

LINE TABLE

NUMBER	BEARING	DISTANCE
FP57	N 59°02'52" E	57.47'
FP58	N 70°10'46" E	34.94'
FP59	N 55°27'58" E	10.27'
FP60	N 87°19'02" E	19.98'
FP61	N 89°52'24" W	15.38'
FP62	N 70°53'42" E	6.87'
FP63	N 47°15'08" E	23.84'
FP64	S 14°39'36" W	18.93'
FP65	S 42°11'59" E	30.22'
FP66	S 40°06'48" E	38.83'
FP77	S 15°26'56" E	30.94'
FP78	S 39°14'54" W	54.00'
FP79	S 32°01'57" W	25.94'
FP80	S 41°12'36" W	41.56'
FP81	S 44°59'21" W	18.83'
FP82	S 78°19'33" W	43.10'
L9	N 85°14'42" E	3.58'
L9	S 04°45'18" E	20.00'
L10	N 85°14'42" E	12.44'

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C154	26°02'03"	259.85	118.07	S 39°55'10" E	117.06	60.07
C156	57°53'53"	209.85	212.06	S 81°53'08" E	203.15	116.08

VICINITY MAP

SCALE: 1"=1000'

1. HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION AND FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE TITLHAYNER, 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 STORM WATER MANAGEMENT PONDS AND FACILITIES.
2. SAID ABOVE-NO-ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR 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.
3. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273.
6. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
7. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
8. THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON MARCH 29, 2004 AND SIGNED ON MAY 20, 2004.
9. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
10. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
12. ANY FOREST BUFFER OR FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
13. THE AREA DESIGNATED AS A FLOOD PLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOOD PLAIN SECTIONS ARE THE 100-YEAR FREQUENCY SURFACE ELEVATIONS.
14. 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.
15. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE IS PLANNED FOR THE DEVELOPMENT AND WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
16. THIS SITE IS LOCATED IN THE JONES FALLS SEWERWASHED.
17. TOTAL AREA OF PARCELS/LOTS = 5.705 ACRES'.
18. TOTAL AREA OF ROADS = 1.592 ACRES'.
19. TOTAL AREA OF HOA/COA AREAS = 5.118 ACRES'.
20. TOTAL AREA OF PLAT = 12.616 ACRES'.
21. HOA OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION..
22. THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSIGNMENT TO COVER OR DEFRAID ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO SECTION 32-4-310 OF THE BALTIMORE COUNTY CODE. THIS FEE OR ASSIGNMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THE PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSIGNMENT OF BALTIMORE COUNTY.
23. LAND SURVEY CONTROL POINTS SET BY DMW ARE SHOWN AS: Δ 501

77 Filed for record 123 S.M. 77-123
Date MAR 9 2005

Test: *Regina Munk*
Clerk

PLAT ONE
AREA I

GREENSPRING QUARRY

THIRD ELECTION DISTRICT SECOND COUNCILMANIC DISTRICT
SCALE: 1" = 50' BALTIMORE COUNTY, MARYLAND DECEMBER 21, 2004

LINE TABLE		
NUMBER	BEARING	DISTANCE
FC30	N 16°15'26" E	20.13'
FC31	N 28°17'45" E	23.77'
FC32	N 53°58'02" E	32.85'
FC33	N 63°51'52" E	47.52'
FC34	N 74°38'08" E	75.97'
FC35	N 51°20'05" E	30.93'
FC36	N 80°16'14" E	28.58'
FC37	N 76°15'40" E	37.29'
FC38	N 68°57'31" E	33.64'
FC39	N 87°50'19" E	42.69'
FC40	N 62°35'16" E	24.48'
FC41	S 09°43'32" E	28.59'
FC42	S 01°18'06" W	40.45'
FC44	N 77°29'31" E	66.54'
FC45	N 40°43'00" E	13.97'
FC46	S 48°13'27" W	55.18'
FC47	N 63°33'36" E	54.82'
FC48	N 73°43'53" W	7.35'
FC49	S 72°32'38" W	10.79'
FC50	S 40°00'53" W	9.60'
FC51	S 68°30'14" W	29.70'
FC52	S 85°44'20" W	27.71'
FC53	S 42°54'51" W	34.54'
FC54	S 73°17'32" W	39.90'
FC55	N 25°36'24" E	15.66'

