

GENERAL NOTES

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THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.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 PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED BY C.R.G. ON 8-29-02 & 15TH RETIREMENT D.R.C. #081902H

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 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, SEE DECLARATION OF RESTRICTIVE COVENANTS S.M. 9455/178, FOR ADDITIONAL BUILDING SETBACK RESTRICTIONS.

THIS SITE IS LOCATED IN WATERSHED #28, SEWERSHED #66.

TOTAL AREA OF LOTS = 13.5739 AC +/-

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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 DEVELOPMENT.

DEED REFERENCE: DEED LIBER S.M. 12798 FOLIO 651.

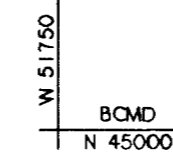
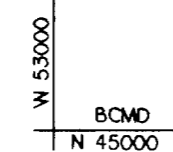
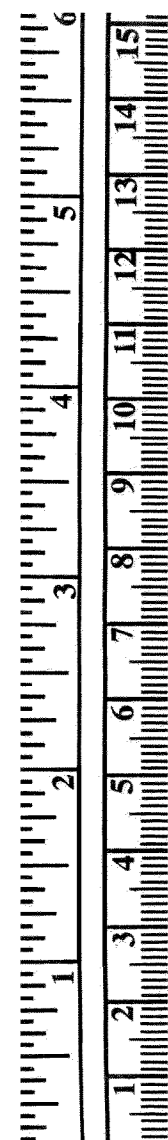
TAX ACCOUNT NO. 23-00-008921 & 23-00-008922.

EXISTING ZONING ML-IM.

NO BUILDING PERMITS FOR LOTS SHOWN HEREON WILL BE ISSUED UNTIL STORMWATER MANAGEMENT PLANS HAVE BEEN APPROVED BY BALTIMORE COUNTY DEPRM.

ALL STORMWATER MANAGEMENT MUST BE DESIGNED IN ACCORDANCE WITH THE PRELIMINARY STORMWATER MANAGEMENT CONCEPT PLAN THAT WAS APPROVED BY DEPRM AND JARG AND MUST COMPLY WITH THE CONDITIONS OF THE U.S. ARMY CORPS OF ENGINEERS PERMIT FOR RED RUN BLVD. AND THE RED RUN SEWER INTERCEPTOR (CENAB-OP-RW-91-63035-4A,4B)

REASON FOR AMENDMENT IS TO ADJUST LOT LINE BETWEEN LOT 1 & 2. ADD AND/OR MODIFY DRAINAGE & UTILITY EASEMENTS AND ADD A PRIVATE DRAINAGE & UTILITY EASEMENT ON LOT 2

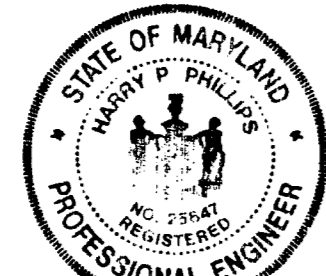


LOT 8A, LOT 8B & LOT 8C MERRITT AT OWINGS MILLS S.M. 71/36

75 Filed for record 61
Date JAN 21 2003
Test: *Signature*
Clerk
SM 75-61

LEGEND

PLAT OUTLINE	---
ROAD RIGHT-OF-WAY	---
LOT LINES	---
BUILDING SETBACK LINE	---
LOT NUMBERS	5
STREET ADDRESSES	#1000
EASEMENT LINE	---



I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE C.R.G. PLAN APPROVED ON 8-29-02 AND 15TH RETIREMENT D.R.C. #081902H AND HAVE PREPARED THIS RECORD PLAT, PURSUANT TO THAT APPROVED C.R.G. PLAN.

NOTE:

HIGHWAYS AND HIGHWAY MEDIANINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTERED, 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 SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST, UNLESS 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 STORM WATER MANAGEMENT PONDS AND FACILITIES.

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 THE FOLLOWING TRAVERSE STATIONS:

55582 N 43738.68 W 54552.13
55584 N 44756.68 W 54345.58

NOTE:

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE 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.

OWNERS CERTIFICATE:

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

Signature 6/1/02
MERRITT-DM1, LLC, BY MERRITT PROPERTIES, LLC
SCOTT DORSEY - PRESIDENT & MANAGING MEMBER

SURVEYORS CERTIFICATE:

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 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 OF THE MARKERS.

