

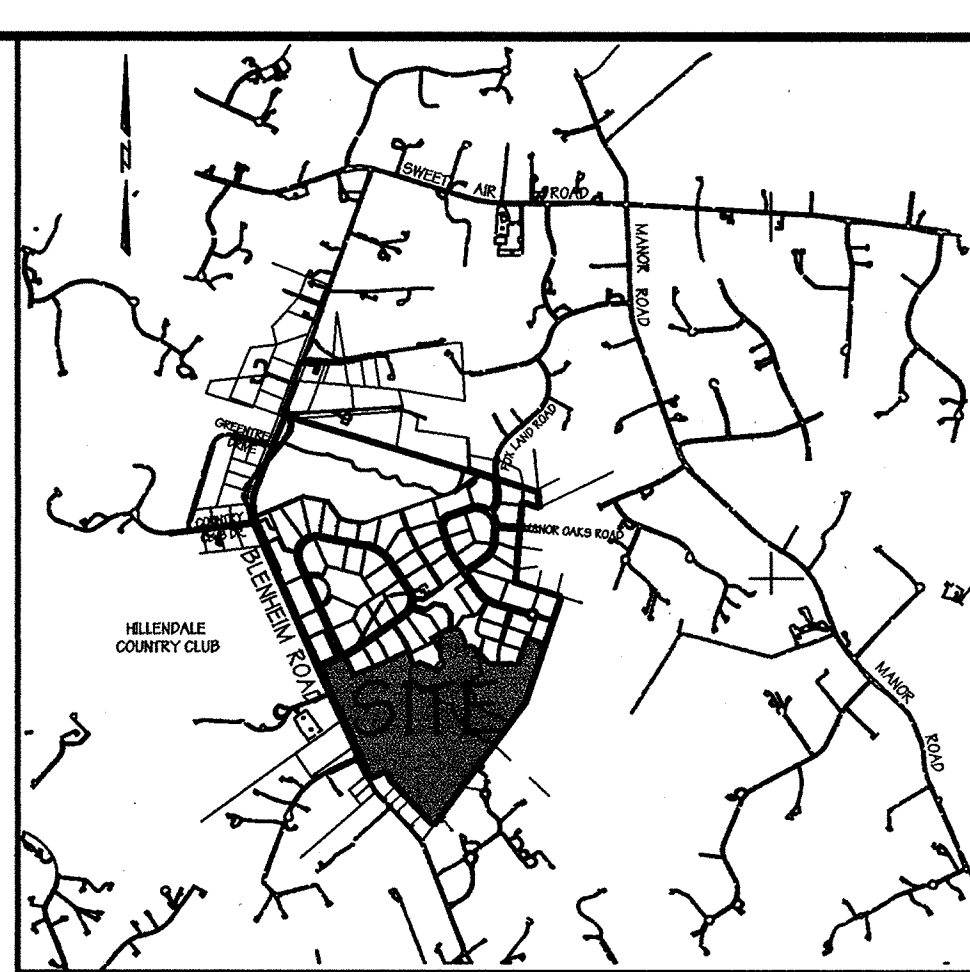
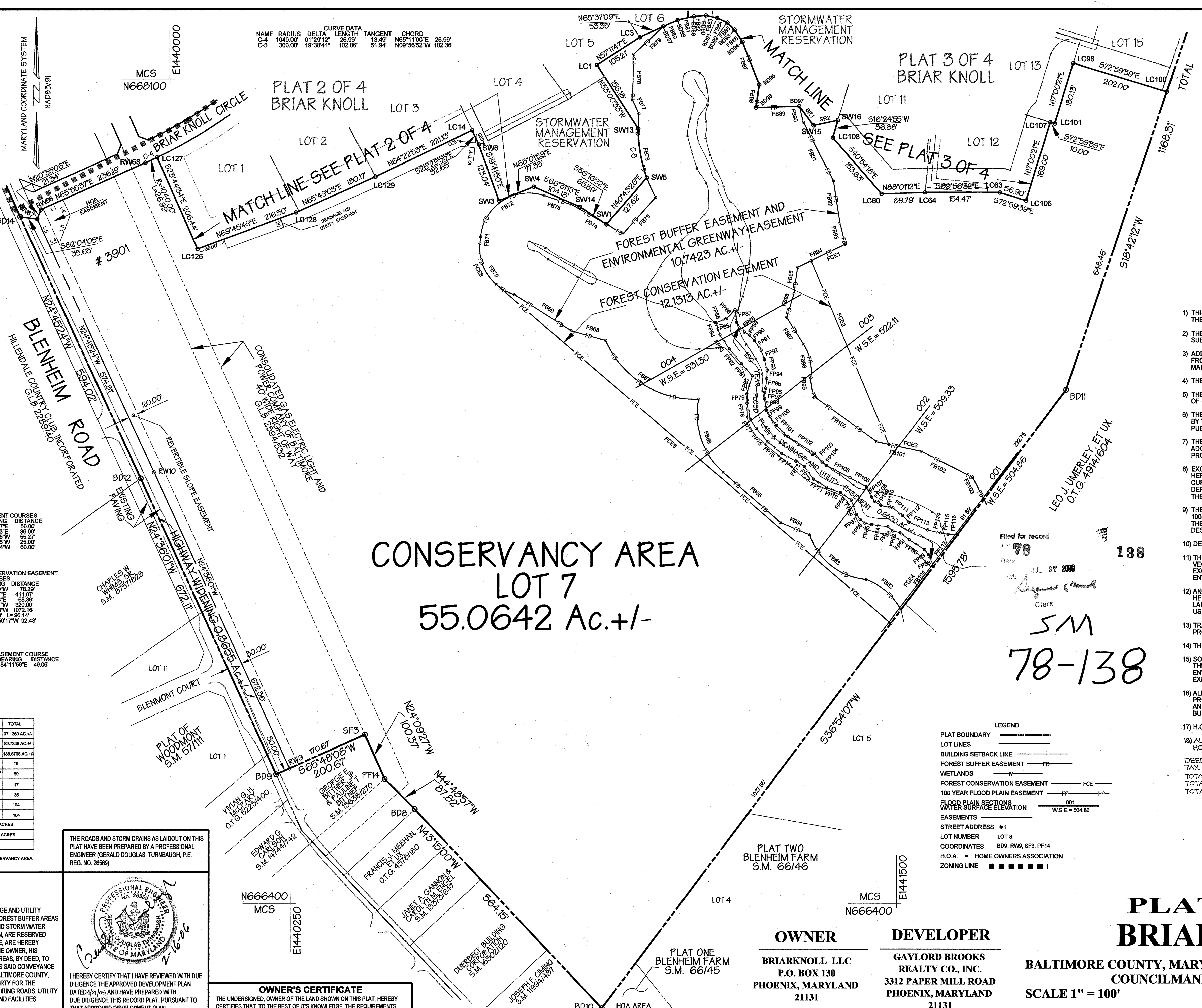
Table with 3 columns: NAME, BEARING, DISTANCE. Lists boundary courses for 100 YEAR FLOOD PLAIN, FOREST BUFFER EASEMENT, and FOREST CONSERVATION EASEMENT.