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C18	30°58'18"	150.00	81.08	S 52°55'02" W	80.10	41.56
C19	44°24'54"	55.00	38.76	S 46°11'44" W	37.80	20.41
C20	44°24'56"	55.00	42.64	S 46°11'42" W	41.58	22.45
C21	180°00'00"	55.00	172.79	N 21°35'49" W	110.00	0.00
C22	44°24'57"	55.00	42.64	S 89°23'21" E	41.58	22.45
C23	44°24'53"	50.00	38.76	S 89°23'23" E	37.80	20.41
C24	30°58'18"	100.00	54.06	N 52°55'01" E	53.40	27.71
C25	19°38'17"	497.75	170.60	N 36°43'17" W	169.77	86.15
C26	18°41'00"	447.75	146.01	S 36°14'38" E	145.36	73.66
C32	46°52'23"	442.75	362.21	S 81°36'51" E	362.20	191.93
C35	180°00'00"	15.00	47.12	S 21°35'49" W	30.00	-----
C36	180°00'00"	15.00	47.12	N 21°35'49" W	30.00	-----
C39	83°55'56"	209.85	307.41	S 68°52'06" E	280.65	188.72
C41	42°35'36"	502.75	373.74	S 78°23'56" E	366.20'	196.98

LINE TABLE		
NUMBER	BEARING	DISTANCE
FB35	S 71°03'17" W	63.73'
FB36	N 87°30'00" E	36.77'
FB37	N 38°21'59" E	18.31'
FB38	N 12°20'34" E	12.26'
FB39	N 11°29'20" E	34.19'
FB40	S 03°44'09" E	19.66'
FB41	N 33°08'16" E	20.91'
FB42	N 14°26'59" E	56.96'
FB43	N 06°13'48" W	50.16'
FB44	N 19°02'34" W	24.06'
FB45	N 04°42'33" W	29.33'
FB46	N 12°44'29" W	24.58'
FB47	N 20°55'06" E	13.24'
FB48	N 06°11'12" W	36.31'
FB49	S 18°00'24" W	12.10'
FB50	N 02°49'21" W	15.71'
FB51	N 75°27'46" E	10.48'
FB52	S 49°55'02" W	5.30'

LINE TABLE

NUMBER	BEARING	DISTANCE
FB53	S 80°30'12" E	36.27'
FB54	N 74°37'30" E	61.09'
FB55	N 85°49'18" E	62.92'
FB56	N 33°10'30" E	37.23'
L100	N 61°05'06" W	28.34'
L101	N 61°05'06" W	17.11'

P.W.A. COMPLETED _____
FINAL PLAN: _____
P.D.M. John 3-7-05
STREETS, NUMBERING 1-8-05
DEV. PLAN REVIEW Rue 2/16/05
DEV. ENGINEER R.T. FAMIL 2-15-05
DIV. OF REAL ESTATE _____
ASSESSMENTS _____
RECREATION & PARKS John 1-20-05

PLAT OF
SECTION IV
WELLWOOD
G.L.B. 25/10

THE ARUNDEL CORPORATION
P.O.BOX 5000
34 LOVETON CENTER
SPARKS, MARYLAND 21152

DEED REFERENCE: C.W.B., JR. 1007/517 TAX ACCOUNT NO.: 03-01-074329
DEED REFERENCE: S.M. 11298/199 TAX ACCOUNT NO.: 03-07-060150
DEED REFERENCE: G.L.B. 2434/411 TAX ACCOUNT NOS.: 03-01-074325,
03-01-074329 AND 03-01-074330

