

- ### GENERAL NOTES
- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED INTO 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 STORMWATER MANAGEMENT PONDS AND FACILITIES.
 - STREETS AND/OR ROADS SHOWN HEREON AND 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 IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.
 - THIS PLAN MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
 - THE RECORDING OF THIS PLAN DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAN.
 - ADDITIONAL INFORMATION CONCERNING THIS PLAN MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
 - THE RECORDING OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAN.
 - THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - 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.
 - DEED REFERENCE: S.M. 17421/251
 - THIS SITE IS LOCATED IN THE GUNPOUNDER FALLS WATERSHED IN BALTIMORE COUNTY, MARYLAND.
 - GROSS SITE AREA: 16.2411 AC.
 - THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAN WAS APPROVED ON 11/07/03, (FDM VIII-187)
 - SITE ZONING: RC-4, DR-35
 - THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAN HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER, DONALD N. MITTEN P.E. (NO. 16580)
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - ANY FOREST BUFFER EASEMENT 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.
 - SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE THE REPORT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW PERCOLATION TESTS MAY BE REQUIRED.
 - ALL REQUIREMENTS OF THE MARYLAND STATE 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.
 - OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SAID EASEMENT/ DRAINAGE AND/OR MONITORING WORKS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS: (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY)
 - TRASH COLLECTION SHOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY.
 - ANY DWELLING IN AN RC-4 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING A 24-HOUR PERIOD (INCLUDING AIRCRAFT) THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. BALTIMORE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, AND COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

COORDINATES

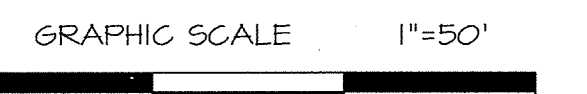
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LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 82°51'51" E	14.41'
L-2	S 88°41'08" E	44.60'
L-3	S 71°46'08" E	35.84'
L-4	S 61°22'31" E	37.84'
L-5	S 51°44'18" E	21.53'
L-6	N 38°03'04" E	30.48'
L-7	N 04°06'21" E	24.54'
L-8	N 15°30'04" E	40.23'
L-9	N 18°55'36" E	45.91'
L-10	S 54°04'20" E	46.01'
L-11	S 18°07'08" E	3.48'
L-12	S 16°45'56" E	21.63'
L-13	S 34°51'08" E	37.68'
L-14	N 08°38'21" E	15.33'
L-15	N 52°00'51" E	18.31'
L-16	S 15°10'51" E	21.46'
L-17	N 15°10'51" E	21.46'
L-18	N 43°07'26" E	44.54'
L-19	N 43°07'26" E	50.31'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C-1	73°53'55"	220.00'	283.75'	N 45°25'02" E	264.44'	165.48'
C-2	71°10'23"	202.74'	254.31'	S 46°25'53" E	237.76'	146.75'
C-3	67°11'03"	140.00'	164.16'	N 48°46'28" E	154.92'	42.44'
C-4	67°11'03"	180.00'	210.07'	S 48°46'28" E	194.18'	119.56'
C-5	45°34'23"	50.00'	34.71'	N 07°36'15" E	38.73'	21.00'
C-6	21°10'46"	50.00'	236.62'	S 14°44'03" E	10.00'	-----
C-7	45°34'23"	50.00'	34.71'	S 31°58'08" E	38.73'	21.00'
C-8	58°08'48"	410.00'	415.44'	S 29°44'31" E	341.44'	227.156'
C-9	10°10'02"	600.00'	106.47'	S 00°12'16" E	106.33'	53.371'
C-10	57°02'26"	322.00'	320.38'	N 20°51'59" E	301.33'	174.86'
C-11	00°25'14"	780.00'	5.74'	N 08°40'44" E	5.74'	2.87'



Filed for record
76
 Date FEB 17 2004
 Clerk
SM 76-87

	FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	FINAL PLAT SEVEN	FINAL PLAT EIGHT	FINAL PLAT NINE	FINAL PLAT TEN	TOTALS
AREA OF LOTS	12,5784 AC.	P/O LOT 24	4,3464 AC.	P/O LOT 24	5,4444 AC.	4,9514 AC.	4,6484 AC.	4,0800 AC.	5,0480 AC.	P/O LOT 24	51,0885 AC.
RIGHT-OF-WAY AREA	1,0718 AC.	-----	1,5564 AC.	-----	0,2388 AC.	0,9878 AC.	0,3320 AC.	1,4205 AC.	0,3526 AC.	-----	5,9676 AC.
S.H.M. RESERVATION	0,5332 AC.	-----	0,4787 AC.	-----	-----	-----	0,3781 AC.	0,5561 AC.	-----	-----	2,4461 AC.
FLOODPLAIN EASEMENT	-----	0,9366 AC.	-----	8,1887 AC.	-----	-----	-----	-----	-----	-----	41,253 AC.
H.O.A. COMMON AREA	0,9621 AC.	-----	0,3175 AC.	-----	-----	0,0421 AC.	-----	-----	-----	-----	1,3223 AC.
NUMBER OF LOTS	10	P/O LOT 24	8	P/O LOT 24	5	T	4	3	4	P/O LOT 24	42
LOT 24	-----	15,1765 AC.	-----	71,8666 AC.	1,9316 AC.	4,1284 AC.	11,420 AC.	-----	8,2428 AC.	37,6032 AC.	150,1154 AC.
HIGHWAY WIDENINGS	1,0874 AC.	-----	0,1046 AC.	-----	-----	0,3181 AC.	-----	-----	1,0242 AC.	-----	2,5443 AC.
TOTAL AREA OF PLAT	16,2411 AC.	15,1765 AC.	12,3096 AC.	11,8606 AC.	8,1148 AC.	15,9644 AC.	16,1224 AC.	5,8786 AC.	15,2785 AC.	37,6032 AC.	214,5913 AC.
FOREST CONSERVATION EASEMENT	-----	14,1743 AC.	-----	61,9858 AC.	1,5256 AC.	3,8440 AC.	8,8185 AC.	-----	7,1857 AC.	36,5535 AC.	141,8854 AC.
FOREST BUFFER EASEMENT	-----	12,2681 AC.	-----	29,5141 AC.	-----	-----	-----	-----	-----	-----	41,7822 AC.
H.O.A. OPEN SPACE	-----	-----	-----	-----	-----	1,0371 AC.	-----	-----	-----	-----	1,0371 AC.
CONSERVANCY EASEMENT**	-----	15,1765 AC.	-----	11,8606 AC.	1,8213 AC.	4,1284 AC.	10,9863 AC.	-----	8,2428 AC.	37,6032 AC.	141,8854 AC.

P/WA COMPLETED
 FINAL PLAT
 PUBLIC SERVICES
 DEV. DESIGN **11/11/03**
 DEV. ENGINEER **11/11/03**
 STREETS, NUMBERING **10-10-03**
 PLANNING
 LAND ACQUISITIONS
 ASSESSMENTS
 PARKS & RECREATION **11-11-03**
 P.D.M. **11-11-03**

APPROVED: **Thomas L. Urban Deputy** 1/16/04
 DIR. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT DATE

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-216(C), BALTIMORE COUNTY CODE
Donald T. Reese 2-13-04
 DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT DATE

COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83/11) AND ARE BASED ON THE FOLLOWING SURVEY CONTROL STATIONS:
 615 422 N 674115.024 E 1437134.310
 GPS LR 28 N 667540.740 E 1408444.050

OWNER
 TOLL MID LIMITED PARTNERSHIP
 3103 PHILMONT AVENUE
 HUNTINGDON VALLEY, PA 19006
 TAX ACCOUNT NO. 1800004685

OWNER'S CERTIFICATE
 THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, HEREBY CERTIFY THAT TO THE BEST OF THEIR 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 INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS.
Shirley C. Chize 10-15-03
 TOLL MID LIMITED PARTNERSHIP
 BY: TOLL LAND CORP. NO. 43, GENERAL PARTNER
 DOUGLAS C. SHIFE, VICE PRESIDENT

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 PLAN AND THAT THE LAND SHOWN ON THIS PLAN 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 THE SAME CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS.
Michael L. Ray 1/11/03
 MICHAEL L. RAY, PROFESSIONAL LAND SURVEYOR
 S.M. #1041

SURVEYOR'S SEAL
 I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 11/17/03 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.
Michael L. Ray 1/11/03
 DATE

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
 1220-C EAST JOPPA ROAD, SUITE 505
 TOWSON, MARYLAND 21286
 Fax: (410) 821-1148

FINAL PLAT ONE
THE SANCTUARY AT HUNT VALLEY
 8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND

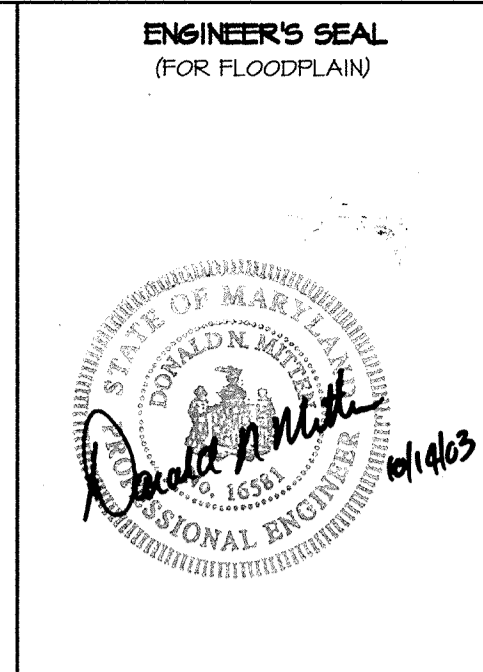
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62/12/09/14

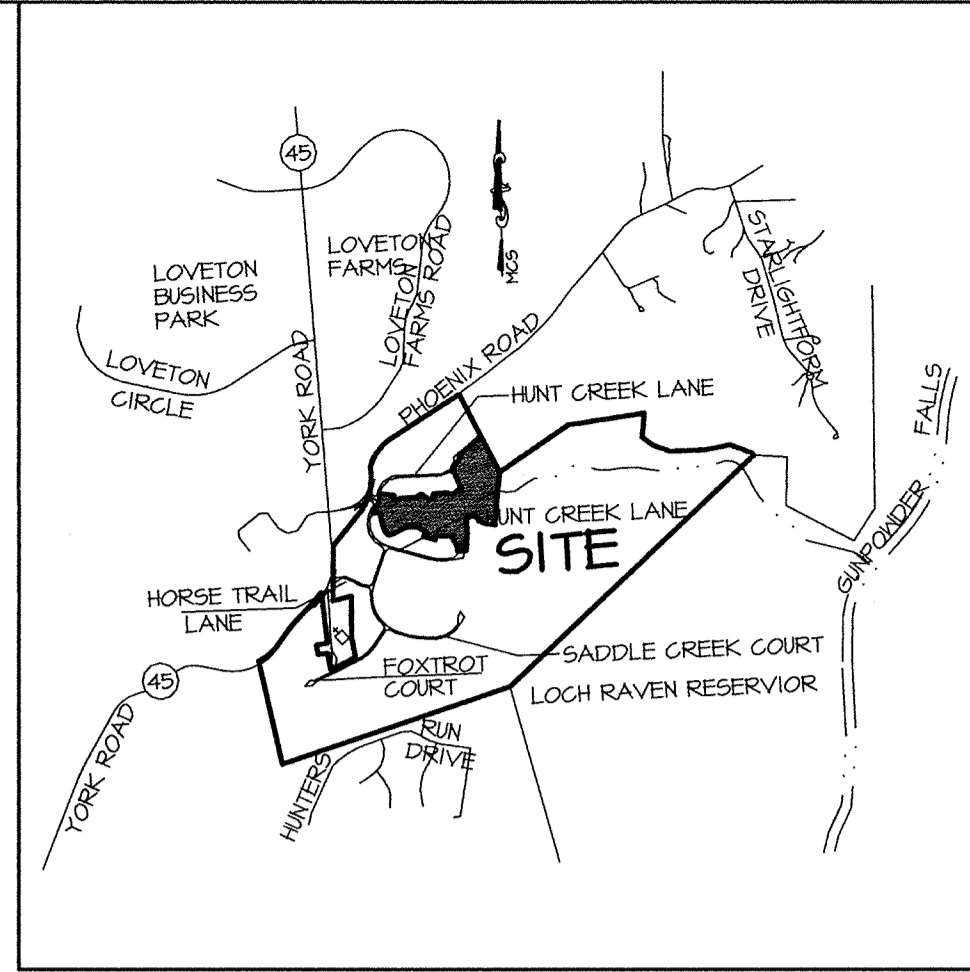
6
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Maryland State Archives

FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	FINAL PLAT SEVEN	FINAL PLAT EIGHT	FINAL PLAT NINE	FINAL PLAT TEN	TOTALS
AREA OF LOTS	12,5104 AC.±	P/O LOT 24	9,3464 AC.±	P/O LOT 24	5,8444 AC.±	4,6484 AC.±	4,0800 AC.±	5,0480 AC.±	P/O LOT 24	51,0485 AC.±
RIGHT-OF-WAY AREA	1,0785 AC.±	-----	1,5564 AC.±	-----	0,2380 AC.±	0,9879 AC.±	0,3920 AC.±	0,3926 AC.±	-----	5,9676 AC.±
S.P.M. RESERVATION	0,5932 AC.±	-----	0,9187 AC.±	-----	-----	-----	-----	0,3781 AC.±	-----	2,4461 AC.±
FLOODPLAIN EASEMENT	-----	0,4366 AC.±	-----	8,1887 AC.±	-----	-----	-----	-----	-----	4,1253 AC.±
H.O.A. COMMON AREA	0,9627 AC.±	-----	0,3175 AC.±	-----	-----	0,0471 AC.±	-----	-----	-----	1,3273 AC.±
NUMBER OF LOTS	10	P/O LOT 24	8	P/O LOT 24	5	4	3	4	P/O LOT 24	42
LOT 24	-----	19,1765 AC.±	-----	71,8606 AC.±	1,8316 AC.±	4,1284 AC.±	11,4200 AC.±	8,2426 AC.±	37,6032 AC.±	150,1854 AC.±
HIGHWAY WIDENING	1,0874 AC.±	-----	0,1046 AC.±	-----	0,3181 AC.±	-----	-----	1,0242 AC.±	-----	2,5443 AC.±
TOTAL AREA OF PLAT	16,2411 AC.±	15,1765 AC.±	12,3046 AC.±	11,8606 AC.±	8,1148 AC.±	15,9644 AC.±	16,1224 AC.±	15,2185 AC.±	37,6032 AC.±	214,5513 AC.±
FOREST CONSERVATION EASEMENT	-----	14,1743 AC.±	-----	61,9818 AC.±	1,5256 AC.±	3,8440 AC.±	8,6185 AC.±	-----	7,1857 AC.±	141,8854 AC.±
FOREST BUFFER EASEMENT	-----	12,2681 AC.±	-----	29,5141 AC.±	-----	-----	-----	-----	-----	41,7822 AC.±
H.O.A. OPEN SPACE	-----	-----	-----	-----	1,0771 AC.±	-----	-----	-----	-----	1,0771 AC.±
CONSERVANCY EASEMENT**	-----	15,1765 AC.±	-----	11,8606 AC.±	1,8218 AC.±	4,1284 AC.±	10,9863 AC.±	-----	8,2426 AC.±	44,8264 AC.±

** INCLUDES AREAS IN FLOODPLAIN EASEMENT.



SM 76-88



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C-1	110°56'12"	50.00'	46.81'	S 81°56'38" E	82.38'	72.66'
C-2	01°14'24"	820.00'	17.75'	N 23°51'07" E	11.75'	8.87'
C-3	03°12'48"	825.00'	48.43'	N 19°11'56" E	48.42'	24.22'
C-4	04°51'54"	820.00'	64.85'	N 11°41'40" E	64.84'	32.44'
C-6	01°04'04"	202.14'	3.78'	N 04°57'45" E	3.78'	1.84'
C-7	20°44'43"	180.00'	65.17'	N 25°33'18" E	64.82'	32.45'
C-8	45°34'23"	50.00'	34.77'	N 37°58'08" E	38.79'	21.00'
C-9	45°18'32"	50.00'	83.17'	N 13°06'03" E	79.91'	54.86'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 85°34'05" W	24.18'
L-2	N 83°40'02" W	21.58'
L-3	N 24°36'36" W	31.24'
L-4	N 25°54'40" W	41.34'
L-5	N 63°31'28" W	5.64'
L-6	N 34°26'47" W	43.50'
L-7	S 74°14'40" W	14.00'
L-8	S 81°38'52" W	40.45'
L-9	N 86°18'12" W	44.28'
L-10	S 05°54'34" W	48.24'
L-11	N 14°07'54" E	56.32'
L-12	N 62°50'53" W	36.70'
L-13	N 61°52'23" W	44.42'
L-14	N 78°06'07" W	12.15'
L-15	N 87°44'30" W	23.64'
L-16	S 84°13'03" W	31.51'
L-17	S 14°30'31" W	30.04'
L-18	S 73°41'25" W	31.14'
L-19	S 61°56'27" W	43.28'
L-20	S 54°10'18" W	34.63'
L-21	S 56°10'02" W	41.21'
L-22	S 58°23'21" W	43.07'
L-23	S 66°42'23" W	32.12'
L-24	S 87°40'56" W	21.67'
L-25	N 67°31'54" W	8.75'
L-26	N 52°32'42" W	15.63'
L-27	N 47°10'03" W	17.25'
L-28	N 39°04'35" W	14.23'
L-29	N 29°14'44" W	43.07'
L-30	N 14°51'31" W	52.52'
L-31	N 18°34'40" W	41.54'
L-32	N 21°42'20" E	41.02'
L-33	S 04°06'27" W	24.84'
L-34	S 38°03'04" E	30.48'
L-35	N 57°44'18" E	21.53'
L-36	N 67°22'29" E	37.84'
L-37	N 74°46'08" E	35.84'
L-38	N 88°47'04" E	44.60'
L-39	N 82°51'51" E	14.41'
L-40	S 52°00'57" E	19.31'
L-41	N 78°04'06" E	54.65'
L-42	N 07°38'01" E	44.33'
L-43	S 09°38'21" E	15.83'
L-44	N 34°51'08" E	37.68'
L-45	N 16°45'56" E	21.63'
L-46	N 10°10'08" E	3.48'
L-47	N 54°04'20" E	46.20'
L-48	N 15°05'51" E	21.46'
L-49	N 07°48'18" E	38.34'
L-50	N 27°07'44" E	53.88'
L-51	N 18°11'51" E	36.22'
L-52	N 16°20'43" E	5.40'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC-1	S 00°45'22" E	176.56'
FC-2	S 68°37'12" W	58.73'
FC-3	N 87°02'12" W	35.84'
FC-4	N 53°28'59" W	4.82'
FC-5	N 83°52'41" W	58.41'
FC-6	N 71°26'54" W	43.34'
FC-7	N 58°44'36" W	14.61'
FC-8	N 10°34'40" W	64.80'
FC-9	N 05°06'55" E	58.28'
FC-10	N 11°08'04" E	18.50'
FC-11	S 52°26'51" E	14.92'
FC-12	S 64°02'51" E	17.34'
FC-13	N 74°24'46" E	24.81'
FC-14	N 84°26'06" E	13.34'
FC-15	S 74°45'28" E	34.81'
FC-16	N 85°32'04" E	18.15'
FC-17	N 11°08'04" E	22.50'
FC-18	N 58°38'07" E	12.13'
FC-19	S 53°20'34" E	25.35'
FC-20	S 58°54'41" E	58.15'
FC-21	S 64°27'45" E	36.74'
FC-22	S 58°24'41" E	16.43'
FC-23	N 46°45'15" E	8.27'
FC-24	N 11°08'04" E	35.01'
FC-25	N 32°07'24" E	71.34'
FC-26	N 41°38'02" E	32.42'
FC-27	N 55°15'58" E	32.84'
FC-28	N 74°51'44" E	21.04'
FC-29	N 62°32'22" E	56.27'
FC-30	N 34°54'03" E	18.47'
FC-31	N 34°51'08" W	21.00'

