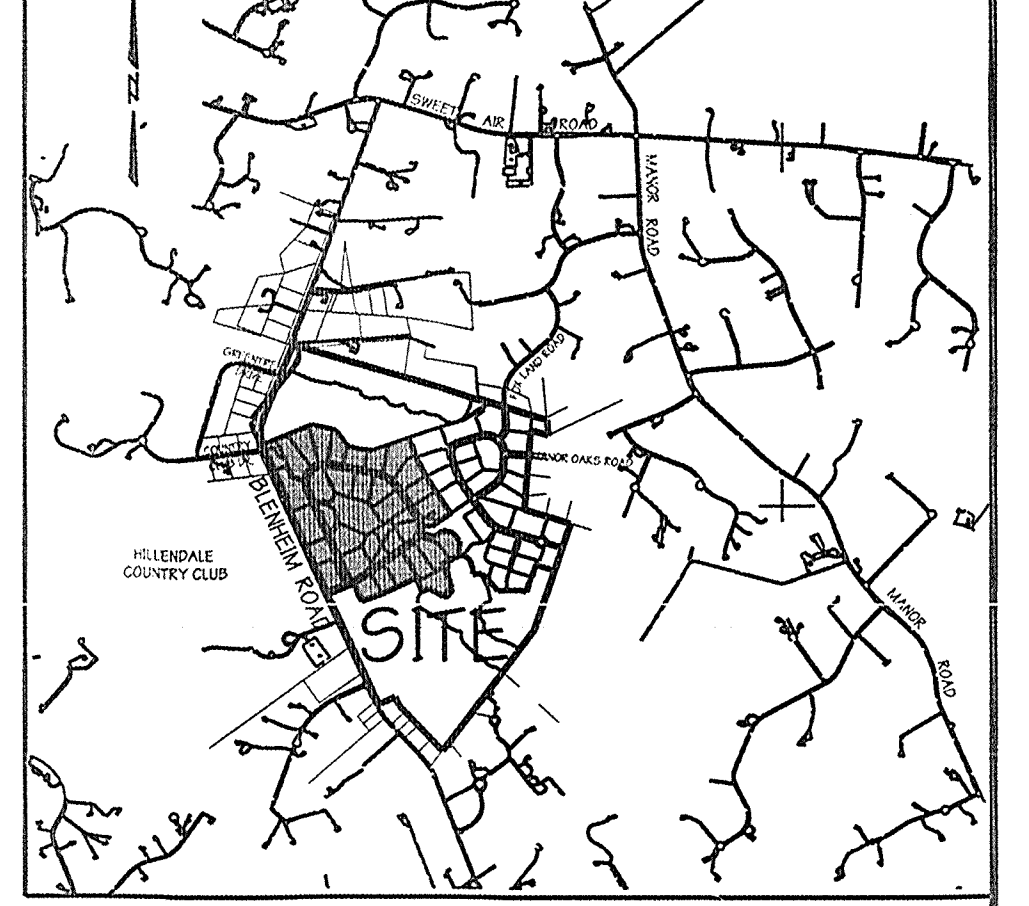


PLAT BOUNDARY COURSES
NAME BEARING DISTANCE
FB18 S85°39'00"W 52.84
FB19 S77°24'14"W 21.84

Table with columns: NAME, COORDINATES NORTHING, EASTING. Lists points from BD14 to SW14.

