

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
111 West Chesapeake Avenue
Towson, MD 21204
Zoning Department, Room 124
410-887-3391

DECLARATION OF UNDERSTANDING GUIDE
PASSOVER KITCHEN

DECLARATION OF UNDERSTANDING

This DECLARATION OF UNDERSTANDING (hereinafter referred to as "Declaration") is made on this 10th day of May, 2024, by and between (hereinafter referred to as the "Declarant") and the Department of Permits, Approvals, and Inspections (hereinafter referred to as "PAI").

Recitals

- A. The Declarant(s) who is/are also the owner(s) of this property has/have filed an application for a Passover Kitchen. The property being located at: 103 Martingale Road, Lutherville, MD 21093 and is more particularly described by metes and bounds in Exhibit A (The Property) and Exhibit B (Floor Plans) attached hereto and made a part hereof. The property is zoned DR-3.5, which is the particular zone in which the property is located.
- B. Permits, Approvals, and Inspections has approved the Declaration request to create a Passover Kitchen, located on this owner-occupied property.

The Passover Kitchen will be used for: Kacie J. Caldwell (Owner's Name).

Kacie J. Caldwell

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledge, the Declarant(s) and PAI hereby declare as follows:

1. Any and all improvements now existing or to be constructed on the Property shall be used only as a single-family residence. No such improvements or additions shall ever be used as a separate living quarter or second residential unit. The Passover Kitchen will be constructed as part of the Property and shall be accessory to the principal use of the Property as a single-family residence. The Passover Kitchen shall be used only by the immediate family member(s) listed in this Declaration and it is not to be used for commercial use, nor is it to be used for compensation, and it shall not be used by any other person or for any other reason. The Declaration and copies of the floor plan must be recorded in Land Records.

UP-2024-0001-PK

2. Once the owner(s) named in this Declaration sells the property, the use of the Passover Kitchen shall be terminated and all cooking facilities must be removed.
3. The covenants, conditions, and restrictions stated above shall run with and bind the Property and shall be enforceable by Baltimore County, MD and by the owners of all or any portion of the Property.
4. Enforcement of the Covenants shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any of the covenants, either to restrain the violations or to recover damages.

IN WITNESS WHEREOF, the parties hereto have duly executed this Declaration under seal on the date first above.

State of Maryland, County of Baltimore to wit:

I HEREBY CERTIFY that on this 16 day of May, 2024, before the Subscriber, a Notary Public of State of Maryland, personally appeared Kacie J. Caldwell -
_____. The declarant(s) herein, who is/are also the owner(s) of this property, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and who acknowledged that he/she/they executed for the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, have hereunto set my hand and Notarial Seal:



My Commission Expires: 4/11/26



The Declaration of Understanding for the Passover Kitchen at:

103 Martingale Road, Lutherville, MD 21093

Address of property

is approved:



C. Pete Gutwald, Director



Date

Department of Permits, Approvals and Inspections

Caldwell Basement

GARAGE
20' x 13'
260 sqft

STORAGE
ROOM / LAUN...
13' x 12'7"
152 sqft

BATHROOM
7' x 7'2"
50 sqft

OFFICE
15'6" x 15'3"
216 sqft

HALF
BATHROOM
5'1" x 5'
26 sqft

←Existing

TV ROOM - DEN
20' x 13'
261 sqft

PROPOSED SPACE BEING ADDED
Currently 2nd Garage

**KOSHER
KITCHEN/
DINING**
26'9" x 17'5"
331 sqft

BEDROOM
12'2" x 11'5"
119 sqft

PROPERTY ADDRESS: 103 MARTINGALE ROAD, TIMONIUM, MARYLAND 21093

SURVEY NUMBER: 2403.5058

JOB SPECIFIC SURVEYOR NOTES:

THE DIMENSIONS AND DIRECTIONS SHOWN HEREON HAVE BEEN REFERENCED TO A PLAT AS RECORDED IN PLAT BOOK G.L.B. 23 AT PAGE FOLIO 45 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND

ACCURACY EQUALS ONE FOOT PLUS OR MINUS

LEGAL DESCRIPTION:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED 17 IN BLOCK G AS SHOWN ON PLAT ENTITLED "SUBDIVISION PLAT, SECTION 3, SHETLAND HILLS" AS PER PLAT RECORDED IN PLAT BOOK G.L.B. 23 AT FOLIO 45 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.