Table with 2 columns: NAME, COORDINATES. Lists coordinates for points BD8 through SW16.

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

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.

Table with 3 columns: POINT, NORTH, EAST, ELEV. Lists grid coordinates for G1576, HYDE, and G1577.



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ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273. 2) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.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, 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) 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
18) ALL AREAS LABELED "H.O.A." SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

Filed for record 78 JUL 27 2005 138. Signature of Clerk.

THE ROADS AND STORM DRAINS AS LAYOUT ON THIS PLAT HAVE BEEN PREPARED BY A PROFESSIONAL ENGINEER (GERALD DOUGLAS TURNBAUGH, P.E. REG. NO. 28568).

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 ITS 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 RESOURCE MANAGEMENT. Director: William E. Henning, III, Professional Land Surveyor No. 21244.

APPROVED BY THE DIRECTOR OF PERMITS & DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE. Director: William E. Henning, III.

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS. 1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21286 PHONE: (410) 825-8120

PLAT 1 OF 4 BRIAR KNOLL. OWNER: BRIARKNOLL LLC, P.O. BOX 130 PHOENIX, MARYLAND 21131. DEVELOPER: GAYLORD BROOKS REALTY CO., INC. 3312 PAPER MILL ROAD PHOENIX, MARYLAND 21131. BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT NO. 10 COUNCILMANIC DISTRICT NO. 3. SCALE 1" = 100'. DATE: AUGUST 26, 2005.

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SW 78, pp. 138-141, MSA, S1236, 11547. Date available 2006/07/27. Printed 04/29/2011.

PLAT RECORDING TOTAL: 138. Date: Jul 27 2005.

