NO.	NORTH	EAST
1	10023.156	9967.814	6	8773.931	9780.920
2	9998.522	10136.103	7	9981.526	9961.586
3	9963.813	10285.127			
4	9909.190	10276.972			
5	8595.545	10080.817			

HIGHWAY'S DEPARTMENT OF BALTIMORE CO. APPROV.
FOR STREET ALIGNMENT & LOCATION

Gene L. Noff
ROADS ENGINEER
DATE 11/12/76
APPROVED FOR BALTO COUNTY HEALTH DEPT.

Donald P. Hays
DEPUTY STATE HEALTH OFFICER
DATE 11/12/76
APPROVED FOR BALTO CO PLANNING BOARD

Norman E. Barber
DIRECTOR
DATE 11/16/76

NOTES:

FOR PANHANDLE LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.

THERE IS A 10' DRAINAGE AND UTILITIES EASEMENT CENTERED ALONG ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE INDICATED.

MAGNETIC MERIDIAN OF DEED OF RECORD

TITLE REFERENCE - GILBERT GERTNER & FANNIE GERTNER, E.H.K. JR 5374-207

HIGHWAY AND HIGHWAY WIDENING - SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES, AND ASSIGNS SHALL CONVEY SAID AREAS, BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

OWNER'S CERTIFICATE:

THE REQUIREMENTS OF SECTION 59 TO 62, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION (TITLE CLERKS OF THE COURT, SUB-TITLE CLERKS OF CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

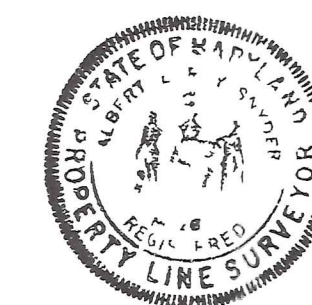
GILBERT GERTNER
2210 STEELE RD.
BALTIMORE, MARYLAND, 21209

OWNER *Gilbert Gertner* 10/5/76 DATE

SURVEYOR'S CERTIFICATE:

I, ALBERT L. SNYDER, A REGISTERED PROPERTY LINE 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 NO. 459 CH. 1016 OF THE ACTS AMENDATORY THERETO.