MARYLAND COORDINATE SYSTEM
NAD83/91

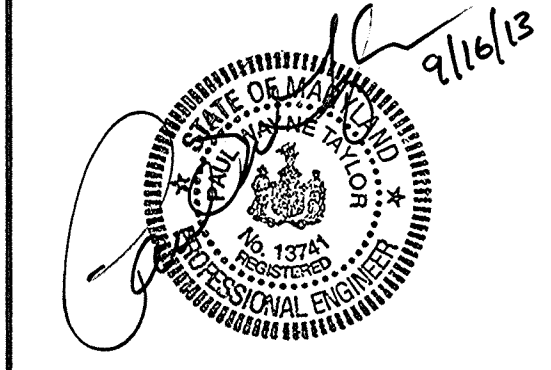


- GENERAL NOTES
1) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273.
2) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
3) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
4) THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 4/21/05.
5) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
6) THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, 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) 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. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
9) THE AREA DESIGNATED AS FLOODPLAIN INCLUDES THE AREA INUNDED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.
10) DELINEATION AND AREA OF FLOODPLAIN IN ACCORDANCE WITH BILL NO. 22-81.
11) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER AND/OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
12) ANY FOREST BUFFER AND/OR FOREST CONSERVATION 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.
13) TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHTS-OF-WAY.
14) THIS SITE IS LOCATED IN THE LOCH RAVEN WATERSHED.
15) SOIL PERCOLATION TESTS 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 RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW TESTS MAY BE REQUIRED.
16) ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.
17) H.O.A. = HOMEOWNERS ASSOCIATION

JLE
79-382

Table with columns: NAME, RADIUS, DELTA, LENGTH, TANGENT, CHORD. Lists curve data for various points.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 13741, Expiration Date: 12-02-13



I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 4/21/05, AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

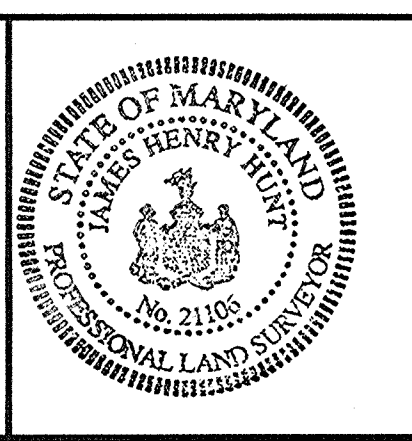
Table with columns: TABULATION, PLAT 1, PLAT 2, PLAT 3, PLAT 4, TOTAL. Lists area and unit counts for different sections.

NOTE: HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION AND FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS, WILL CONVEY SAID AREAS, BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST. UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.

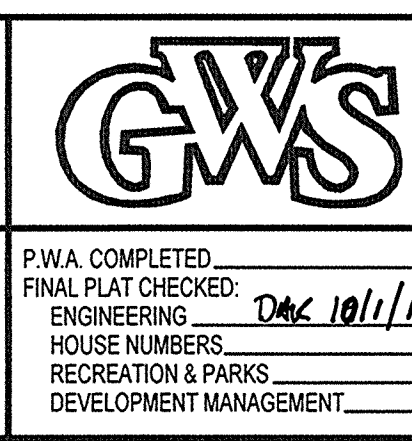
THE ROADS AND STORM DRAINS AS LAID OUT ON THIS PLAT HAVE BEEN PREPARED BY A PROFESSIONAL ENGINEER (GERALD DOUGLAS TURNBAUGH, P.E. REG. NO. 26569).

OWNER'S CERTIFICATE: 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, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

SURVEYOR'S CERTIFICATE: THE UNDERSIGNED, A REGISTERED 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 INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.



APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. Director of Environmental Protection and Sustainability: [Signature]



APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE. Director of Permits, Approvals and Inspections: [Signature]

CORRECTED/PREVIOUSLY RECORDED S.M. 78/139
PLAT 2 OF 4
BRIAR KNOLL
BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT NO. 10
COUNCILMANIC DISTRICT NO. 3
DATE: AUGUST 26, 2005
CORRECTED PLAT DATE: SEPTEMBER 12, 2013

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats) Plat Book JLE 79, pp. 382-383, MSA, S1236-12197, Date available 2013/10/21. Printed 09/26/2024.

