

GENERAL NOTES

- 1. 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 THIS PLAT.
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 THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.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. HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, FOREST CONSERVATION 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 SHALL 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.
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 A 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. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
10. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
11. THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 10/20/03.
12. THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF ARE EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
13. THE FOREST IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
14. SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF 5 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 PERCOLATION TESTS MAY BE REQUIRED.
15. ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDING APPLICATIONS.
16. COURSES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE MARYLAND STATE GRID SYSTEM AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

Table with 3 columns: STA, NORTHING, EASTING. Rows include GIS 82 and GPS LR 28.

COORDINATE TABLE

Table with 4 columns: NO., NORTHING, EASTING. Multiple rows of coordinate data.

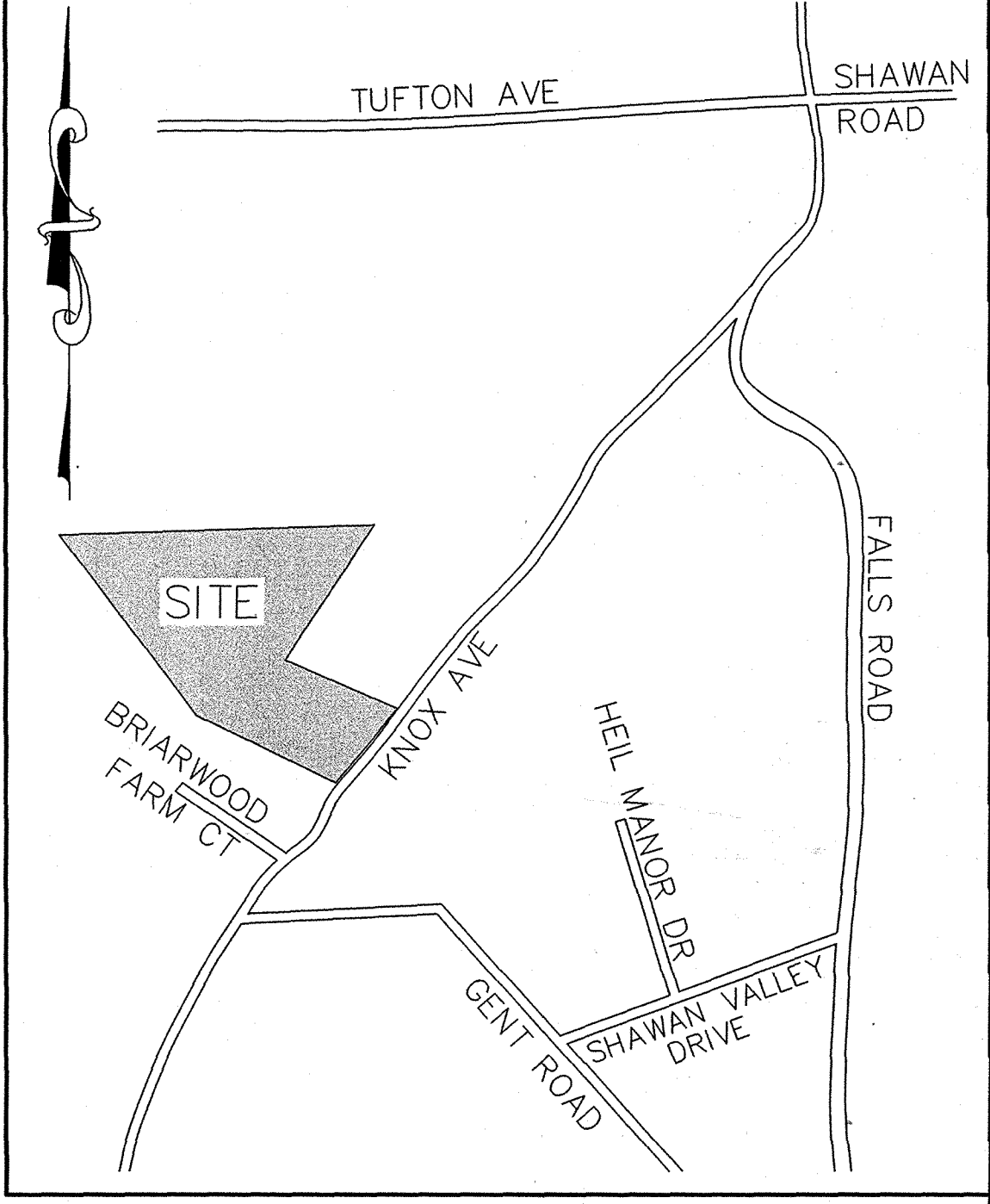
DENSITY NOTES

EXISTING ZONING: RC-4 AND RC-5
GROSS AREA: RC-4 3.026 AC±
RC-5 32.002 AC±
TOTAL 35.028 AC±
LOTS ALLOWED: RC-4 = 1LOT
RC-5 = 32.002 X 0.667 = 21 LOTS
TOTAL = 22 LOTS
NO. OF LOTS PROPOSED: RC-4 = 0 LOTS
RC-5 = 19 LOTS
TOTAL = 19 LOTS
HIGHWAY WIDENING AREA: 0.361 AC±
NET AREA: 34.667 AC±
ROAD DEDICATION: 2.292 AC±
SWM RESERVATION AREA: 1.804 AC±
HOA AREA: 1.984 AC±
PARCEL A AREA: 0.357 AC±
PARCEL B AREA: 0.041 AC±
NET AREA OF LOTS: 28.189 AC±
PARKING REQ'D: 2 SPACES/LOT = 38
PARKING PROP.: 2 SPACES/LOT = 38+

CURVE TABLE

Table with 7 columns: CURVE, RADIUS, DELTA, LENGTH, TANGENT, CHORD BEARING, CHORD DIST. Rows C1 through C19.

PRIVATE STORM DRAIN SYSTEM - LOTS 12, 13, 14 AND 16 AS PART OF THE APPROVAL OF THE MEDFORD DEVELOPMENT, BALTIMORE COUNTY HAS REQUIRED THAT ALL ROOF DOWN-SPOUTS AND ANY YARD INLETS REQUIRED AT DRIVEWAY LOW POINTS SHALL BE CONVEYED BY UNDERGROUND PIPE FROM THE IMPROVEMENTS ON LOTS 12, 13, 14 AND 16 TO THE PUBLIC STORM DRAIN SYSTEM. THE OWNERS OF LOT 12, 13, 14 AND 16 SHALL INSTALL AND MAINTAIN ALL SUCH UNDERGROUND PIPES ON THEIR RESPECTIVE LOTS AT THEIR EXPENSE. BALTIMORE COUNTY RESERVES THE RIGHT TO INSPECT AND ENFORCE THIS PROVISION.



VICINITY MAP SCALE: 1" = 1000'

AREA OF DRAINAGE AND UTILITY EASEMENT TO BE RELEASED: 0.403 AC±
AREA OF NEW DRAINAGE AND UTILITY EASEMENTS: 0.780 AC±

Table with 4 columns: PLAT RECORDING, TOTAL, REVISION, DATE. Shows recording details for this plat.

LINE TABLE

Table with 4 columns: LINE, BEARING, DISTANCE. Lists line data for the plat.

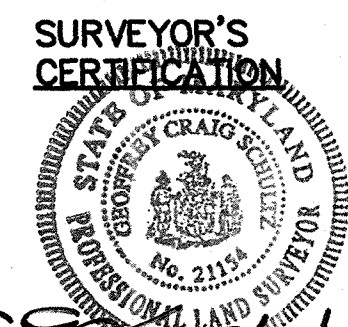
DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88

S.M. 76-145

Filed for record 145 Date JUN 4 2004 Test: [Signature] Clerk

McKee & Associates, Inc. Engineering - Land Planning - Land Surveying

Natural Resource Planning - Real Estate Development 5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030 TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563



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

OWNER'S CERTIFICATION THE UNDERSIGNED, OWNER OF LAND SHOWN HEREON, 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 AS THE SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

APPROVED [Signature] DIRECTOR DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED [Signature] DIRECTOR DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

P.W.A. COMPLETED: 08-04-04 FINAL PLAT CHECKED: [Signature] PLANNING: [Signature] ENGINEERING: [Signature] HOUSE NUMBERS: 3-16-04 LAND ACQUISITION: [Signature]

OWNER/DEVELOPER TOBY INVESTMENTS, LLC C/O THOMAS L. PITTMAN, JR. 15722 BISH AVENUE MONKTON, MARYLAND 21111 TAX MAP #1, PARCEL 33 DEED REF.: 17791/243 ACCT NO.: 08-06-020475 TAX MAP #1, PARCEL 35-3 DEED REF.: 18913/417 ACCT NO.: 16-00-013325 TAX MAP #1, PARCEL 35-2 DEED REF.: 17791/238 ACCT NO.: 16-00-013324

FINAL SUBDIVISION PLAT MEDFORD A PORTION BEING A RESUBDIVISION OF LOTS 2 & 3 "ROGER G. MOORES PROPERTY" 37/79 PDM No. VIII-765 8th ELECTION DISTRICT SCALE: 1" = 100' 2ND COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND DATE: MARCH 8, 2004