COORDINATES AND BEARINGS SHOWN ON THIS
PLAT ARE REFERRED TO THE SYSTEM OF
COORDINATES ESTABLISHED IN THE MARYLAND
COORDINATE SYSTEM - NAD83(1991) AND ARE
BASED ON THE FOLLOWING TRAVERSE STATION:

NAME	NORTH	EAST	PID
GIS45	N 621364.49	E 1422690.94	AC7728
GIS81	N 660031.56	E 1406974.07	AE2459

THE UNDERSIGNED, OWNERS OF THE REAL PROPERTY HEREIN SHOWN, HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-10B OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

Marsha J. Winik
MARSHA J. WINIK, CONTROLLER DATE
THE ARUNDEL CORPORATION 1 TREASURER
1 ASSISTANT SECRETARY

THE UNDERSIGNED, A 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 IN ACCORDANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

Anthony J. Vitti 12/22/09
ANTHONY J. VITTI, PROFESSIONAL LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 10951

APPROVED:

James L. Urban, Deputy
DIRECTOR OF THE DEPARTMENT 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. Ruseal
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

ROADS AND UTILITIES, FOR WHICH EASEMENTS
ARE LAID OUT AND SHOWN HEREON, HAVE BEEN
DESIGNED UNDER THE DIRECT SUPERVISION OF
CHARLES V. MAIN II, A MARYLAND REGISTERED
PROFESSIONAL ENGINEER LICENSE No. 20784.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 12/21/04 HAVE PREPARED WITH DUE DILIGENCE RECORD PLAT PURSUANT TO THAT A FINAL DEVELOPMENT PLAN