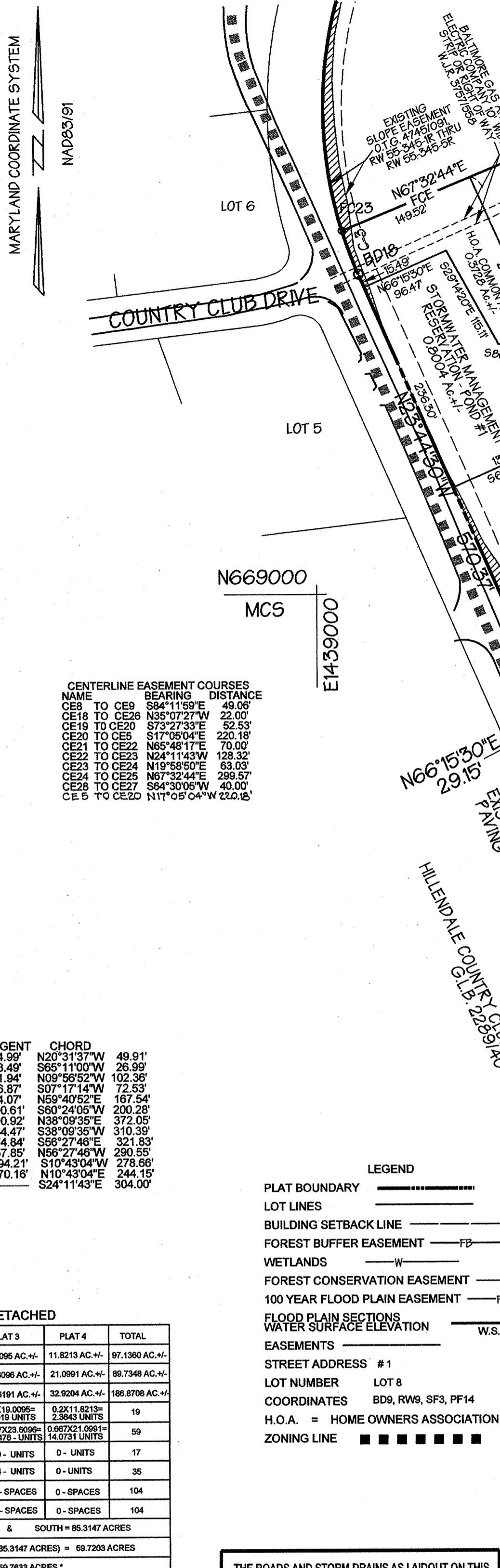
Plat 1 of 4 USA SSW 1236 11547-1

PLAT BOUNDARY COURSES
NAME BEARING DISTANCE
FB90 S85°37'09"W 32.56'
FB81A S77°24'14"W 21.84'

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

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

Table with columns: TABULATION, PLAT 1, PLAT 2, PLAT 3, PLAT 4, TOTAL. Lists subdivision statistics.



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. 28559).

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.

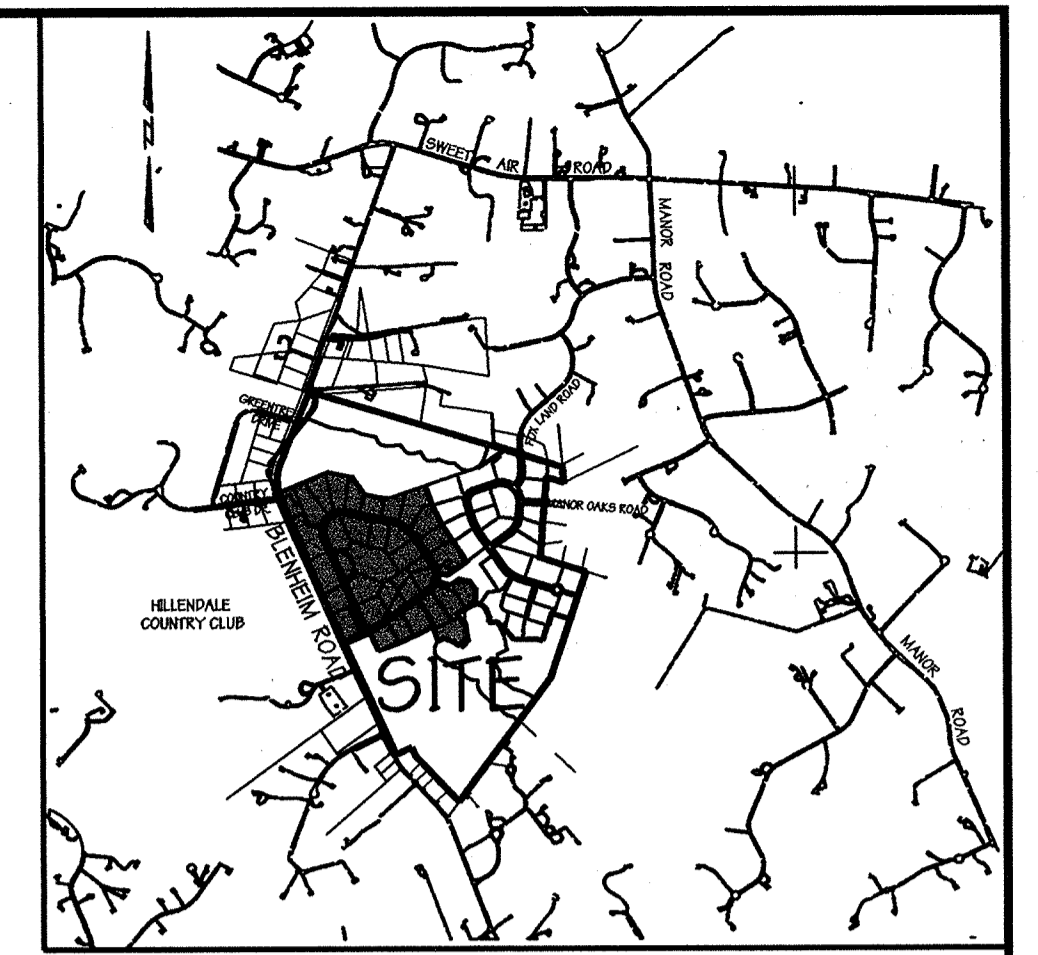
OWNER'S CERTIFICATE: THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAVE BEEN COMPLIED WITH.

