

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 76, p. 81, MSA S1236-11218. Date available 2004/01/16. Printed 08/26/2004.

DENSITY CALCULATIONS:

Table with columns: ZONING, GROSS AREA, NET AREA, LOTS ALLOWED, TOTAL LOT AREA, PUBLIC R/W AREA, STORMWATER MGMT. AREA, OPEN SPACE PROVIDED, TOTAL PLAT AREA, REQUIRED PARKING, TOWNHOUSES, OVER FLOW VISITOR REQUIREMENT, SINGLE FAMILY, TOTAL PARKING REQUIRED, PARKING PROVIDED, TOTAL TOWNHOUSE PARKING, ADDITIONAL 16 SPACES ON SOUTH SIDE OF STEVENSON LANE.

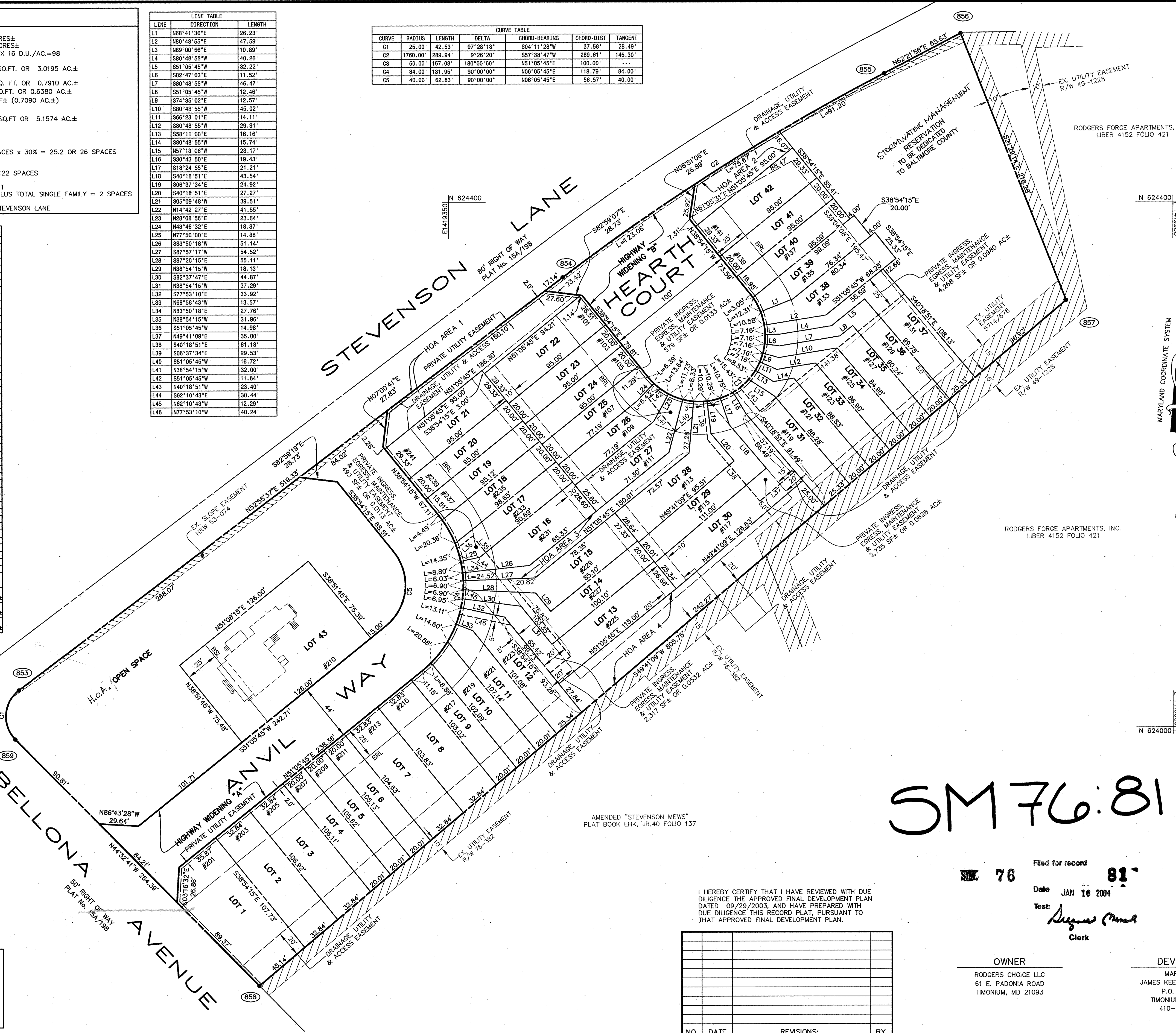
LINE TABLE

Table with columns: LINE, DIRECTION, LENGTH. Lists 146 line segments for the subdivision.