GENERAL SURVEYOR NOTES:

1. This plat is of benefit to the consumer insofar as it is required by a lender or title insurance company or its agent in connection with contemplated transfer, financing or refinancing.

2. If this is a House Location Drawing, it is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.

3. If this is a House Location Drawing, it does not provide for the accurate identification of the property boundary lines, but this identification might not be required for the transfer of title or securing financing or refinancing.

4. Unless otherwise noted, no title report was reviewed by the surveyor. Easements, restrictions, and/ or right-of-way may exist that are not shown.

5. Underground facilities not shown, may exist.
6. This survey does not address wetlands, contaminated waste or toxic soil conditions, nor have any reports, studies or information regarding such been provided to this surveyor.

7. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or references to third party firms are for informational purposes only.

8. Structures are measured at ground level.

9. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
10. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

11. Building measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

12. If this is a House Location Drawing, it is for informational purposes only. Per Maryland State code it may NOT be relied upon to determine boundaries and may NOT be used for building permits or construction.

SURVEYOR'S LEGEND

<table><tr><th colspan="2">LINETYPES</th></tr><tr><td></td><td>Boundary Line</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Chain Link or Wire Fence</td></tr><tr><td></td><td>Easement</td></tr><tr><td></td><td>Edge of Water</td></tr><tr><td></td><td>Iron Fence</td></tr><tr><td></td><td>Overhead Lines</td></tr><tr><td></td><td>Structure</td></tr><tr><td></td><td>Survey Tie Line</td></tr><tr><td></td><td>Vinyl Fence</td></tr><tr><td></td><td>Wall or Party Wall</td></tr><tr><td></td><td>Wood Fence</td></tr><tr><th colspan="2">SURFACE TYPES</th></tr><tr><td></td><td>Asphalt</td></tr><tr><td></td><td>Brick or Tile</td></tr><tr><td></td><td>Concrete</td></tr><tr><td></td><td>Covered Area</td></tr><tr><td></td><td>Water</td></tr><tr><td></td><td>Wood</td></tr><tr><th colspan="2">SYMBOLS</th></tr><tr><td></td><td>Benchmark</td></tr><tr><td></td><td>Center Line</td></tr><tr><td></td><td>Central Angle or Delta</td></tr><tr><td></td><td>Common Ownership</td></tr><tr><td></td><td>Control Point</td></tr><tr><td></td><td>Catch Basin</td></tr></table>	LINETYPES			Boundary Line		Center Line		Chain Link or Wire Fence		Easement		Edge of Water		Iron Fence		Overhead Lines		Structure		Survey Tie Line		Vinyl Fence		Wall or Party Wall		Wood Fence	SURFACE TYPES			Asphalt		Brick or Tile		Concrete		Covered Area		Water		Wood	SYMBOLS			Benchmark		Center Line		Central Angle or Delta		Common Ownership		Control Point		Catch Basin	<table><tr><td></td><td>Elevation</td></tr><tr><td></td><td>Fire Hydrant</td></tr><tr><td></td><td>Find or Set Monument</td></tr><tr><td></td><td>Guywire or Anchor</td></tr><tr><td></td><td>Manhole</td></tr><tr><td></td><td>Tree</td></tr><tr><td></td><td>Utility or Light Pole</td></tr><tr><td></td><td>Well</td></tr></table> ABBREVIATIONS (C) - Calculated (D) - Deed (F) - Field (M) - Measured (P) - Plat (R) - Record (S) - Survey A/C - Air Conditioning AE - Access Easement ANE - Anchor Easement ASBL - Accessory Setback Line B/W - Bay/Box Window BC - Block Corner