DMW

***A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals***

**200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
FAX 410 296 4705**

COMPUTED: CMH/PS DRAWN: PS CHECKED: J.O.# 83035.U

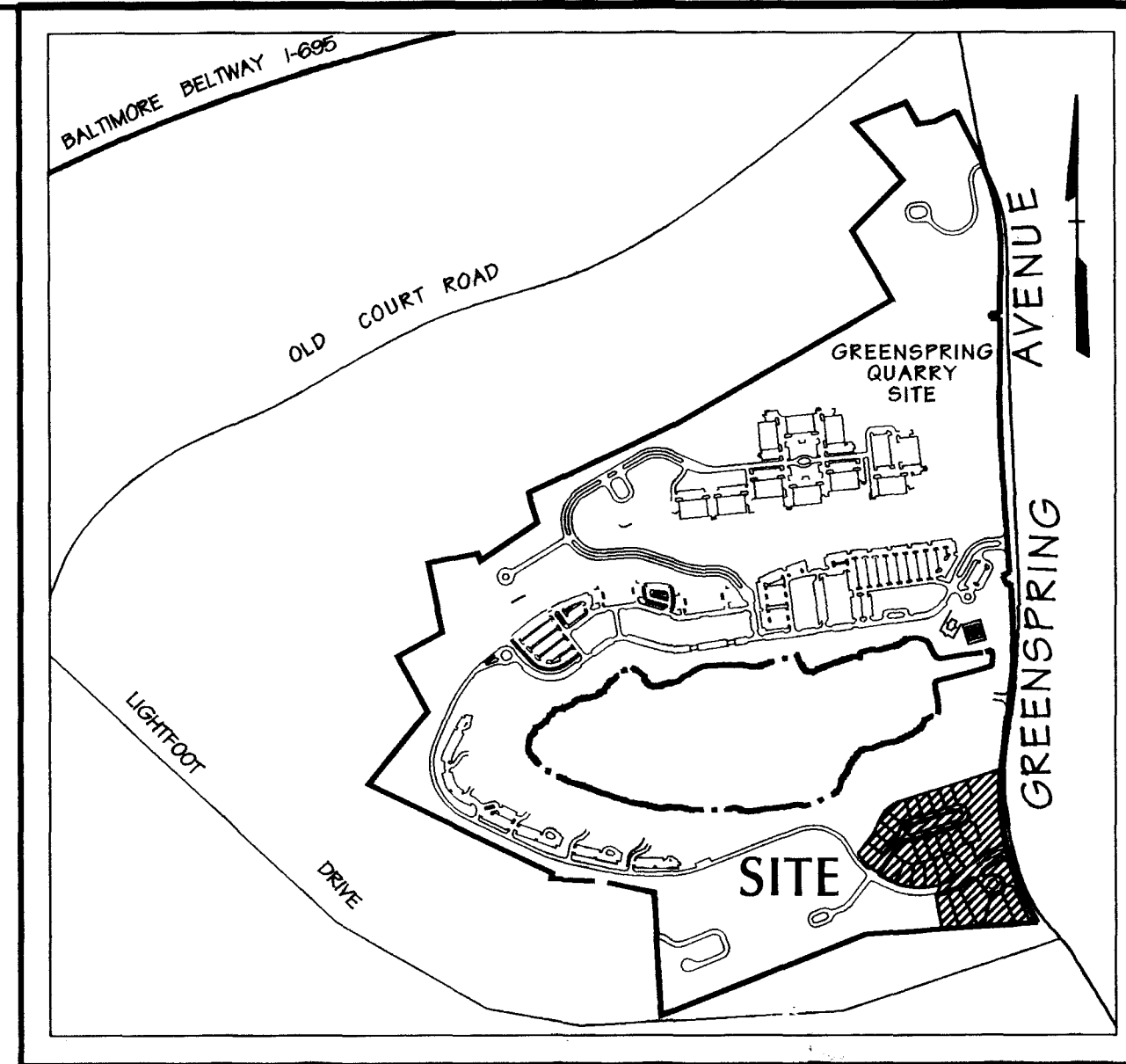
LINE TABLE		
NUMBER	BEARING	DISTANCE
FP83	S 08°44'06" W	44.70'
FP84	S 05°17'11" W	56.14'
FP85	S 08°35'32" E	7.13'
FP86	S 02°57'31" E	52.12'
FP87	S 03°03'02" W	64.99'
FP88	S 89°04'53" W	6.92'
FP89	N 08°35'58" W	8.92'
FP90	N 19°50'16" W	15.44'
FP91	N 03°37'48" W	8.34'
FP92	S 12°33'52" E	4.00'
FP93	N 11°23'10" W	29.90'
FP94	N 11°50'09" E	5.60'
FP95	N 04°38'23" W	28.51'
FP96	N 00°08'44" W	52.72'
FP97	N 04°57'25" E	47.10'
FP98	N 15°38'56" E	18.59'
L102	N 19°54'03" E	9.19'
L11	N 00°53'02" E	42.03'
L12	N 89°06'58" W	20.00'
L13	S 00°53'02" W	46.71'

LINE TABLE		
NUMBER	BEARING	DISTANCE
FB129	N 08°45'31" E	3.68'
FB130	S 02°07'45" W	47.86'
FB131	S 10°50'09" E	46.91'
FB132	S 23°33'17" E	42.38'
L95	S 52°18'44" W	31.12'
L96	S 07°18'40" W	21.21'
L97	S 37°41'16" E	7.87'
L98	N 83°43'28" W	20.84'
L99	N 65°02'19" E	16.46'
L100	N 72°16'57" E	17.75'
L635	S 12°58'15" E	14.42'
L636	N 72°01'45" E	20.00'
L637	N 12°58'15" W	30.96'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L33	S 89°04'53" W	25.04'
L34	S 20°59'13" E	117.31'
L35	N 69°00'47" E	24.06'
L36	S 37°33'17" W	6.59'
L37	N 52°26'43" W	13.58'

TRAVERSE COORDINATES			
POINT#	NORTH	EAST	DESCRIPTION
900	623975.26	1401067.80	FINICAP
971	624917.20	140181.47	FINICAP
8087	624738.51	140193.50	SPIKE
8088	624287.68	1401273.02	SPIKE

