

**GENERAL NOTES**

- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
- THIS PLAT MAY EXPOSE 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- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.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.
- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED INTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER'S PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST. UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.
- 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 RESTRICTIONS LISTED HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 10/20/03.
- THE STREETS AND/OR ROADS SHOWN HEREON AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEES SIMPLE TITLE TO THE DEEDS THEREOF ARE EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
- SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT, AT THE EXPIRATION OF THIS PERIOD, NEW PERCOLATION TESTS MAY BE REQUIRED.
- 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.
- COURSES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE MARYLAND STATE GRID SYSTEM AND ARE BASED ON THE FOLLOWING TRANSFER STATIONS:

STA	NORTHING	EASTING
GS 82	661280.55	1366718.48
GPS LR 28	667540.74	1406844.05

**COORDINATE TABLE**

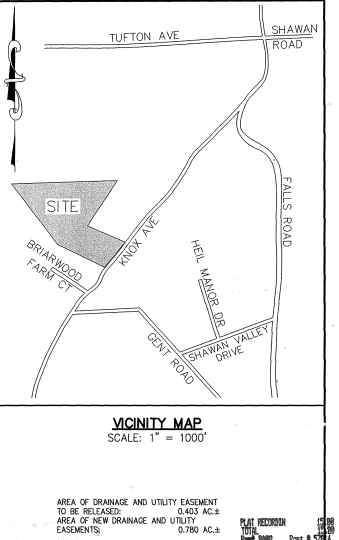
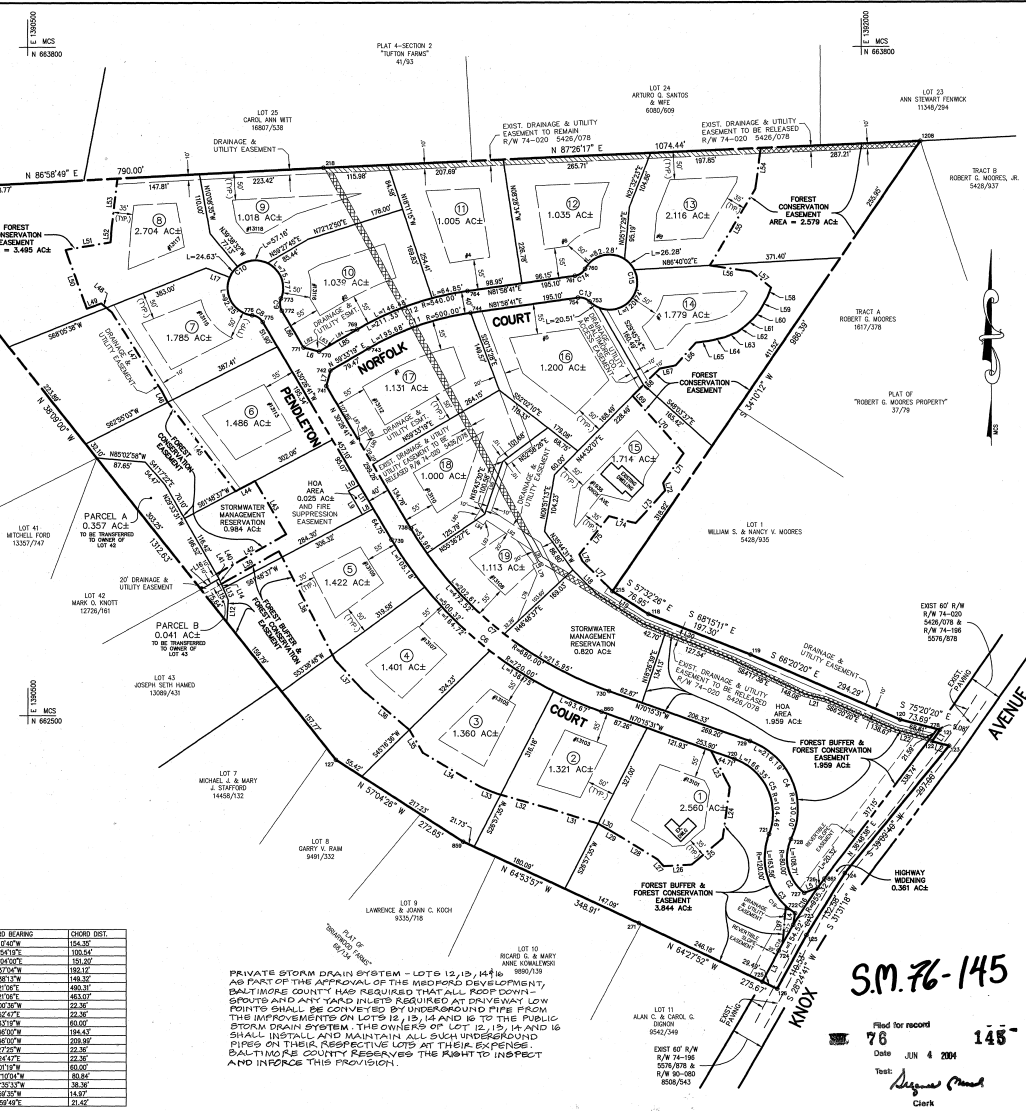
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
221	663540.03	1390224.34	742	663214.08	1391044.53
119	662599.15	1391799.79	743	663204.35	1391033.04
120	662592.42	1392140.63	744	663178.39	1391286.82
221	662573.13	1391268.00	745	663245.62	1391469.81
123	662533.25	1392157.21	753	663338.51	1391511.01
124	662502.97	1391969.85	770	663255.85	1390996.20
125	662498.95	1391900.34	771	663252.10	1390967.26
126	662502.73	1391847.75	772	663262.10	1390967.26
221	662519.73	1391268.00	773	663344.41	1390955.74
859	662329.56	1391263.04	775	663314.01	1390954.02
127	662307.98	1391054.18	776	663301.83	1390922.77
778	662254.38	1392136.71	860	662294.90	1391531.92
881	662254.38	1392136.71	780	662259.14	1391633.15
726	662227.68	1391626.75	721	662373.41	1391633.15
727	662226.68	1391686.86	722	662229.66	1391690.04
728	662244.72	1391872.70	723	662209.42	1391676.52
729	662241.61	1391798.81	724	662161.94	1391602.50
730	662235.22	1391645.43	725	662105.44	1391601.14
731	662238.02	1391689.88			
741	662166.02	1390372.24			