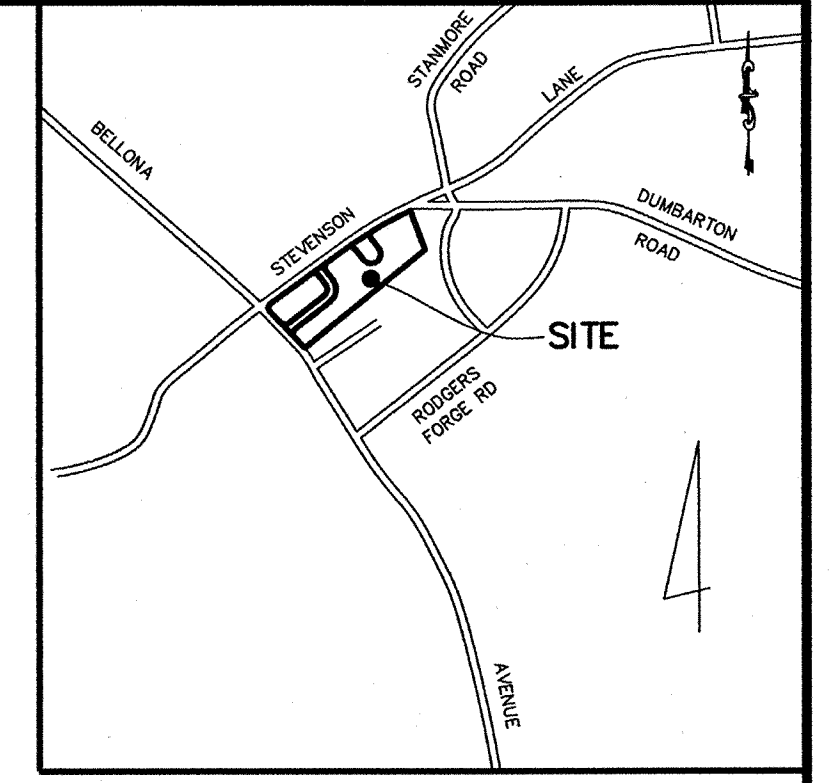
CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, DELTA, CHORD-BEARING, CHORD-DIST, TANGENT. Lists 5 curves for the subdivision.

Table with columns: LOT #, SQUARE FT, ACREAGE. Lists 46 lots with their respective areas.



COORDINATES table with columns: NO., NORTH, EAST. Lists coordinates for lots 853-859.



GENERAL NOTES:

- 1) HIGHWAY AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS...
2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
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4) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.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 AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
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) THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
8) PROPERTY TAX ACCOUNT NO.: 0923153650
9) PROPERTY REFERENCES: DEED L. 18369 F. 017
10) SITE ZONING: DR 16
11) CENSUS TRACT NO.: 4906.02
12) THE SITE IS LOCATED WITHIN WATERSHED 23, SUBWATERSHED NO. 54.
13) TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT OF WAY.
14) 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 AND DEVELOPMENT MANAGEMENT.
15) THIS PLAT IS SEALED AND CERTIFIED TO BE ACCURATE AND HAS BEEN PREPARED IN COMPLIANCE WITH ALL APPROVED PLANS AND WITH ALL RULES, REGULATIONS AND LAWS OF THE COUNTY.
16) THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 26-246. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.
17) THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED, HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
18) THE PREVIOUS DEVELOPMENT PLAN FOR AN ASSISTED LIVING FACILITY AND A SPECIAL EXCEPTION FOR THIS SITE WAS APPROVED ON OCTOBER 10, 1997.
19) ORDER FOR EXTENSION OF DEVELOPMENT PLAN: HOH #IX-674 DATED SEPT. 16, 2002.
20) A REFINEMENT TO THE APPROVED DEVELOPMENT PLAN WAS APPROVED BY THE DRC ON NOV. 12, 2002, DRC #111202F. FOR TOWNHOUSES INSTEAD OF ASSISTED LIVING. THE FIRST AMENDED DEVELOPMENT PLAN FOR RODGERS CHOICE WAS SIGNED BY A HOMEOWNERS ASSOCIATION ON FEB. 19, 2003.
21) THE HOA OPEN SPACE WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
22) THE DEVELOPMENT PLAN (RODGERS FORCE CATERED LIVING) WAS APPROVED ON OCT 10, 1997.

LEGEND

- PRIVATE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT
DRAINAGE, UTILITY & ACCESS EASEMENT

Table with columns: PWA COMPLETED, FINAL PLAN, STREETS, NUMBERING, DEV. PLAN REVIEW, DEV. ENGINEER, DIV. OF REAL ESTATE, ASSESSMENTS, RECREATION AND PARKS. Lists dates and names for various stages.

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT: Walter T. Smith, 1/16/04
APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT: [Signature], 12/22/03

Table with columns: STATION, NORTHING, EASTING. Lists coordinates for stations 504 and 506.

OWNERS CERTIFICATE: THE UNDERSIGNED, OWNER OF LAND SHOWN ON THIS HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, IN SO FAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

SURVEYORS CERTIFICATE: THE UNDERSIGNED, A PROFESSIONAL LAND 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 IN SO FAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

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Date JAN 16 2004
To: [Signature] Clerk

OWNER: RODGERS CHOICE LLC, 61 E. PADONIA ROAD, TIMONIUM, MD 21093
DEVELOPER: MARK BUDA, JAMES KELTY & CO., INC., P.O. BOX 528, TIMONIUM, MD 21093, 410-252-8600



SUBDIVISION PLAT
RODGERS CHOICE
9th ELECTION DISTRICT 5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

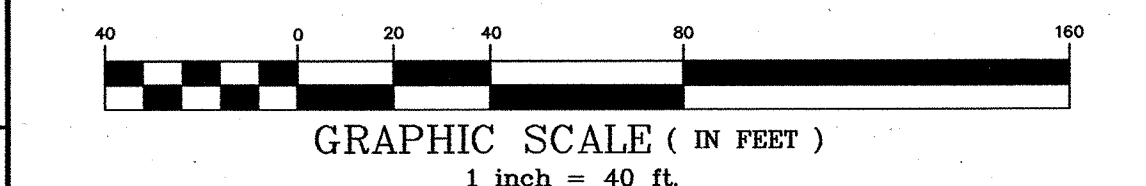


Table with columns: SCALE, DATE, JOB NO., DESIGNED, DRAWN, CHECKED, FILED, DRAWING NUMBER. Lists project details for Colbert Matz Rosenfelt, Inc.

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