

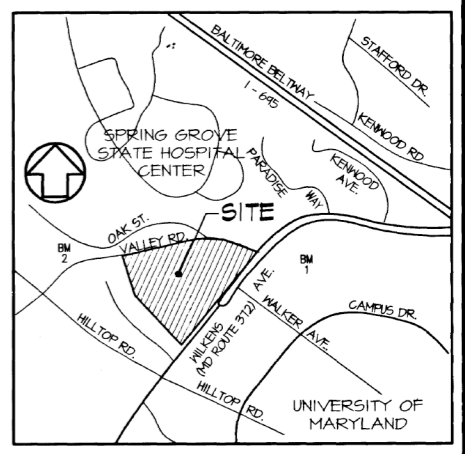
PT #	NORTHING	EASTING
1002	580884.4137	139174.7803
1009	580254.8755	1391424.9407
1010	580647.8097	1391189.7951
3003	580577.9389	1391935.4336
3005	580579.3588	1391935.7789
3006	580584.9461	1391916.5887
3008	580659.2757	1391936.7332
3010	580630.9644	1391954.9419
3011	580636.2073	1391957.6831
3016	580402.7088	1391492.1894
3018	580581.3374	1391808.8877
3029	580542.6739	1391451.9931
3031	580718.6365	1391528.4669
3032	580572.4043	1391492.1894
3033	580680.1479	1391539.7506
3034	580741.2882	1391633.9258
3037	580702.1802	1391642.3259
3038	580706.8999	1391676.0847
3041	580661.6448	1391852.1341
3043	580670.0414	1391941.0259
3044	580297.3502	1391692.9442
3045	580546.8054	1391634.8048
3048	580518.8988	1391920.5448
3050	580348.5769	1391858.0068
3054	580327.0728	1391820.9824
3055	580297.8304	1391762.8810
3056	580285.1050	1391711.0178
3079	580423.2491	1391570.0765
3080	580488.9999	1391530.7349
3081	580717.1438	1391786.8766
3082	580717.0424	1391808.1740
3090	580582.0852	1391498.3431
3091	580499.2800	1391547.8966
3092	580688.0738	1391660.9484
3093	580697.1597	1391767.5281
3108	580686.6514	1391775.7171
3134	580885.8421	1391752.8130
3115	580306.9384	1391819.9371
4052	580756.9861	1391760.9920
4053	580801.7531	1391759.2407
4054	580876.0780	1391771.5967
4070	580717.3951	1391781.1874
4129	580298.5170	1391629.8373
4160	580337.4065	1391645.8542
4178	580757.3942	1391780.9198
4255	580999.2599	1391750.5168
4256	580172.0745	1391522.2812

LINE	BEARING	DIST.
E36	N45°37'24"E	60.00'
E37	S77°56'21"E	89.71'
E38	N21°17'52"E	108.82'

