GENERAL NOTES

1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
4. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
6. HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, DREDGING AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST. UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES.
7. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
8. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
10. ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
11. THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 10/20/03.
12. THE STREETS AND/OR ROADS SHOWN HEREON AND THE WIDTHS THEREOF IN DEEDS ARE FOR THE PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF ARE EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
13. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
14. SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF 5 YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD, NEW PERCOLATION TESTS MAY BE REQUIRED.
15. ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDING APPLICATIONS.
16. COURSES AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE MARYLAND STATE GRID SYSTEM AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

STA	NORTHING	EASTING
GPS 82	661280.55	1388716.48
GPS LR 28	667540.74	1406484.05

DENSITY NOTES

EXISTING ZONING: RC-4 AND RC-5

GROSS AREA: RC-4 3.028 AC±
RC-5 32.002 AC±
TOTAL 35.028 AC±

LOTS ALLOWED: RC-4 = 1LOT
RC-5 = 32.002 X 0.667 = 21 LOTS
TOTAL = 22 LOTS

NO. OF LOTS PROPOSED: RC-4 = 0 LOTS
RC-5 = 19 LOTS
TOTAL = 19 LOTS

HIGHWAY WIDENING AREA: 0.361 AC±
NET AREA: 34.667 AC±
ROAD DEDICATION: 2.292 AC±
SWM RESERVATION AREA: 1.804 AC±
HOA AREA: 1.964 AC±
PARCEL A AREA: 0.357 AC±
PARCEL B AREA: 0.041 AC±
NET AREA OF LOTS: 28.189 AC±
PARKING REQ'D: 2 SPACES/LOT = 38
PARKING PROP.: 2 SPACES/LOT = 38+

COORDINATE TABLE

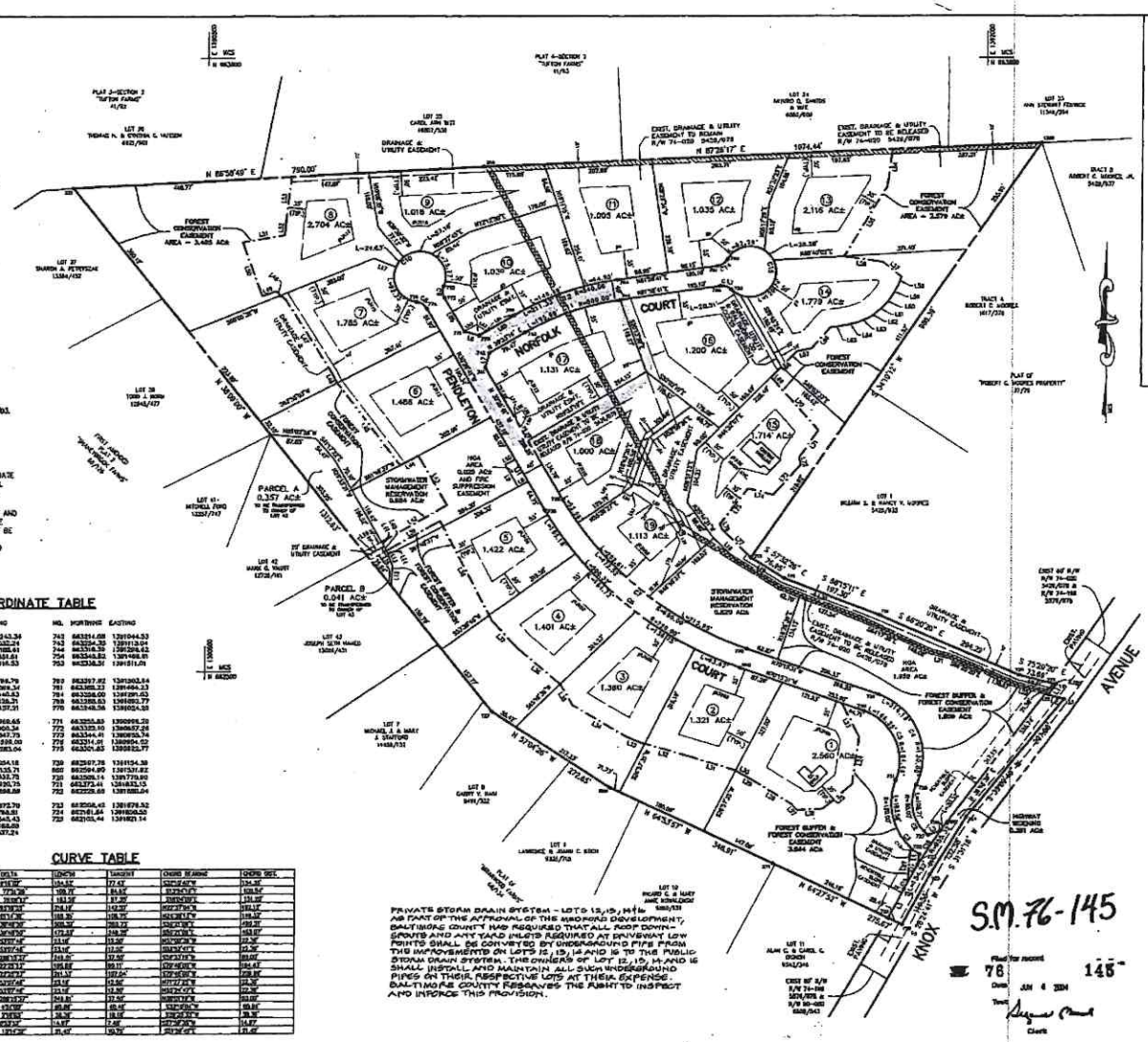
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
331	663040.03	1390243.34	743	663314.08	1391044.53
718	663081.64	1390322.24	743	663304.30	1391112.04
1208	663028.87	1390768.61	744	663318.55	1391206.12
715	663213.56	1391531.61	754	663343.52	1391488.81
116	663772.28	1391916.53	753	663338.51	1391511.01
119	663539.15	1391786.79	763	663297.82	1391303.84
120	663581.06	1391089.34	761	663385.23	1391464.33
121	663551.40	1391140.63	764	663206.00	1391291.63
122	663541.33	1391218.31	769	663188.63	1391192.77
123	663533.35	1391137.21	770	663148.36	1391024.35
124	663332.57	1391266.65	771	663224.50	1390994.28
125	663189.80	1391160.34	772	663323.10	1390957.26
126	663103.73	1391067.79	773	663344.49	1390934.74
271	662211.67	1391505.00	774	663314.01	1390954.52
959	663308.58	1391285.04	775	663301.83	1390922.77
127	662952.78	1391024.18	739	662507.78	1391134.38
776	662963.88	1390133.71	802	662544.60	1391317.82
861	662962.48	1391433.78	720	662309.14	1391779.90
728	662976.03	1391691.75	721	662372.44	1391833.15
727	662988.68	1391868.88	722	662228.69	1391980.04
728	662364.27	1391872.78	723	662068.43	1391878.52
729	662341.81	1391784.81	724	662141.84	1391860.53
730	662132.53	1391543.43	725	662103.44	1391821.14
731	662328.02	1391168.69			
741	663164.02	1391037.24			