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 RESOURCE MANAGEMENT. Director: Thomas J. Urban Deputy: 5/1/06

APPROVED BY THE DIRECTOR OF PERMITS & DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE. Director: William E. Henning 7/6/06

COMPUTED BY: W.F.E. CHECKED BY: W.F.E./J.P. DRAWN BY: W.F.E. W.O. No. 1010558. DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91 VERTICAL - NAVD 89



- 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.

PLAT 2 OF 4 BRIAR KNOLL BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT NO. 10 COUNCILMANIC DISTRICT NO. 3 DATE: AUGUST 26, 2005 SCALE 1" = 100'

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

DEVELOPER: GAYLORD BROOKS REALTY CO., INC. 3312 PAPER MILL ROAD PHOENIX, MARYLAND 21131

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS 1020 CROMWELL BRIDGE ROAD TOWSON, MARYLAND 21286 PHONE: (410) 825-8120

PLAT BOUNDARY COURSES TABLE with columns: NAME, BEARING, DISTANCE. Includes courses FB82 through SR2.

COORDINATES TABLE with columns: NAME, NORTHING, EASTING. Lists coordinates for points BD1 through SW16.

CENTERLINE EASEMENT COURSES TABLE with columns: NAME, BEARING, DISTANCE. Lists easement courses CE1 through CE10.

PRIVATE INGRESS AND EGRESS EASEMENT COURSES TABLE with columns: NAME, BEARING, DISTANCE. Lists easement courses A1 through A5.

H.O.A. EASEMENT COURSES TABLE with columns: NAME, BEARING, DISTANCE. Lists easement courses L-1 through L-10.

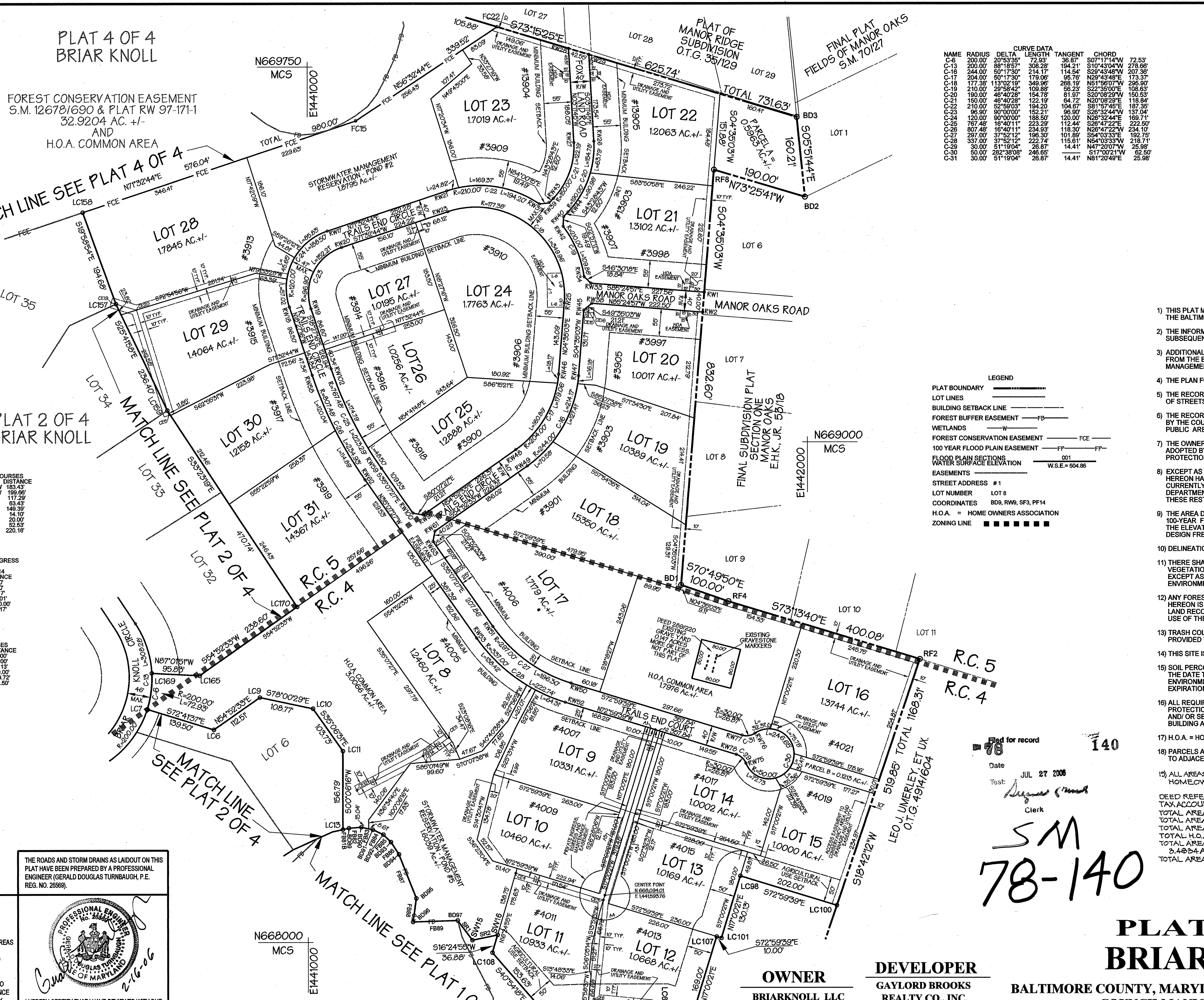
SINGLE FAMILY DETACHED TABLE with columns: TABULATION, PLAT 1, PLAT 2, PLAT 3, PLAT 4, TOTAL. Shows unit counts and acreage for various lots.