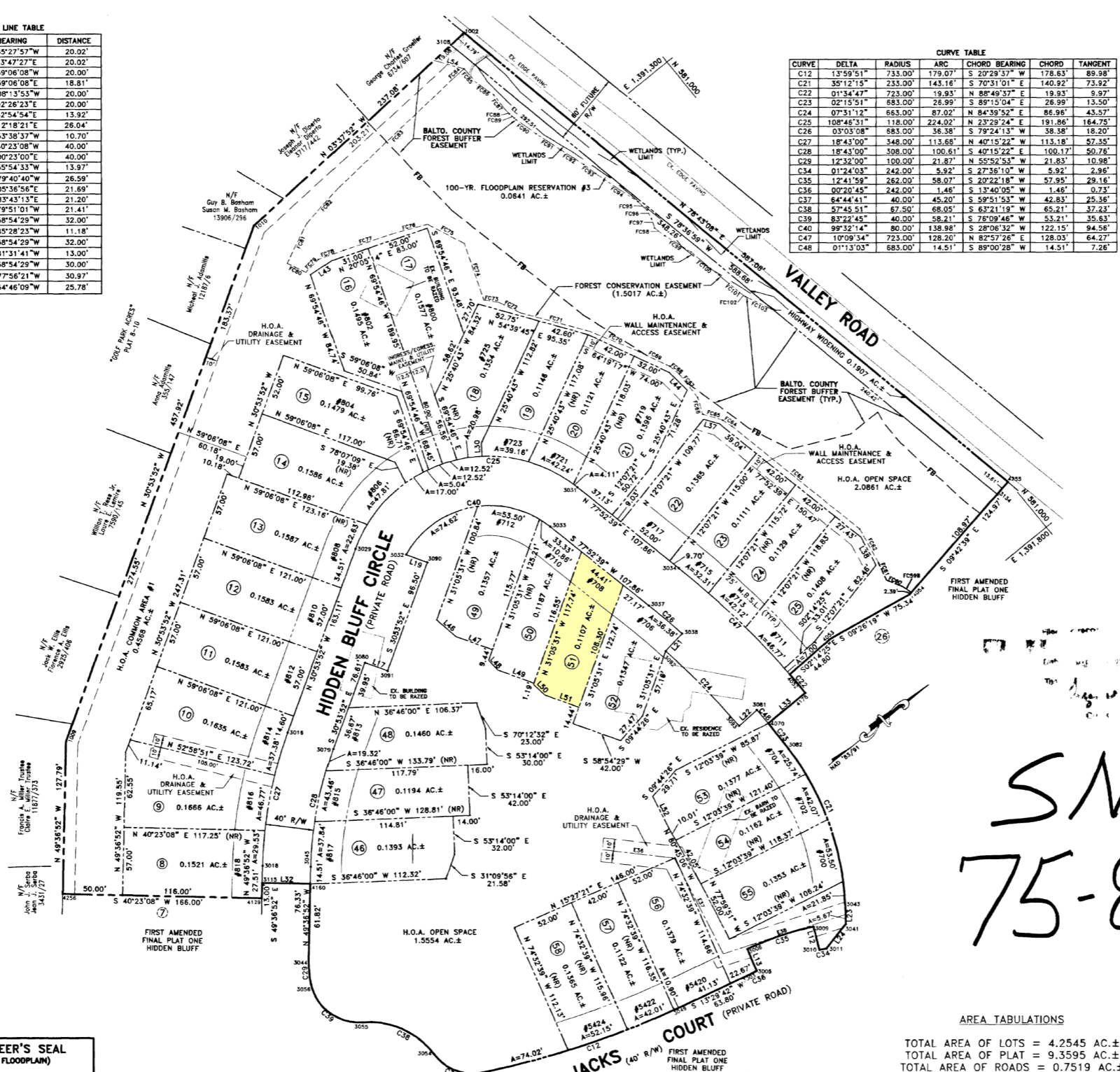
LINE	BEARING	DIST.
FC598	S73°02'53"W	9.99'
FC600	S69°02'51"W	13.32'
FC61	N75°02'06"W	15.96'
FC62	N80°12'42"W	32.04'
FC63	S77°59'13"W	136.40'
FC64	S72°36'22"W	9.03'
FC65	S55°15'28"W	17.80'
FC66	N65°19'42"W	14.26'
FC67	N88°39'50"W	25.16'
FC68	S78°07'18"W	10.22'
FC69	S64°35'32"W	30.33'
FC70	S61°36'45"W	42.32'
FC71	S54°01'27"W	59.27'
FC72	S65°10'02"W	20.72'
FC73	S46°36'43"W	12.22'
FC74	N69°54'46"W	49.99'
FC75	S66°59'10"W	34.50'
FC76	S29°50'55"W	30.49'
FC77	S27°05'14"W	42.92'
FC78	S18°38'58"W	21.81'
FC79	S07°04'36"E	14.96'
FC80	S65°05'23"W	17.14'
FC81	N25°09'33"W	37.50'
FC82	N09°43'27"W	39.10'
FC83	N04°38'48"W	132.92'
FC84	N02°26'38"W	11.15'
FC85	N87°50'54"E	14.63'
FC86	N74°38'54"E	18.35'
FC87	S89°27'34"E	15.39'
FC88	N87°20'09"E	5.44'
FC89	N79°18'44"E	5.23'
FC90	N74°56'30"E	22.34'
FC91	N71°53'52"E	25.18'
FC92	N71°36'06"E	22.35'
FC93	N78°22'01"E	12.18'
FC94	N72°58'08"E	42.14'
FC95	N82°05'16"E	10.37'
FC96	S78°16'24"E	7.96'
FC97	S69°17'32"E	8.42'
FC98	N78°17'17"E	10.45'
FC99	N71°18'10"E	25.92'
FC100	N78°58'56"E	40.90'
FC101	N79°25'06"E	11.96'
FC102	N71°33'54"E	5.69'
FC103	N65°16'44"E	26.49'

LINE	BEARING	DISTANCE
L12	N65°27'57"W	20.02'
L13	S73°47'27"E	20.02'
L17	S59°08'08"W	20.00'
L19	N59°06'08"E	18.81'
L21	N09°3'53"W	20.00'
L22	S02°28'23"E	20.00'
L23	S52°54'54"E	13.92'
L24	S12°18'21"E	26.04'
L30	N53°38'37"W	10.70'
L32	S40°23'08"W	40.00'
L33	S00°23'00"E	40.00'
L37	S55°54'33"W	13.97'
L38	N79°40'40"W	26.59'
L43	N05°36'56"E	21.69'
L44	N83°43'13"E	21.20'
L46	S79°51'01"W	21.41'
L47	S58°54'29"W	32.00'
L48	S85°28'23"W	11.18'
L49	S88°54'29"W	32.00'
L50	S81°31'41"W	13.00'
L51	S58°54'29"W	30.00'
L52	N77°56'21"W	30.97'
L54	S54°46'09"W	25.78'