**CURVE TABLE**

CURVE	ADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DEL.
C1	100.00'	93.00°	104.82'	27.63'	S82°12'10"W	104.82'
C2	100.00'	77.00°	109.71'	28.67'	S78°24'10"W	109.71'
C3	100.00'	78.00°	104.38'	27.26'	S78°00'00"W	104.38'
C4	100.00'	120.00°	126.16'	32.47'	S60°00'00"W	126.16'
C5	100.00'	91.14°	106.38'	28.25'	S82°18'10"W	106.38'
C6	100.00'	78.00°	104.38'	27.26'	S78°00'00"W	104.38'
C7	100.00'	38.49°	47.92'	14.29'	S89°21'00"E	48.00'
C8	100.00'	103.87°	113.95'	29.36'	N85°35'50"W	113.95'
C9	100.00'	143.88°	143.16'	36.00'	S83°34'10"E	143.16'
C10	100.00'	28.25°	106.88'	28.25'	S81°25'10"W	106.88'
C11	100.00'	106.88°	106.88'	30.11'	S78°00'00"W	106.88'
C12	100.00'	22.25°	21.31'	3.07'	S72°00'00"E	20.89'
C13	100.00'	103.87°	113.95'	29.36'	N85°35'50"W	113.95'
C14	100.00'	103.87°	113.95'	29.36'	N85°35'50"W	113.95'
C15	100.00'	103.87°	113.95'	29.36'	N85°35'50"W	113.95'
C16	100.00'	103.87°	113.95'	29.36'	N85°35'50"W	113.95'
C17	100.00'	103.87°	113.95'	29.36'	N85°35'50"W	113.95'
C18	100.00'	103.87°	113.95'	29.36'	N85°35'50"W	113.95'
C19	100.00'	103.87°	113.95'	29.36'	N85°35'50"W	113.95'