MINIMUM RC-4 SOUTH CONSERVANCY AREA TABLE with columns: MINIMUM RC-4 SOUTH CONSERVANCY AREA, SOUTH = 66.3147 ACRES.

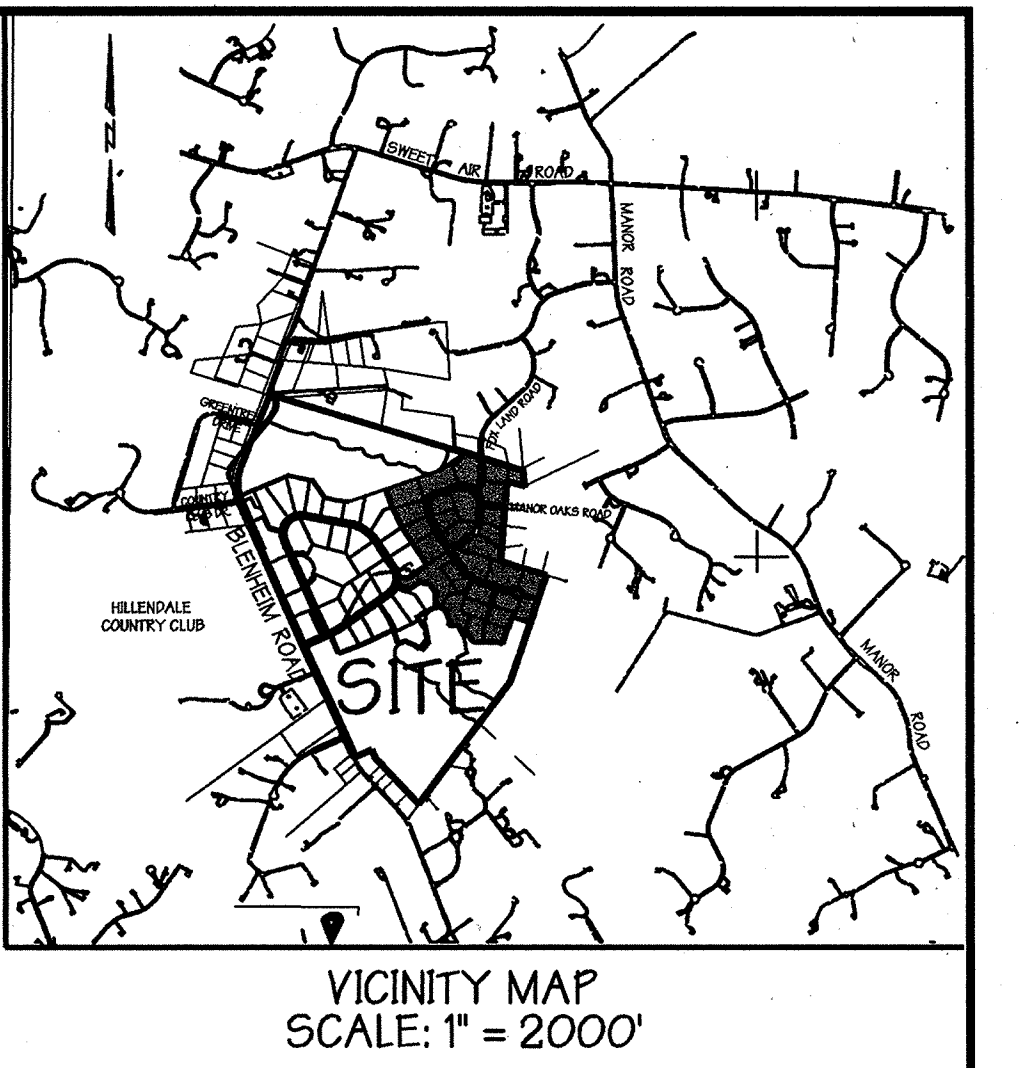
NOTE: HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION AND FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.

NOTE: THE STREETS AND/OR ROADS, AS SHOWN HEREON AND THE MENTION THEREIN IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE.

GRID COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE NAD 83/91 MARYLAND COORDINATE SYSTEM AND PROJECTED BY BALTIMORE COUNTY PRIMARY GPS NETWORK MONUMENTS.