BFP - Backflow Preventer BLDG - Building BLK - Block BM - Benchmark BR - Bearing Reference BRL - Building Restriction Line BSMT - Basement C - Curve C/L - Center Line C/P - Covered Porch C/S - Concrete Slab CATV - Cable TV Riser CB - Concrete Block CH - Chord Bearing CHIM - Chimney CLF - Chain Link Fence CME - Canal Maintenance Easement CO - Clean Out CONC - Concrete COR - Corner CS/W - Concrete Sidewalk CUE - Control Utility Easement CVG - Concrete Valley Gutter D/W - Driveway DE - Drainage Easement DF - Drain Field DH - Drill Hole DUE - Drainage & Utility Easement ELEV - Elevation EM - Electric Meter ENCL - Enclosure ENT - Entrance EOP - Edge of Pavement EOW - Edge of Water ESMT - Easement EUB - Electric Utility Box F/DH - Found Drill Hole FCM - Found Concrete Monument FF - Finished Floor FIP - Found Iron Pipe FIPC - Found Iron Pipe & Cap FIR - Found Iron Rod FIRC - Found Iron Rod & Cap FN - Found Nail FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike GAR - Garage GM - Gas Meter ID - Identification IE/EE - Ingress/Egress Easement ILL - Illegible INST - Instrument INT - Intersection IRRE - Irrigation Easement L - Length LAE - Limited Access Easement LB# - License No. (Business) LBE - Limited Buffer Easement LE - Landscape Easement LME - Lake/Landscape Maintenance Easement LS# - License No. (Surveyor) MB - Map Book ME - Maintenance Easement MES - Mitered End Section MF - Metal Fence MH - Manhole MHWL - Mean High Water Line NR - Non-Radial NTS - Not to Scale NAVD88 - North American Vertical Datum 1988 NGVD29 - National Geodetic Vertical Datum 1929 OG - On Ground ORB - Official Records Book ORV - Official Record Volume O/A - Overall O/S - Offset OFF - Outside Subject Property OH - Overhang OHL - Overhead Utility Lines OHWL - Ordinary High Water Line ON - Inside Subject Property P/E - Pool Equipment PB - Plat Book PC - Point of Curvature PCC - Point of Compound Curvature PCP - Permanent Control Point PI - Point of Intersection PLS - Professional Land Surveyor PLT - Planter POB - Point of Beginning POC - Point of Commencement PRC - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mapper PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way RES - Residential RGE - Range ROE - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line SCL - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank SEW - Sewer SIRC - Set Iron Rod & Cap SMWE - Storm Water Management Easement SN&D - Set Nail and Disc SQFT - Square Feet STL - Survey Tie Line STY - Story SV - Sewer Valve SWE - Sidewalk Easement TBM - Temporary Bench Mark TEL - Telephone Facilities TOB - Top of Bank TUE - Technological Utility Easement TWP - Township TX - Transformer TYP - Typical UE - Utility Easement UG - Underground UP - Utility Pole UR - Utility Riser VF - Vinyl Fence W/C - Witness Corner W/F - Water Filter WF - Wood Fence WM - Water Meter/Valve Box WV - Water valve		Elevation		Fire Hydrant		Find or Set Monument		Guywire or Anchor		Manhole		Tree		Utility or Light Pole		Well
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CERTIFIED TO:

KACIE JEAN CALDWELL; LAWYERS EXPRESS TITLE, LLC; COASTAL LENDING GROUP, LLC

FLOOD ZONE INFORMATION:

DATE SIGNED: 04/02/24

BUYER: KACIE JEAN CALDWELL

LENDER: COASTAL LENDING GROUP, LLC

TITLE COMPANY: LAWYERS EXPRESS TITLE, LLC

COMMITMENT DATE: NOT REVIEWED

CLIENT FILE NO: ELS-2024-1137

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



Exacta Land Surveyors, LLC
LB#21937
office: 443.819.3994
4424 Ventura Way, Apt L | Aberdeen, MD 2100