PLAT BOUNDARY COURSES table with columns: NAME, BEARING, DISTANCE

COORDINATES table with columns: NAME, NORTHING, EASTING

CENTERLINE EASEMENT COURSES table with columns: NAME, BEARING, DISTANCE

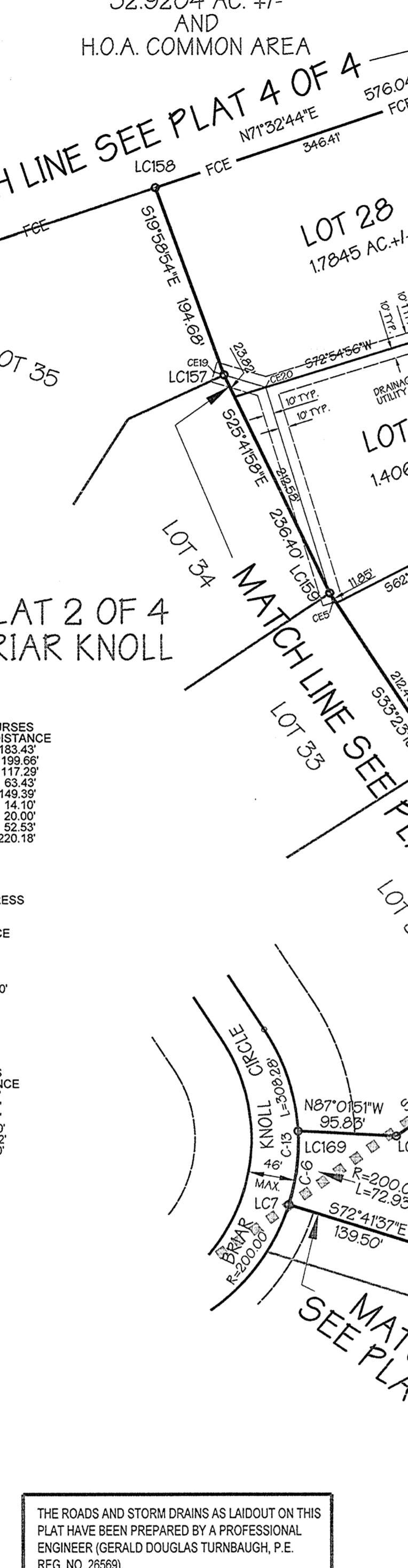
PRIVATE INGRESS AND EGRESS EASEMENT COURSES table with columns: NAME, BEARING, DISTANCE

H.O.A. EASEMENT COURSES table with columns: NAME, BEARING, DISTANCE

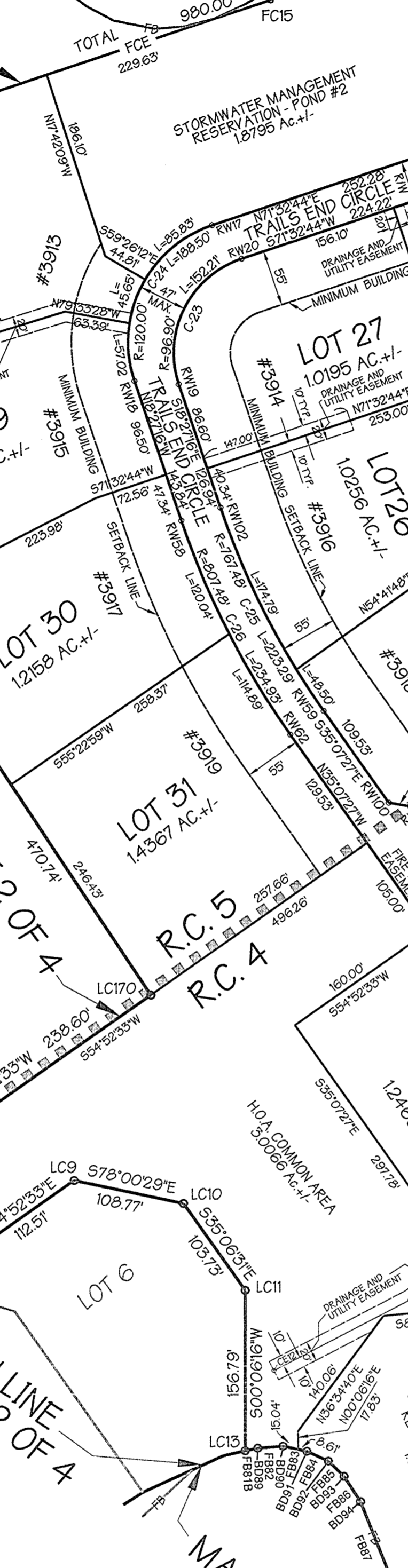
PLAT AREA table with columns: TABULATION, PLAT 1, PLAT 2, PLAT 3, PLAT 4, TOTAL