**DENSITY NOTES**

EXISTING ZONING: RC-4 AND RC-5  
 GROSS AREA: RC-4 = 3.026 AC.±  
 RC-5 = 32.002 AC.±  
 TOTAL 35.028 AC.±  
 LOTS ALLOWED: RC-4 = 11 LOT  
 RC-5 = 32.002 AC.±  
 TOTAL = 22 LOTS  
 NO. OF LOTS PROPOSED: RC-4 = 0 LOTS  
 RC-5 = 19 LOTS  
 TOTAL = 19 LOTS  
 HIGHWAY WIDENING AREA: 0.361 AC.±  
 NET AREA: 34.667 AC.±  
 ROAD DEDICATION: 2.292 AC.±  
 SOIL RESERVATION AREA: 1.804 AC.±  
 HOA AREA: 1.984 AC.±  
 PARCEL A AREA: 0.357 AC.±  
 PARCEL B AREA: 0.041 AC.±  
 NET AREA OF LOTS: 28.189 AC.±  
 PARKING REQ'D: 2 SPACES/LOT = 38  
 PARKING PROVD: 2 SPACES/LOT = 38±



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

**LINE TABLE**

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S21°11'00"W	26.47'	L49	S70°00'00"W	27.11'
L2	S25°02'00"W	30.94'	L50	N89°59'50"W	13.57'
L3	N72°32'00"E	63.81'	L51	N89°59'50"W	82.18'
L4	N22°23'00"E	20.91'	L52	N89°59'50"W	28.85'
L5	N88°30'00"E	25.68'	L53	N89°59'50"W	87.66'
L6	N22°23'00"E	20.92'	L54	N89°59'50"W	14.67'
L7	S14°33'30"E	18.89'	L55	N89°59'50"W	163.80'
L8	S18°18'00"E	22.07'	L56	N89°59'50"W	35.88'
L9	N30°28'00"E	50.04'	L57	N89°59'50"W	45.21'
L10	N89°59'50"W	22.02'	L58	N89°59'50"W	18.22'
L11	S93°00'00"W	40.36'	L59	N89°59'50"W	28.27'
L12	N22°23'00"E	20.91'	L60	N89°59'50"W	18.24'
L13	N22°23'00"E	20.92'	L61	N89°59'50"W	18.80'
L14	N22°23'00"E	20.92'	L62	N89°59'50"W	18.80'
L15	N22°23'00"E	20.92'	L63	N89°59'50"W	24.60'
L16	N22°23'00"E	20.92'	L64	N89°59'50"W	28.24'
L17	N89°59'50"W	41.87'	L65	N89°59'50"W	28.87'
L18	S44°46'30"E	63.59'	L66	N41°30'00"E	54.50'
L19	N89°59'50"W	37.87'	L67	N89°59'50"W	28.87'
L20	S89°59'50"W	170.54'	L68	N42°30'00"E	69.29'
L21	S75°12'00"E	37.86'	L69	N42°30'00"E	18.21'
L22	S25°02'00"W	30.94'	L70	N89°59'50"W	13.57'
L23	S89°59'50"W	28.11'	L71	N43°14'00"E	65.40'
L24	S89°59'50"W	83.14'	L72	N89°59'50"W	14.69'
L25	S48°18'00"E	23.17'	L73	N43°14'00"E	28.60'
L26	S89°59'50"W	50.65'	L74	S70°00'00"W	66.85'
L27	N43°14'00"E	16.26'	L75	N72°24'40"E	87.81'
L28	N89°59'50"W	80.41'	L76	N89°59'50"W	14.40'
L29	N89°59'50"W	23.89'	L77	N44°37'30"E	27.70'
L30	N89°59'50"W	36.21'	L78	S72°30'00"W	66.85'
L31	N72°41'00"E	63.71'	L79	N89°59'50"W	18.17'
L32	N72°34'00"E	65.90'	L80	S64°36'30"W	100.00'
L33	N87°45'00"E	31.97'	L81	N89°59'50"W	27.81'
L34	N89°59'50"W	123.17'	L82	S89°59'50"W	22.67'
L35	N89°59'50"W	48.67'	L83	N89°59'50"W	63.30'
L36	N49°11'30"E	110.88'	L84	N89°59'50"W	79.47'
L37	N89°59'50"W	20.91'	L85	N89°59'50"W	28.87'
L38	N49°11'30"E	225.81'	L86	S70°00'00"W	27.30'
L39	N89°59'50"W	20.91'	L87	S70°00'00"W	27.30'
L40	N22°23'00"E	20.92'	L88	N89°59'50"W	15.27'
L41	N89°59'50"W	100.00'	L89	N89°59'50"W	23.89'
L42	N89°59'50"W	144.82'	L90	N89°59'50"W	24.60'
L43	N89°59'50"W	111.69'	L91	S89°59'50"W	97.67'
L44	N89°59'50"W	144.82'	L92	N89°59'50"W	100.00'
L45	N72°30'00"E	203.50'	L93	N89°59'50"W	20.91'
L46	N72°30'00"E	203.50'	L94	S89°59'50"W	20.91'
L47	N32°18'00"E	170.89'	L95	N89°59'50"W	88.81'
L48	N89°59'50"W	25.07'	L96	N89°59'50"W	69.07'