Signature 6/1/02
ROBERT P. HENRY, Professional Land Surveyor No. 10856



APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Signature 1/9/03
DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE

Signature 1-17-03
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

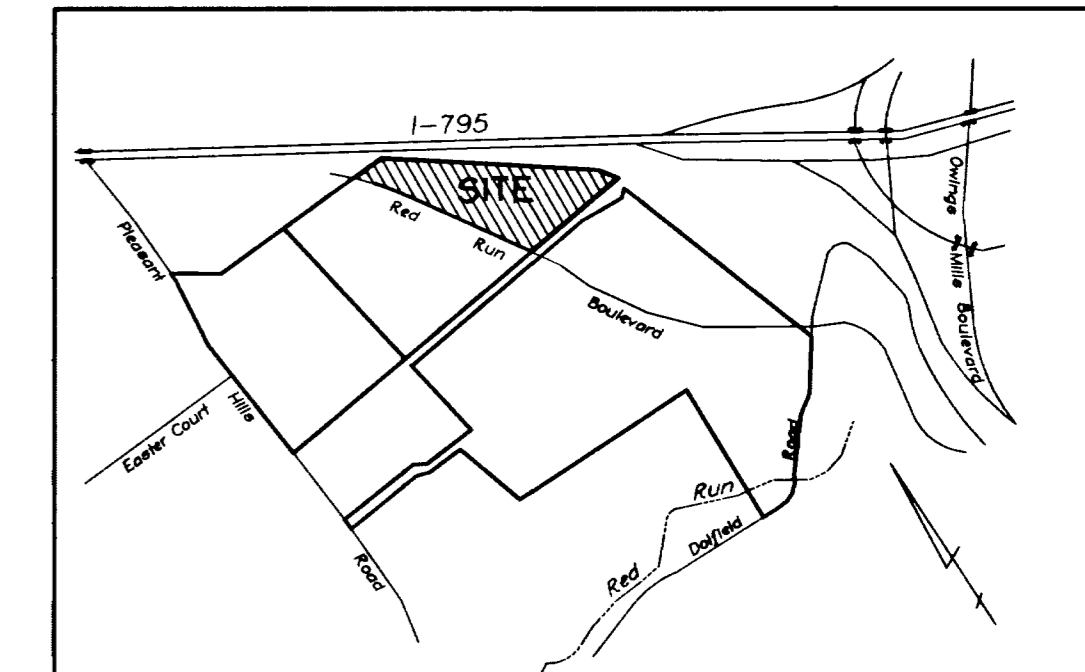


GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC. CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS

COMPUTED BY: W.E./M.T. CHECKED BY: W.E. & J.P.
DRAWN BY: J.P./M.T. W.D. NO. 8805 LEVEL 49

P.W.A. COMPLETED: N/A
FINAL PLAT CHECKED: *Signature* 9/16/02
HOUSE NOS. 1236 11066
RECREATION & PARKS DEVELOPMENT MANAGEMENT *Signature* 1-15-03

DESIGN AND DRAWING BASED ON BALTIMORE COUNTY METROPOLITAN DISTRICT GRID SYSTEM AND DATUM



Vicinity Map 1" = 1000'

BALTIMORE COUNTY METROPOLITAN DISTRICT COORDINATE SYSTEM

CURVE DATA

Name	Delta	Radius	Length	Bearing	Chord	Tangent
C-12	23°20'18"	995.00'	405.29'	N 20°10'58" W	402.49'	205.49'
C-13	01°30'28"	11309.16'	297.62'	S 38°04'55" E	297.61'	148.62'

COORDINATE TABLE

Name	North	West
5168	44620.36	52456.06
805	44713.89	52282.68
809	43717.76	52320.94
8023	43560.33	51466.51
CM41	44948.15	52446.24
CM68	43553.36	51466.41
IP54	44370.34	51000.70
IP55	44113.60	51842.74
IP56	43948.46	51729.44
WE5	44998.14	52594.93

PLAT PREPARED BY: *Signature* 15, 2003
CHECKED BY: *Signature* 15, 2003
DATE: 1/21/03

1ST AMENDED PLAT OF LOT 1 & LOT 2 MERRITT AT OWINGS MILLS

(PREVIOUSLY RECORDED AT S.M. 72/106)

COUNCILMANIC DISTRICT 3 BALTIMORE COUNTY, MD. ELECTION DIST. NO. 4 SCALE: 1" = 100' DATE: June 18, 2002

P 11/21/02

17832 MSA SSU 1236-11066