CURVE DATA TABLE with columns: NAME, RADIUS, DELTA, LENGTH, TANGENT, CHORD. Lists curve data for C-6 through C-31.



- 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.

LEGEND: PLAT BOUNDARY, LOT LINES, BUILDING SETBACK LINE, FOREST BUFFER EASEMENT - FB, WETLANDS, FOREST CONSERVATION EASEMENT - FCE, 100 YEAR FLOOD PLAIN EASEMENT - FFP, FLOOD PLAIN ELEVATION, WATER SURFACE ELEVATION, EASEMENTS, STREET ADDRESS #1, LOT NUMBER, LOT 8, COORDINATES, H.O.A. = HOME OWNERS ASSOCIATION, ZONING LINE.

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. 26568).

PROFESSIONAL ENGINEER SEAL for Gerald Douglas Turnbaugh, P.E., No. 26568, State of Maryland.

OWNER'S CERTIFICATE: THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS 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 RESOURCE MANAGEMENT. Director: Thomas E. Urban Deputy.

APPROVED BY THE DIRECTOR OF PERMITS & DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE. Director: William E. Hennings, III.

P/WA COMPLETED: 100601. ENGINEERING: GWS. HOUSE NUMBERS: 2-117, 2-118, 2-119, 2-120. RECREATION & PARKS: 2-121, 2-122, 2-123, 2-124, 2-125, 2-126. DEVELOPMENT MANAGEMENT: 2-127, 2-128, 2-129, 2-130, 2-131, 2-132, 2-133, 2-134, 2-135, 2-136, 2-137, 2-138, 2-139, 2-140.

COMPUTED BY: W.F.E. CHECKED BY: W.F.E. & J.P. DRAWN BY: W.F.E. W.O. No. 1010558. DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88.

PLAT 3 OF 4 BRIAR KNOLL. BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT NO. 10 COUNCILMANIC DISTRICT NO. 3. SCALE 1" = 100'. DATE: AUGUST 26, 2005.

DEED REFERENCE: LIBER S.M. 20212 FOLIO 517. TAX ACCOUNT NO. 10-18-07220-3 10-02-062050. TOTAL AREA OF LOTS PLAT 3 = 30.3422 AC +/- TOTAL AREA OF ROADS PLAT 3 = 3.2717 AC +/- TOTAL AREA OF PARCELS PLAT 3 = 0.1176 AC +/- TOTAL H.O.A. COMMON AREA PLAT 3 = 4.8042 AC +/- TOTAL AREA STORMWATER RESERVATION PLAT 3 = 3.4824 AC +/- TOTAL AREA OF PLAT 3 = 42.0121 AC +/-

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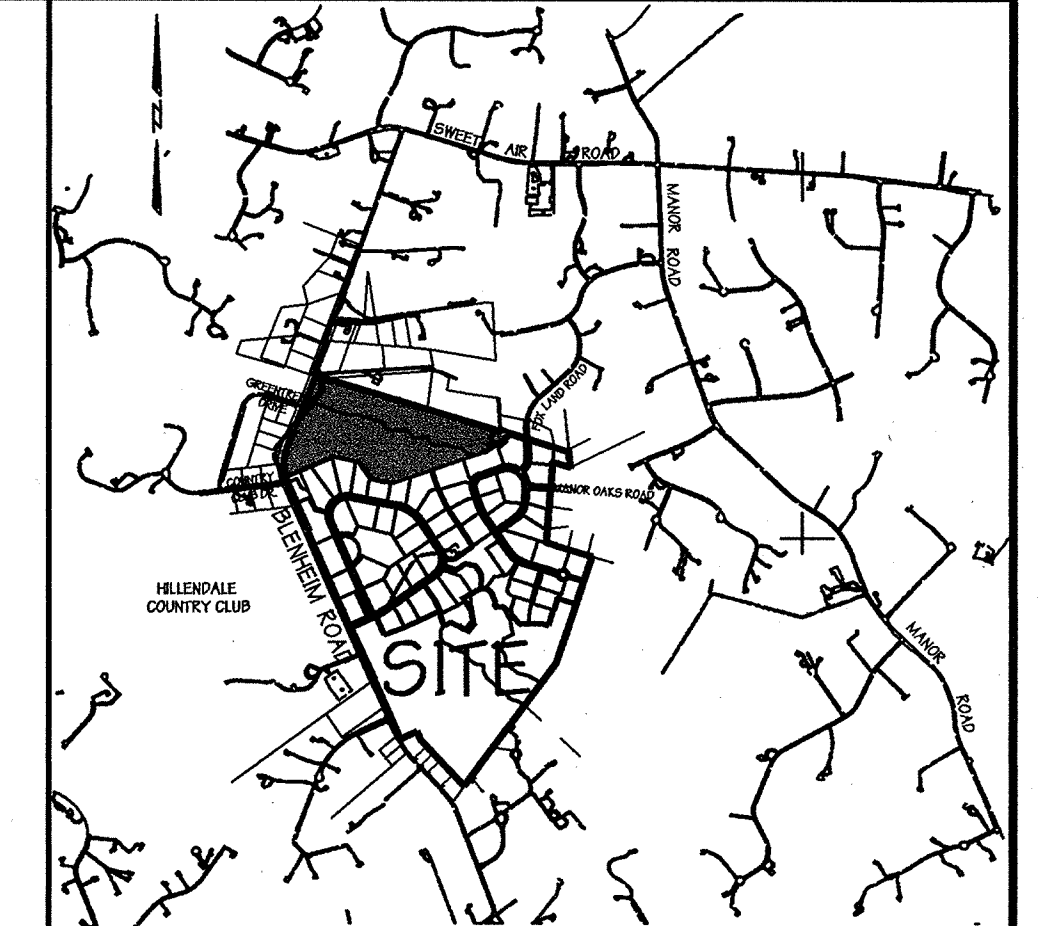
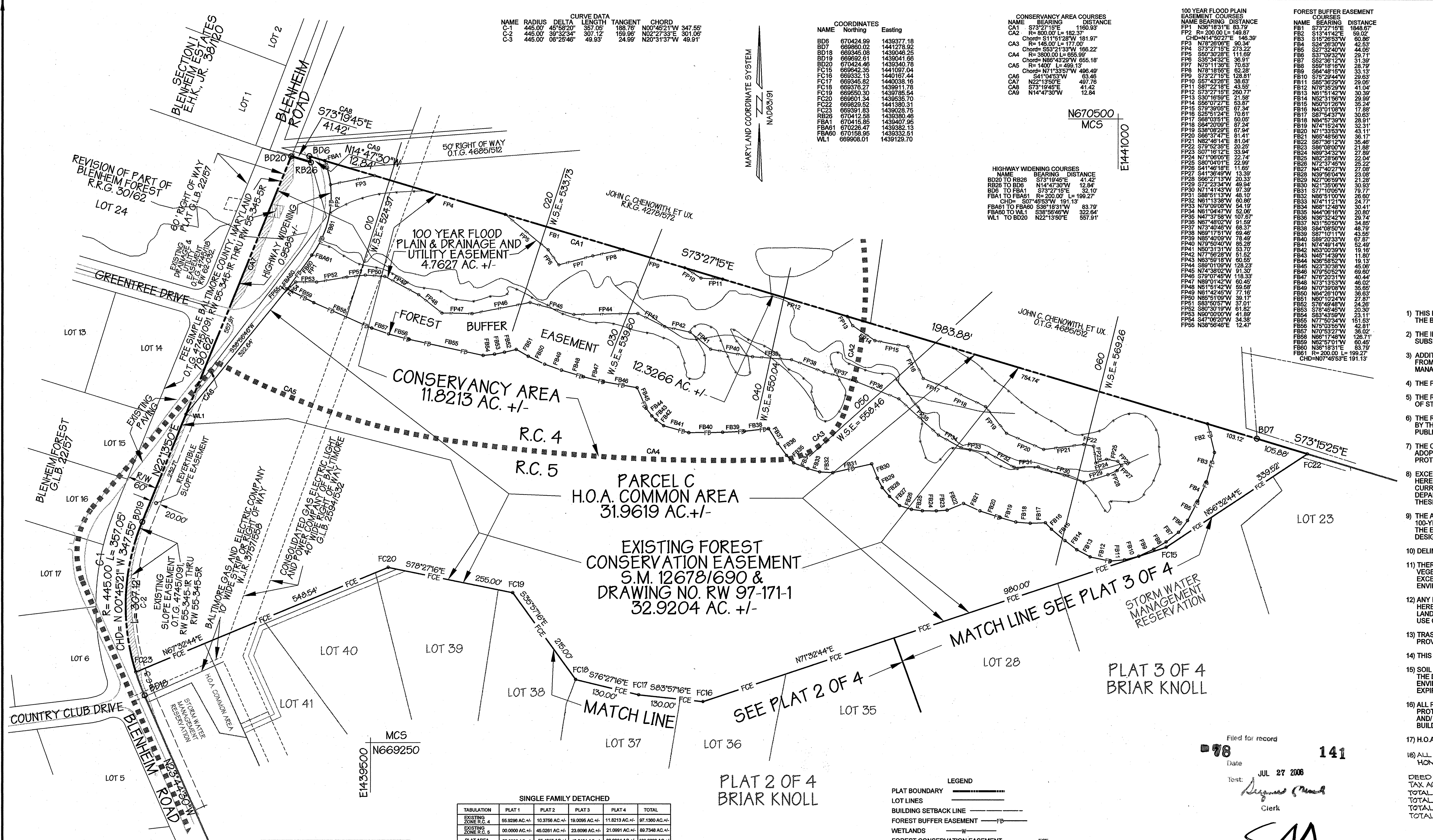
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- GENERAL NOTES
- 1) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273.
 - 2) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
 - 3) ADDITIONAL INFORMATION CONCERNING 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, 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) 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 FLOOD FROM 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
 - 18) ALL AREAS LABELED "H.O.A." SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- DEED REFERENCE: LIBER 84, 20272, FOLIO 517
TAX ACCOUNT No. 10-18-072230 & 10-08-092050
TOTAL AREA OF FOREST CONSERVATION EASEMENT PLAT 4 = 32,9204 AC. +/-
TOTAL H.O.A. COMMON AREA PLAT 4 = 31,9619 AC. +/-
TOTAL AREA HIGHWAY WIDENING PLAT 4 = 0.9585 AC. +/-
TOTAL AREA OF PLAT 4 = 32,9204 AC. +/-

THE ROADS AND STORM DRAINS AS LAYOUT ON THIS PLAT HAVE BEEN PREPARED BY A PROFESSIONAL ENGINEER (GERALD DOUGLAS TURNBAUGH, P.E. REG. NO. 28595).

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. UNITS, 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.

SINGLE FAMILY DETACHED

TABULATION	PLAT 1	PLAT 2	PLAT 3	PLAT 4	TOTAL
EXISTING ZONE R.C. 4	55,9296 AC. +/-	10,3766 AC. +/-	19,0095 AC. +/-	11,8213 AC. +/-	97,1360 AC. +/-
EXISTING ZONE R.C. 5	00,0000 AC. +/-	45,0281 AC. +/-	23,6096 AC. +/-	21,0691 AC. +/-	90,7348 AC. +/-
PLAT AREA	55,9296 AC. +/-	55,4017 AC. +/-	42,6191 AC. +/-	32,8904 AC. +/-	186,8708 AC. +/-
UNITS ALLOWED R.C. 4	0,226,9329	0,22,10,3724	0,22,19,0096	0,22,11,8213	19
UNITS ALLOWED R.C. 5	0,19,750,0000	0,08,746,0281	0,09,723,6096	0,09,723,0691	89
UNITS PROPOSED R.C. 4	0 - UNITS	21 - UNITS	14 - UNITS	0 - UNITS	35
PARKING SPACES PROPOSED	2 - SPACES	54 - SPACES	48 - SPACES	0 - SPACES	104
MINIMUM RC-4 SOUTH CONSERVANCY AREA (70% X 85,3147 ACRES) = 59,7203 ACRES					
PROPOSED RC-4 SOUTH CONSERVANCY AREA = 59,7203 ACRES					

* CONSERVANCY AREA INCLUDES THE H.O.A. COMMON AREAS IN THE RC-4 ZONE. H.O.A. COMMON AREA WILL NOT BE ENCLUMBERED BY INCLUSION IN THE 70% CONSERVANCY AREA.

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS 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.

Michael G. Chenoweth 2-16-06
MICHAEL G. CHENOWETH, TRUSTEE OF THE IRREVOCABLE TRUST FBO BARBARA A. DALY, GENERAL MANAGER OF UMERLEY, LLC, GENERAL MANAGER OF BRIARKNOLL, LLC, OWNER

Leo J. Umerley, Jr. 2-15-06
LEO J. UMERLEY, JR., GENERAL MANAGER OF UMERLEY, LLC, GENERAL MANAGER OF BRIARKNOLL, LLC, OWNER

Sandra Lee Grey 2-14-06
SANDRA LEE GREY, GENERAL MANAGER OF UMERLEY, LLC, GENERAL MANAGER OF BRIARKNOLL, LLC, OWNER

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.

William E. Henning, III 2/13/06
WILLIAM E. HENNING, III, Professional Land Surveyor No. 21244 DATE

LEGEND
PLAT BOUNDARY
LOT LINES
BUILDING SETBACK LINE
FOREST BUFFER EASEMENT
WETLANDS
FOREST CONSERVATION EASEMENT
100 YEAR FLOOD PLAIN EASEMENT
FLOOD PLAIN SECTIONS
WATER SURFACE ELEVATION
EASEMENTS
STREET ADDRESS # 1
LOT NUMBER LOT 8
COORDINATES BD9, RW9, SF3, PF14
H.O.A. = HOME OWNERS ASSOCIATION
ZONING LINE

Filed for record
Date **78**
Date **141**
Date **JUL 27 2006**
Test: *Signature*
Clerk

SM 78-141

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

DEVELOPER
GAYLORD BROOKS REALTY CO., INC.
3312 PAPER MILL ROAD
PHOENIX, MARYLAND 21131

BALTIMORE COUNTY, MARYLAND ELECTION DISTRICT NO. 10
COUNCILMANIC DISTRICT NO. 3
SCALE 1" = 100'
DATE: AUGUST 26, 2005

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
PHONE: (410) 825-8120



P.W.A. COMPLETED 10/6/01
FINAL PLAT CHECKED
ENGINEERING 1/11/06 Date 5/11/06
HOUSE NUMBERS
RECREATION & PARKS 4-12-06
DEVELOPMENT MANAGEMENT 7/25-06

COMPUTED BY: W.F.E. CHECKED BY: W.F.E. & J.P.
DRAWN BY: W.F.E. W.O. No. 1010058

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88