**S.M. 76-145**

Filed for record  
**76**  
 Date JUN 4 2004  
 148°  
 Test: *Reginae O'Neil*  
 Clerk

**McKEE & ASSOCIATES, INC.**  
 Engineering - Land Planning - Land Surveying  
 Natural Resource Planning - Real Estate Development  
 5 SHAWAN ROAD, SUITE 1 COCKEYSVILLE, MARYLAND 21030  
 TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

**SURVEYOR'S CERTIFICATION**  
 I HEREBY CERTIFY THAT I HAVE REVIEWED WITH ME AND OBTAINED THE APPROVED DEVELOPMENT PLAN.  
 GEOFFREY C. SCHULTZ  
 MARYLAND REGISTRATION NO. 2154  
 DATE 6/12/04

**OWNER'S CERTIFICATION**  
 THE UNDERSIGNED, OWNER OF LAND SHOWN HEREON, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.  
 Thomas L. Pittman, Jr.  
 DATE 6/12/04

**APPROVED**  
 BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE  
 Donald T. Reese  
 DATE 6/12/04

**APPROVED**  
 BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT  
 DATE 6/12/04

P.W.A. COMPLETED: 060403-009  
 04-04  
 FINAL PLAT CHECKED: [Signature]  
 PLANNING: [Signature] 6/23/04  
 ENGINEERING: [Signature] 6/23/04  
 HOUSE NUMBER: 2-3-1604  
 LAND ACQUISITION: [Signature]  
 PREZONATION AND PARKS: [Signature]

**FINAL SUBDIVISION PLAT**  
**MEDFORD**  
 A PORTION BEING A RESUBDIVISION OF LOTS 2 & 3 "ROGER G. MOORES PROPERTY" 37/79  
 2ND COUNCILMANIC DISTRICT  
 BALTIMORE COUNTY, MARYLAND  
 DATE: MARCH 8, 2004  
 SCALE: 1" = 100'

COMPUTED BY: BCW DRAWN BY: JMB CHECKED BY: GCS JOB NO. 01-036

POM NO. MH-765  
 BID. ELECTION DISTRICT  
 SCALE: 1" = 100'

76/145 MSB 336,135B-1166A  
 7/2/04