Exacta Land Surveyors, LLC
1220 E Churchville Road | Suite 100
Bel Air, MD 21014LB# 21535

Contact Us
444.692.6523
Toll Free: 866.735.1916
www.exactamd.com

STATE OF MARYLAND REQUIRED APPROVAL FORM

Prior to closing, please sign & email this page to orders@exactamd.com for comar compliance

Exacta Land Surveyors, LLC. has been requested to prepare a location drawing. A location drawing shows the property inspected and the locations of buildings or other visible improvements affecting the property. **A location drawing is not a boundary survey and cannot be relied upon by anyone to show where the property's boundaries lie.**

The only purpose of a location drawing is to provide some assurance that improvements are located on the property. This assurance is for the use of a lender or an insurer only. If a boundary survey, which could be relied upon for various purposes (for example setting the property markers, erecting a fence, building a garage, or making other improvements on the property) is desired, a surveyor should be contacted independently.

The cost of a boundary survey will be greater than the cost of a location drawing. For further information, contact:
Exacta Land Surveyors, LLC at 1220 E Churchville Road, Suite 100, Bel Air, MD 20613, (443) 692-6523 or www.exactamd.com.

- ☐ I/we have read and understand that, in the absence of any problem revealed by or during the preparation of this drawing, it will be all that is required by the lending institutions and title companies for settlement
- ☐ I/we request a boundary survey that will include a location drawing, and will identify property boundary lines and mark property boundary corners. I/we have read and understand that this may not be required for settlement purposes.

Customer(s) Signature: _____

Date: _____

Phone Number: _____

This form is in connection with the purchase or refinancing of the property located at:

Property Address: 103 MARTINGALE ROAD, TIMONIUM, MARYLAND 21093

Client Name: QUALIA - LAWYERS EXPRESS TITLE, LLC

Job Number: 2403.5058

Legal Description:

BEING KNOWN AND DESIGNATED AS LOT NUMBERED 17 IN BLOCK G AS SHOWN ON PLAT ENTITLED "SUBDIVISION PLAT, SECTION 3, SHETLAND HILLS" AS PER PLAT RECORDED IN PLAT BOOK G.L.B. 23 AT FOLIO 45 AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND.



LAWYERS EXPRESS TITLE

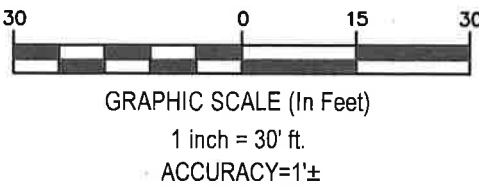
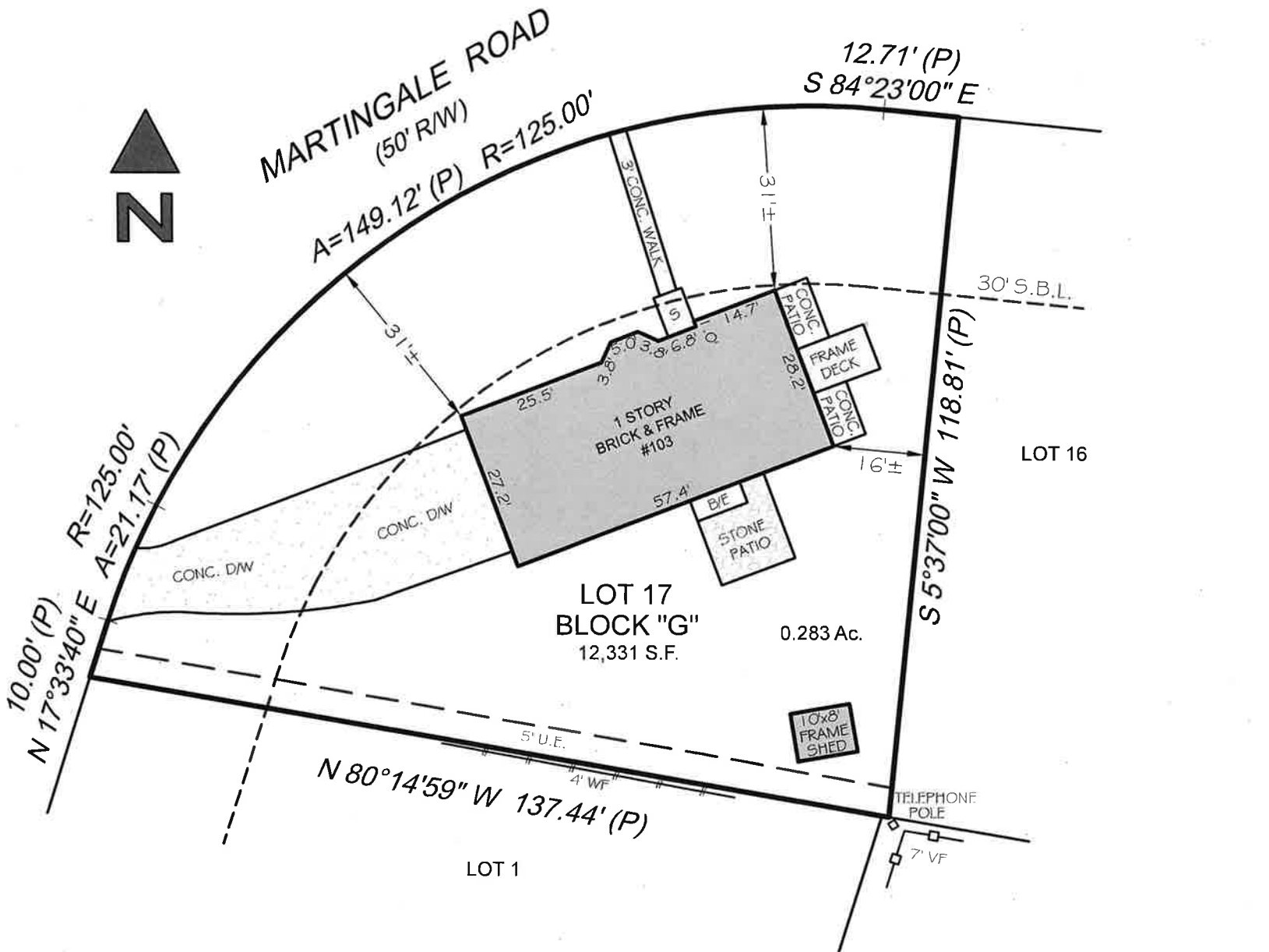


PROPERTY ADDRESS: 103 MARTINGALE ROAD, TIMONIUM, MARYLAND 21093

SURVEY NUMBER: 2403.5058

2403.5058
LOCATION DRAWING
BALTIMORE COUNTY

PLEASE NOTE
Per Maryland State Code, Sec.
09.13.06.06, this House Location
Drawing is not to be relied upon to
determine property boundaries or the
establishment or location of existing or
future improvements.



William R. Hebert

WILLIAM R. HEBERT
State of Maryland Property Line Surveyor
License Number 483 | Expires 1/14/2025

SURVEYORS CERTIFICATION:
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH C.O.M.A.R. SECTION 09.13.06.06 AS NOW ADOPTED BY THE MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS AND IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING THE PROPERTY DEPICTED HEREON.

POINTS OF INTEREST:
NONE VISIBLE



Exacta Land Surveyors, LLC
LB#21937
office: 443.819.3994
4424 Ventura Way, Apt L | Aberdeen, MD 2100



DATE SIGNED: 04/02/24
FIELD WORK DATE: 4/1/2024
REVISION DATE(S): (REV.0 4/2/2024)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES