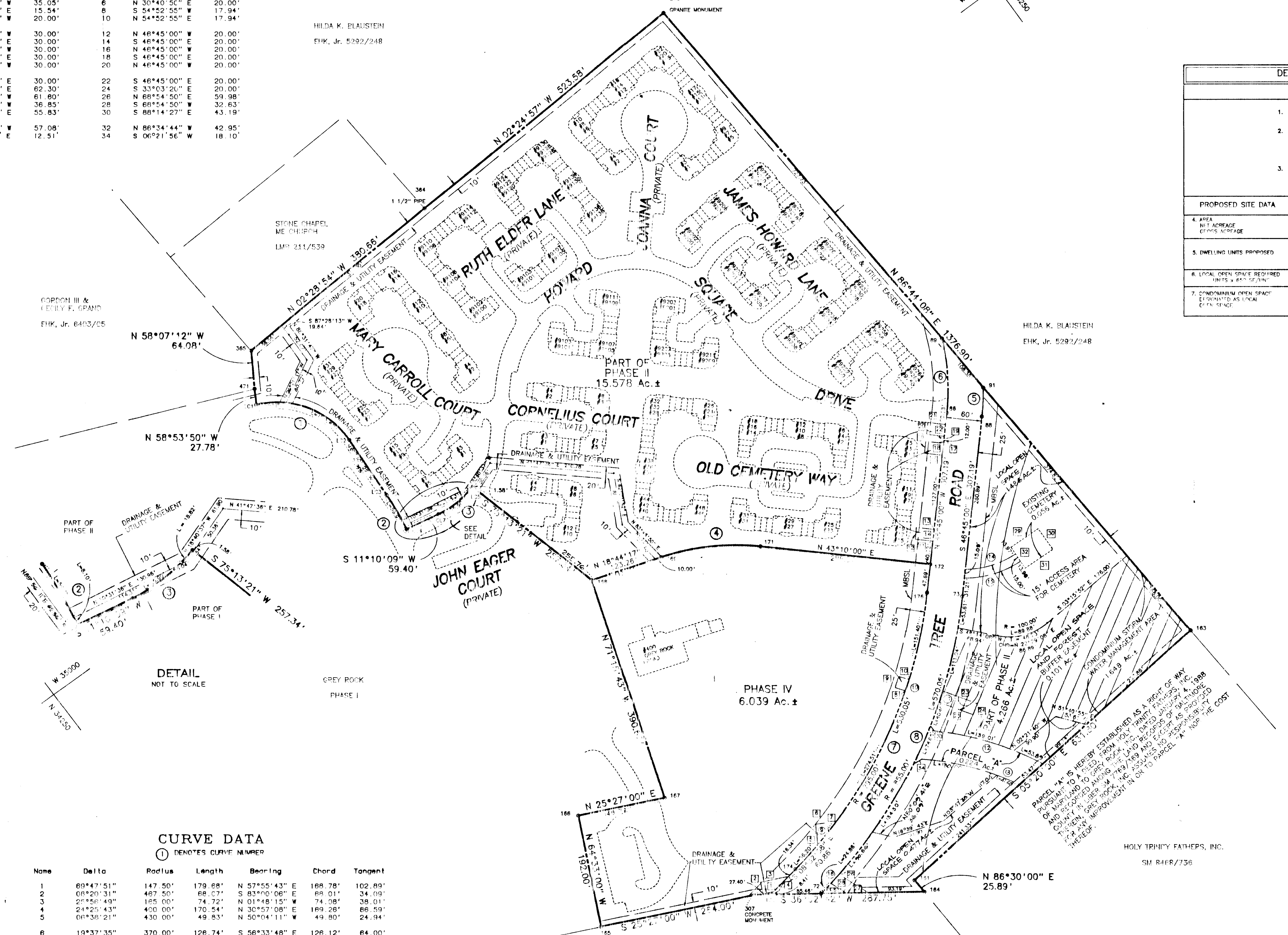
BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 63, p. 133, MSA_S1236_5561. Date available 1991/10/28. Printed 11/23/2022.

LINE DATA

[1] DENOTES LINE NUMBER

Name	Bearing	Distance	Name	Bearing	Distance
1	S 25°05'00" W	18.44'	2	N 64°55'00" W	20.00'
3	N 25°05'00" E	48.50'	4	S 08°32'58" E	38.11'
5	N 59°19'10" W	35.05'	6	N 30°40'50" E	20.00'
7	S 59°19'10" E	15.54'	8	S 54°52'55" W	17.94'
9	N 35°07'05" W	20.00'	10	N 54°52'55" E	17.94'
11	S 43°15'00" W	30.00'	12	N 46°45'00" W	20.00'
13	N 43°15'00" E	30.00'	14	S 46°45'00" E	20.00'
15	S 43°15'00" W	30.00'	16	N 46°45'00" W	20.00'
17	N 43°15'00" E	30.00'	18	S 46°45'00" E	20.00'
19	S 43°15'00" W	30.00'	20	N 46°45'00" W	20.00'
21	N 43°15'00" E	30.00'	22	S 46°45'00" E	20.00'
23	N 56°58'40" E	62.30'	24	S 33°03'20" E	20.00'
25	S 56°56'40" W	61.80'	26	N 68°54'50" E	59.98'
27	S 36°02'42" W	36.85'	28	S 68°54'50" W	32.63'
29	N 02°34'45" E	55.83'	30	S 88°14'27" E	43.19'
31	S 02°49'03" W	57.08'	32	N 86°34'44" W	42.95'
33	S 84°28'09" E	12.51'	34	S 06°21'56" W	18.10'

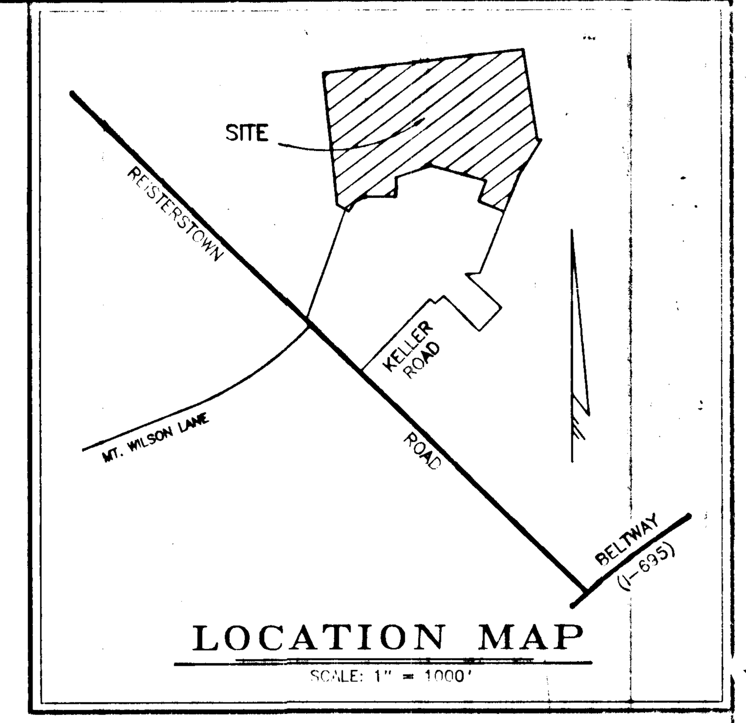


DENSITY CALCULATIONS

OVERALL SITE DATA

1. AREA
   NET ACREAGE = 60.92 Ac.
   GROSS ACREAGE = 61.60 Ac.
2. ZONING (GROSS)
   DR 3.5 = 34.85 Ac.
   DR 10.5 = 18.30 Ac.
   RC5 = 3.00 Ac.
   BR = 0.91 Ac.
   BM = 4.54 Ac.
3. DWELLING UNITS PERMITTED
   DR 3.5 34.85 X 3.5 = 121.98
   DR 10.5 18.30 X 10.5 = 192.15
   TOTAL = 314.13

PROPOSED SITE DATA	PHASE II & IV	PREVIOUS PHASE	REMAINING	TOTAL
4. AREA NET ACREAGE / GROSS ACREAGE	27.23 Ac. / 27.23 Ac.	25.85 Ac. / 26.20 Ac.	7.84 Ac. / 8.17 Ac.	60.92 Ac. / 61.60 Ac.
5. DWELLING UNITS PROPOSED	160	87	67	314
6. LOCAL OPEN SPACE REQUIRED UNITS x 650 SF/UNIT	2.39 Ac.	1.30 Ac.	1.00 Ac.	4.69 Ac.
7. CONDOMINIUM OPEN SPACE DESIGNATED AS LOCAL OPEN SPACE	2.06 Ac.	2.69 Ac.	0.00 Ac.	4.75 Ac.



GENERAL NOTES

1. HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER 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.
2. 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.
3. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 22-68.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
7. 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.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
9. THE PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON FEBRUARY 14, 1991.
10. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
11. 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 OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.
12. THE LAND SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS DESCRIBED IN THE GREY ROCK INC. RESTRICTIVE COVENANTS AGREEMENTS WHICH ARE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER SM 8249/702 AND SM 8499/627.
13. THIS SITE IS LOCATED IN THE GWYNNS FALLS SEWERSHED.
14. TOTAL AREA OF PHASES = 25.883 Ac. +/-.
15. TOTAL AREA OF PLAT = 27.224 Ac. +/-.
16. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE 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 DEVE.
17. ANY FOREST BUFFER 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.
18. "MBSL" DENOTES MINIMUM BUILDING SETBACK LINE.
19. [////] DENOTES CONDOMINIUM STORM WATER MANAGEMENT AREA.

A PLAT 15.00
SM CLERK 15.00
#96... COST ROL T ...34
.../91

CURVE DATA

(1) DENOTES CURVE NUMBER

Name	Delta	Radius	Length	Bearing	Chord	Tangent
1	69°47'51"	147.50'	179.68'	N 57°55'43" E	168.78'	102.89'
2	08°20'31"	467.50'	68.07'	S 83°00'06" E	68.01'	34.09'
3	25°56'49"	165.00'	74.72'	N 01°48'15" W	74.08'	38.01'
4	24°25'43"	400.00'	170.54'	N 30°57'08" E	169.26'	86.59'
5	06°38'21"	430.00'	49.83'	N 50°04'11" W	49.80'	24.94'
6	19°37'35"	370.00'	126.74'	S 56°33'48" E	126.12'	64.00'
7	38°12'02"	795.00'	530.05'	S 27°38'59" E	520.28'	275.30'
8	38°12'02"	855.00'	570.05'	S 27°38'59" E	559.55'	296.07'
9	02°00'49"	795.00'	27.94'	S 13°36'25" E	27.94'	13.97'
10	01°26'29"	795.00'	20.00'	S 35°07'05" E	20.00'	10.00'
11	01°20'28"	855.00'	20.01'	N 35°02'45" W	20.01'	10.01'
12	22°06'18"	500.00'	192.90'	N 53°57'34" E	191.71'	97.67'
13	21°51'17"	450.00'	171.65'	S 51°47'38" W	170.61'	86.88'
14	33°04'10"	156.50'	90.33'	N 19°57'21" E	89.08'	46.46'
15	33°39'47"	171.50'	100.76'	S 20°15'10" W	99.32'	51.88'
16	01°21'42"	855.00'	20.32'	N 10°53'46" W	20.32'	10.16'

COORDINATES

Name	North	West	Name	North	West
72	35081.84	33946.64	73	35577.29	34208.31
86	35744.07	34471.17	88	35787.77	34430.06
89	35813.56	34576.42	91	35819.73	34468.25
161	35221.48	33869.58	163	35850.53	33928.30
164	35223.04	33843.74	165	34752.00	34126.50
166	34834.51	34299.87	167	34968.80	34235.96
168	35094.28	34605.88	169	35211.00	34566.28
171	35356.16	34479.23	172	35566.26	34282.16
173	35012.54	33996.93	174	35072.72	34005.98
176	35533.59	34247.42	242	35772.12	35302.97
307	34990.38	34013.06	364	35249.01	35280.90
365	34868.70	35264.42	471	34834.86	35210.00
CL7	34954.59	34852.38	LC1	34820.51	35186.21
LC2	34910.12	35043.19	LC3	34904.60	34931.38
LC4	34896.32	34863.88	LC5	35028.64	34854.71

PWA Completed 39101
Final Plat:
Public services DAT
Dev. Design 8/15/91
Dev. Engineer TAB 8/14/91
Streets, Numbering 8-15-91
Planning 8/26/91
Land Acquisitions
Assessments TEG 10-24-91

Filed for record
S.M. 63 FOLIO 133
Date OCT 28 1991
Test: [signature]
Clerk

PHASE II & IV

GREY ROCK

ELECTION DISTRICT 3
SCALE: 1" = 100'

BALTIMORE COUNTY, MARYLAND
OCTOBER 8, 1991

NOTE:
ROADS AND UTILITIES, FOR WHICH EASEMENTS ARE LAID OUT AND SHOWN HEREON, HAVE BEEN DESIGNED UNDER MARYLAND REGISTERED PROFESSIONAL ENGINEER LICENSE No. 16551

[signature] 10/2/91 DATE
DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING

[signature] Dep. Dir. 8/26/91
DIRECTOR OF PUBLIC WORKS DATE

OWNER / DEVELOPER

GREY ROCK, INC.
P.O. BOX 4308
LUTHERVILLE, MD. 21093

OPERATING ENGINEERS LOCAL NO. 37 PENSION FUND
5901 HARFORD ROAD
BALTIMORE, MD. 21214

DEED REF.: S.M. 8170/729 S.M. 8170/736
TAX ACCT. Nos.: 21-00-004039
21-00-011647

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in the Baltimore County Metropolitan District and are based on survey information as shown on a plat titled "Boundary Survey of Holy Trinity Father's Tract" prepared by Harris Smariga Matz, Inc. and dated December 31, 1987 which survey is referred to these BCMD traverse stations:

10874	N 33412.20	W 34987.26
X-2167	N 34368.27	W 35851.97

OWNERS' CERTIFICATE

The undersigned, owners of the land shown on this plat, hereby certifies that, to the best of its 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 concerns the making of this plat and setting of the markers.

GREY ROCK, INC.
By: [signature] 7-29-91
JOHN DORMENT - PRESIDENT DATE

OPERATING ENGINEERS LOCAL NO. 37 PENSION FUND
By: [signature] 7-27-91
JOHN W. SKIFFER, JR. - CHAIRMAN OF TRUSTEES DATE

SURVEYOR'S CERTIFICATE

The undersigned, a Registered 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 same concerns the making of the plat and setting the markers.

[signature] 7-30-91
MICHAEL J. MAGUIRE, PROPERTY LINE SURVEYOR No. 235-B DATE

DAFT · McCUNE · WALKER, INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS & SURVEYORS
200 E. PENNSYLVANIA AVE.
TOWSON, MD. 21204
TELEPHONE: (301) 296-3333

COMPUTED: DCS DRAWN: HASP/DCS CHECKED: DAS J.O.# 87030C

MSA SM 1236-5561
63-133