UNITS ALLOWED table with columns: UNITS ALLOWED, UNITS PROPOSED

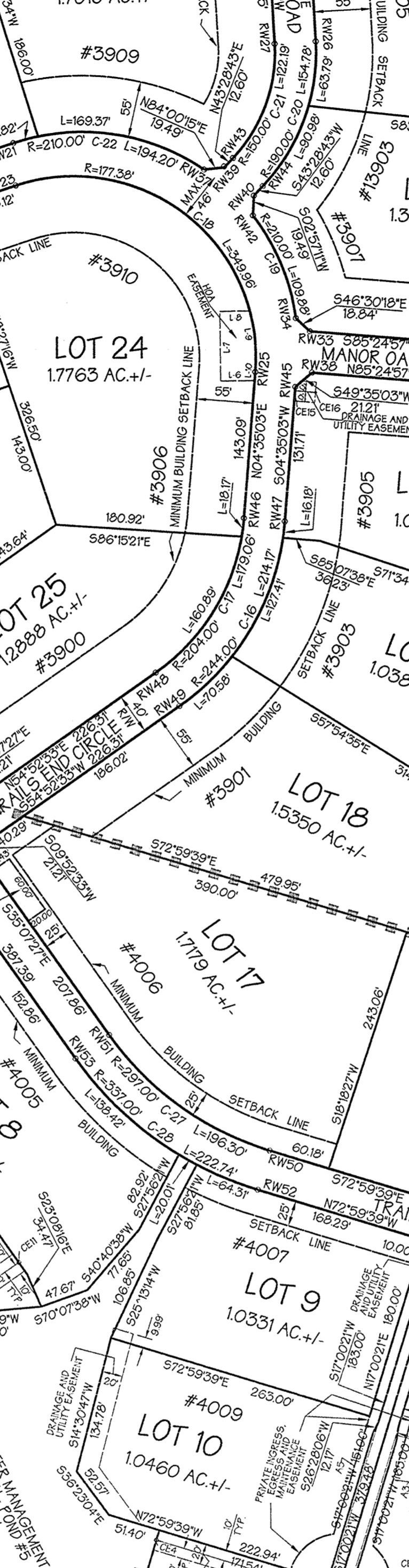
PLAT 4 OF 4 BRIAR KNOLL FOREST CONSERVATION EASEMENT S.M. 12678/690 & PLAT RW 97-171-1 32.9204 AC +/- AND H.O.A. COMMON AREA



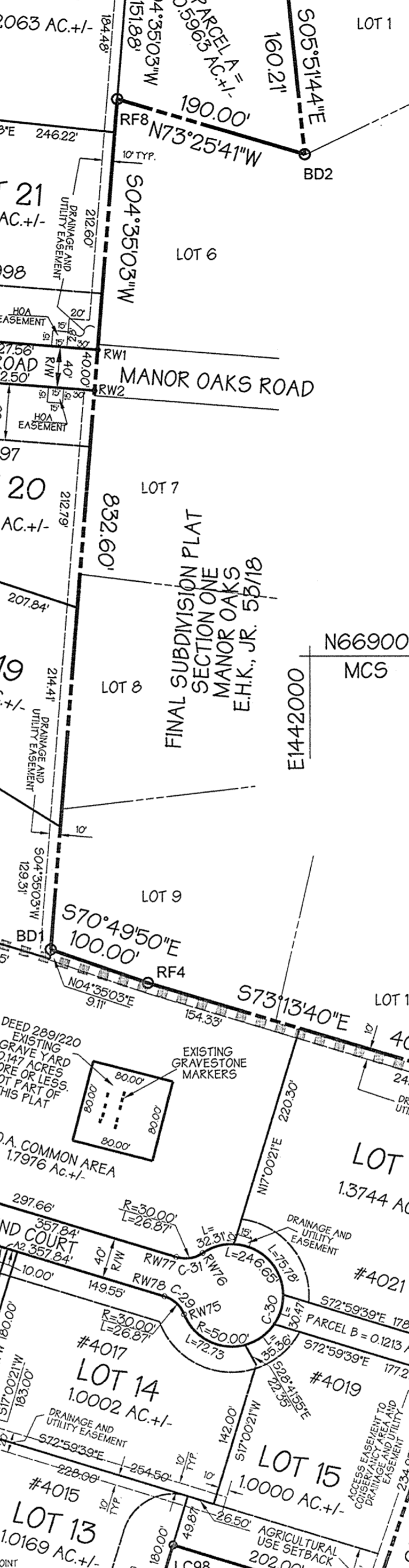
PLAT 2 OF 4 BRIAR KNOLL FOREST CONSERVATION EASEMENT S.M. 12678/690 & PLAT RW 97-171-1 32.9204 AC +/- AND H.O.A. COMMON AREA



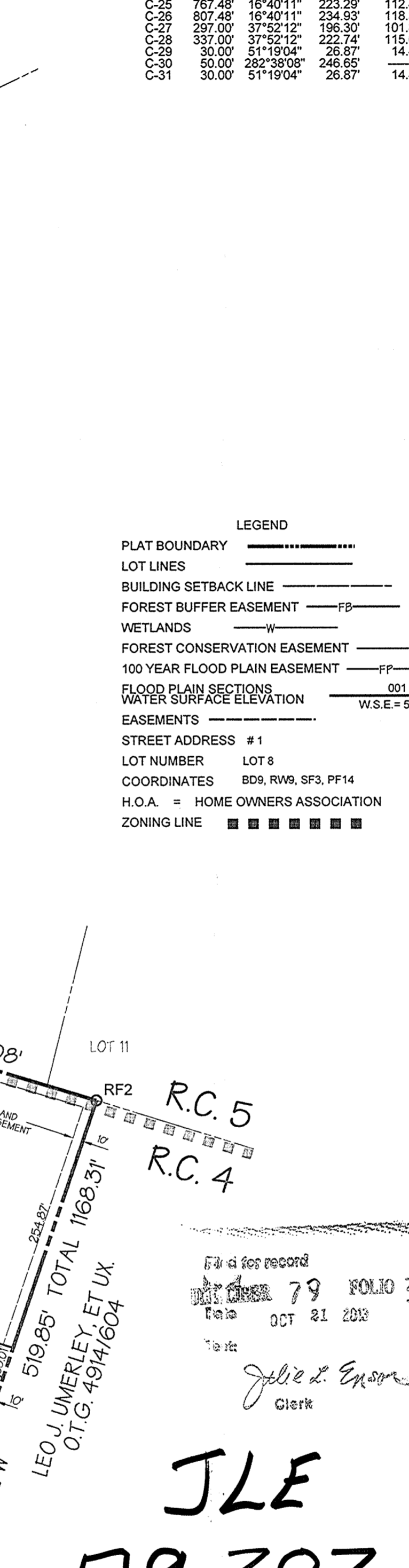
PLAT 1 OF 4 BRIAR KNOLL FOREST CONSERVATION EASEMENT S.M. 12678/690 & PLAT RW 97-171-1 32.9204 AC +/- AND H.O.A. COMMON AREA