COORDINATE TABLE		
POINT#	NORTH	EAST
BN3	623986.26	1401389.59
LC1	624442.32	1400791.23
LC2	623946.35	1400823.85
LC4	624519.94	1400427.78
LC5	624589.59	1400455.26
LC6	624652.58	1400491.41
LC7	624701.02	1400560.01
LC8	624393.78	1400331.21
RW1	624370.51	1401051.08
RW2	624307.21	1401099.98
RW4	624063.14	1401350.09
RW49	624210.33	1400821.53
RW70	624899.52	140181.35
RW68	624241.08	1400863.55
RW103	624236.57	1401033.09
RW112	624267.14	1401072.66
RW113	624288.18	1401075.36
RW117	624464.33	1401192.01
RW119	624347.14	1401220.49
RW121	624238.85	1401012.38
RW122	624111.10	1401308.29
RW125	624118.04	1401323.21
RW126	624167.54	1401086.42
RW127	624472.84	1400667.28
RW128	624470.09	1400640.92
RW129	624260.92	1401077.47
RW130	624560.17	1400940.64
RW131	624684.01	1400901.08
RW132	624596.68	1400627.72
RW133	624537.78	1400582.57
RW134	624446.87	1400587.19
RW137	624509.72	1400572.33
RW138	624290.84	1400467.77
RW139	624261.69	1400473.10
RW144	624323.41	1400429.72
RW150	624441.85	1401179.40
RW151	624362.33	1401195.67
RW155	624318.07	1400393.20
RW162	624257.29	1401100.53
RW243	624558.57	1400639.89
RW244	624645.91	1400913.25
RW245	624598.28	1400928.47
RW246	624510.94	1400665.11



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION AND FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND, EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST, 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.
- STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR 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.
- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273.
- 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 DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON MARCH 29, 2004 AND SIGNED ON MAY 20, 2004.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER 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.
- THE AREA DESIGNATED AS A FLOOD PLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOOD PLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.
- 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.
- THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- THIS SITE IS LOCATED IN THE JONES FALLS SEWERSHED.
- TOTAL AREA OF PARCELS/LOTS = 7.972 ACRES +/-.
- TOTAL AREA OF ROADS = 2.241 ACRES +/-.
- TOTAL AREA OF HOA/COA AREAS = 2.757 ACRES +/-.
- TOTAL AREA OF HIGHWAY WIDENING = 0.304 ACRES +/-.
- TOTAL AREA OF PLAT = 13.274 ACRES +/-.
- HOA OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO SECTION 32-4-310 OF THE BALTIMORE COUNTY CODE. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.
- LOCAL SURVEY CONTROL POINTS SET BY DMW ARE SHOWN AS: Δ 501

77 Filed for record
Date MAR 9 2005
Test: *James C. Walker*
Clerk

124
S.M. 77-124

PLAT TWO
AREA I

GREENSPRING QUARRY

PLAT RECORDIN 15.06
TOTAL 15.06
Sheet 8415 Rept # 12395
SH 8415 Bk # 12395
Mar 29 2005 8:11:18 PM

THIRD ELECTION DISTRICT SECOND COUNCILMANIC DISTRICT
SCALE: 1" = 50' BALTIMORE COUNTY, MARYLAND DECEMBER 21, 2004

DENSITY CHART
OVERALL SITE DATA FOR GREENSPRING QUARRY

- AREA
GROSS - 263.06 AC +/-
NET - 259.57 AC +/-
- ZONING
DR1 - 22.32 AC
DR2 - 1.25 AC
DR3.5 - 193.81 AC
DR3.5 - 3.87 AC
O-2 - 32.70 AC
BL - 2.66 AC
BM - 2.96 AC
- DWELLING UNITS PERMITTED
DR1 - 22.32
DR2 - 2.50
DR3.5 - 695.05
DR3.5 - 21.67
PERMITTED PROPOSED 593
- OPEN SPACE (SEE AREA G PLAT)
REQUIRED - 8.850 AC +/-
PROVIDED - 9.326 AC +/-