COORDINATES

Pt #	Northing	Easting	Pt #	Northing	Easting
3166	61194.8896	141504.5834	3228	61200.2651	141936.4364
3167	61191.8477	141536.4830	3229	61202.8865	141400.1645
3168	61180.5251	141584.8189	3230	61184.4677	141428.4138
3175	61203.15500	141416.0734	3231	61192.1364	141404.0304
3176	61181.2618	141487.8403	3232	61186.3444	141406.8725
3177	61162.8171	141441.1291	3233	61181.3844	141405.2281
3180	61201.4142	141504.0460	3235	61225.1735	141450.6857
3181	61204.2641	141503.1634	3236	61227.1404	141465.2955
3182	61205.0571	141503.1629	3238	61218.1887	141480.2382
3187	61188.27102	141524.0840	3239	61218.4446	141425.2718
3188	61183.3206	141461.5284	3240	61248.1166	141422.1528
3191	61182.6655	141408.2931	3241	61221.23940	141400.1184
3192	61204.4671	141408.4122	3242	61220.2392	141445.4464
3193	61181.4051	141411.4051	3243	61218.0124	141415.3021
3194	61171.1167	141411.4071	3244	61216.3131	141412.0878
3195	61171.9824	141411.3251	3245	61220.8411	141451.2382
3196	61180.6860	141431.4291	3246	61214.5800	141453.1653
3197	61180.2835	141411.4022	3247	61204.4242	141448.5504
3198	61181.3440	141423.6884	3250	61224.2523	141443.8452
3200	61180.6404	141410.6404	3251	61224.0351	141446.5391
3201	61180.3501	141431.5313	3252	61220.6475	141432.6484
3202	61184.0445	141431.4218	3253	61220.4523	141438.0570
3203	61182.8418	141469.5144	3254	61220.1192	141426.4965
3210	61183.0168	141471.5082	3255	61248.0146	141476.2502
3211	61183.3591	141473.5624	3256	61248.8100	141473.6894
3212	61184.5191	141474.8448	3257	61245.0483	141474.4082
3213	61178.1111	141405.2249	3258	61237.2674	141486.5344
3214	61154.5713	141483.2645	3259	61234.1363	141489.0666
3215	61183.2863	141460.3552	3260	61227.8163	141471.9488
3216	61180.2847	141448.1040	3261	61226.8523	141465.8884
3217	61183.4828	141448.8951	3262	61250.0234	141453.1954
3218	61184.5647	141436.0411	3265	61268.8123	141480.1576
3219	61184.4830	141442.4640	3266	61266.4188	141500.0284
3220	61184.1346	141446.1346	3267	61264.5248	141480.4571
3221	61186.5413	141442.0258	3268	61233.4595	141528.1440
3222	61178.5504	141441.2004	3269	61201.4466	141484.1128
3223	61183.8716	141484.4635	3270	61206.1216	141465.4724
3224	61181.4324	141484.5608	3271	61245.1265	141486.3827
3226	61238.2438	141476.5764	3272	61223.6892	141484.3521
3228	61238.2438	141476.5764	3273	61201.1055	141480.1708
3229	61238.2438	141476.5764	3274	61245.1265	141474.4576
3230	61238.2438	141476.5764	3275	61266.8263	141478.4048

OWNER
TOLL MD LIMITED PARTNERSHIP
HUNTINGDON VALLEY, PA 19006
TAX ACCOUNT NO. 1800004685

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT TO THE BEST OF THEIR 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 INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Signature of Douglas C. Shipe, Vice President, dated 10-15-03.

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 THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Signature of Michael L. Ray, Professional Land Surveyor No. 11041, dated 11/15/03.

SURVEYOR'S SEAL



I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 07/08 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
1220-C EAST JORPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1660
Fax: (410) 821-1748

FINAL PLAT TWO

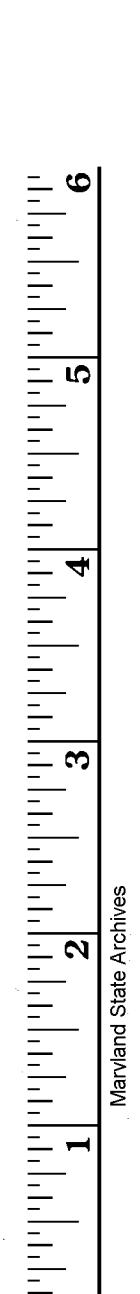
THE SANCTUARY AT HUNT VALLEY
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

PWA COMPLETED
FINAL PLAT
ASSESSMENTS
DEV. DESIGN
DEV. ENGINEER
STREETS, NUMBERING
PLANNING
LAND ACQUISITIONS
ASSESSMENTS
PARKS & RECREATION
P.D.M.

APPROVED: James L. Urban Deputy
DIR. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DATE: 11/6/04

APPROVED: Donald T. Reese
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT
DATE: 2-13-04

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AND ARE BASED ON THE FOLLOWING SURVEY CONTROL STATIONS:
615+22 N 61415.024 E 1437134.310
6PS LR 28 N 667540.740 E 1408444.050
ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88).



LINE TABLE

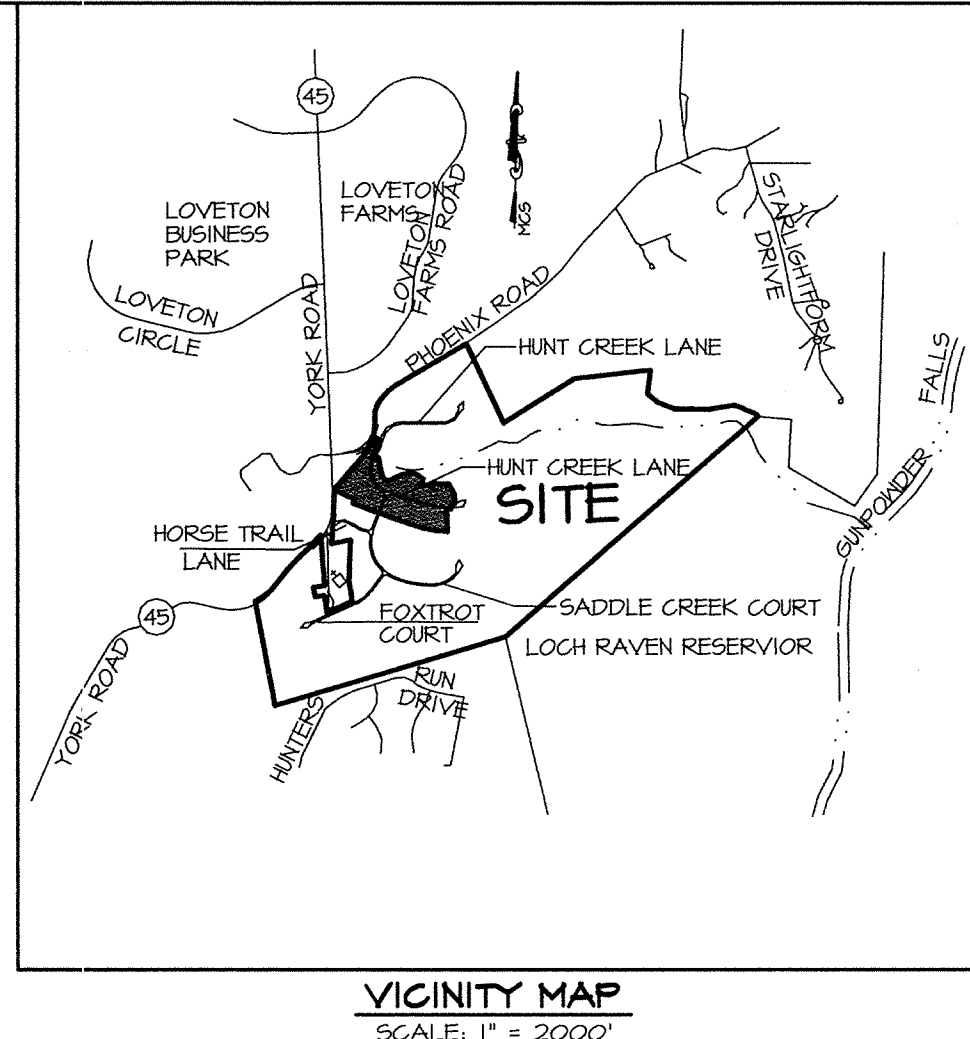
LINE	BEARING	DISTANCE
L-1	S 78°52'36" E	46.22'
L-2	S 78°30'06" E	40.28'
L-3	S 07°48'13" W	30.91'
L-4	S 10°34'40" E	41.94'
L-5	S 14°51'37" E	52.52'
L-6	S 25°14'44" E	43.07'
L-7	S 35°04'35" E	14.23'
L-8	S 47°18'03" E	17.25'
L-9	S 52°32'04" E	18.63'
L-10	N 67°31'54" W	8.35'
L-11	N 07°40'56" E	21.67'
L-12	N 66°42'23" E	32.12'
L-13	N 56°23'21" E	32.13'
L-14	N 56°18'02" E	41.21'
L-15	N 54°10'18" E	34.63'
L-16	N 61°56'21" E	43.28'
L-17	N 73°41'25" E	31.14'
L-18	N 74°30'31" E	30.04'
L-19	N 04°13'03" E	31.51'
L-20	S 07°44'30" E	23.64'
L-21	S 78°06'07" E	12.15'
L-22	S 01°52'23" E	44.42'
L-23	S 02°50'58" E	36.70'
L-24	N 05°54'34" E	48.24'
L-25	S 06°14'12" E	44.08'
L-26	N 01°58'52" E	40.45'
L-27	N 74°14'40" E	14.00'
L-28	S 34°26'47" E	43.50'
L-29	S 69°31'28" E	5.84'
L-30	S 15°47'41" E	40.00'
L-31	S 11°30'50" E	25.00'
L-32	N 04°21'21" W	11.58'
L-33	S 21°42'20" W	41.02'
L-34	S 71°33'40" W	14.32'
L-35	N 62°10'42" E	13.43'
L-36	N 47°23'20" E	57.20'
L-37	N 12°22'51" E	41.42'
L-38	N 24°54'53" W	18.20'
L-39	S 56°53'33" W	22.12'
L-40	N 75°36'27" W	40.00'
L-41	N 07°58'06" E	70.00'
L-42	N 22°54'08" E	20.36'
L-43	N 04°23'38" E	20.00'
L-44	N 33°02'56" E	40.45'
L-45	S 66°58'03" W	12.00'
L-46	S 25°51'53" E	17.80'
L-47	S 08°05'58" W	14.80'
L-48	N 64°15'54" W	34.52'

COORDINATES

PL #	Northing	Easting	PL #	Northing	Easting
530	612023.8665	413850.4663	3224	612023.8665	414010.1645
531	612023.8665	413850.4663	3225	612023.8665	414010.1645
532	612023.8665	413850.4663	3226	612023.8665	414010.1645
533	612023.8665	413850.4663	3227	612023.8665	414010.1645
534	612023.8665	413850.4663	3228	612023.8665	414010.1645
535	612023.8665	413850.4663	3229	612023.8665	414010.1645
536	612023.8665	413850.4663	3230	612023.8665	414010.1645
537	612023.8665	413850.4663	3231	612023.8665	414010.1645
538	612023.8665	413850.4663	3232	612023.8665	414010.1645
539	612023.8665	413850.4663	3233	612023.8665	414010.1645
540	612023.8665	413850.4663	3234	612023.8665	414010.1645
541	612023.8665	413850.4663	3235	612023.8665	414010.1645
542	612023.8665	413850.4663	3236	612023.8665	414010.1645
543	612023.8665	413850.4663	3237	612023.8665	414010.1645
544	612023.8665	413850.4663	3238	612023.8665	414010.1645
545	612023.8665	413850.4663	3239	612023.8665	414010.1645
546	612023.8665	413850.4663	3240	612023.8665	414010.1645
547	612023.8665	413850.4663	3241	612023.8665	414010.1645
548	612023.8665	413850.4663	3242	612023.8665	414010.1645
549	612023.8665	413850.4663	3243	612023.8665	414010.1645
550	612023.8665	413850.4663	3244	612023.8665	414010.1645
551	612023.8665	413850.4663	3245	612023.8665	414010.1645
552	612023.8665	413850.4663	3246	612023.8665	414010.1645
553	612023.8665	413850.4663	3247	612023.8665	414010.1645
554	612023.8665	413850.4663	3248	612023.8665	414010.1645
555	612023.8665	413850.4663	3249	612023.8665	414010.1645
556	612023.8665	413850.4663	3250	612023.8665	414010.1645
557	612023.8665	413850.4663	3251	612023.8665	414010.1645
558	612023.8665	413850.4663	3252	612023.8665	414010.1645
559	612023.8665	413850.4663	3253	612023.8665	414010.1645
560	612023.8665	413850.4663	3254	612023.8665	414010.1645
561	612023.8665	413850.4663	3255	612023.8665	414010.1645
562	612023.8665	413850.4663	3256	612023.8665	414010.1645
563	612023.8665	413850.4663	3257	612023.8665	414010.1645
564	612023.8665	413850.4663	3258	612023.8665	414010.1645
565	612023.8665	413850.4663	3259	612023.8665	414010.1645
566	612023.8665	413850.4663	3260	612023.8665	414010.1645
567	612023.8665	413850.4663	3261	612023.8665	414010.1645
568	612023.8665	413850.4663	3262	612023.8665	414010.1645
569	612023.8665	413850.4663	3263	612023.8665	414010.1645
570	612023.8665	413850.4663	3264	612023.8665	414010.1645
571	612023.8665	413850.4663	3265	612023.8665	414010.1645
572	612023.8665	413850.4663	3266	612023.8665	414010.1645
573	612023.8665	413850.4663	3267	612023.8665	414010.1645
574	612023.8665	413850.4663	3268	612023.8665	414010.1645
575	612023.8665	413850.4663	3269	612023.8665	414010.1645
576	612023.8665	413850.4663	3270	612023.8665	414010.1645
577	612023.8665	413850.4663	3271	612023.8665	414010.1645
578	612023.8665	413850.4663	3272	612023.8665	414010.1645
579	612023.8665	413850.4663	3273	612023.8665	414010.1645
580	612023.8665	413850.4663	3274	612023.8665	414010.1645
581	612023.8665	413850.4663	3275	612023.8665	414010.1645
582	612023.8665	413850.4663	3276	612023.8665	414010.1645
583	612023.8665	413850.4663	3277	612023.8665	414010.1645
584	612023.8665	413850.4663	3278	612023.8665	414010.1645
585	612023.8665	413850.4663	3279	612023.8665	414010.1645
586	612023.8665	413850.4663	3280	612023.8665	414010.1645
587	612023.8665	413850.4663	3281	612023.8665	414010.1645
588	612023.8665	413850.4663	3282	612023.8665	414010.1645
589	612023.8665	413850.4663	3283	612023.8665	414010.1645
590	612023.8665	413850.4663	3284	612023.8665	414010.1645
591	612023.8665	413850.4663	3285	612023.8665	414010.1645
592	612023.8665	413850.4663	3286	612023.8665	414010.1645
593	612023.8665	413850.4663	3287	612023.8665	414010.1645
594	612023.8665	413850.4663	3288	612023.8665	414010.1645
595	612023.8665	413850.4663	3289	612023.8665	414010.1645
596	612023.8665	413850.4663	3290	612023.8665	414010.1645
597	612023.8665	413850.4663	3291	612023.8665	414010.1645
598	612023.8665	413850.4663	3292	612023.8665	414010.1645
599	612023.8665	413850.4663	3293	612023.8665	414010.1645
600	612023.8665	413850.4663	3294	612023.8665	414010.1645

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C-1	114°45'16"	50.00'	17.24'	S 16°35'54" E	17.15'	8.71'
C-2	01°04'04"	202.74'	3.78'	S 04°57'45" W	3.78'	1.84'
C-3	04°31'54"	820.00'	64.85'	S 11°41'40" W	64.84'	32.44'
C-4	03°21'48"	820.00'	48.43'	S 10°11'36" W	48.42'	24.22'
C-5	02°24'06"	820.00'	35.56'	S 24°28'28" E	35.56'	17.78'
C-6	04°41'37"	580.00'	47.51'	N 26°09'34" E	47.50'	23.71'
C-7	106°14'28"	213.00'	345.27'	S 27°26'43" E	340.44'	284.33'
C-8	25°11'20"	615.00'	270.37'	N 86°47'53" E	268.20'	131.41'
C-9	67°28'57"	50.00'	58.84'	S 40°27'45" W	58.54'	33.40'
C-10	25°11'20"	615.00'	270.37'	S 86°47'53" W	265.64'	146.34'
C-11	104°03'21"	245.00'	466.34'	N 26°10'20" W	391.26'	343.84'
C-12	07°30'06"	600.00'	78.56'	S 08°31'48" W	78.50'	39.34'
C-13	06°42'22"	180.00'	21.07'	S 50°44'31" W	21.06'	10.59'
C-14	05°12'27"	180.00'	70.84'	N 11°24'31" E	70.87'	35.47'
C-15	01°43'34"	160.00'	3.41'	S 64°25'50" E	3.41'	1.74'
C-16	00°41'07"	240.00'	2.87'	N 64°51'24" W	2.87'	1.44'
C-17	01°42'24"	820.00'	11.75'	S 23°51'07" W	11.75'	8.87'
C-18	01°56'23"	850.00'	28.17'	S 24°44'50" W	28.17'	14.04'
C-19	44°01'54"	201.00'	172.01'	S 01°12'02" W	166.81'	41.67'



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED TO 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 STORMWATER MANAGEMENT PONDS AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREIN 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 IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- 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.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENT BUILDING REGULATIONS AND REGULATIONS OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- DEED REFERENCE: SM 17421/251
- THIS SITE IS LOCATED IN THE GUNPOWDER FALLS WATERSHED.
- GROSS SITE AREA: 12,304.6 AC.
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 11/07/03, (PDM #V11-181)
- SITE ZONING: RC-4, DR-3.5
- THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER, (DONALD N. MITTEN P.E. NO. 16581)
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT 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.
- SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW PERCOLATION TESTS MAY BE REQUIRED.
- 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.
- OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS, SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).
- TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE INTERSECTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY.
- ANY DWELLING IN AN RC-4 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OR ANY AND ALL DURING A 24-HOUR PERIOD (INCLUDING AFTERNOON, THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. BALTIMORE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, AND COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

PLAT RECORD INFORMATION

PLAT RECORD INFORMATION	15,000
RECORD NUMBER	SM 76-89
RECORD DATE	FEB 17 2004
RECORD TIME	02:55

PLAT RECORD INFORMATION

PLAT RECORD INFORMATION	15,000
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RECORD DATE	FEB 17 2004
RECORD TIME	02:55

PLAT RECORD INFORMATION

PLAT RECORD INFORMATION	15,000
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ENGINEER'S SEAL
(FOR FLOODPLAIN)



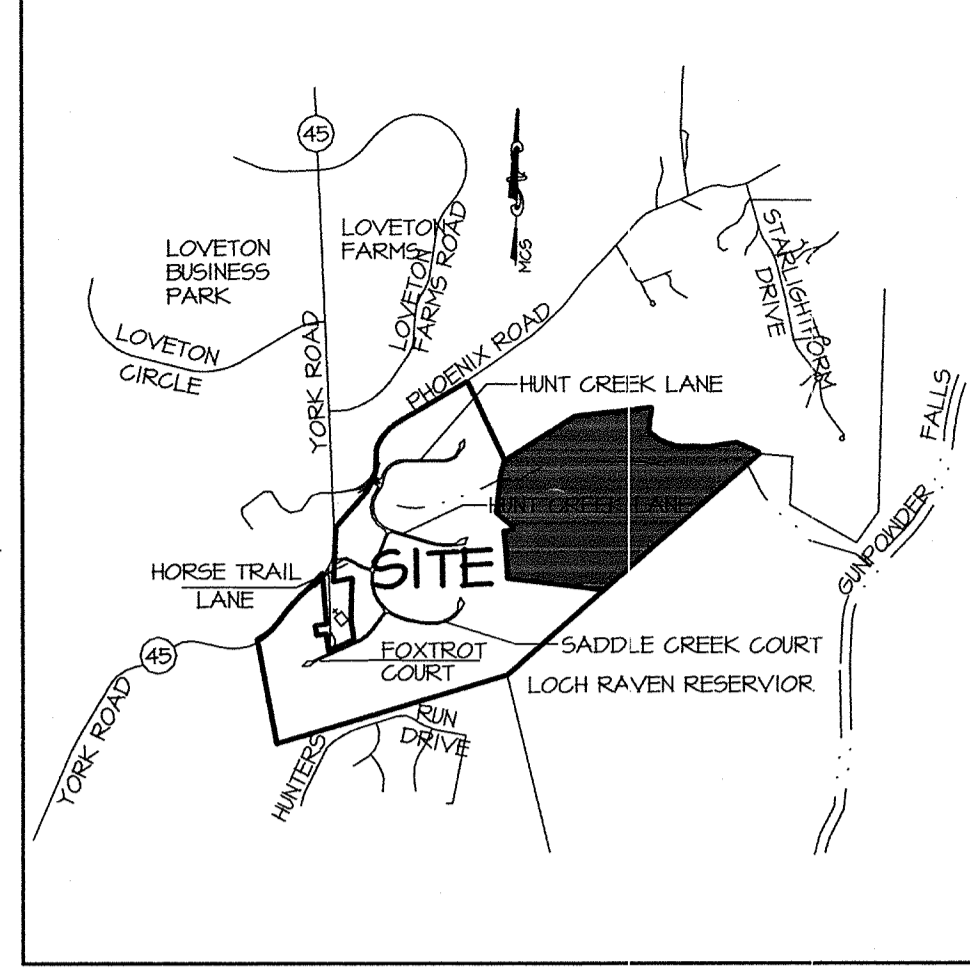
NF
VIRGINIA F. BARTLETT
CAROLYN D. VON SCHNELL
S.M. 12408/644

6
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1
Maryland State Archives



	FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	FINAL PLAT SEVEN	FINAL PLAT EIGHT	FINAL PLAT NINE	FINAL PLAT TEN	TOTALS
AREA OF LOTS	12,578 AC.	P/O LOT 24 4,946 AC.	P/O LOT 24 4,944 AC.	P/O LOT 24 5,444 AC.	9,491 AC.	4,648 AC.	4,080 AC.	5,040 AC.	P/O LOT 24 5,095 AC.	51,085 AC.	
RIGHT-OF-WAY AREA	1,075 AC.	1,564 AC.	1,564 AC.	0,288 AC.	0,813 AC.	0,352 AC.	1,205 AC.	0,352 AC.	1,961 AC.	5,961 AC.	
S.W.M. RESERVATION	0,532 AC.	0,418 AC.	0,418 AC.	0,288 AC.	0,813 AC.	0,352 AC.	0,318 AC.	0,352 AC.	1,253 AC.	2,461 AC.	
FLOODPLAIN EASEMENT	0,462 AC.	0,315 AC.	0,315 AC.	0,042 AC.	0,042 AC.	0,042 AC.	0,042 AC.	0,042 AC.	0,042 AC.	1,323 AC.	
H.O.A. COMMON AREA	0,462 AC.	0,315 AC.	0,315 AC.	0,042 AC.	0,042 AC.	0,042 AC.	0,042 AC.	0,042 AC.	0,042 AC.	1,323 AC.	
NUMBER OF LOTS	10	P/O LOT 24 8	P/O LOT 24 8	5	7	4	3	4	P/O LOT 24 42	42	
LOT 24	15,176 AC.	71,846 AC.	1,436 AC.	4,128 AC.	11,420 AC.	8,242 AC.	15,042 AC.	15,042 AC.	31,632 AC.	150,154 AC.	
HIGHWAY WIDENING	1,074 AC.	0,106 AC.	0,106 AC.	0,318 AC.	0,318 AC.	0,318 AC.	0,318 AC.	0,318 AC.	0,318 AC.	2,544 AC.	
TOTAL AREA OF PLAT	16,247 AC.	15,176 AC.	12,306 AC.	71,860 AC.	8,148 AC.	15,464 AC.	16,122 AC.	15,278 AC.	31,632 AC.	214,559 AC.	
FOREST CONSERVATION EASEMENT	14,174 AC.	69,958 AC.	1,526 AC.	3,844 AC.	8,615 AC.	8,615 AC.	8,615 AC.	8,615 AC.	36,585 AC.	141,884 AC.	
FOREST BUFFER EASEMENT	12,261 AC.	24,541 AC.	24,541 AC.	24,541 AC.	24,541 AC.	24,541 AC.	24,541 AC.	24,541 AC.	24,541 AC.	117,822 AC.	
H.O.A. OPEN SPACE	15,176 AC.	71,860 AC.	1,821 AC.	4,128 AC.	10,963 AC.	10,963 AC.	8,242 AC.	8,242 AC.	31,632 AC.	1,031 AC.	
CONSERVANCY EASEMENT**	15,176 AC.	71,860 AC.	1,821 AC.	4,128 AC.	10,963 AC.	10,963 AC.	8,242 AC.	8,242 AC.	31,632 AC.	1,031 AC.	

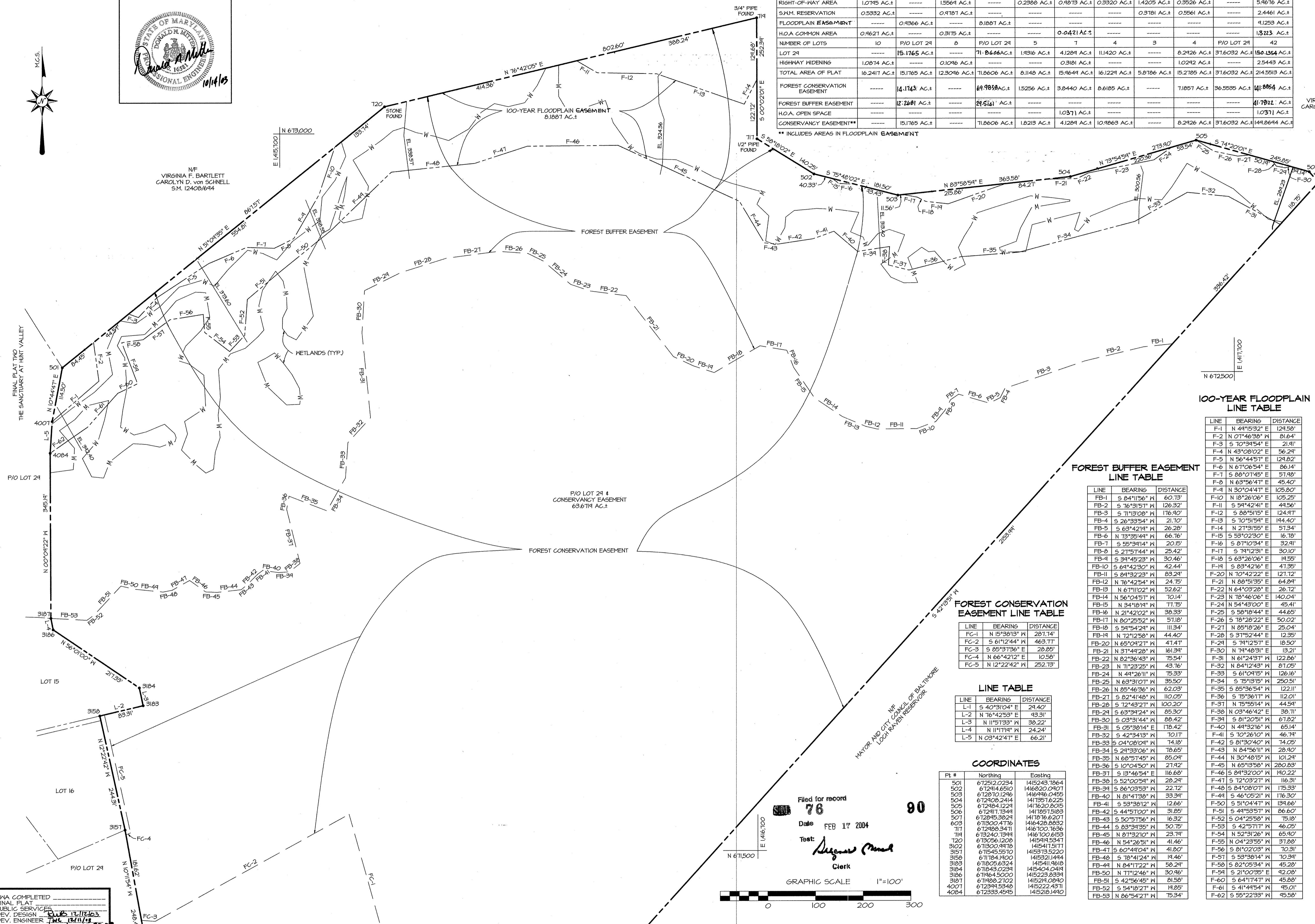
** INCLUDES AREAS IN FLOODPLAIN EASEMENT



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED TO 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 STORMWATER MANAGEMENT PONDS AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- 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.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 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.
- DEED REFERENCE: S.M. 11421/251
- THIS SITE IS LOCATED IN THE GUNPOWDER FALLS WATERSHED.
- GROSS SITE AREA: 71,860 AC.
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 11/07/03. (PDM #VII-187)
- SITE ZONING: RC-4
- THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER. (DONALD N. MITTEN P.E. NO. 16581)
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT 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.
- SOIL PERCOLATION TEST 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.
- ALL REQUIREMENTS OF THE MARYLAND STATE 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.
- OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING AND/OR MONITORING SITE VISITS, SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).
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- THE AREA DESIGNATED AS 100-YEAR FLOODPLAIN RESERVATION INCLUDES THE AREA INDICATED BY THE 100-YEAR FREQUENCY SURFACE ELEVATIONS AND A MINIMUM OF 2 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.



100-YEAR FLOODPLAIN LINE TABLE

LINE	BEARING	DISTANCE
F-1	N 44°53'21" E	124.50'
F-2	N 07°46'30" W	81.64'
F-3	S 10°34'54" E	21.91'
F-4	N 43°09'02" E	56.34'
F-5	S 56°44'57" E	124.82'
F-6	N 67°06'54" E	86.14'
F-7	S 88°01'45" E	51.88'
F-8	N 63°56'47" E	45.40'
F-9	N 30°04'47" E	105.80'
F-10	N 84°11'56" E	60.73'
F-11	S 58°42'24" E	44.56'
F-12	S 88°51'15" E	124.81'
F-13	S 10°51'59" E	194.40'
F-14	N 21°31'55" E	51.34'
F-15	S 53°02'30" E	16.78'
F-16	S 87°10'34" E	32.41'
F-17	S 74°12'31" E	20.10'
F-18	S 63°26'06" E	14.55'
F-19	S 83°42'16" E	41.95'
F-20	N 10°42'22" E	121.72'
F-21	N 88°51'35" E	64.84'
F-22	N 64°03'28" E	26.12'
F-23	N 18°46'06" E	140.04'
F-24	N 58°48'00" E	45.41'
F-25	S 88°18'44" E	44.85'
F-26	S 18°28'22" E	50.02'
F-27	N 85°18'26" E	25.04'
F-28	S 31°52'44" E	12.95'
F-29	S 74°12'57" E	18.50'
F-30	N 14°48'31" E	13.21'
F-31	N 61°24'37" E	122.86'
F-32	N 84°12'43" E	87.02'
F-33	S 61°04'15" E	126.16'
F-34	S 75°18'15" E	250.51'
F-35	S 85°36'54" E	122.11'
F-36	S 75°36'17" E	112.01'
F-37	N 75°55'14" E	44.54'
F-38	N 03°46'42" E	38.71'
F-39	S 81°20'51" E	61.82'
F-40	N 48°32'16" E	65.14'
F-41	S 10°26'10" E	46.74'
F-42	S 81°30'40" E	74.05'
F-43	N 84°56'11" E	28.80'
F-44	N 30°48'15" E	101.24'
F-45	N 63°15'58" E	280.83'
F-46	S 84°33'00" E	180.22'
F-47	S 12°03'21" E	116.31'
F-48	N 64°08'07" E	115.33'
F-49	S 46°05'21" E	116.30'
F-50	S 51°04'47" E	134.66'
F-51	S 44°53'57" E	86.60'
F-52	S 04°25'58" E	75.18'
F-53	S 42°57'11" E	46.05'
F-54	N 52°31'26" E	65.40'
F-55	N 04°23'55" E	31.88'
F-56	S 81°02'03" E	70.31'
F-57	S 53°38'14" E	70.34'
F-58	S 82°05'34" E	45.28'
F-59	S 21°00'35" E	42.09'
F-60	S 64°17'47" E	45.88'
F-61	S 41°44'54" E	45.01'
F-62	S 55°22'33" E	45.58'

FOREST BUFFER EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FB-1	N 84°11'56" E	60.73'
FB-2	S 16°31'57" E	126.32'
FB-3	S 71°19'08" E	116.40'
FB-4	S 26°33'54" E	21.70'
FB-5	S 63°42'14" E	26.28'
FB-6	N 13°35'44" E	66.76'
FB-7	S 55°34'14" E	20.15'
FB-8	S 21°51'44" E	25.42'
FB-9	S 34°45'23" E	30.46'
FB-10	S 64°42'33" E	42.44'
FB-11	S 84°32'23" E	83.24'
FB-12	N 16°42'54" E	24.75'
FB-13	N 67°11'02" E	52.62'
FB-14	N 56°04'57" E	10.14'
FB-15	N 34°18'14" E	71.75'
FB-16	N 21°42'02" E	38.33'
FB-17	N 80°22'52" E	57.18'
FB-18	S 54°54'24" E	111.34'
FB-19	N 12°12'58" E	44.40'
FB-20	N 65°04'12" E	41.47'
FB-21	N 37°44'28" E	161.34'
FB-22	N 82°36'43" E	75.64'
FB-23	N 11°23'25" E	43.76'
FB-24	N 41°26'11" E	75.33'
FB-25	N 63°31'07" E	35.50'
FB-26	N 85°46'36" E	62.03'
FB-27	S 82°41'48" E	110.05'
FB-28	S 12°43'27" E	100.20'
FB-29	S 63°34'24" E	85.30'
FB-30	S 03°14'44" E	88.42'
FB-31	S 05°58'14" E	178.42'
FB-32	S 42°34'13" E	70.17'
FB-33	S 04°08'04" E	74.18'
FB-34	S 23°33'06" E	78.65'
FB-35	N 68°57'45" E	85.04'
FB-36	S 10°04'50" E	21.42'
FB-37	S 19°46'45" E	116.88'
FB-38	S 52°00'54" E	28.24'
FB-39	S 86°03'53" E	22.12'
FB-40	N 81°41'38" E	33.34'
FB-41	S 53°38'12" E	12.66'
FB-42	S 44°57'00" E	31.85'
FB-43	S 50°25'56" E	16.32'
FB-44	S 83°19'45" E	50.75'
FB-45	S 87°32'01" E	23.74'
FB-46	N 04°26'51" E	41.46'
FB-47	S 60°44'04" E	41.80'
FB-48	S 18°41'24" E	14.46'
FB-49	N 84°17'22" E	58.24'
FB-50	N 17°12'46" E	30.46'
FB-51	S 42°56'45" E	21.58'
FB-52	S 54°18'27" E	14.85'
FB-53	N 86°54'27" E	75.34'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC-1	N 15°38'13" N	281.14'
FC-2	S 6°12'44" E	463.71'
FC-3	S 85°37'36" E	28.85'
FC-4	N 66°42'12" E	10.56'
FC-5	N 12°22'42" E	252.13'

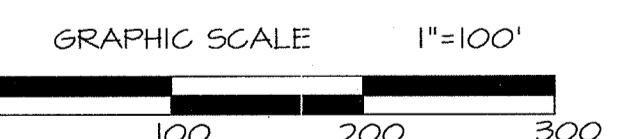
LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 40°31'04" E	24.40'
L-2	N 16°42'53" E	43.31'
L-3	N 11°57'33" E	38.22'
L-4	N 11°17'14" E	24.24'
L-5	N 03°42'47" E	66.21'

COORDINATES

PL #	Northing	Easting
501	61252.0234	1415243.1864
502	61294.6510	1416020.0901
503	61287.0126	1416496.0455
504	61298.2444	1417351.6225
505	61284.1224	1417620.8015
506	61291.1344	1417851.5185
507	61295.3924	1417866.6211
603	617300.4776	1416428.8832
711	61298.3471	1416700.7636
912	613240.1384	1416702.6153
720	617306.1208	1419414.5347
312	617300.9479	1415411.5717
315	617545.9510	1415313.5220
318	617184.4800	1415921.1444
319	617805.6324	1415411.6618
314	617183.0234	1415404.0414
316	617184.5000	1415223.8334
3181	617183.2102	1415219.0940
4001	612344.5348	1415222.4371
4084	612333.4545	1415218.1440

Filed for record
76
Date FEB 17 2004
Test: [Signature]
Clerk: [Signature]



FINA COMPLETED
FINAL PLAT
PUBLIC SERVICES
DEV. DESIGN
DEV. ENGINEER
STREETS NUMBERING
PLANNING
LAND ACQUISITIONS
ASSESSMENTS
PARKS & RECREATION
P.D.M.

APPROVED: [Signature]
DIR. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DATE 1/16/04
APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-216(C), BALTIMORE COUNTY CODE
[Signature]
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT
DATE 2-13-04

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83/11) AND ARE BASED ON THE FOLLOWING SURVEY CONTROL STATIONS:
615 #22 N 67415.024 E 1437134.310
6P5 LR 28 N 667540.740 E 1408444.050
ELEVATIONS BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88)

SM 76-90

OWNER
TOLL MID LIMITED PARTNERSHIP
3103 PHILMONT AVENUE
HUNTINGDON VALLEY, PA 17006
TAX ACCOUNT NO. 1800009685

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF THEIR 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 INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.
[Signature]
TOLL MID LIMITED PARTNERSHIP
BY: TOLL AND CORP. NO. 43, GENERAL PARTNER
DOUGLAS C. SHIPE, VICE PRESIDENT
DATE 10-15-03

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 THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.
[Signature]
MICHAEL L. RAY, REG. L.S. #11041
DATE 10/14/03

SURVEYOR'S SEAL
STATE OF MARYLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
1904

MRA
JOB NO. 13021
SCALE: 1"=100'
DATE: 7/17/03
DRAWN BY: M.L.R.
REVIEW BY: M.L.R.

MORRIS & RITCHE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
1220-C EAST JOFFA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1610
Fax: (410) 821-1748
FINAL PLAT FOUR
THE SANCTUARY AT HUNT VALLEY
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, SA) Plat Book SM 76, pp. 87-96, MSA 51236, 11226. Date available 2004/02/17. Printed 04/10/2006.

AREA OF LOTS	FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	FINAL PLAT SEVEN	FINAL PLAT EIGHT	FINAL PLAT NINE	FINAL PLAT TEN	TOTALS
RIGHT-OF-WAY AREA	12,579 AC.±	12,579 AC.±	13,564 AC.±	13,564 AC.±	0,2388 AC.±	0,9878 AC.±	0,3920 AC.±	1,4205 AC.±	0,3526 AC.±	5,4676 AC.±	51,0985 AC.±
S.U.M. RESERVATION	0,5352 AC.±	0,5352 AC.±	0,4181 AC.±	0,4181 AC.±	0,2388 AC.±	0,9878 AC.±	0,3920 AC.±	1,4205 AC.±	0,3526 AC.±	2,4461 AC.±	41,253 AC.±
FLOODPLAIN EASEMENT	0,4366 AC.±	0,4366 AC.±	0,3175 AC.±	0,3175 AC.±	0,0421 AC.±	0,0421 AC.±	0,0421 AC.±	0,0421 AC.±	0,0421 AC.±	1,3223 AC.±	1,3223 AC.±
H.O.A. COMMON AREA	0,4621 AC.±	0,4621 AC.±	0,3175 AC.±	0,3175 AC.±	0,0421 AC.±	0,0421 AC.±	0,0421 AC.±	0,0421 AC.±	0,0421 AC.±	1,3223 AC.±	1,3223 AC.±
NUMBER OF LOTS	10	P/O LOT 24	8	P/O LOT 24	5	7	4	3	4	P/O LOT 24	42
LOT 24	5,1765 AC.±	5,1765 AC.±	71,8666 AC.±	1,9316 AC.±	4,1284 AC.±	11,1420 AC.±	8,2426 AC.±	31,6032 AC.±	31,6032 AC.±	50,9354 AC.±	
HIGHWAY WIDENING	1,0874 AC.±	1,0874 AC.±	0,1096 AC.±	0,1096 AC.±	0,1096 AC.±	0,1096 AC.±	0,1096 AC.±	0,1096 AC.±	0,1096 AC.±	2,5449 AC.±	
TOTAL AREA OF PLAT	16,2417 AC.±	15,1765 AC.±	12,3096 AC.±	11,8606 AC.±	8,1148 AC.±	15,9644 AC.±	16,1224 AC.±	5,8186 AC.±	15,2185 AC.±	31,6032 AC.±	214,559 AC.±
FOREST CONSERVATION EASEMENT	---	14,1423 AC.±	---	14,1423 AC.±	1,5256 AC.±	3,8440 AC.±	8,6185 AC.±	---	11,0511 AC.±	36,5535 AC.±	141,8864 AC.±
FOREST BUFFER EASEMENT	---	12,2681 AC.±	---	21,5141 AC.±	---	---	---	---	---	---	41,7822 AC.±
H.O.A. OPEN SPACE	---	---	---	---	---	1,0371 AC.±	---	---	---	---	1,0371 AC.±
CONSERVANCY EASEMENT**	---	15,1765 AC.±	---	11,8606 AC.±	1,8213 AC.±	4,1284 AC.±	10,9863 AC.±	---	8,2426 AC.±	31,6032 AC.±	149,2694 AC.±

** INCLUDES AREAS IN FLOODPLAIN EASEMENT.

COORDINATES

PL #	Northing	Easting
601	61584.2445	141482.45038
3102	61300.9478	145417.5171
3103	61242.0011	145342.6704
3104	61262.4944	145331.8167
3116	61211.2454	145048.0843
3111	61252.0785	145134.7530
3114	61240.8884	145191.8270
3121	61184.8935	144878.6877
3123	61126.9302	145030.1246
3152	61152.8400	144781.4435
3153	61158.951	144786.9336
3154	61134.4001	144804.8803
3156	61151.8341	144830.7403
3157	61184.8935	145134.7530
3158	61178.4100	145321.1494
3166	61184.8935	145134.7530
3167	61191.8477	145136.9430
3168	61140.5525	145184.4454
3175	61201.5500	144416.0734
3176	61182.6018	144431.8403
3177	61162.3179	144441.1241
3180	61207.4422	145004.0460
3181	61204.2641	145032.1634
3182	61205.0577	145041.6251
3183	61182.6018	145134.7530
3184	61184.8935	145134.7530
3186	61184.8935	145134.7530
3187	61184.8935	145134.7530
3188	61184.8935	145134.7530
3189	61184.8935	145134.7530
3190	61184.8935	145134.7530
4554	61300.4088	141482.45038
RN11	61151.8341	144830.7403
RN12	61162.3179	144441.1241
RN13	61164.9438	144854.6606
RN14	61161.3078	144418.2735

FOREST CONSERVATION EASEMENT LINE TABLE

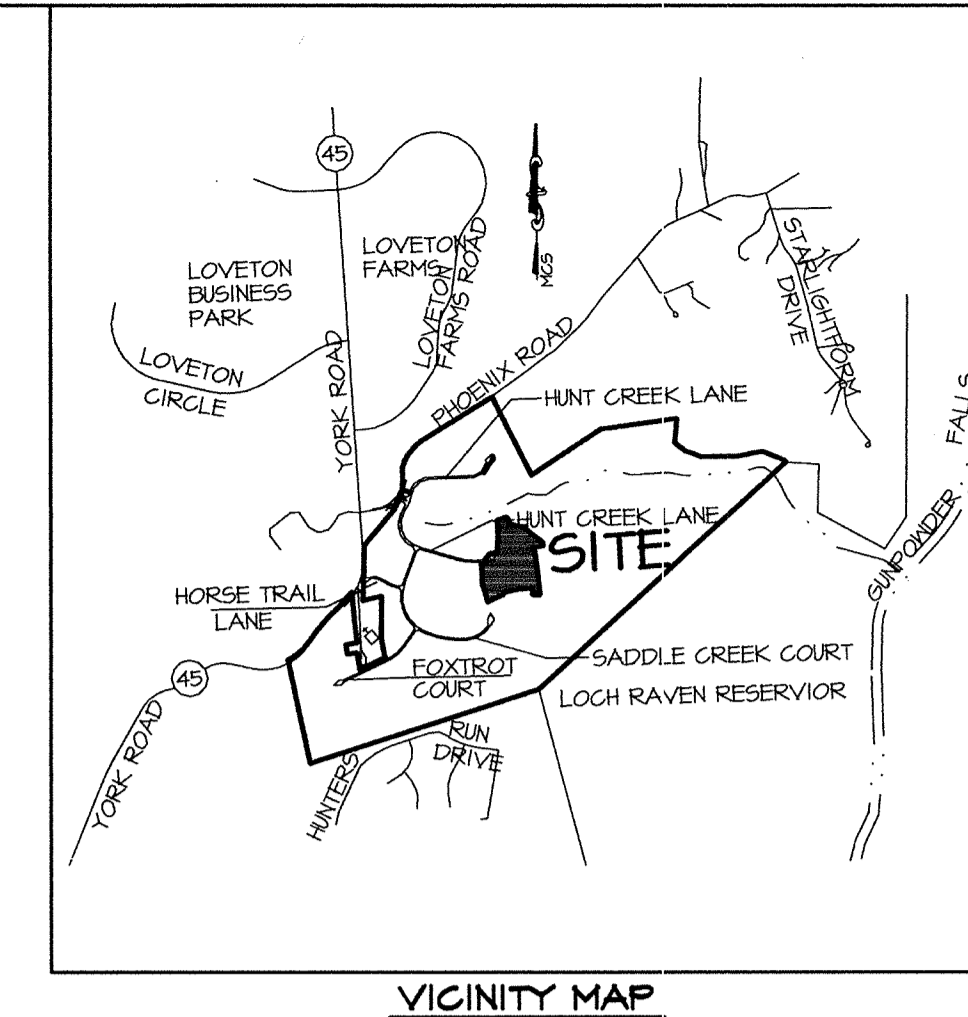
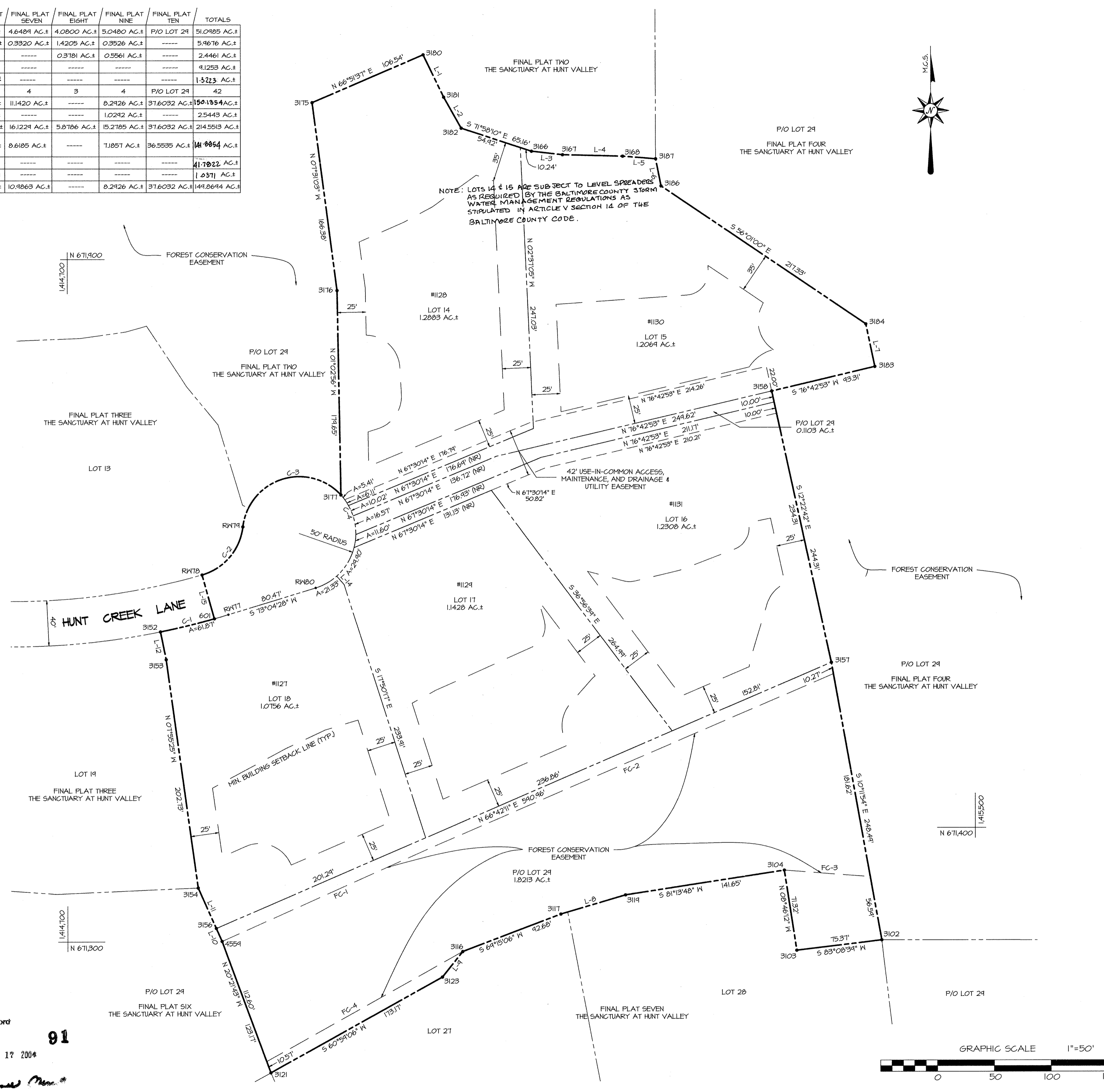
LINE	BEARING	DISTANCE
FC-1	N 65°54'21" E	201.28'
FC-2	N 66°42'12" E	387.22'
FC-3	N 85°31'36" W	75.40'
FC-4	S 60°53'01" N	188.11'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 25°54'40" E	41.34'
L-2	S 24°36'36" E	31.24'
L-3	S 83°40'02" E	27.58'
L-4	S 89°54'14" E	53.02'
L-5	S 85°34'05" E	24.18'
L-6	S 11°11'14" E	24.24'
L-7	S 11°51'33" E	38.22'
L-8	S 73°35'20" W	54.50'
L-9	S 38°44'40" W	28.64'
L-10	N 24°00'59" W	12.51'
L-11	N 24°02'01" W	38.84'
L-12	N 11°30'50" W	29.00'
L-14	S 41°21'44" E	10.00'
L-15	N 15°47'47" N	40.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C-1	04°16'56"	655.00'	48.46'	N 76°20'42" E	48.44'	24.44'
C-2	67°28'57"	50.00'	58.84'	N 40°21'45" E	55.54'	33.40'
C-3	130°41'28"	50.00'	114.05'	N 72°04'00" E	40.88'	108.44'
C-4	246°21'11"	50.00'	214.48'	S 50°09'09" E	83.10'	---



- GENERAL NOTES**
- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED INTO 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, AND 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 STORMWATER MANAGEMENT PONDS AND FACILITIES.
 - STREETS AND/OR ROADS SHOWN HEREON AND 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 IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
 - THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
 - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
 - ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
 - 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.
 - THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - 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.
 - DEED REFERENCE: S.M. 17421/251
 - THIS SITE IS LOCATED IN THE GUNPOUNDER FALLS WATERSHED.
 - GROSS SITE AREA: 8,1148 AC.±
 - THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 11/07/03. (PDM #VIII-181)
 - SITE ZONING: RC-4
 - THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER. (DONALD N. MITTEN P.E. NO. 16581)
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - ANY FOREST BUFFER EASEMENT 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.
 - SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE THIS 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.
 - ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDING APPLICATIONS.
 - OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS. (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY)
 - TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY.
 - ANY DWELLING IN AN RC-4 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING A 24-HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. BALTIMORE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, AND COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 76, pp. 87-96, MSA 51236, 11226. Date available 2004/02/17. Printed 04/10/2006.

SM 76-91

Filed for record
Date FEB 17 2006
78 91
Signature
Clerk

APPROVED:
Director of Environmental Protection and Resource Management
DATE 1/16/04
1/16/04
2-13-04
DATE

OWNER
TOLL M LIMITED PARTNERSHIP
3103 PHILMONT AVENUE
HUNTINGDON VALLEY, PA 19006
TAX ACCOUNT NO. 1800004685

OWNER
TOLL M LIMITED PARTNERSHIP
3103 PHILMONT AVENUE
HUNTINGDON VALLEY, PA 19006
TAX ACCOUNT NO. 1800004685

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-109 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.
Signature: Douglas C. Shipe
DATE: 10-15-03
TOLL M LIMITED PARTNERSHIP
BY: TOLL LAND CORP. NO. 43, GENERAL PARTNER
DOUGLAS C. SHIPE, VICE PRESIDENT

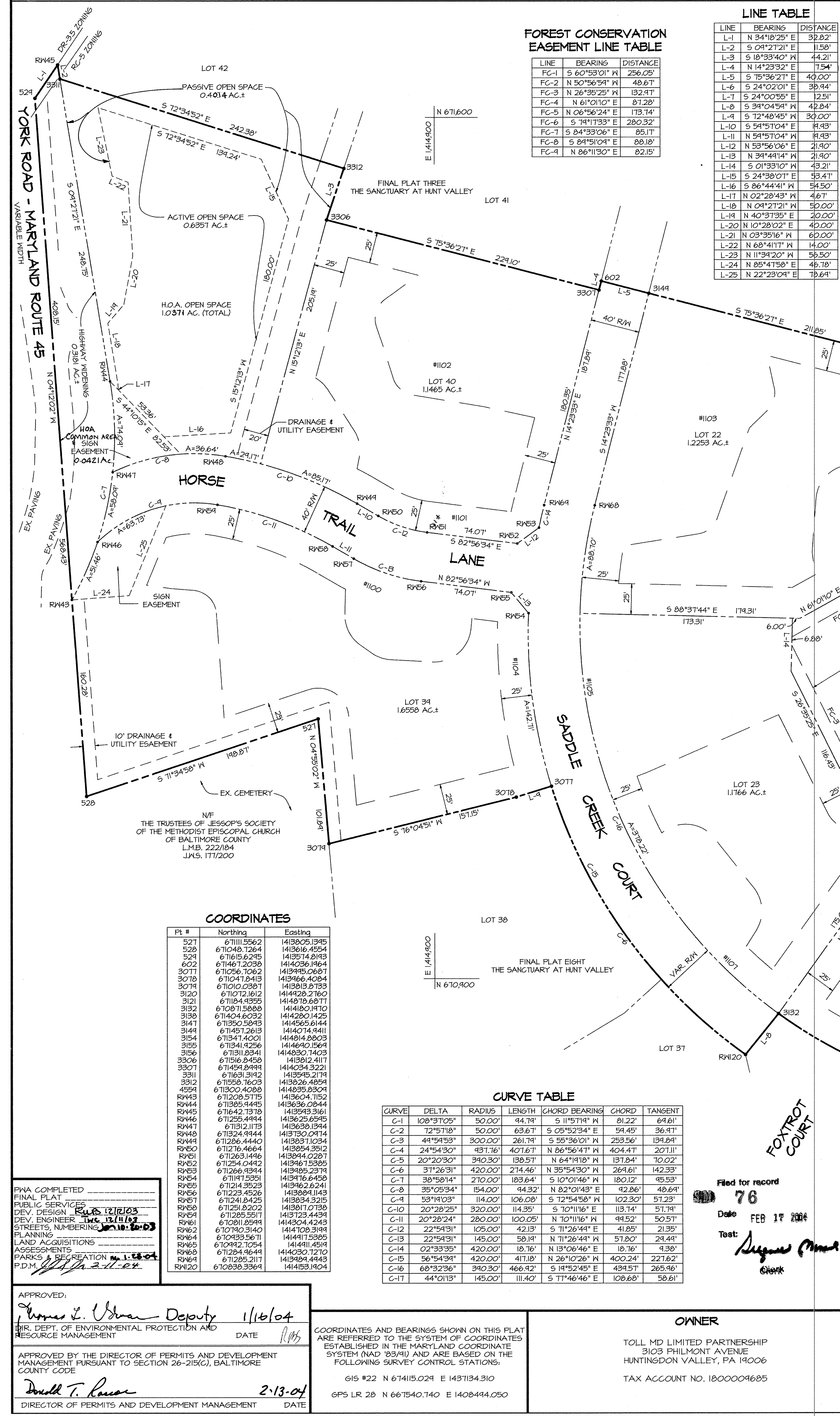
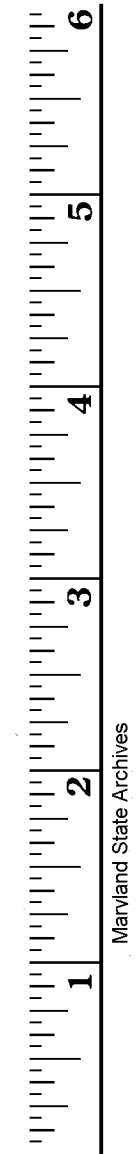
SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-109 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.
Signature: Michael L. Ray
DATE: 10/16/03
MICHAEL L. RAY, PROF. L.S. #11041

SURVEYOR'S SEAL
STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR
11041
MICHAEL L. RAY

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
1220-C EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
Fax: (410) 821-1148

FINAL PLAT FIVE
THE SANCTUARY AT HUNT VALLEY
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

1/6/2/03



LINE TABLE

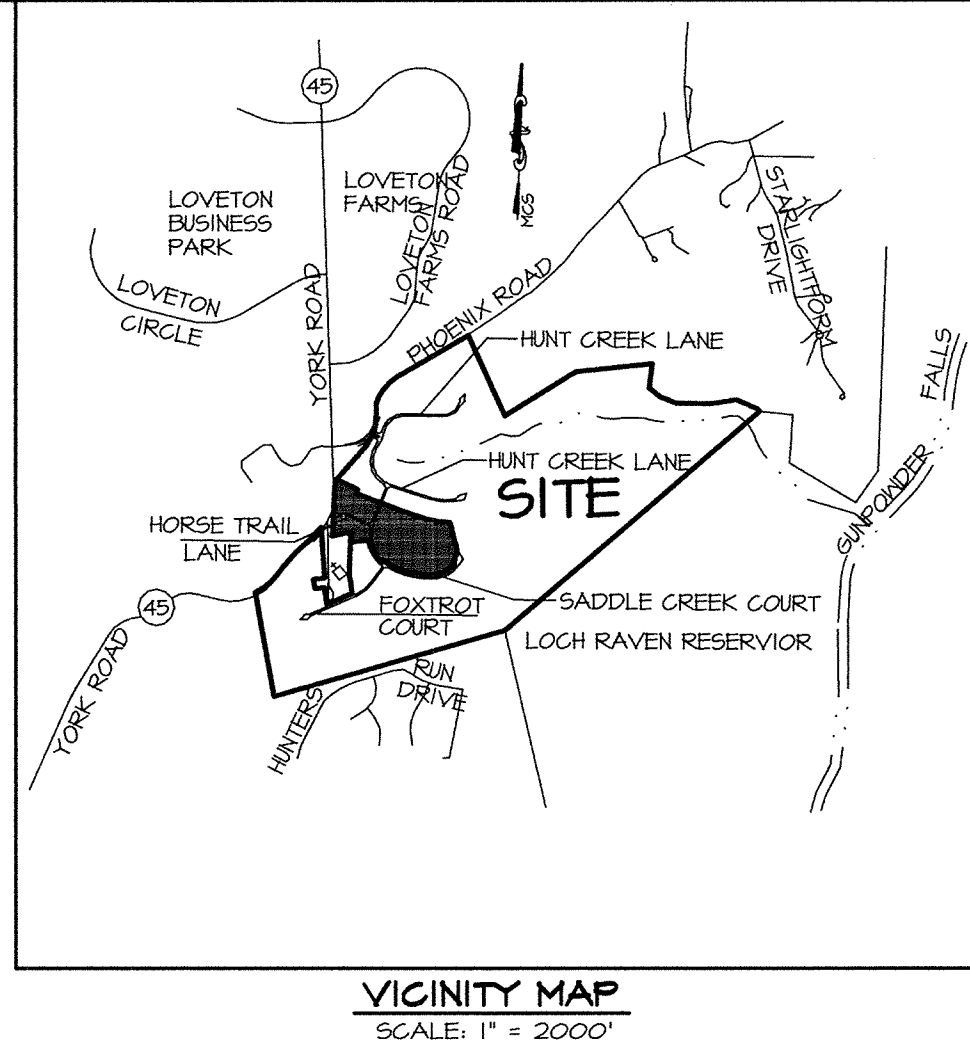
LINE	BEARING	DISTANCE
L-1	N 34°18'25" E	32.82'
L-2	S 04°21'21" E	11.58'
L-3	S 10°33'40" W	44.21'
L-4	N 14°23'32" E	7.54'
L-5	S 75°36'27" E	49.00'
L-6	S 24°00'55" E	39.94'
L-7	S 24°00'55" E	12.51'
L-8	S 34°04'54" W	42.84'
L-9	S 12°48'45" W	30.00'
L-10	S 54°51'04" E	11.43'
L-11	N 54°51'04" W	11.43'
L-12	N 59°56'06" E	21.00'
L-13	N 34°48'44" W	31.90'
L-14	S 01°33'10" W	43.21'
L-15	S 24°30'01" E	53.47'
L-16	S 86°44'41" W	54.50'
L-17	N 02°28'43" W	4.67'
L-18	N 04°21'21" W	50.00'
L-19	N 40°31'39" E	20.00'
L-20	N 10°28'02" E	40.00'
L-21	N 03°35'16" W	40.00'
L-22	N 68°41'17" W	14.00'
L-23	N 11°34'20" W	56.50'
L-24	N 05°41'58" E	46.70'
L-25	N 22°23'04" E	78.64'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC-1	S 60°53'01" W	256.05'
FC-2	N 50°56'54" W	48.67'
FC-3	N 26°35'25" W	81.24'
FC-4	N 61°01'10" E	81.28'
FC-5	N 06°56'24" E	173.74'
FC-6	S 74°11'33" E	280.52'
FC-7	S 84°33'00" E	85.71'
FC-8	S 24°51'04" E	80.18'
FC-9	N 86°11'30" E	82.15'

AREA OF LOTS	FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	FINAL PLAT SEVEN	FINAL PLAT EIGHT	FINAL PLAT NINE	FINAL PLAT TEN	TOTALS
RIGHT-OF-WAY AREA	12,578.91 AC.±	P/O LOT 24	9,346.91 AC.±	P/O LOT 24	5,944.4 AC.±	4,954.4 AC.±	4,640.9 AC.±	4,080.0 AC.±	5,048.0 AC.±	P/O LOT 24	51,048.5 AC.±
SWIM. RESERVATION	0.5352 AC.±	-----	0.4787 AC.±	-----	0.2388 AC.±	0.9873 AC.±	0.3320 AC.±	0.3781 AC.±	0.3561 AC.±	-----	2,466.1 AC.±
FLOODPLAIN EASEMENT	-----	0.9366 AC.±	-----	8.1887 AC.±	-----	-----	-----	-----	-----	-----	4,129.9 AC.±
H.O.A. COMMON AREA	0.4627 AC.±	-----	0.3175 AC.±	-----	0.0421 AC.±	-----	-----	-----	-----	-----	1,323.3 AC.±
NUMBER OF LOTS	10	P/O LOT 24	8	P/O LOT 24	5	7	4	3	4	P/O LOT 24	42
LOT 24	-----	15,176.5 AC.±	-----	71,060.6 AC.±	1,936.1 AC.±	4,128.1 AC.±	11,420.1 AC.±	8,242.1 AC.±	37,603.2 AC.±	150,135.4 AC.±	
HIGHWAY WIDENING	1,087.4 AC.±	-----	0.1046 AC.±	-----	0.3181 AC.±	-----	-----	-----	-----	-----	2,544.3 AC.±
TOTAL AREA OF PLAT	16,247.1 AC.±	15,176.5 AC.±	12,309.6 AC.±	11,866.6 AC.±	8,148.1 AC.±	15,964.4 AC.±	16,124.1 AC.±	5,878.6 AC.±	15,278.5 AC.±	37,603.2 AC.±	141,558.3 AC.±
FOREST CONSERVATION EASEMENT	-----	14,174.3 AC.±	-----	64,988.8 AC.±	1,525.6 AC.±	3,844.0 AC.±	8,618.5 AC.±	7,185.7 AC.±	36,555.5 AC.±	141,188.4 AC.±	
FOREST BUFFER EASEMENT	-----	12,268.1 AC.±	-----	24,514.1 AC.±	-----	-----	-----	-----	-----	-----	41,782.2 AC.±
H.O.A. OPEN SPACE	-----	-----	-----	-----	1,037.1 AC.±	-----	-----	-----	-----	-----	1,037.1 AC.±
CONSERVANCY EASEMENT**	-----	15,176.5 AC.±	-----	71,866.6 AC.±	1,821.9 AC.±	4,128.1 AC.±	10,986.3 AC.±	-----	8,242.6 AC.±	37,603.2 AC.±	141,864.4 AC.±

SM
76-92



- GENERAL NOTES**
- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER 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 PURPOSES OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT PONDS AND FACILITIES.
 - STREETS AND/OR ROADS SHOWN HEREON AND 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 IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
 - THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
 - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
 - ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
 - THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
 - THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND RESOURCE MANAGEMENT.
 - DEED REFERENCE: SM 17421/251
 - THIS SITE IS LOCATED IN THE GUNPOUNDER FALLS WATERSHED.
 - GROSS SITE AREA: 15,964.4 AC.±
 - THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 11/07/03. (FDM #VIII-187)
 - SITE ZONING: RC-4, DR-35
 - THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER. (DONALD N. MITTEN P.E. NO. 16581)
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - ANY FOREST BUFFER EASEMENT 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.
 - SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW PERCOLATION TESTS MAY BE REQUIRED.
 - ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDINGS.
 - OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS. (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY)
 - TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE BUILDING OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY.
 - ANY DWELLING IN AN RC-4 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND OR OTHER 24-HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. BALTIMORE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, AND COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.
 - THE H.O.A. OPEN SPACE WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

COORDINATES

PL #	Northing	Eastings
527	67111.5562	1413805.1945
528	67104.7134	1413816.4584
529	67116.6245	1413751.8143
602	67146.12038	1414036.1964
3071	67108.12032	1413985.0691
3070	67104.18413	1413866.4084
3074	67107.05871	1413819.8753
312	67102.1612	1414228.2782
3121	67118.4355	1414878.6877
3122	67108.1170	1414810.1170
3130	67100.16032	1414280.1425
3147	67135.5093	141565.6144
3144	67145.12618	141401.4411
3154	67134.14001	141484.8803
3155	67134.4256	141460.1564
3156	67131.8541	1414830.1403
3306	67156.6456	1413812.4117
3307	67149.8488	1414034.3221
3311	67163.1942	1413943.2718
3312	67158.1603	1413926.4959
3313	67150.4098	1414355.8304
RH43	67120.9715	141504.1152
RH44	67135.4445	141366.0844
RH45	67142.3728	141395.3161
RH46	67125.4444	141365.6545
RH47	67131.1173	141363.1944
RH48	67120.9715	141394.0201
RH49	67125.4444	141381.1034
RH50	67126.4664	141384.3512
RH51	67120.9715	141394.0201
RH52	67125.4444	141381.1034
RH53	67126.4664	141384.3512
RH54	67122.4628	141394.4143
RH55	67124.3523	141386.2241
RH56	67122.4628	141394.4143
RH57	67124.3523	141386.2241
RH58	67125.4444	141381.1034
RH59	67126.4664	141384.3512
RH60	67120.9715	141394.0201
RH61	67125.4444	141381.1034
RH62	67126.4664	141384.3512
RH63	67120.9715	141394.0201
RH64	67125.4444	141381.1034
RH65	67126.4664	141384.3512
RH66	67120.9715	141394.0201
RH67	67125.4444	141381.1034
RH68	67126.4664	141384.3512
RH69	67120.9715	141394.0201
RH70	67125.4444	141381.1034

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C-1	108°37'05"	50.00'	44.74'	S 115°11'41" E	81.22'	64.61'
C-2	12°51'10"	50.00'	63.67'	S 05°52'34" E	54.45'	36.47'
C-3	44°54'59"	300.00'	261.74'	S 55°36'01" W	253.56'	134.84'
C-4	24°54'30"	431.76'	407.16'	N 86°56'47" E	404.47'	207.11'
C-5	20°20'30"	340.30'	138.57'	N 64°11'18" W	137.84'	70.02'
C-6	31°24'31"	420.00'	274.46'	N 55°54'30" W	284.81'	142.33'
C-7	38°58'14"	210.00'	183.64'	S 10°10'46" W	182.12'	85.33'
C-8	35°05'34"	154.00'	94.32'	N 82°10'43" E	92.26'	48.64'
C-9	53°11'03"	114.00'	106.08'	S 12°54'58" E	102.30'	51.23'
C-10	20°28'25"	320.00'	114.35'	S 10°11'16" E	113.14'	57.14'
C-11	20°28'24"	280.00'	100.05'	N 10°11'16" W	99.52'	50.57'
C-12	22°54'31"	105.00'	42.13'	S 11°26'44" E	41.85'	21.39'
C-13	22°54'31"	145.00'	58.19'	N 11°26'44" W	57.80'	24.41'
C-14	02°33'33"	420.00'	18.36'	N 13°06'46" E	18.76'	4.38'
C-15	56°54'34"	420.00'	417.08'	N 26°10'26" W	400.24'	221.62'
C-16	68°32'32"	340.30'	466.42'	S 14°52'45" E	434.51'	265.46'
C-17	44°01'13"	145.00'	111.40'	S 77°46'46" E	108.60'	58.61'

Filed for record
76
DATE FEB 17 2004
92
Test: *Signature*
Blank

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-109 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Signature 10-15-03 DATE
TOLL MD LIMITED PARTNERSHIP
BY: TOLL LAND CORP., NO. 43, GENERAL PARTNER
DOUGLAS C. SHIFF, VICE PRESIDENT

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 3-109 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Signature 10/1/03 DATE
MICHAEL L. RAY, PROF. L.S. #10141

SURVEYOR'S SEAL

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 11/07/03 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

1220-G EAST JOPPA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1640
Fax: (410) 821-1148

MRA

JOB NO. 13021
SCALE: 1"=50'
DATE: 7/23/03
DRAWN BY: M.L.R.
REVIEW BY: M.L.R.

FINAL PLAT SIX
THE SANCTUARY AT HUNT VALLEY
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

LINE TABLE

LINE	BEARINGS	DISTANCE
L-1	N 30°44'40" E	28.64'
L-2	N 73°35'20" E	53.11'
L-3	S 22°24'53" W	55.28'
L-4	N 64°18'05" E	74.04'
L-5	N 64°18'05" E	72.33'
L-6	N 64°18'05" E	72.94'
L-7	N 64°18'05" E	75.00'
L-8	N 55°52'10" E	16.10'
L-9	S 18°04'51" E	4.86'
L-10	S 54°26'41" W	26.71'
L-11	N 64°18'05" E	34.84'
L-12	S 81°03'53" W	48.87'
L-13	S 61°59'21" W	44.00'
L-14	S 54°02'34" W	54.40'

FOREST CONSERVATION EASEMENT LINE TABLE

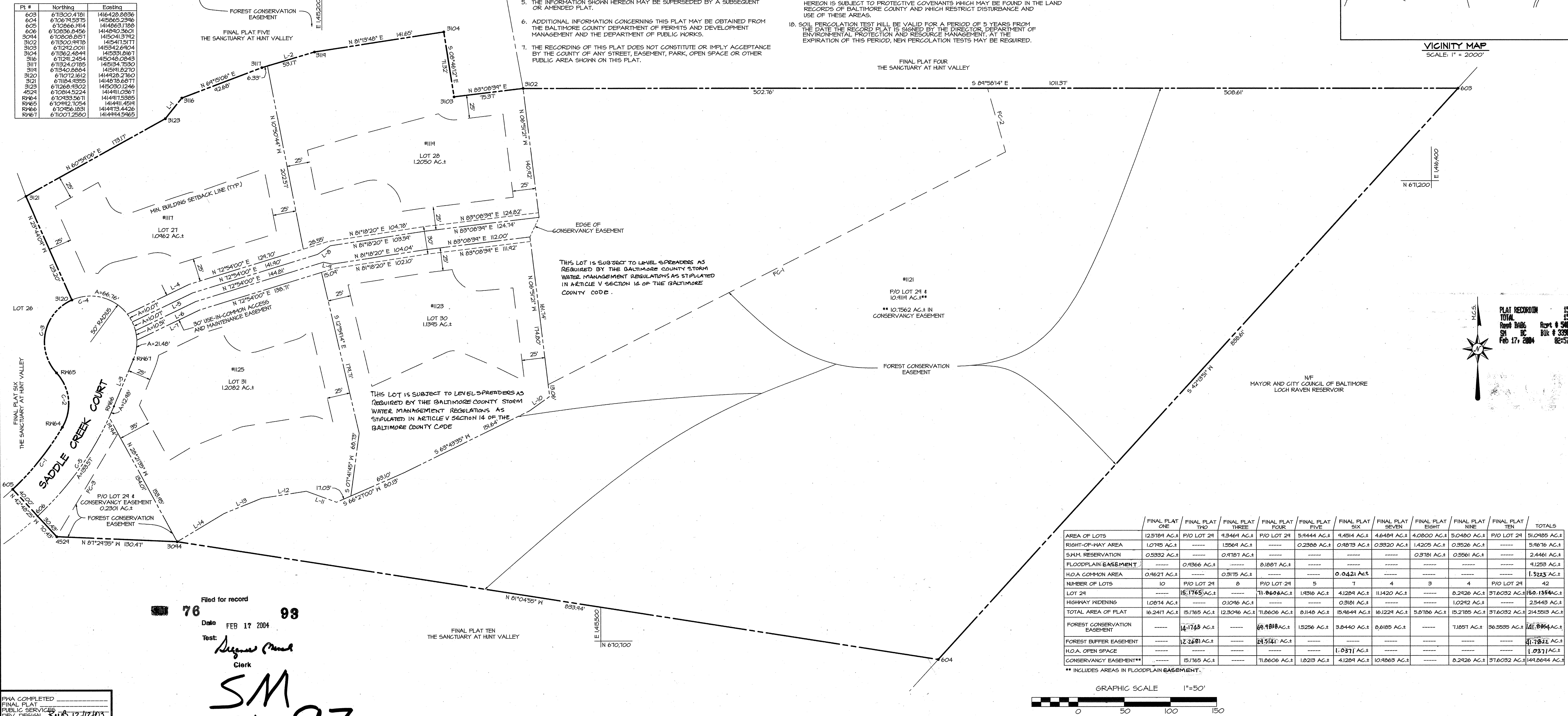
LINE	BEARINGS	DISTANCE
FC-1	N 63°01'30" E	556.47'
FC-2	N 15°38'13" W	71.82'
FC-3	N 30°43'20" E	130.34'

CURVE TABLE

LINE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	TANGENT
C-1	16°35'30"	300.00'	86.87'	N 30°53'50" E	86.51'	43.74'
C-2	12°51'18"	50.00'	63.61'	N 05°52'34" W	54.43'	36.91'
C-3	108°31'05"	50.00'	44.74'	N 11°57'14" E	81.22'	64.61'
C-4	244°51'07"	50.00'	213.67'	N 80°04'20" E	84.41'	---
C-5	24°41'41"	340.00'	146.54'	S 34°30'44" W	145.41'	74.43'

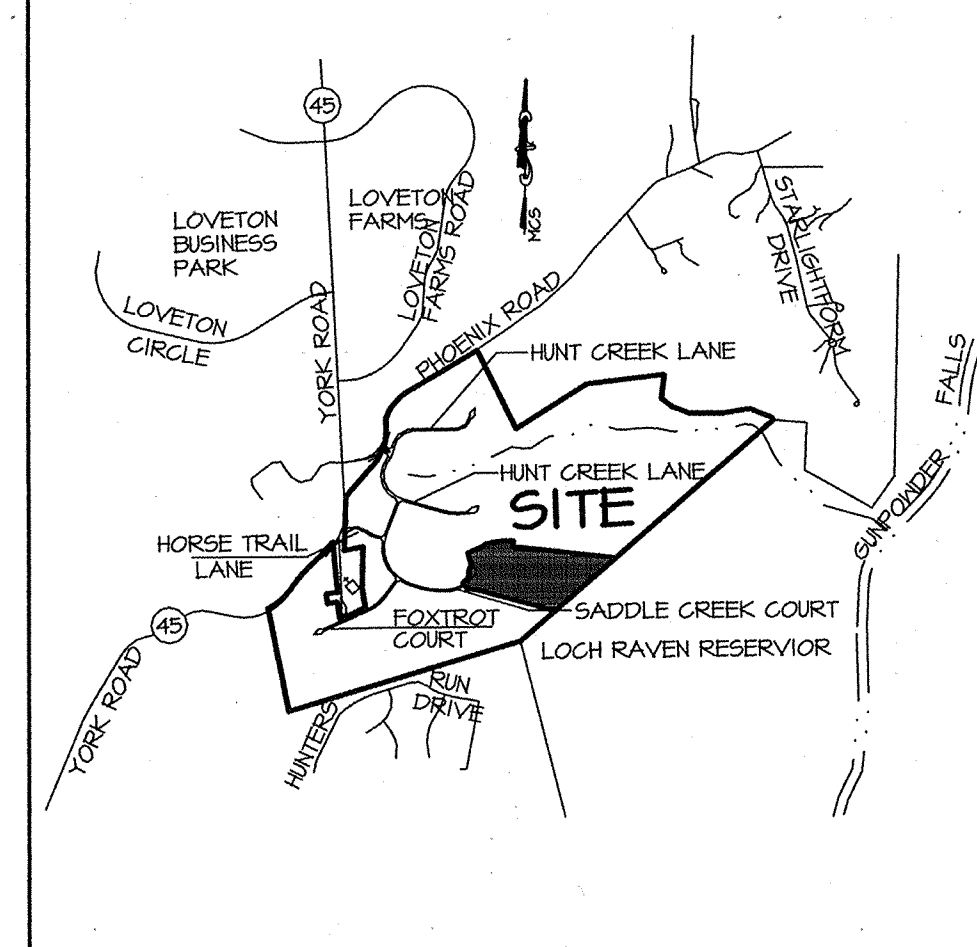
COORDINATES

PT #	Northing	Easting
603	671300.4181	1416420.8836
604	670674.5375	1416865.2346
605	671036.1814	1414963.1188
606	670836.8456	1414840.3601
3044	670826.8151	1415041.3742
3102	671500.9178	1415411.5171
3103	671242.0011	1415342.6404
3104	671562.4844	1415331.8167
3105	671241.2454	1415049.0843
3111	671324.0785	1415134.7530
3112	671340.8884	1415181.8270
3120	671072.1812	1414429.2760
3121	671184.4355	1414878.6877
3123	671268.4302	1415030.1246
3124	670314.5224	1414111.2361
R#64	670433.5671	1414411.5385
R#65	670582.1054	1414411.4584
R#66	670582.1831	1414413.4428
R#67	671007.2580	1414494.5465



GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED INTO 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 STORMWATER MANAGEMENT PONDS AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND 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 IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- 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.
- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED INTO 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 STORMWATER MANAGEMENT PONDS AND FACILITIES.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 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.
- DEED REFERENCE: S.M. 17427/257
- THIS SITE IS LOCATED IN THE GUNPOWDER FALLS WATERSHED.
- GROSS SITE AREA: 161224 AC.±
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 11/01/03. (PDM #VIII-787)
- SITE ZONING: RC-4
- THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER. (DONALD N. MITTEN P.E. NO. 16581)
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT 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.
- SOIL PERCOLATION TEST 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.
- 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.
- OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS. (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY)
- TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY.
- ANY DWELLING IN AN RC-4 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING A 24-HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. BALTIMORE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, AND COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.



VICINITY MAP
SCALE: 1" = 2000'

PLAT RECORDING

TOTAL	15.88
Revised	15.88
SY	17
DATE	Feb 17, 2004

	FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	FINAL PLAT SEVEN	FINAL PLAT EIGHT	FINAL PLAT NINE	FINAL PLAT TEN	TOTALS
AREA OF LOTS	12,5184 AC.±	P/O LOT 24	9,3464 AC.±	P/O LOT 24	5,9444 AC.±	9,4514 AC.±	4,6484 AC.±	4,0800 AC.±	5,0480 AC.±	P/O LOT 24	51,0485 AC.±
RIGHT-OF-WAY AREA	1,0719 AC.±	---	1,3564 AC.±	---	0,2388 AC.±	0,9873 AC.±	0,3520 AC.±	1,4205 AC.±	0,3526 AC.±	---	5,9676 AC.±
SWIM. RESERVATION	0,5332 AC.±	---	0,9781 AC.±	---	---	---	---	0,5781 AC.±	0,5561 AC.±	---	2,4461 AC.±
FLOODPLAIN EASEMENT	---	0,9366 AC.±	---	8,1881 AC.±	---	---	---	---	---	---	4,1259 AC.±
H.O.A. COMMON AREA	0,9421 AC.±	---	0,5175 AC.±	---	---	---	---	0,0421 AC.±	---	---	1,5223 AC.±
NUMBER OF LOTS	10	P/O LOT 24	8	P/O LOT 24	5	7	4	3	4	P/O LOT 24	42
LOT 24	---	15,1765 AC.±	---	11,8606 AC.±	---	4,1284 AC.±	11,1420 AC.±	---	8,2426 AC.±	---	50,1354 AC.±
HIGHWAY WIDENING	1,0814 AC.±	---	0,1096 AC.±	---	---	---	---	---	1,0242 AC.±	---	2,5448 AC.±
TOTAL AREA OF PLAT	16,2417 AC.±	15,1765 AC.±	12,3036 AC.±	71,8606 AC.±	8,1148 AC.±	15,9644 AC.±	16,1224 AC.±	5,8786 AC.±	37,6032 AC.±	149,8644 AC.±	
FOREST CONSERVATION EASEMENT	---	14,1743 AC.±	---	69,9888 AC.±	1,5256 AC.±	3,8440 AC.±	8,6185 AC.±	---	7,1857 AC.±	---	141,8854 AC.±
FOREST BUFFER EASEMENT	---	12,2681 AC.±	---	24,5141 AC.±	---	---	---	---	---	---	47,7822 AC.±
H.O.A. OPEN SPACE	---	---	---	---	---	1,0371 AC.±	---	---	---	---	1,0371 AC.±
CONSERVANCY EASEMENT**	---	15,1765 AC.±	---	71,8606 AC.±	1,8213 AC.±	4,1284 AC.±	10,9863 AC.±	---	8,2426 AC.±	---	149,8644 AC.±

** INCLUDES AREAS IN FLOODPLAIN EASEMENT.

Filed for record
76 99
Date FEB 17 2004

Test: *Suzanne P. Smith*
Clerk
SM 76-93

PLAT COMPLETED
FINAL PLAT
PUBLIC SERVICES
DEV. DESIGN
DEV. ENGINEER
STREETS NUMBERING
LAND ACQUISITIONS
ASSESSMENTS
PARKS PREPARATION
P.D.M.

APPROVED:
Thomas L. Ullman Deputy
DATE 1/16/04
DIR. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE
Donald T. Reese 2-13-04
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83/94) AND ARE BASED ON THE FOLLOWING SURVEY CONTROL STATIONS:
615 22 N 67415.024 E 1437134.310
6PS LR 28 N 667540.740 E 1408444.050

OWNER
TOLL MD LIMITED PARTNERSHIP
3103 PHILMONT AVENUE
HUNTINGDON VALLEY, PA 19006
TAX ACCOUNT NO. 1800009685

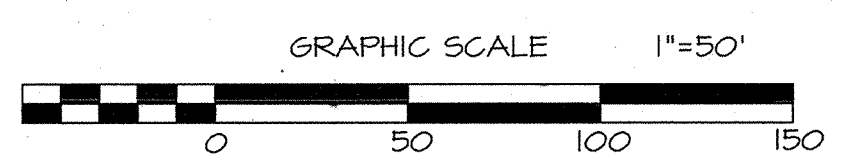
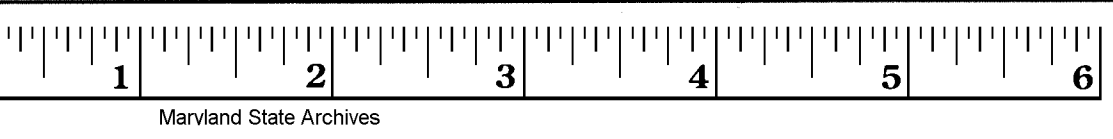
OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.
Douglas C. Shipe 10-15-03
TOLL MD LIMITED PARTNERSHIP
BY: ALL LAND CORP. NO. 43, GENERAL PARTNER
DOUGLAS C. SHIFE, VICE PRESIDENT

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 THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.
Michael L. Ray 10/16/03
MICHAEL L. RAY, PROF. U.S. #11041

SURVEYOR'S SEAL
STATE OF MARYLAND
REGISTERED PROFESSIONAL LAND SURVEYOR
11041
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 11/07/03 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

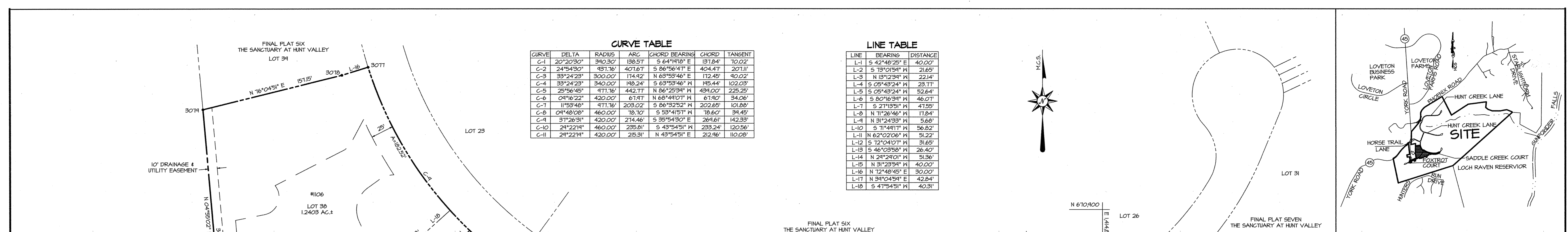
MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
1220-C EAST JOFFA ROAD, SUITE 505
TOWSON, MARYLAND 21286
(410) 821-1640
Fax: (410) 821-1748

FINAL PLAT SEVEN
THE SANCTUARY AT HUNT VALLEY
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



P90168 MSP 334 1236-11226-5

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 76, pp. 87-96, MSA. 51236-11226. Date available 2004/02/17. Printed 04/10/2006.

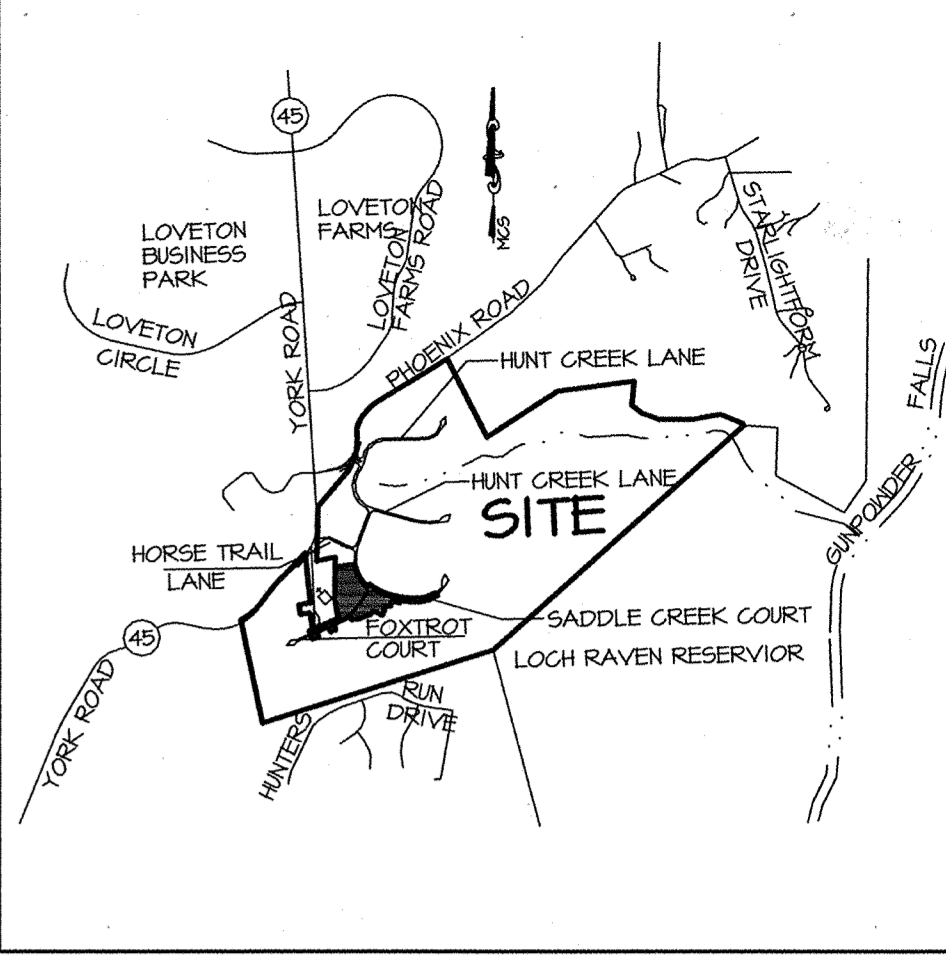
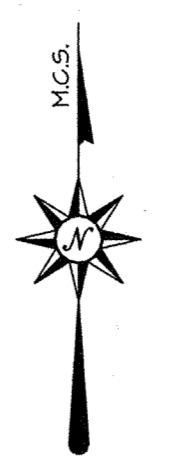


CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	20°20'30"	340.30'	130.57'	S 64°11'18" E	137.84'	70.02'
C-2	24°54'30"	487.76'	407.67'	S 86°56'47" E	404.47'	207.11'
C-3	33°24'23"	300.00'	174.42'	N 63°53'46" E	172.45'	40.02'
C-4	33°24'23"	340.00'	183.24'	S 63°53'46" N	185.44'	102.03'
C-5	25°56'45"	471.76'	442.77'	N 86°25'34" E	439.00'	225.25'
C-6	04°16'22"	420.00'	61.47'	N 68°44'07" N	61.90'	34.06'
C-7	11°53'48"	471.76'	209.02'	S 86°32'52" E	202.85'	101.88'
C-8	04°48'08"	460.00'	78.10'	S 53°41'57" N	78.60'	34.45'
C-9	37°26'31"	420.00'	274.46'	S 35°54'30" E	264.61'	142.33'
C-10	24°22'14"	420.00'	235.81'	S 43°54'51" E	232.24'	120.56'
C-11	24°22'14"	420.00'	235.81'	N 43°54'51" E	232.24'	110.08'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 42°48'25" E	40.00'
L-2	S 73°01'54" N	21.65'
L-3	N 13°12'34" N	22.14'
L-4	S 05°43'24" N	23.71'
L-5	S 03°43'24" N	52.64'
L-6	S 82°16'34" N	46.07'
L-7	S 27°13'51" N	47.55'
L-8	N 71°26'46" N	17.84'
L-9	N 31°24'33" N	5.68'
L-10	S 71°44'17" N	56.82'
L-11	N 62°02'06" N	51.22'
L-12	S 72°04'07" N	31.63'
L-13	S 46°03'58" N	26.40'
L-14	N 24°24'01" N	51.36'
L-15	N 31°23'54" N	40.00'
L-16	N 72°48'45" E	30.00'
L-17	N 34°04'54" E	42.84'
L-18	S 47°54'51" N	40.31'



VICINITY MAP
SCALE: 1" = 2000'

COORDINATES

PL #	Northing	Easting
524	670483.7132	143948.6645
525	670682.1423	143842.0784
605	670866.1814	144669.1789
3006	670836.8456	144890.3601
607	670310.6166	143614.9852
3001	670511.7563	144524.1862
3002	670554.3715	144225.0240
3003	670601.6491	144246.7850
3004	670571.7563	144246.7850
3005	670566.0805	144346.8165
3007	670662.2108	144375.4306
3008	670571.7563	144420.3950
3009	670538.6482	144512.5674
3010	670500.4306	144049.3708
3011	670482.1046	144045.3941
3012	670506.1238	144000.1441
3013	670411.2233	143966.4117
3014	670395.0704	143955.4966
3015	670321.0100	143836.3604
3016	670378.9175	143804.5911
3017	670231.7684	143661.1018
3018	670262.0200	143722.3083
3019	670310.0103	143692.4048
3021	670276.4745	143635.8254
3022	670714.4930	144450.1866
3023	670723.4232	144426.0944
3024	670556.1062	143945.0687
3025	670701.0287	143895.0759
3026	670711.5389	144180.1810
3027	670418.4813	143966.4084
4525	670345.2444	143855.3703
R#60	670778.1248	144278.7103
R#61	670811.8598	144304.4243
R#62	670780.3160	144109.3144
R#63	670750.8512	144114.8533
R#13	670444.3315	143915.4614
R#14	670460.1918	143936.8021
R#15	670641.7418	144063.6658
R#16	670628.2102	144048.7500
R#17	670716.4271	144142.6414
R#18	670802.7574	144213.3410
R#19	670816.1840	144158.2489
R#20	670838.2394	144183.1824

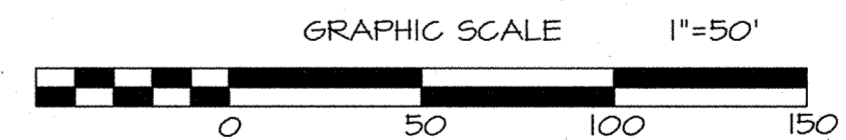
- GENERAL NOTES**
- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED 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 STORMWATER MANAGEMENT PONDS AND FACILITIES.
 - STREETS AND/OR ROADS SHOWN HEREON AND 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 DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAN IS ATTACHED, THEIR HEIRS AND ASSIGNS.
 - THIS PLAN MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
 - THE RECORDING OF THIS PLAN DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAN.
 - ADDITIONAL INFORMATION CONCERNING THIS PLAN MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
 - THE RECORDING OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAN.
 - THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - 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.
 - DEED REFERENCE: SM 17421/257
 - THIS SITE IS LOCATED IN THE GUNPOWDER FALLS WATERSHED.
 - GROSS SITE AREA: 5.8786 AC.±
 - THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAN WAS APPROVED ON 1/07/03. (PDM #111-187)
 - SITE ZONING: RC-4
 - THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAN HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER. (DONALD N. MITTEN P.E. NO. 16581)
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - ANY FOREST BUFFER EASEMENT 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.
 - SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE THE TEST WAS SIGNED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW PERCOLATION TESTS MAY BE REQUIRED.
 - 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.
 - OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS, SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY)
 - TRASH COLLECTION SHOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY.
 - ANY DWELLING IN AN RC-4 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING A 24-HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. BALTIMORE COUNTY SHALL NOT CONSIDER AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, AND COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

	FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	FINAL PLAT SEVEN	FINAL PLAT EIGHT	FINAL PLAT NINE	FINAL PLAT TEN	TOTALS
AREA OF LOTS	12,5789 AC.±	P/O LOT 24	9,3464 AC.±	P/O LOT 24	5,9444 AC.±	9,4584 AC.±	4,6484 AC.±	4,0800 AC.±	5,0480 AC.±	P/O LOT 24	51,0485 AC.±
RIGHT-OF-WAY AREA	1,0785 AC.±	---	1,5964 AC.±	---	0,2888 AC.±	0,4875 AC.±	0,3320 AC.±	1,4205 AC.±	0,3526 AC.±	---	5,9676 AC.±
SH.M. RESERVATION	0,5332 AC.±	---	0,4787 AC.±	---	---	---	---	0,3781 AC.±	0,5561 AC.±	---	2,4461 AC.±
FLOODPLAIN EASEMENT	---	0,4366 AC.±	---	8,1887 AC.±	---	---	---	---	---	---	9,1253 AC.±
H.O.A. COMMON AREA	0,9627 AC.±	---	0,3175 AC.±	---	0,0421 AC.±	---	---	---	---	---	1,3223 AC.±
NUMBER OF LOTS	10	P/O LOT 24	8	P/O LOT 24	5	7	4	3	4	P/O LOT 24	42
LOT 24	---	15,1765 AC.±	---	71,8666 AC.±	---	1,4316 AC.±	4,1284 AC.±	11,4420 AC.±	8,2426 AC.±	37,6032 AC.±	150,1554 AC.±
HIGHWAY WIDENING	1,0814 AC.±	---	0,1096 AC.±	---	---	0,3181 AC.±	---	---	---	---	2,5443 AC.±
TOTAL AREA OF PLAT	16,2417 AC.±	15,1765 AC.±	12,3046 AC.±	71,8666 AC.±	8,1148 AC.±	15,9648 AC.±	16,1224 AC.±	5,8786 AC.±	15,2055 AC.±	37,6032 AC.±	149,8644 AC.±
FOREST CONSERVATION EASEMENT	---	11,1743 AC.±	---	84,9858 AC.±	1,5256 AC.±	3,8440 AC.±	8,6185 AC.±	7,1857 AC.±	36,5955 AC.±	---	141,8864 AC.±
FOREST BUFFER EASEMENT	---	12,2681 AC.±	---	29,5141 AC.±	---	---	---	---	---	---	47,7822 AC.±
H.O.A. OPEN SPACE	---	---	---	---	1,0371 AC.±	---	---	---	---	---	1,0371 AC.±
CONSERVANCY EASEMENT**	---	15,1765 AC.±	---	71,8666 AC.±	1,8213 AC.±	4,1284 AC.±	10,9863 AC.±	---	8,2426 AC.±	37,6032 AC.±	149,8644 AC.±

** INCLUDES AREAS IN FLOODPLAIN EASEMENT.

76 Filed for record 94
Date FEB 17 2004
Test: *Signature*
Clerk

SM
76-94



APPROVED: *Signature* 1/16/04
DATE
APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE
Signature 2-13-04
DATE

COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AND ARE BASED ON THE FOLLOWING SURVEY CONTROL STATIONS:
615 H22 N 674115.024 E 1437134.310
6PS L 28 N 667540.740 E 1408444.050

OWNER
TOLL MD LIMITED PARTNERSHIP
3103 PHILMONT AVENUE
HUNTINGDON VALLEY, PA 17006
TAX ACCOUNT NO. 1800004685

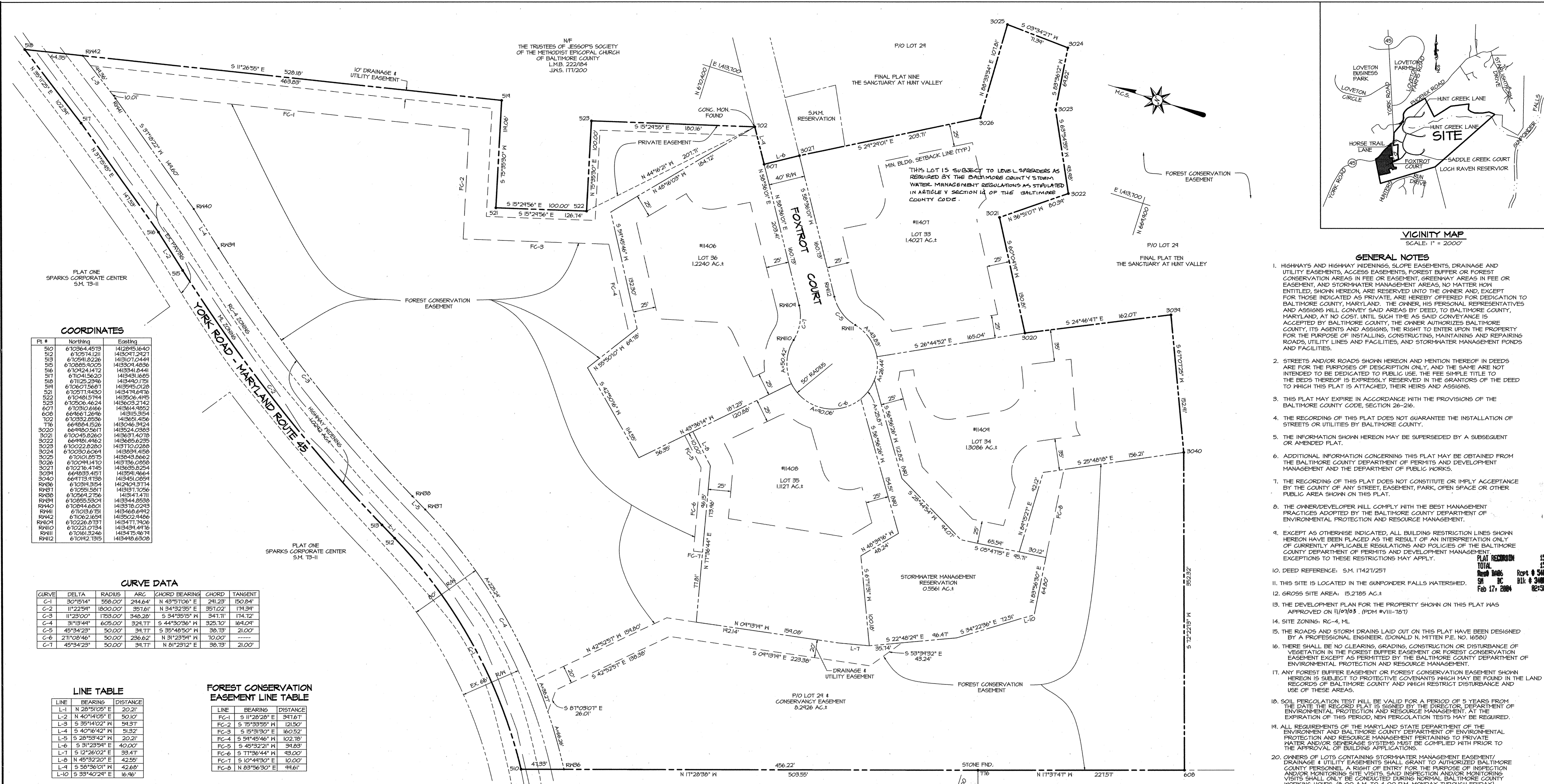
OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAN, HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS.
Signature 10-15-03
DATE
BY: TOLL LAND CORP. NO. 43, GENERAL PARTNER
DOUGLAS C. SHIFF, VICE PRESIDENT

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 PLAN AND THAT THE LAND SHOWN ON THIS PLAN HAS BEEN LAID OUT AND THE PLAN 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 THE SAME CONCERN THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS.
Signature 10/14/02
DATE
MICHAEL L. RAY, PROJ. L.S. #11041

SURVEYOR'S SEAL
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 1/07/03 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAN PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
1220-C EAST JOFFA ROAD, SUITE 505
TOWSON, MARYLAND 21286
Fax: (410) 821-1748

FINAL PLAT EIGHT
THE SANCTUARY AT HUNT VALLEY
8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
P 909 69 MSA 554 1236-11226-8



COORDINATES

Pt #	Northing	Easting
510	670364.4513	141285.1640
511	670375.1421	141307.2921
512	670386.8226	141329.4202
513	670398.5031	141351.5483
514	670410.1836	141373.6764
515	670421.8641	141395.8045
516	670433.5446	141417.9326
517	670445.2251	141440.0607
518	670456.9056	141462.1888
519	670468.5861	141484.3169
520	670480.2666	141506.4450
521	670491.9471	141528.5731
522	670503.6276	141550.7012
523	670515.3081	141572.8293
524	670526.9886	141594.9574
525	670538.6691	141617.0855
526	670550.3496	141639.2136
527	670562.0301	141661.3417
528	670573.7106	141683.4698
529	670585.3911	141705.5979
530	670597.0716	141727.7260
531	670608.7521	141749.8541
532	670620.4326	141771.9822
533	670632.1131	141794.1103
534	670643.7936	141816.2384
535	670655.4741	141838.3665
536	670667.1546	141860.4946
537	670678.8351	141882.6227
538	670690.5156	141904.7508
539	670702.1961	141926.8789
540	670713.8766	141949.0070
541	670725.5571	141971.1351
542	670737.2376	141993.2632
543	670748.9181	142015.3913
544	670760.5986	142037.5194
545	670772.2791	142059.6475
546	670783.9596	142081.7756
547	670795.6401	142103.9037
548	670807.3206	142126.0318
549	670818.9999	142148.1599
550	670830.6804	142170.2880
551	670842.3609	142192.4161
552	670854.0414	142214.5442
553	670865.7219	142236.6723
554	670877.4024	142258.8004
555	670889.0829	142280.9285
556	670900.7634	142303.0566
557	670912.4439	142325.1847
558	670924.1244	142347.3128
559	670935.8049	142369.4409
560	670947.4854	142391.5690
561	670959.1659	142413.6971
562	670970.8464	142435.8252
563	670982.5269	142457.9533
564	670994.2074	142480.0814
565	671005.8879	142502.2095
566	671017.5684	142524.3376
567	671029.2489	142546.4657
568	671040.9294	142568.5938
569	671052.6099	142590.7219
570	671064.2904	142612.8500
571	671075.9709	142634.9781
572	671087.6514	142657.1062
573	671099.3319	142679.2343
574	671111.0124	142701.3624
575	671122.6929	142723.4905
576	671134.3734	142745.6186
577	671146.0539	142767.7467
578	671157.7344	142789.8748
579	671169.4149	142812.0029
580	671181.0954	142834.1310
581	671192.7759	142856.2591
582	671204.4564	142878.3872
583	671216.1369	142900.5153
584	671227.8174	142922.6434
585	671239.4979	142944.7715
586	671251.1784	142966.8996
587	671262.8589	142989.0277
588	671274.5394	143011.1558
589	671286.2199	143033.2839
590	671297.9004	143055.4120
591	671309.5809	143077.5401
592	671321.2614	143099.6682
593	671332.9419	143121.7963
594	671344.6224	143143.9244
595	671356.3029	143166.0525
596	671367.9834	143188.1806
597	671379.6639	143210.3087
598	671391.3444	143232.4368
599	671403.0249	143254.5649
600	671414.7054	143276.6930
601	671426.3859	143298.8211
602	671438.0664	143320.9492
603	671449.7469	143343.0773
604	671461.4274	143365.2054
605	671473.1079	143387.3335
606	671484.7884	143409.4616
607	671496.4689	143431.5897
608	671508.1494	143453.7178
609	671519.8299	143475.8459
610	671531.5104	143497.9740
611	671543.1909	143520.1021
612	671554.8714	143542.2302
613	671566.5519	143564.3583
614	671578.2324	143586.4864
615	671589.9129	143608.6145
616	671601.5934	143630.7426
617	671613.2739	143652.8707
618	671624.9544	143675.0008
619	671636.6349	143697.1289
620	671648.3154	143719.2570
621	671660.0000	143741.3851
622	671671.6805	143763.5132
623	671683.3610	143785.6413
624	671695.0415	143807.7694
625	671706.7220	143829.8975
626	671718.4025	143852.0256
627	671730.0830	143874.1537
628	671741.7635	143896.2818
629	671753.4440	143918.4099
630	671765.1245	143940.5380
631	671776.8050	143962.6661
632	671788.4855	143984.7942
633	671800.1660	144006.9223
634	671811.8465	144029.0504
635	671823.5270	144051.1785
636	671835.2075	144073.3066
637	671846.8880	144095.4347
638	671858.5685	144117.5628
639	671870.2490	144139.6909
640	671881.9295	144161.8190
641	671893.6100	144183.9471
642	671905.2905	144206.0752
643	671916.9710	144228.2033
644	671928.6515	144250.3314
645	671940.3320	144272.4595
646	671952.0125	144294.5876
647	671963.6930	144316.7157
648	671975.3735	144338.8438
649	671987.0540	144360.9719
650	672000.0000	144383.1000

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	30°15'14"	550.00'	244.64'	N 43°57'06" E	241.29'	150.84'
C-2	11°22'54"	1800.00'	357.81'	N 34°53'35" E	357.12'	174.34'
C-3	11°22'54"	1735.00'	349.28'	S 34°23'15" N	347.11'	174.12'
C-4	31°13'44"	605.00'	324.11'	S 44°30'36" N	325.70'	164.04'
C-5	45°34'23"	50.00'	34.71'	S 35°48'50" N	38.13'	21.00'
C-6	21°08'46"	50.00'	236.62'	N 31°23'54" N	10.00'	---
C-7	45°34'23"	50.00'	34.71'	N 81°23'12" E	38.73'	21.00'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 28°51'09" E	20.21'
L-2	N 40°14'02" E	50.10'
L-3	S 35°14'02" W	54.31'
L-4	S 40°16'42" W	51.32'
L-5	S 28°53'42" W	20.21'
L-6	S 31°23'54" E	40.00'
L-7	S 12°26'02" E	33.41'
L-8	N 43°32'20" E	42.35'
L-9	S 58°36'07" W	42.68'
L-10	S 33°40'24" E	16.46'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC-1	S 11°28'20" E	347.61'
FC-2	S 15°33'55" N	121.50'
FC-3	S 15°31'30" E	160.52'
FC-4	S 54°45'46" W	102.18'
FC-5	S 45°32'21" N	34.83'
FC-6	S 77°36'44" N	43.00'
FC-7	S 10°48'30" E	10.00'
FC-8	N 63°58'30" E	49.61'

	FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	FINAL PLAT SEVEN	FINAL PLAT EIGHT	FINAL PLAT NINE	FINAL PLAT TEN	TOTALS
AREA OF LOTS	12,5784 AC.±	9,3464 AC.±	5,9444 AC.±	9,4514 AC.±	4,6484 AC.±	4,0800 AC.±	5,0480 AC.±	5,0480 AC.±	5,0480 AC.±	5,0485 AC.±	54,9676 AC.±
RIGHT-OF-WAY AREA	1,0715 AC.±	---	1,5864 AC.±	---	0,2388 AC.±	0,4873 AC.±	0,3320 AC.±	1,4205 AC.±	0,3526 AC.±	---	5,4676 AC.±
S.U.M. RESERVATION	0,5332 AC.±	---	0,4781 AC.±	---	---	0,3781 AC.±	---	0,5561 AC.±	---	---	2,4461 AC.±
FLOODPLAIN EASEMENT	---	0,4366 AC.±	---	8,1887 AC.±	---	---	---	---	---	---	9,1239 AC.±
H.O.A. COMMON AREA	0,4627 AC.±	---	0,3175 AC.±	---	0,0421 AC.±	---	---	---	---	---	1,3223 AC.±
NUMBER OF LOTS	10	P/O LOT 24	8	P/O LOT 24	5	7	4	3	4	P/O LOT 24	42
LOT 24	---	15,7185 AC.±	---	71,8886 AC.±	1,4316 AC.±	4,1284 AC.±	11,1420 AC.±	---	8,2426 AC.±	37,6092 AC.±	150,1354 AC.±
HIGHWAY WIDENING	1,0874 AC.±	---	0,1096 AC.±	---	---	0,3181 AC.±	---	---	1,0242 AC.±	---	2,5493 AC.±
TOTAL AREA OF PLAT	16,2417 AC.±	15,7185 AC.±	12,3096 AC.±	71,8886 AC.±	8,1148 AC.±	15,4644 AC.±	16,1224 AC.±	5,8786 AC.±	15,2185 AC.±	37,6092 AC.±	214,5593 AC.±
FOREST CONSERVATION EASEMENT	---	4,1743 AC.±	---	4,4988 AC.±	1,5256 AC.±	3,8440 AC.±	8,6185 AC.±	---	7,1887 AC.±	36,5535 AC.±	64,1884 AC.±
FOREST BUFFER EASEMENT	---	12,1260 AC.±	---	24,5141 AC.±	---	---	---	---	---	---	41,1622 AC.±
H.O.A. OPEN SPACE	---	---	---	---	1,6371 AC.±	---	---	---	---	---	1,6371 AC.±
CONSERVANCY EASEMENT**	---	15,7185 AC.±	---	71,8886 AC.±	1,8213 AC.±	4,1284 AC.±	10,4863 AC.±	---	8,2426 AC.±	37,6092 AC.±	149,8644 AC.±

APPROVED: Thomas E. Urban Deputy 1/16/04
 DIR. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 DATE 1/16/04

APPROVED BY: Donald T. Reese 2-13-04
 DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT
 DATE 2-13-04

OWNER
 TOLL MD LIMITED PARTNERSHIP
 3103 PHILMONT AVENUE
 HUNTINGDON VALLEY, PA 19006
 TAX ACCOUNT NO. 1800009685

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83/11) AND ARE BASED ON THE FOLLOWING SURVEY CONTROL STATIONS:
 615 #22 N 674115.024 E 1437134.310
 6P5 LR 28 N 667540.140 E 1408444.050

Filed for record
76
 Date FEB 17 2004
 Test: [Signature] Clerk

OWNER'S CERTIFICATE
 THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT TO THE BEST OF THEIR 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 INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

[Signature] 10-15-03 DATE
 TOLL MD LIMITED PARTNERSHIP
 BY: TOLL LAND CORP. NO. 43, GENERAL PARTNER
 DOUGLAS C. SHIFF, VICE PRESIDENT

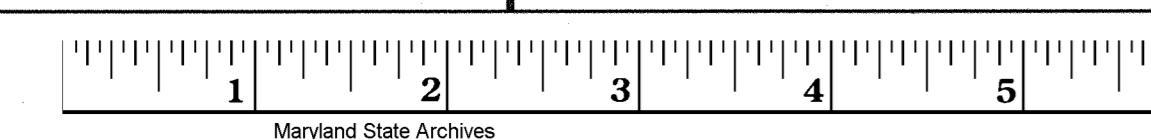
SURVEYOR'S CERTIFICATE
 THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C)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

[Signature] 10/16/03 DATE
 MICHAEL L. RAY, PROF. LS. #11041

SURVEYOR'S SEAL
 STATE OF MARYLAND
 PROFESSIONAL LAND SURVEYOR
 11041

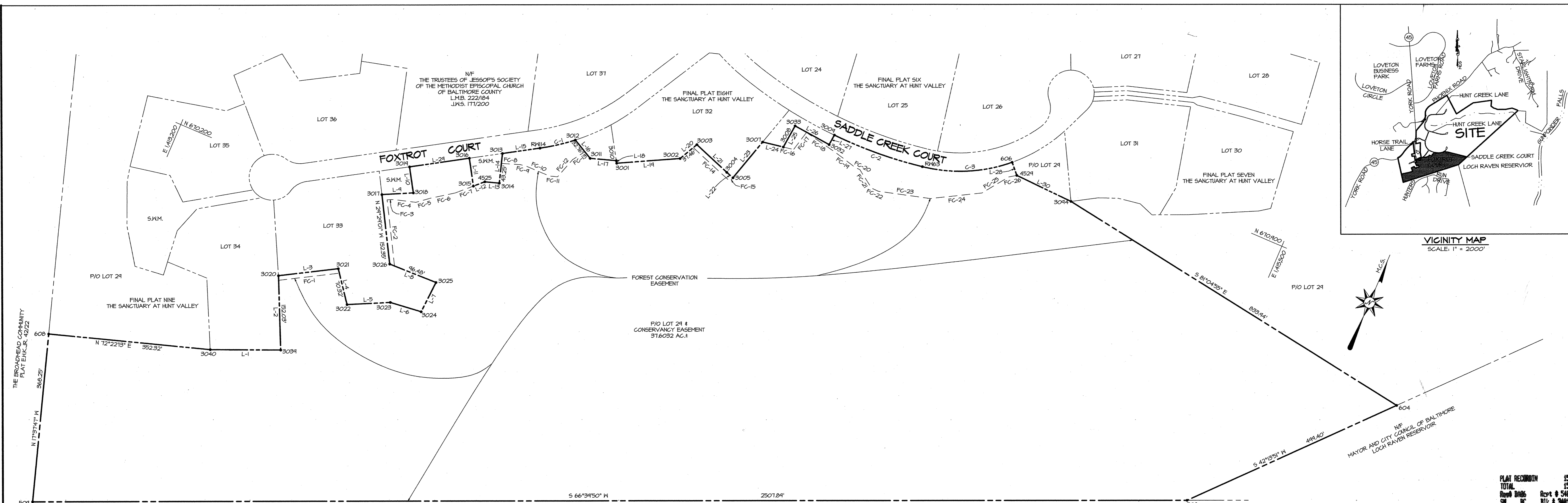
MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
 1220-G EAST JOPPA ROAD, SUITE 505
 TOWSON, MARYLAND 21286
 (410) 821-1610
 Fax: (410) 821-1148

FINAL PLAT NINE
THE SANCTUARY AT HUNT VALLEY
 8th ELECTION DISTRICT 3rd COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND



SM
 76-95

02/12/04



COORDINATES

PL #	Northing	Easting
508	610304.7567	1415224.5748
509	609816.3183	1415226.9442
604	610674.5361	1415065.2304
606	610836.2456	1414940.3601
608	609661.2346	1415151.354
3001	610485.5806	1414102.3323
3002	610254.5715	1414223.0240
3003	610362.0489	1414246.1950
3004	610571.7563	1414324.4662
3005	610566.0805	1414346.2165
3007	610663.2108	1414375.4306
3008	610671.0503	1414420.8350
3009	610738.6482	1414512.5614
3010	610500.4806	1414043.1708
3011	610482.1046	1414045.3941
3012	610506.7238	1414002.1441
3013	610411.2233	1413866.4117
3014	610355.0704	1413895.4866
3015	610321.0100	1413936.3621
3016	610314.3715	1413804.3447
3017	610231.1664	1413661.018
3018	610262.0200	1413223.0283
3019	610311.0103	1413642.4048
3020	609480.5611	1413524.0383
3021	610045.8260	1413631.4078
3022	609481.4462	1413665.6235
3023	610022.0280	1413710.0280
3024	610050.6064	1413834.4158
3025	610101.8975	1413843.8662
3026	610091.1410	1413780.0389
3032	610114.8430	1414510.1666
3033	610121.4232	1414426.0941
3034	609483.4157	1413541.8644
3040	609473.4730	1413451.0894
3044	610009.0821	1413809.0821
4525	610345.3244	1413855.3103
4524	610845.5224	1414110.2367
RN63	610750.2532	1414714.8533
RN14	610460.1843	1413436.8021

CURVE DATA

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	0°48'08"	460.00'	78.70'	N 53°41'51" E	78.60'	34.45'
C-2	11°53'48"	471.76'	203.02'	N 86°32'52" E	202.65'	101.88'
C-3	55°54'53"	340.00'	331.80'	N 52°38'32" E	316.71'	180.46'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC-1	N60°04'14"E	132.43'
FC-2	N24°24'01"W	144.48'
FC-3	N63°38'44"E	13.64'
FC-4	N13°56'07"E	48.84'
FC-5	N50°48'34"E	32.18'
FC-6	N54°15'07"E	58.80'
FC-7	N46°09'50"E	41.75'
FC-8	N10°26'56"E	41.64'
FC-9	N82°10'02"E	14.81'
FC-10	N84°15'17"E	52.82'
FC-11	N11°31'31"E	11.13'
FC-12	N11°58'41"E	52.14'
FC-13	N33°15'55"E	30.41'
FC-14	S10°26'11"E	108.13'
FC-15	N16°22'21"E	10.01'
FC-16	N80°16'34"E	22.42'
FC-17	N18°31'37"E	46.41'
FC-18	S18°43'22"E	16.14'
FC-19	S15°53'33"E	52.44'
FC-20	S85°30'34"E	12.16'
FC-21	S55°32'33"E	47.46'
FC-22	S88°42'01"E	16.20'
FC-23	S14°42'20"W	113.57'
FC-24	N67°24'48"E	112.63'
FC-25	N85°52'32"E	67.88'
FC-26	N56°06'28"E	18.04'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 61°07'25" E	82.41'
L-2	N 24°46'41" E	162.01'
L-3	N 60°04'14" E	130.81'
L-4	S 36°15'07" E	80.34'
L-5	N 63°54'39" E	43.48'
L-6	N 83°36'12" E	64.82'
L-7	N 03°34'21" E	71.91'
L-8	S 88°33'34" W	107.81'
L-9	N 63°41'57" E	68.27'
L-10	N 31°23'34" W	51.40'
L-11	S 31°23'34" E	61.35'
L-12	N 46°03'58" E	26.40'
L-13	N 12°04'07" E	31.65'
L-14	N 11°05'34" W	65.01'
L-15	S 88°36'01" W	82.41'
L-16	S 62°02'06" E	51.22'
L-17	N 11°44'11" E	56.82'
L-18	S 31°24'33" E	5.68'
L-19	N 62°31'47" E	138.21'
L-20	N 21°18'51" E	47.55'
L-21	S 10°14'01" E	88.38'
L-22	S 11°38'46" E	112.44'
L-23	N 16°22'21" E	103.30'
L-24	N 30°16'34" E	46.07'
L-25	N 05°43'24" E	52.64'
L-26	S 84°16'36" E	84.53'
L-27	N 05°43'24" E	23.77'
L-28	S 42°48'25" E	30.43'
L-29	N 58°36'01" E	15.21'
L-30	S 81°24'33" E	130.47'

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED INTO 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 STORMWATER MANAGEMENT PONDS AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- 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.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- 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.
- DEED REFERENCE: S.M. 11427/257
- THIS SITE IS LOCATED IN THE GUNPOUNDER FALLS WATERSHED.
- GROSS SITE AREA: 371,603.2 AC.
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 11/07/03. (PDM #1111-187)
- SITE ZONING: RC-4
- THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER (DONALD N. MITTEN P.E. NO. 16550)
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT 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.
- SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE THE SECOND 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.
- 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.
- OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS. (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY)
- TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY.
- ANY DRILLING IN AN RC-4 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING A 24-HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. BALTIMORE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, AND COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

TOTALS

AREA OF LOTS	FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	FINAL PLAT SEVEN	FINAL PLAT EIGHT	FINAL PLAT NINE	FINAL PLAT TEN	TOTALS
RIGHT-OF-WAY AREA	12,578.9 AC.	1,071.85 AC.	1,556.4 AC.	0.2388 AC.	0.9873 AC.	0.3920 AC.	1,420.8 AC.	0.3526 AC.	5,907.6 AC.	5,048.5 AC.	5,907.6 AC.
S.N.M. RESERVATION	0.5392 AC.	0.4781 AC.	-----	-----	-----	0.3781 AC.	0.5561 AC.	-----	2,446.1 AC.	-----	2,446.1 AC.
FLOODPLAIN RESERVATION	0.4366 AC.	-----	8,188.7 AC.	-----	-----	-----	-----	-----	4,128.9 AC.	-----	4,128.9 AC.
H.O.A. COMMON AREA	0.4621 AC.	0.3175 AC.	-----	0.0421 AC.	-----	-----	-----	-----	1,321.3 AC.	-----	1,321.3 AC.
NUMBER OF LOTS	10	8	5	7	4	3	4	4	42	42	42
LOT 24	14,239.9 AC.	63,671.9 AC.	1,831.6 AC.	4,128.9 AC.	11,420 AC.	-----	8,242.6 AC.	37,603.2 AC.	141,001 AC.	-----	141,001 AC.
HIGHWAY WIDENING	1,087.4 AC.	0.1096 AC.	-----	0.3181 AC.	-----	-----	1,024.2 AC.	-----	2,544.3 AC.	-----	2,544.3 AC.
TOTAL AREA OF PLAT	16,247.1 AC.	15,176.5 AC.	12,307.6 AC.	71,860.6 AC.	8,114.0 AC.	15,464.4 AC.	16,122.4 AC.	5,878.6 AC.	15,218.5 AC.	37,603.2 AC.	214,553.3 AC.
FOREST CONSERVATION EASEMENT	-----	14,174.5 AC.	-----	81,888.0 AC.	1,525.6 AC.	3,844.0 AC.	8,185.5 AC.	-----	7,185.1 AC.	36,593.5 AC.	141,895.4 AC.
FOREST BUFFER EASEMENT	-----	12,268.1 AC.	-----	81,814.1 AC.	-----	-----	-----	-----	-----	-----	141,782.2 AC.
H.O.A. OPEN SPACE	-----	-----	-----	1,037.1 AC.	-----	-----	-----	-----	-----	-----	1,037.1 AC.
CONSERVANCY EASEMENT**	-----	15,176.5 AC.	-----	71,860.6 AC.	1,821.3 AC.	4,128.9 AC.	10,486.3 AC.	-----	8,242.6 AC.	37,603.2 AC.	141,864.4 AC.

** INCLUDES AREAS IN FLOODPLAIN RESERVATION

APPROVED: *Thomas L. O'Brien Deputy* 1/16/04
 DIR. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 DATE: 1/16/04

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE
Donald T. Rouse 2-15-04
 DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT
 DATE: 2-15-04

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AND ARE BASED ON THE FOLLOWING SURVEY CONTROL STATIONS:
 615 822 N 671415.024 E 1437184.310
 6PS LR 28 N 667540.740 E 1408444.050

OWNER
 TOLL MD LIMITED PARTNERSHIP
 3103 PHILMONT AVENUE
 HUNTINGDON VALLEY, PA 17006
 TAX ACCOUNT NO. 1800004685

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
FC-1	N60°04'14"E	132.43'
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FC-9	N82°10'02"E	14.81'
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FC-11	N11°31'31"E	11.13'
FC-12	N11°58'41"E	52.14'
FC-13	N33°15'55"E	30.41'
FC-14	S10°26'11"E	108.13'
FC-15	N16°22'21"E	10.01'
FC-16	N80°16'34"E	22.42'
FC-17	N18°31'37"E	46.41'
FC-18	S18°43'22"E	16.14'
FC-19	S15°53'33"E	52.44'
FC-20	S85°30'34"E	12.16'
FC-21	S55°32'33"E	47.46'
FC-22	S88°42'01"E	16.20'
FC-23	S14°42'20"W	113.57'
FC-24	N67°24'48"E	112.63'
FC-25	N85°52'32"E	67.88'
FC-26	N56°06'28"E	18.04'

LINE TABLE

LINE	BEARING	DISTANCE
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L-4	S 36°15'07" E	80.34'
L-5	N 63°54'39" E	43.48'
L-6	N 83°36'12" E	64.82'
L-7	N 03°34'21" E	71.91'
L-8	S 88°33'34" W	107.81'
L-9	N 63°41'57" E	68.27'
L-10	N 31°23'34" W	51.40'
L-11	S 31°23'34" E	61.35'
L-12	N 46°03'58" E	26.40'
L-13	N 12°04'07" E	31.65'
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L-24	N 30°16'34" E	46.07'
L-25	N 05°43'24" E	52.64'
L-26	S 84°16'36" E	84.53'
L-27	N 05°43'24" E	23.77'
L-28	S 42°48'25" E	30.43'
L-29	N 58°36'01" E	15.21'
L-30	S 81°24'33" E	130.47'

GENERAL NOTES

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- 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.
- DEED REFERENCE: S.M. 11427/257
- THIS SITE IS LOCATED IN THE GUNPOUNDER FALLS WATERSHED.
- GROSS SITE AREA: 371,603.2 AC.
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 11/07/03. (PDM #1111-187)
- SITE ZONING: RC-4
- THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER (DONALD N. MITTEN P.E. NO. 16550)
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT 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.
- SOIL PERCOLATION TEST WILL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE THE SECOND 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.
- 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.
- OWNERS OF LOTS CONTAINING STORMWATER MANAGEMENT EASEMENT/ DRAINAGE & UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS. (8:00 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY)
- TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY.
- ANY DRILLING IN AN RC-4 ZONE MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING A 24-HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES, AND PESTICIDES. BALTIMORE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, AND COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

TOTALS

AREA OF LOTS	FINAL PLAT ONE	FINAL PLAT TWO	FINAL PLAT THREE	FINAL PLAT FOUR	FINAL PLAT FIVE	FINAL PLAT SIX	FINAL PLAT SEVEN	FINAL PLAT EIGHT	FINAL PLAT NINE	FINAL PLAT TEN	TOTALS