

CURVE TABLE

| CURVE | DELTA | RADIUS | ARC | CHORD BEARING | CHORD | TANGENT |
|-------|-----------|---------|---------|---------------|---------|---------|
| C-1 | 19°46'10" | 450.00' | 108.15' | S 84°47'44" W | 107.84' | 54.33' |
| C-2 | 36°01'44" | 875.00' | 250.24' | N 70°18'16" E | 241.22' | 284.56' |
| C-3 | 42°52'25" | 300.00' | 224.47' | N 14°51'52" W | 214.27' | 117.16' |
| C-4 | 24°11'52" | 52.00' | 28.94' | S 52°47'48" E | 24.44' | 11.71' |
| C-5 | 61°15'52" | 52.00' | 35.60' | S 31°12'17" W | 52.44' | 30.74' |
| C-6 | 58°51'36" | 250.00' | 256.83' | S 22°51'33" E | 245.88' | 141.04' |
| C-7 | 36°01'44" | 875.00' | 250.24' | S 70°18'16" E | 241.22' | 284.56' |
| C-8 | 21°23'55" | 400.00' | 144.34' | N 80°58'52" E | 146.52' | 75.50' |
| C-9 | 15°54'23" | 300.00' | 89.12' | N 44°17'40" W | 83.45' | 42.13' |
| C-10 | 04°42'08" | 325.00' | 43.04' | S 12°31'58" W | 43.07' | 21.56' |
| C-11 | 07°57'46" | 450.00' | 54.82' | S 74°05'41" W | 54.87' | 30.00' |

LINE TABLE

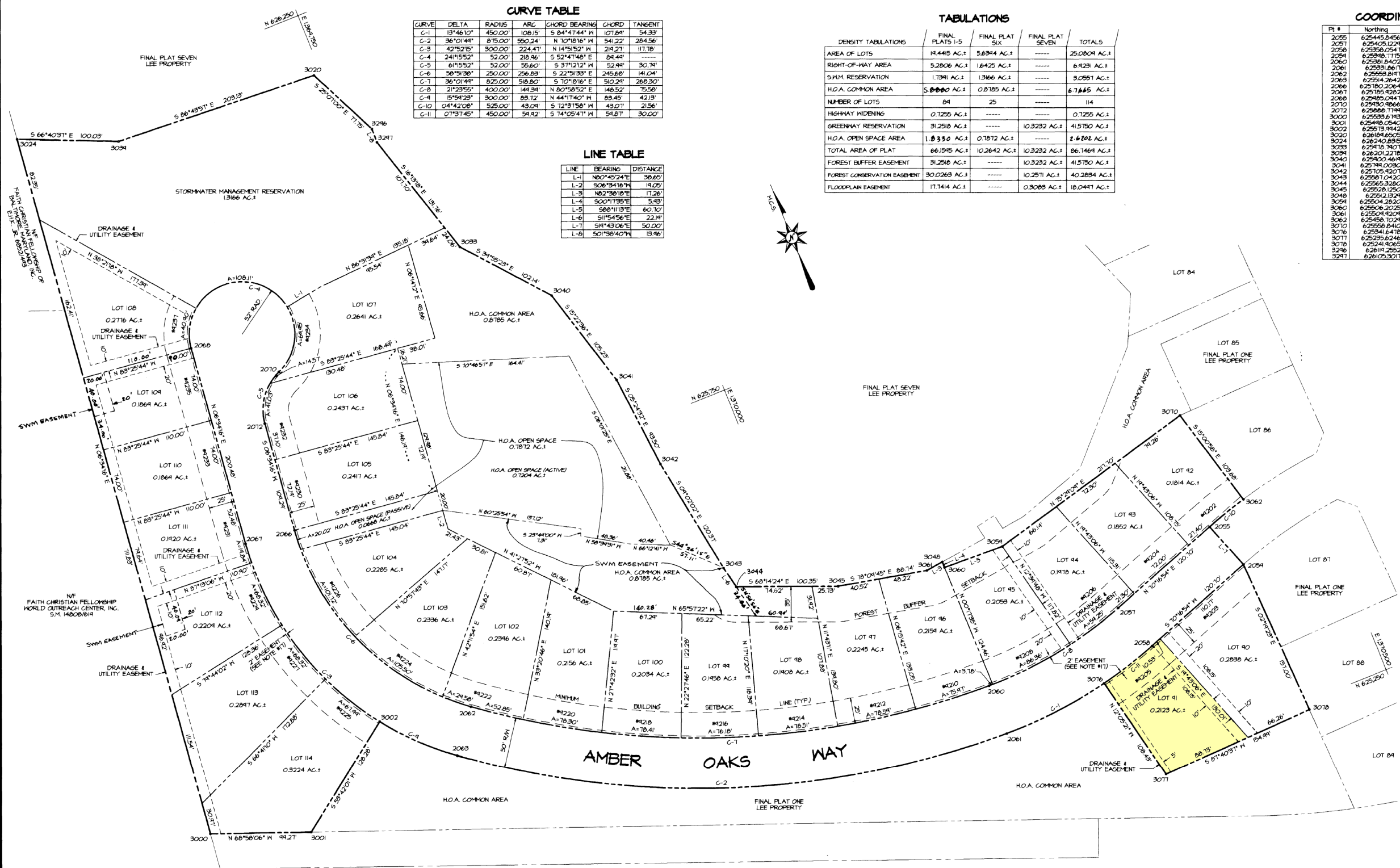
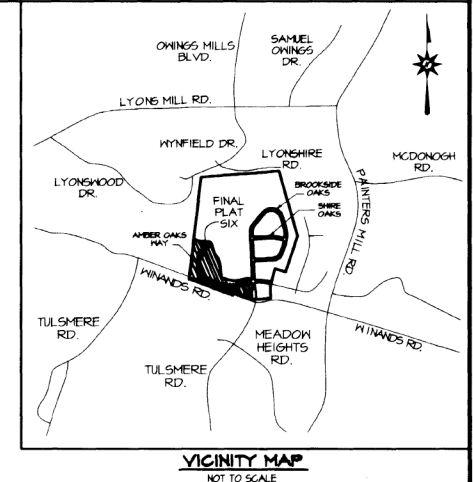
| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L-1 | N 00°45'24" E | 36.65' |
| L-2 | S 06°54'16" W | 14.05' |
| L-3 | N 02°38'16" E | 17.26' |
| L-4 | S 00°17'35" E | 5.43' |
| L-5 | S 08°11'13" E | 60.70' |
| L-6 | S 11°54'56" E | 22.44' |
| L-7 | S 11°43'06" E | 50.00' |
| L-8 | S 01°38'40" W | 13.96' |