P.W.A. COMPLETED
FINAL PLAT
P.D.M. *James C. Walker* 3-1-05
STREETS, NUMBERING 1-10-05
DEV. PLAN REVIEW *James C. Walker*
DEV. ENGINEER *R.J. Family* 1-15-05
DIV. OF REAL ESTATE
ASSESSMENTS
RECREATION & PARKS *James C. Walker* 1-20-05

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C11	29°06'10"	1584.35	804.75	N 10°24'36" W	796.13	411.26
C12	31°34'42"	1567.89	864.13	S 11°24'23" E	853.24	443.35
C13	17°13'56"	490.00	147.37	N 60°55'42" E	146.82	74.25
C14	15°28'44"	410.00	110.76	S 60°03'06" W	110.43	55.72
C15	86°45'18"	17.00	25.74	S 81°03'56" E	23.35	16.06
C16	266°45'18"	62.50	290.98	S 08°56'04" W	90.86	66.14
C17	27°46'12"	502.75	243.67	S 66°25'11" W	241.29	124.28
C27	34°45'34"	50.00	30.35	N 20°02'42" E	29.87	15.65
C28	69°37'03"	65.00	78.98	N 37°28'26" E	74.21	45.19
C29	180°00'00"	65.00	204.20	S 17°43'03" E	130.00	-----
C30	23°31'56"	65.00	26.70	S 84°02'55" W	26.51	13.54
C31	58°23'00"	60.00	61.14	S 66°37'23" W	58.53	33.52
C32	46°52'23"	442.75	362.21	S 81°36'51" E	352.20	191.93
C33	22°38'26"	176.33	69.68	N 63°37'44" E	69.23	35.30
C36	12°32'47"	447.75	98.05	N 39°18'44" W	97.85	49.22
C37	180°00'00"	28.00	78.54	N 17°43'03" W	50.00	-----
C38	180°00'00"	25.00	78.54	S 17°43'03" E	50.00	-----
C52	15°37'23"	1584.35	432.01	N 03°40'13" W	430.67	217.35
C54	09°07'02"	1584.35	252.11	N 20°24'10" W	251.84	126.32
C152	07°47'49"	1622.89	220.85	S 07°53'37" E	220.68	110.59
C153	10°26'35"	1597.89	291.24	N 09°15'53" W	290.84	146.02
C18	01°07'02"	1584.35	30.89	S 15°17'08" E	30.89	15.45

PLAT ONE
AREA I
GREENSPRING
QUARRY

OWNER/DEVELOPER
THE ARUNDEL CORPORATION
P.O. BOX 5000
34 LOVELTON CENTER
SPARKS, MARYLAND 21152

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD83(1991) AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

NAME	NORTH	EAST	PID
G1545	N 621364.49	E 1422680.94	ACT728
G1581	N 660031.56	E 1406974.07	AE2459

OWNERS' CERTIFICATE
THE UNDERSIGNED, OWNERS 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 SAME CONCERN THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

James C. Walker
MARSHA J. WITTE, CLERK, TREASURER
THE ARUNDEL CORPORATION
DATE 1/24/04

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A 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 IN ACCORDANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

Anthony J. Witte
ANTHONY J. WITTE, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 103951
DATE 1/24/04

DMW
Daft · McCune · Walker, Inc.

A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

200 East Pennsylvania Avenue
Towson, Maryland 21206
410 296 3333
FAX 410 296 4705

COMPUTED: ps DRAWN: ps CHECKED: J.O.# 830356
P104800
msw 334.1536-11367-3
06p1-201dsc08 06p1-201dsc08 06p1-201dsc08 06p1-201dsc08 06p1-201dsc08 06p1-201dsc08 06p1-201dsc08 06p1-201dsc08 06p1-201dsc08 06p1-201dsc08