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C12	13°59'51"	733.00'	179.07'	S 20°29'37" W	178.63'	89.98'
C21	35°12'15"	233.00'	143.16'	S 70°51'01" E	140.92'	73.92'
C22	01°34'43"	723.00'	19.83'	N 88°49'37" E	19.93'	9.97'
C23	02°15'51"	883.00'	26.99'	S 89°15'04" E	26.99'	13.50'
C24	07°31'12"	663.00'	87.02'	N 84°39'52" E	86.96'	43.57'
C25	108°46'31"	118.00'	224.02'	N 23°29'24" E	191.86'	164.75'
C26	03°03'08"	883.00'	36.38'	S 79°24'13" W	38.38'	18.20'
C27	18°43'00"	348.00'	113.68'	N 40°15'22" W	113.18'	57.35'
C28	18°43'00"	308.00'	100.61'	S 40°15'22" E	100.17'	50.78'
C29	12°32'00"	100.00'	21.87'	N 55°52'53" W	21.83'	10.98'
C34	01°24'03"	242.00'	5.92'	S 27°26'10" W	5.92'	2.96'
C35	12°41'58"	262.00'	58.07'	S 20°22'18" W	57.95'	29.16'
C36	00°20'45"	242.00'	1.46'	S 13°40'05" W	1.46'	0.73'
C37	84°44'41"	40.00'	45.20'	S 59°51'53" W	42.83'	25.35'
C38	57°45'51"	87.50'	88.05'	S 63°21'19" W	65.21'	37.23'
C39	83°22'45"	40.00'	58.21'	S 76°09'46" W	53.21'	35.63'
C40	99°32'14"	80.00'	138.98'	S 28°06'32" W	122.15'	94.58'
C47	10°09'34"	723.00'	128.20'	N 82°57'26" E	128.03'	64.27'
C48	01°13'03"	883.00'	14.51'	S 89°00'28" W	14.51'	7.26'



VICINITY MAP
SCALE: 1" = 1000'



AREA TABULATIONS

TOTAL AREA OF LOTS = 4.2545 AC.±
 TOTAL AREA OF PLAT = 9.3595 AC.±
 TOTAL AREA OF ROADS = 0.7519 AC.±
 TOTAL AREA OF H.O.A. OPEN SPACE = 3.6415 AC.±
 TOTAL AREA OF H.O.A. COMMON AREA = 0.4568 AC.±
 TOTAL AREA OF HIGHWAY WIDENING = 0.1907 AC.±
 FLOODPLAIN RESERVATION AREA = 0.0641 AC.±
 H.O.A. OPEN SPACE 0.6AC ± ACTIVE, 1.55AC ± PASSIVE

- GENERAL NOTES
- Highways and highway widening, 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, convey said areas in fee or easement 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.
 - 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: S.M. 15728/278, S.M. 15728/286
 - This site is located in the Patapsco watershed.
 - The development plan for the property shown on this plat was approved on 05/15/02.
 - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer/Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
 - Any Forest Buffer/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.
 - 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.
 - 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 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 this property and is not in any way a fee or assessment of Baltimore County.
 - Site Zoning: DR 3.5
 - A 2 foot wide easement is reserved along all road r/w lines for utility services.
 - The roads and storm drains laid out on this plat have been designed by a Professional Engineer. (Donald N. Mifflin P.E. No. 16581)

* The purpose of this plat is to convert the subdivision roads and utilities from public to private. Road R/W's revised from 44' to 40'. Lot areas and area tabulations revised.

PWA Completed
 Final Plat
 Public Services
 Dev. Design
 Streets, Numbering
 Planning
 Land Acquisitions
 Assessments
 Parks & Recreation
 P.D.M.

ENGINEER'S SEAL
(FOR FLOODPLAIN)

APPROVED: *Donna L. Wilson* 1/29/02
 DIR. DEPT. 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. Reese 3-27-03
 DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

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

STA. GIS-89 N 583158.761 E 1370739.980
 EL. 124.82

STA. GIS-28 N 586302.450 E 1395116.820

OWNERS

VALLEY ROAD LIMITED PARTNERSHIP
 5444 WILKENS AVENUE
 BALTIMORE, MARYLAND 21228-5328

TAX ACCOUNT NO. 012300012695 - 012300012725

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, 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 HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

David B. Vansly (DAVID B. VANSLY, PRESIDENT)
 VALLEY ROAD LIMITED PARTNERSHIP
 BY: GRAYSON DEVELOPMENT COMPANY, LLC (GENERAL PARTNER)

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 3-108 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.

Michael L. Ray
 MICHAEL L. RAY, PROF. LAND SURVEYOR #11041 DATE 6/10/02

SURVEYOR'S SEAL

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED FINAL DEVELOPMENT PLAN DATED 05/15/02, AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

MRA

JOB NO. 10757.1
 SCALE: 1"=50'
 DATE: 4/22/02
 DRAWN BY: M.L.R.
 REVIEW BY: M.L.R.

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

110 WEST ROAD - SUITE 245
 TOWSON, MARYLAND 21284
 (410) 821-1690
 Fax: (410) 821-1748

FIRST AMENDED
 FINAL PLAT TWO
 HIDDEN BLUFF
 (FORMERLY RECORDED IN PLAT BOOK S.M. 74/34)
 1st ELECTION DISTRICT - 1st COUNCILMANIC DISTRICT
 BALTIMORE COUNTY, MARYLAND

MSA SSU 123611091-2 80360