TABULATIONS

| DENSITY TABULATIONS | FINAL PLAT 1-5 | FINAL PLAT SIX | FINAL PLAT SEVEN | TOTALS |
|------------------------------|----------------|----------------|------------------|--------------|
| AREA OF LOTS | 14,445 AC.± | 5,6344 AC.± | ----- | 25,080 AC.± |
| RIGHT-OF-WAY AREA | 5,2806 AC.± | 1,6425 AC.± | ----- | 6,9231 AC.± |
| S.W.M. RESERVATION | 1,7941 AC.± | 1,3166 AC.± | ----- | 3,0551 AC.± |
| H.O.A. COMMON AREA | 5,8880 AC.± | 0,8185 AC.± | ----- | 6,7115 AC.± |
| NUMBER OF LOTS | 84 | 25 | ----- | 114 |
| HIGHWAY WIDENING | 0,1255 AC.± | ----- | ----- | 0,1255 AC.± |
| GREENWAY RESERVATION | 31,2518 AC.± | ----- | 10,3232 AC.± | 41,5750 AC.± |
| H.O.A. OPEN SPACE AREA | 1,8330 AC.± | 0,7812 AC.± | ----- | 2,6142 AC.± |
| TOTAL AREA OF PLAT | 66,1545 AC.± | 10,2642 AC.± | 10,3232 AC.± | 86,7419 AC.± |
| FOREST BUFFER EASEMENT | 31,2518 AC.± | ----- | 10,3232 AC.± | 41,5750 AC.± |
| FOREST CONSERVATION EASEMENT | 30,0269 AC.± | ----- | 10,2511 AC.± | 40,2834 AC.± |
| FLOODPLAIN EASEMENT | 17,7414 AC.± | ----- | 0,3089 AC.± | 18,0441 AC.± |

COORDINATES

| P.L.# | Northing | Easting |
|-------|-------------|-------------|
| 2055 | 625445.8456 | 137032.0381 |
| 2056 | 625405.1291 | 137028.4180 |
| 2057 | 625358.0541 | 137025.2878 |
| 2058 | 625318.1175 | 137022.1076 |
| 2059 | 625285.8402 | 137018.9274 |
| 2060 | 625251.8671 | 137015.7472 |
| 2061 | 625216.8940 | 137012.5670 |
| 2062 | 625181.9209 | 137009.3868 |
| 2063 | 625146.9478 | 137006.2066 |
| 2064 | 625111.9747 | 137003.0264 |
| 2065 | 625076.0016 | 136999.8462 |
| 2066 | 625041.0285 | 136996.6660 |
| 2067 | 625006.0554 | 136993.4858 |
| 2068 | 624971.0823 | 136990.3056 |
| 2069 | 624936.1092 | 136987.1254 |
| 2070 | 624901.1361 | 136983.9452 |
| 2071 | 624866.1630 | 136980.7650 |
| 2072 | 624831.1899 | 136977.5848 |
| 3000 | 625253.6193 | 136456.3460 |
| 3001 | 625218.6462 | 136453.1658 |
| 3002 | 625183.6731 | 136449.9856 |
| 3003 | 625148.7000 | 136446.8054 |
| 3004 | 625113.7269 | 136443.6252 |
| 3005 | 625078.7538 | 136440.4450 |
| 3006 | 625043.7807 | 136437.2648 |
| 3007 | 625008.8076 | 136434.0846 |
| 3008 | 624973.8345 | 136430.9044 |
| 3009 | 624938.8614 | 136427.7242 |
| 3010 | 624903.8883 | 136424.5440 |
| 3011 | 624868.9152 | 136421.3638 |
| 3012 | 624833.9421 | 136418.1836 |
| 3013 | 624798.9690 | 136415.0034 |
| 3014 | 624763.9959 | 136411.8232 |
| 3015 | 624729.0228 | 136408.6430 |
| 3016 | 624694.0497 | 136405.4628 |
| 3017 | 624659.0766 | 136402.2826 |
| 3018 | 624624.1035 | 136399.1024 |
| 3019 | 624589.1304 | 136395.9222 |
| 3020 | 624554.1573 | 136392.7420 |
| 3021 | 624519.1842 | 136389.5618 |
| 3022 | 624484.2111 | 136386.3816 |
| 3023 | 624449.2380 | 136383.2014 |
| 3024 | 624414.2649 | 136380.0212 |
| 3025 | 624379.2918 | 136376.8410 |
| 3026 | 624344.3187 | 136373.6608 |
| 3027 | 624309.3456 | 136370.4806 |
| 3028 | 624274.3725 | 136367.3004 |
| 3029 | 624239.3994 | 136364.1202 |
| 3030 | 624204.4263 | 136360.9400 |
| 3031 | 624169.4532 | 136357.7598 |
| 3032 | 624134.4801 | 136354.5796 |
| 3033 | 624099.5070 | 136351.3994 |
| 3034 | 624064.5339 | 136348.2192 |
| 3035 | 624029.5608 | 136345.0390 |
| 3036 | 623994.5877 | 136341.8588 |
| 3037 | 623959.6146 | 136338.6786 |
| 3038 | 623924.6415 | 136335.4984 |
| 3039 | 623889.6684 | 136332.3182 |
| 3040 | 623854.6953 | 136329.1380 |



- GENERAL NOTES**
- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER OR FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY 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, 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 STORMWATER MANAGEMENT PONDS AND FACILITIES.
 - STREETS AND/OR ROADS SHOWN HEREON AND 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.
 - 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 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.
 - 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.
 - DEED REFERENCES: S.M. 1225/311, S.M. 1411/22
 - THIS SITE IS LOCATED IN THE GWYNNS FALLS WATERSHED.
 - GROSS SITE AREA: 10,2642 AC.±
 - THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 9/19/04.
 - SITE ZONING: D.R. 35
 - THE ROADS AND STORM DRAINS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER, (DONALD N. MITTEN P.E. NO. 16550)
 - THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAID ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO SECTION 26-246 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 ANY LOT ON THIS PLAT, AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.
 - A 2 FOOT WIDE EASEMENT IS RESERVED ALONG ALL ROAD RIGHT-OF-WAY LINES FOR UTILITY SERVICES.
 - ANY FOREST CONSERVATION EASEMENT OR 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.
 - THERE SHALL BE NO CLEARINGS, GRADINGS, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT OR FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - 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.
 - ALL ALLEYS WITH HOA DESIGNATION SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.

SHA COMPLETED 02/04/05-DJP
 FINAL PLAT
 PUBLIC SERVICES
 DEV. DESIGN
 DEV. ENGINEER *Michael J. Ray*
 STREETS, NUMBERING & UTIL. CO-ORD.
 PLANNING
 LAND ACQUISITIONS
 ASSESSMENTS
 PARKS, RECREATION & OPEN SPACE
 P.D.M. *1/17/05*

APPROVED: *Donald T. Rosal* 2-3-05
 DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT DATE

APPROVED: *James E. Wilson Deputy* 11/8/04
 DIR. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT DATE

GRAPHIC SCALE 1"=50'

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (MAD 83/91) AND ARE BASED ON THE FOLLOWING SURVEY CONTROL STATIONS:
 615 #42 N 620255.110 E 1368660.600
 615 #136 N 633511.876 E 1373642.436

OWNERS
 BRIGHTON LC
 6820 ELM STREET, SUITE 200
 MACLEAN VIRGINIA, 22101
 TAX ACCOUNT NO. 02 1700012878

77 filed for record 105
 Date FEB 9 2005
 Test: *Signature*
 Clerk

S.M. 77-105

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Signature 1/17/05
 BY: *Russell S. Dickens, Manager* DATE

BY: _____ DATE

BY: _____ DATE

BY: _____ DATE

BY: _____ DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED 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 AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

Signature 1/17/05
 BY: *Michael L. Ray, Prof. L.S. #1041* DATE

SURVEYOR'S SEAL

STATE OF MARYLAND
 PROFESSIONAL LAND SURVEYOR
 MICHAEL L. RAY

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

1220-C EAST JOPPA ROAD, SUITE 505
 TOWSON, MARYLAND 21286
 (410) 821-1640
 Fax: (410) 821-1148

JOB NO. 12820
 SCALE: 1"=50'
 DATE: 6/30/04
 DRAWN BY: M.L.R.
 REVIEW BY: *Signature*

FINAL PLAT SIX
LEE PROPERTY

2nd ELECTION DISTRICT 4th COUNCILMANS DISTRICT
 BALTIMORE COUNTY, MARYLAND

MSA 554 1236 11350-6 P103/625