Albert L. Snyder 10/4/76 DATE
REG. PROPERTY LINE SURVEYOR #26



Albert L. Snyder

TIMBER RUN DRAINAGE AREA

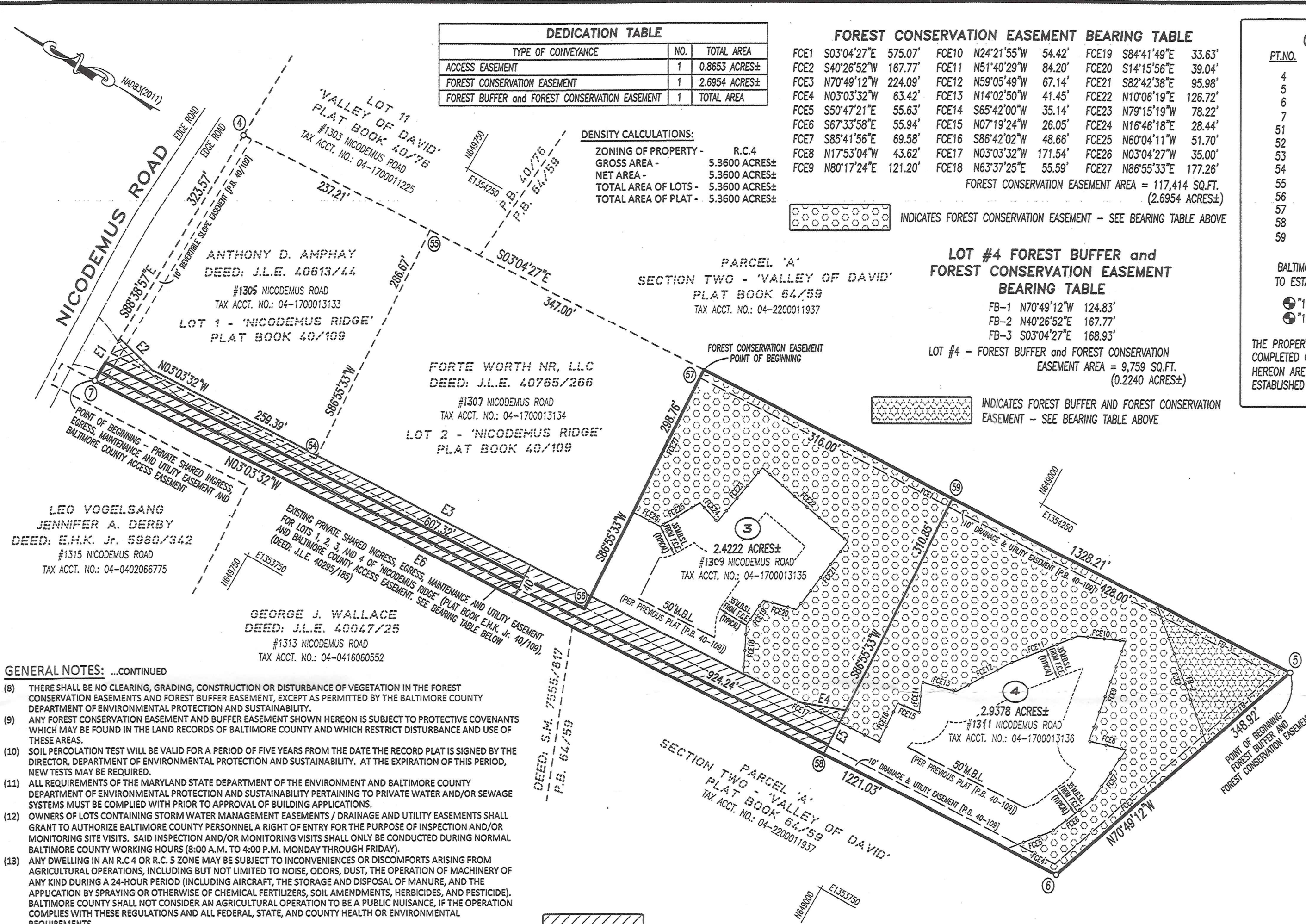
RTF INC.
LAND SURVEYORS
142 EAST MAIN ST
WESTMINSTER, MARYLAND

SNYDER AND LAW, INC.
SURVEYORS
1231 NORTH MAIN ST.
HAMPSTEAD, MARYLAND 21074
(301) 239-7744

DATE OCT 3, 76 JOB NO. 76033
SCALE 1"=50' DWG NO. 2

MSA SSU 1236-6438

2020-0123-SPH
PLAN TO ACCOMPANY
PETITION FOR ZONING HEARING
NICODEMUS RIDGE
SHEET 01 of 02 05/26/2020



GENERAL NOTES: ...CONTINUED

- (8) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS AND FOREST BUFFER EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- (9) ANY FOREST CONSERVATION EASEMENT AND BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- (10) SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. AT THE EXPIRATION OF THIS PERIOD, NEW TESTS MAY BE REQUIRED.
- (11) ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.
- (12) OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT EASEMENTS / DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZE BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).
- (13) ANY DWELLING IN AN R.C.4 OR R.C. 5 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, DUST, THE OPERATION OF MACHINERY OF ANY KIND DURING A 24-HOUR PERIOD (INCLUDING AIRCRAFT, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES). BALTIMORE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, AND COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.
- (14) TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT OF WAY.
- (15) EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- (16) THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 82-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPES. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

THE SOLE PURPOSE OF THE 1ST AMENDMENT TO THIS PLAT IS TO CREATE A FOREST CONSERVATION EASEMENT OVER LOTS 3 AND 4, TO CREATE A FOREST BUFFER AND FOREST CONSERVATION EASEMENT OVER A PORTION OF LOT 4, AND TO DEPICT THE LIMITS OF AN EXISTING INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT AND BALTIMORE COUNTY ACCESS EASEMENT RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN LIBER J.L.E. 40295, FOLIO 185, AFFECTING LOTS 1, 2, 3, AND 4 OF 'NICODEMUS RIDGE' RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK E.H.K. JR. 40 FOLIO 109.

INDICATES EXISTING PRIVATE SHARED INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT FOR LOTS 1, 2, 3, AND 4 OF 'NICODEMUS RIDGE' (PLAT BOOK E.H.K. JR. 40/109), AND BALTIMORE COUNTY ACCESS EASEMENT (DEED: J.L.E. 40295/185) SEE BEARING TABLE BELOW.

EXISTING PRIVATE SHARED INGRESS, EGRESS, MAINTENANCE AND UTILITY EASEMENT BEARING TABLE

(DEED: J.L.E. 40295/185)
E1 S88°38'57"E 55.16'
E2 S14°00'47"W 51.09'
E3 S03°03'32"E 822.08'
E4 S19°45'34"E 82.20'
E5 S86°55'33"W 55.00'
E6 N03°03'32"W 925.18'
EASEMENT AREA = 37,894 SQ.FT. (0.8653 ACRES±)

FIRST AMENDED PLAT FOR LOT 3 AND 4 OF NICODEMUS RIDGE

(REVISION TO THE PLAT OF 'NICODEMUS RIDGE' PREVIOUSLY RECORDED 11-24-1976 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK E.H.K. JR. 40 FOLIO 109)

#1311 AND #1313 NICODEMUS ROAD
4-TH ELECTION DISTRICT

PROPERTY OWNERS
LOTS #3 AND #4

NORTH CAMP WISP PROPERTIES LLC
1935 BABBS COURT
MARRIOTTVILLE, MARYLAND 21104

COORDINATE VALUES (N.A.D. 83)

PT. NO.	NORTH	EAST	DESCRIPTION
4	649889.272	1354155.718	CONC. MONUMENT
5	648662.974	1354226.947	CONC. MONUMENT
6	648777.609	1353897.392	CONC. MONUMENT
7	649996.901	1353832.332	IRON PIN #21177
51	649996.617	1353844.265	
52	649996.333	1353856.297	
53	649996.049	1353868.329	
54	649737.030	1353882.171	IRON PIPE
55	649752.404	1354168.439	IRON PIN #21177
56	649389.881	1353888.706	IRON PIPE
57	649405.903	1354187.047	IRON PIPE
58	649073.687	1353893.586	IRON PIPE
59	649090.358	1354203.994	IRON PIN #21177

BALTIMORE COUNTY SURVEY CONTROL POINTS REFERENCED TO ESTABLISH N.A.D. 83 COORDINATE VALUES ON THIS PLAT:

- 1043 - NORTH 650864.79 ft. EAST 1354026.81 ft.
- 1044 - NORTH 650548.60 ft. EAST 1354109.69 ft.

THE PROPERTY SHOWN HEREON IS BASED ON A FIELD SURVEY COMPLETED ON MAY 15, 2018. THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND GRID SYSTEM (NAD83-2011) AS ESTABLISHED USING THE ABOVE BALTIMORE COUNTY CONTROL POINTS.

GENERAL NOTES:

CURRENT TITLE REFERENCES:

- #1307 NICODEMUS ROAD (LOT #3)
TAX MAP: 48 GRID: 20 P/O PARCEL: 79 TAX ACCT. NO.: 04-1700013135
NORTH CAMP WISP PROPERTIES LLC DEED: J.L.E. 39527/481
LOT #3 - PLAT OF 'NICODEMUS RIDGE' PLAT BOOK E.H.K. JR. 40/109 2.4222 ACRES±
- #1311 NICODEMUS ROAD (LOT #4)
TAX MAP: 48 GRID: 20 P/O PARCEL: 79 TAX ACCT. NO.: 04-1700013136
NORTH CAMP WISP PROPERTIES LLC DEED: J.L.E. 39527/481
LOT #4 - PLAT OF 'NICODEMUS RIDGE' PLAT BOOK E.H.K. JR. 40/109 2.9378 ACRES±

- (1) THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE. THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS. UPON FINAL APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.
- (2) STREETS AND/OR ROADS SHOWN HEREON AND THE 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.
- (3) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- (4) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- (5) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
- (6) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- (7) COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM NAD 83/91, BASED ON THE FOLLOWING TRAVERSE STATIONS: STA #1043 N 650864.79 E 1354026.81 (NAD83-2011) 5.00
STA #1044 N 650548.60 E 1354109.69 (NAD83-2011) 5.00
NICODEMUS RIDGE
Ref: 79 - 849

Filed for record
JLE LIBER 79 FOLIO 849

Date OCT 08 2019

Test: Julie E. Enam
Clerk

PAI# 04-0139

TAX MAP: 48 GRID: 20 PARCEL: 79

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR (PROPERTY LINE SURVEYOR) OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

SIGNATURE William V. Aldridge, Jr.
WILLIAM V. ALDRIDGE, JR.
PROFESSIONAL LAND SURVEYOR, REG. NO. 21743
MY CURRENT LICENSE EXPIRES 12-11-2019.

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

SIGNATURE Nicholas Tiede
LOT #3 AND LOT #4
NICHOLE TIEDE, MANAGING MEMBER
NORTH CAMP WISP PROPERTIES LLC

PWA COMPLETED

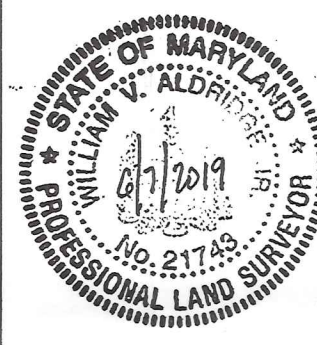
ZONING AKT 9/12/19
DEV. DESIGN VKD 8/21/19
DEV. ENGINEER B.15-19 DAD
STREETS, NUMBERING JRC 9.12.19
REAL ESTATE COMPLIANCE MBT 8-27-19
PARKS & RECREATION JWH 8.12.19

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE:

DEVELOPMENT MANAGER 10/7/2019
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

APPROVED: DAD 9/10/19
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

LEON A. PODOLAK and ASSOCIATES, L.L.C.



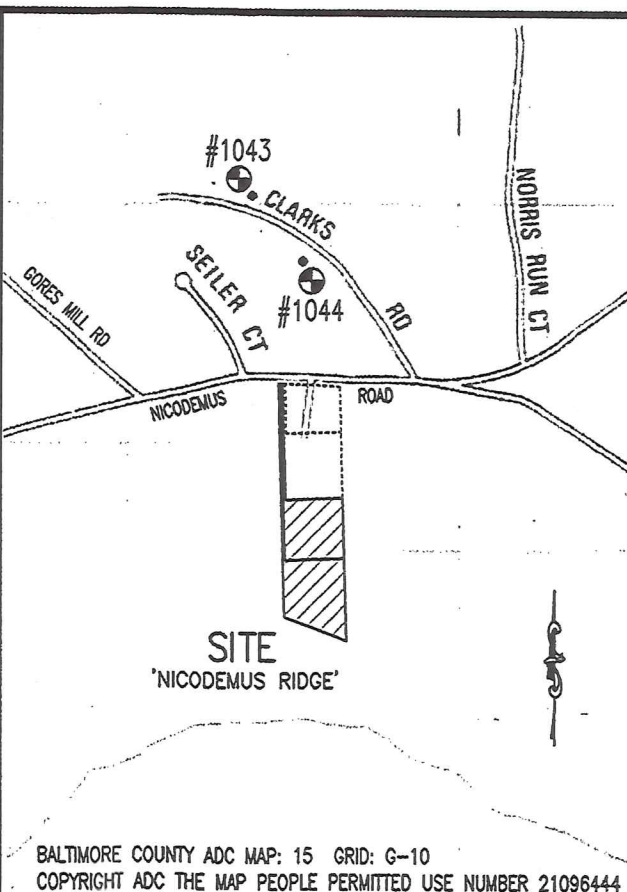
SURVEYING and CIVIL ENGINEERING
147 EAST MAIN ST. (P.O. BOX 266) WESTMINSTER, MARYLAND 21157
(410) 848-2229 - (410) 876-1226 FAX (410) 848-2258
EMAIL: drawings@lapodolak.com

William V. Aldridge, Jr.
WILLIAM V. ALDRIDGE, JR. REG. NO. 21743
THIS PLAT HAS BEEN PREPARED BY THE HEREIN SIGNED LICENSED SURVEYOR, IN ACCORDANCE WITH THE MARYLAND MINIMUM STANDARDS, ADOPTED JANUARY 5, 2015.

DATE	REVISION
1-31-2019	PER COUNTY COMMENTS
3-6-2019	PER EPS COMMENTS
4-15-2019	PER COUNTY COMMENTS
6-7-2019	PER PAI, DPR COMMENTS

DATE: OCTOBER 1, 2018
SCALE: 1" = 100'
DRAWING NO. _____

VICINITY MAP
SCALE 1" = 1000'



\\Job_Files\Frizzer\Nicodemus Ridge\1ST AMENDED RECORD PLAT r4.dwg 6-7-2019

C:\p\p\101\50