CURVE TABLE

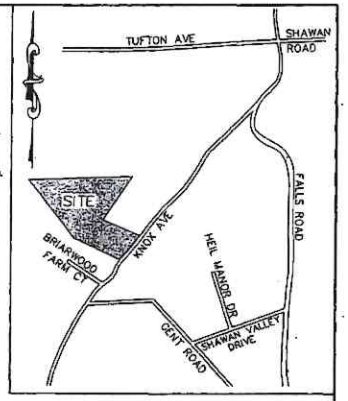
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
C1	950.32'	8°16'30"	134.52'	67.43'	S81°52'45"W	134.40'
C2	950.32'	17°31'36"	290.71'	146.57'	S73°03'57"W	289.59'
C3	225.00'	39°06'17"	153.59'	80.20'	N66°03'08"E	150.62'
C4	225.00'	39°06'17"	153.59'	80.20'	N66°03'08"E	150.62'
C5	194.54'	61°17'36"	208.20'	114.75'	N62°38'11"W	198.32'
C6	725.00'	26°46'09"	338.72'	172.51'	S32°17'30"E	335.70'
C7	588.00'	26°46'09"	274.57'	139.79'	S32°17'30"E	272.07'
C8	25.00'	90°00'00"	39.27'	25.00'	N63°26'26"E	35.36'
C9	25.00'	90°00'00"	39.27'	25.00'	S26°33'34"E	35.36'
C10	50.00'	28°13'37"	24.63'	12.57'	S13°26'45"E	24.38'
C11	508.00'	22°23'11"	198.52'	50.11'	S72°46'02"E	196.47'
C12	548.00'	22°23'11"	214.17'	107.24'	S72°46'02"E	212.87'
C13	25.00'	90°00'00"	39.27'	25.00'	N63°26'26"E	35.36'
C14	25.00'	90°00'00"	39.27'	25.00'	S26°33'34"E	35.36'
C15	50.00'	28°13'37"	24.63'	12.57'	N13°26'45"W	24.38'
C16	258.32'	13°00'00"	58.64'	29.45'	N32°43'06"W	58.51'
C17	193.32'	7°13'00"	24.34'	12.18'	S32°37'36"E	24.32'
C18	193.32'	45°13'00"	152.57'	80.56'	S57°30'36"E	148.67'
C19	126.00'	13°14'29"	29.13'	14.64'	S57°30'36"E	29.07'

LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S34°17'00"W	25.47'	L48	S59°05'11"W	22.71'
L2	S27°27'00"E	31.94'	L49	N34°42'00"E	13.13'
L3	S27°27'00"E	53.81'	L50	N88°05'00"E	25.18'
L4	S34°17'00"W	72.32'	L51	N84°42'00"E	29.32'
L5	N88°05'00"E	25.00'	L52	N84°42'00"E	47.88'
L6	N72°30'00"W	28.88'	L53	N72°30'00"E	71.07'
L7	N72°30'00"W	59.40'	L54	N72°30'00"E	18.00'
L8	N11°30'00"E	22.00'	L55	N88°05'00"E	25.18'
L9	N34°42'00"E	58.00'	L57	N50°00'00"E	45.25'
L10	N84°42'00"E	22.00'	L58	N28°00'00"E	15.27'
L11	S72°30'00"E	40.61'	L59	N28°00'00"E	18.70'
L12	S72°30'00"E	28.88'	L60	N28°00'00"E	19.57'
L13	N72°30'00"W	22.00'	L61	N48°30'00"E	13.00'
L14	S72°30'00"E	8.00'	L62	N28°00'00"E	19.00'
L15	N72°30'00"W	41.00'	L63	N48°30'00"E	22.00'
L16	N28°30'00"E	38.00'	L64	N28°00'00"E	38.31'
L17	N28°30'00"E	45.00'	L65	N28°00'00"E	34.00'
L18	S42°30'00"E	23.00'	L66	N48°30'00"E	34.00'
L19	S27°30'00"E	27.00'	L67	N28°00'00"E	28.00'
L20	N88°05'00"E	170.74'	L68	N42°30'00"E	23.00'
L21	S72°27'00"E	37.00'	L69	N42°30'00"E	23.00'
L22	S72°27'00"E	22.00'	L70	N42°30'00"E	28.00'
L23	S27°27'00"E	74.11'	L71	N42°30'00"E	63.00'
L24	S27°27'00"E	83.00'	L72	N42°30'00"E	14.00'
L25	S41°17'00"E	51.00'	L73	N42°30'00"E	25.00'
L26	S88°05'00"W	30.00'	L74	N72°30'00"E	69.50'
L27	N41°30'00"W	18.00'	L75	N72°30'00"E	57.00'
L28	N72°30'00"W	83.00'	L76	N72°30'00"E	18.00'
L29	N72°30'00"W	33.00'	L77	N42°30'00"E	17.00'
L30	N72°30'00"W	18.00'	L78	N72°30'00"E	33.00'
L31	N72°30'00"W	83.00'	L79	N72°30'00"E	18.00'
L32	N72°30'00"W	33.00'	L80	N42°30'00"E	33.00'
L33	N42°30'00"E	18.00'	L81	N42°30'00"E	33.00'
L34	N42°30'00"E	129.00'	L82	N42°30'00"E	23.00'
L35	N42°30'00"E	19.00'	L83	N42°30'00"E	63.00'
L36	N42°30'00"E	112.00'	L85	N28°30'00"E	78.00'
L37	N42°30'00"E	73.00'	L86	N28°30'00"E	28.00'
L38	N42°30'00"E	18.00'	L87	N28°30'00"E	37.00'
L39	N42°30'00"E	118.00'	L88	N28°30'00"E	30.00'
L40	N42°30'00"E	18.00'	L90	N28°30'00"E	63.00'
L41	N42°30'00"E	34.00'	L91	N28°30'00"E	18.00'
L42	N42°30'00"E	30.00'	L92	N28°30'00"E	39.00'
L43	N72°30'00"E	71.00'	L93	N28°30'00"E	63.00'
L44	N72°30'00"E	170.00'	L94	N28°30'00"E	19.00'
L45	N72°30'00"E	23.00'	L95	N28°30'00"E	63.00'