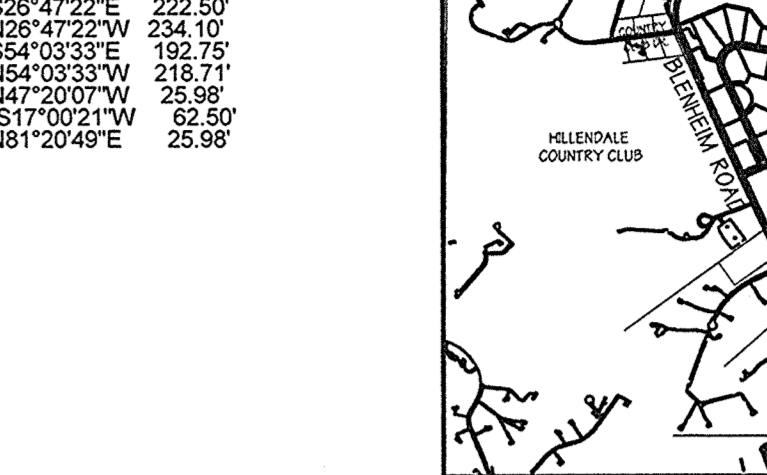
PLAT 3 OF 4 BRIAR KNOLL FOREST CONSERVATION EASEMENT S.M. 12678/690 & PLAT RW 97-171-1 32.9204 AC +/- AND H.O.A. COMMON AREA



PLAT 4 OF 4 BRIAR KNOLL FOREST CONSERVATION EASEMENT S.M. 12678/690 & PLAT RW 97-171-1 32.9204 AC +/- AND H.O.A. COMMON AREA



CURVE DATA table with columns: NAME, RADIUS, DELTA, LENGTH, TANGENT, CHORD



- GENERAL NOTES: 1) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273. 2) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

- 10) DELINEATION AND AREA OF FLOODPLAIN IN ACCORDANCE WITH BILL NO. 22-81. 11) THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER AND/OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

DEED REFERENCE: LIBER S.M. 2072 FOLIO 517 TAX ACCOUNT NO. 10-18472230 & 10-0622500 TOTAL AREA OF LOTS PLAT 3 = 30.2422 AC +/-

CORRECTED PLAT NOTE: THIS CORRECTED PLAT IS BEING RECORDED FOR THE PURPOSES OF NOTIFYING ALL PROSPECTIVE PURCHASERS OF LOTS 9, 10, 11, 13, 14, 15, 16, 17, 18, 20, 21, 25, 26 AND 27 THAT, FOLLOWING THE PURCHASE OF SUCH LOT, THE OWNER SHALL BE RESPONSIBLE FOR THE COST TO REPAIR ANY DAMAGE TO THE PORTION OF THE PUBLIC ROAD SYSTEM, INCLUDING CURBS, ABUTTING THE OWNER'S LOT THAT IS CAUSED BY THE OWNER, ITS CONTRACTORS, AGENTS AND ASSIGNS DURING DEVELOPMENT AND CONSTRUCTION ON THE OWNER'S LOT.

DEVELOPER: GAYLORD BROOKS REALTY CO., INC. P.O. BOX 400 PHOENIX, MARYLAND 21131

OWNER: BRIARKNOLL LLC P.O. BOX 130 PHOENIX, MARYLAND 21131

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT NO. 10 COUNCILMANIC DISTRICT NO. 3 DATE: AUGUST 26, 2005 CORRECTED PLAT DATE: SEPTEMBER 12, 2013

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. # 13741 Expiration Date: 12-08-13

Professional Certification. I hereby certify that I have reviewed with due diligence the approved development plan dated 4/21/05, and have prepared with due diligence this record plat, pursuant to that approved development plan.

OWNER'S CERTIFICATE: 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, HAS BEEN COMPLIED WITH.

SURVEYOR'S CERTIFICATE: THE UNDERSIGNED, A REGISTERED 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.

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. Director of Environmental Protection and Sustainability: James H. Hunt, dated 9-16-2013

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE. Director of Permits, Approvals and Inspections: James H. Hunt, dated 9-16-2013

COMPUTED BY: W.F.E. CHECKED BY: J.H.H. DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88

FILE NAME: J:\townor\1058\cadd\survey\p