PRIVATE STORM DRAIN SYSTEM - LOTS 13, 15, 14 & 16
AS PART OF THE APPROVAL OF THE MEDFORD DEVELOPMENT, BALTIMORE COUNTY HAS REQUIRED THAT ALL ROOF DOWNSPOUTS AND ANY YARD INLETS REQUIRED AT DRIVEWAY LOW POINTS SHALL BE CONVEYED BY UNDERGROUND PIPE FROM THE IMPROVEMENTS ON LOTS 13, 15, 14 AND 16 TO THE PUBLIC STORM DRAIN SYSTEM. THE OWNERS OF LOT 12, 15, 14 AND 16 SHALL INSTALL AND MAINTAIN ALL SUCH UNDERGROUND PIPES ON THEIR RESPECTIVE LOTS AT THEIR EXPENSE. BALTIMORE COUNTY RESERVES THE RIGHT TO INSPECT AND ENFORCE THIS PROVISION.



VICINITY MAP
SCALE: 1" = 1000'

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

S.M. 76-145

Filed for record
76 145
Date JUN 4 1984
Time
Clerk

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

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

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

SURVEYOR'S CERTIFICATION
GCS 12/04
GEOFFREY C. SCHULTZ DATE
MARYLAND REGISTRATION No. 21154

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

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 10/20/03, AS AMENDED, AND HAVE PREPARED THIS PLAT BASED ON THE RECORD PLAN PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

OWNER'S CERTIFICATION
THE UNDERSIGNED, OWNER OF LAND SHOWN HEREON, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH AS THEY PERTAIN TO THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.
TOBY INVESTMENTS, LLC
THOMAS L. PITTMAN, JR., MEMBER DATE

APPROVED
3/26/04
DIRECTOR DATE
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED
BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-203(C), BALTIMORE COUNTY CODE
DIRECTOR DATE
DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

P.W.A. COMPLETED: 03-24-03 BSF
FINAL PLAT CHECKED: 6-3
PLANNING: 5-17-04
ENGINEERING: 5-17-04
HOUSE NUMBERS: 5-3-04
LAND ACQUISITION:
RECREATION AND PARKS: 5-26-04

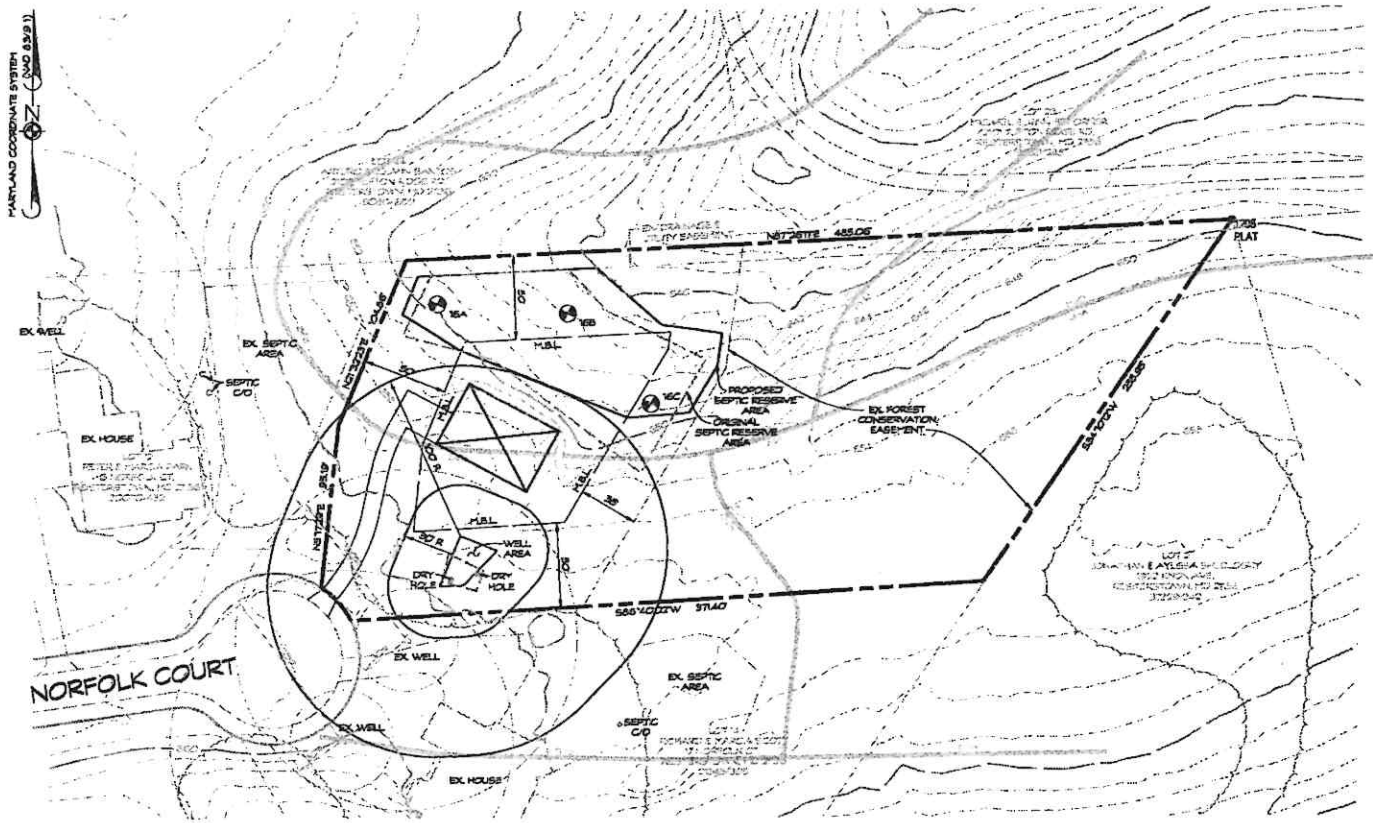
OWNER/DEVELOPER
TOBY INVESTMENTS, LLC
C/O THOMAS L. PITTMAN, JR.
10722 BIRN AVENUE
HONITON, MARYLAND 21111

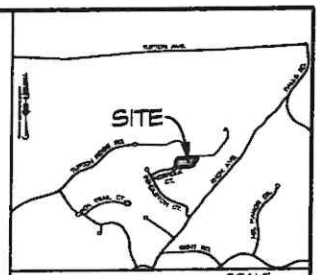
TAX MAP 41, PARCEL 32
DEED REF.: 17791/243
ACCT No.: 08-08-020429
TAX MAP 41, PARCEL 33-3
DEED REF.: 18013/417
ACCT No.: 19-00-053323
TAX MAP 41, PARCEL 33-2
DEED REF.: 17791/238
ACCT No.: 16-00-053324

FINAL SUBDIVISION PLAT
MEDFORD
A PORTION BEING A RESUBDIVISION OF LOTS 2 & 3 "ROGER G. MOORES PROPERTY" 37/79

PDM NO. VIII-765
8th ELECTION DISTRICT
SCALE: 1" = 100'
2ND COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
DATE: MARCH 4, 2004

76/145 PMODR





GENERAL NOTES

1. CURRENT TITLE REFERENCE
   OWNER: ALBERT & ANN LEE
   DEED REFERENCE: LIBER 21373, FOLIO 636
   DATE: FEBRUARY 3, 2005
   GRANTOR: TOBY INVESTMENTS LLC
2. THE OUTLINE SHOWN HEREON IS BASED ON RECORD PLAT PB. 76, PG. 145.
3. TOPOGRAPHY SHOWN IS FROM ONLINE BALTIMORE COUNTY GIS DATA.
4. M.B.L. DENOTES MINIMUM BUILDING LINE.
5. THERE ARE NO VISIBLE WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY UNLESS SHOWN HEREON.

LEGEND

- SOIL LINE
- EX. WELL
- PROPOSED WELL
- PROP. PERC
- EX. PERC
- FAILED PERC
- PR. DWELLING
- EX. SEPTIC
- PR. SEPTIC
- 25% & > SLOPES
- LOD — LIMIT OF DISTURBANCE

SITE PLAN
LOT 13
MEDFORD

8 NORFOLK COURT
RECORDED IN P.B.: 43, PG. 27
TAX MAP: 41 * BLOCK: 21 * PARCEL: 33
8th ELECTION DISTRICT * BALTIMORE COUNTY, MD

OWNER / DEVELOPER
ALBERT & ANN LEE
12903 TUFTONWOODS CT.
REISTERSTOWN, MD 21136

Date * Revision * By

Engineers * Surveyors * Land Planning & Environmental Consultants
CLSI
www.clsi-civileng.com
439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

Dennis E. Mackley
Property Line Surveyor
Registration No. 10844
License Expires 03/29/20

Scale: 1" = 50' (50 0 50)	Surveyed By:	Drawn By: BM
	Computed By:	Checked By:

Date: MARCH 11 2020
Drawing No.: 2019229
County File No.:

CAD Drawing File Name: