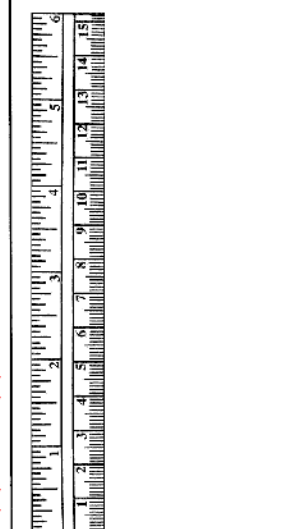


COORDINATES		
NO.	SOUTH	EAST
121	-16366.2161	46499.7743
122	-16501.1041	46546.5558
151	-16484.7333	47415.1649
153	-16451.6548	46762.7323
155	-16402.6257	46836.4100
157	-16420.2795	46986.8275
171	-16665.8667	47435.3684
174	-16532.9943	47549.0509
187	-16490.4089	47216.8443
204	-16647.1931	47298.2886
206	-16634.1620	47487.8411
225	-16405.6529	47139.1177
226	-16422.5499	47120.6925
227	-16432.2040	47078.4085
229	-16433.9787	47013.4327
246	-16432.3727	46614.0375
247	-16454.1419	46551.4372
259	-16677.2209	47376.6665
260	-16610.7729	47270.3571
261	-16553.4324	47233.8081
342	-16069.8858	46902.4450
343	-16024.6753	46923.7993
344	-16011.1248	46918.4912
345	-16074.4178	46889.6649
346	-16340.7714	46573.1406
420	-16094.3358	46954.1704
424	-16174.2068	47062.5507
425	-16248.4780	47011.6390
550	-16235.2036	47100.0912
551	-16267.8193	47092.2673
552	-16232.7980	47102.7143
553	-16233.4093	47116.8432
554	-16195.9476	47068.9201
555	-16181.8187	47069.5314
561	-16497.0390	47333.1675
562	-16463.8694	47328.1896
604	-15666.0412	47095.4895
713	-16538.4324	47667.9357
851	-16955.9642	47133.7758
992	-15732.8526	46931.1446



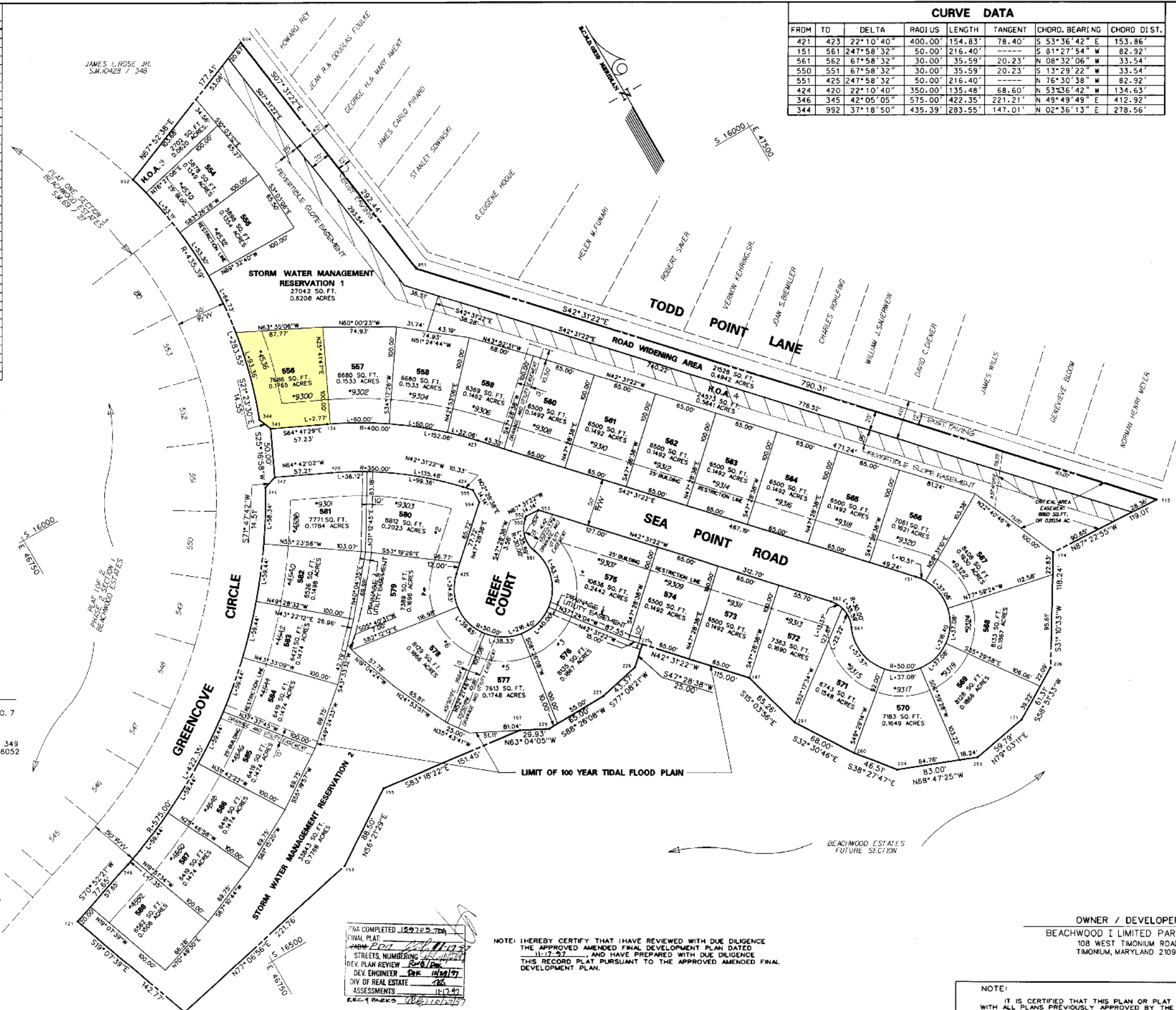
SITE DATA

- ELECTION DISTRICT NO. 15
- COUNCILMANIC DISTRICT NO. 7
- CENSL'S TRACT NO. 4524
- WATERSHED NO. 21
- SUBSE WERSHED NO. 42
- DEED REFERENCE 9624 / 349
- TAX ACCOUNT NO. 2200016052
- PDM NO. XV-594
- ZONING CASE NO. 93-309

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 11/19/97 *George J. ...*
 DATE: DIRECTOR

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE
 11-18-97 *David Flowers*
 DATE: DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

THE ROADS AND UTILITIES AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER.
Michael J. Ertel 10/21/97
 MICHAEL J. ERTL LICENSE # 15537



CURVE DATA							
FROM	TO	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DIST.
421	423	22°10'40"	400.00'	154.83'	78.40'	S 53°36'42" E	153.86'
151	561	247°58'32"	50.00'	216.40'	-----	S 81°27'54" W	82.92'
561	562	67°58'32"	30.00'	35.59'	20.23'	N 08°32'06" W	33.54'
550	551	67°58'32"	30.00'	35.59'	20.23'	S 13°29'22" W	33.54'
551	425	247°58'32"	50.00'	216.40'	-----	N 76°30'38" W	82.92'
424	420	22°10'40"	350.00'	135.48'	68.60'	N 53°36'42" W	134.63'
346	345	42°05'05"	575.00'	422.35'	221.21'	N 49°49'49" E	412.92'
344	992	37°18'50"	435.39'	283.55'	147.01'	N 02°36'13" E	278.56'

- GENERAL NOTES**
- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, FOREST CONSERVATION EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT GREENWAY AREAS IN FEE 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 SHALL 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 THE PURPOSE 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 TO 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 26-215.
 - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 - THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
 - ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE 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.
 - THE PLAT FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 4-14-97.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER, CRITICAL AREA OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY OFFICE OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 - EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF THE INTERPRETATION ONLY, OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
 - THIS SITE IS LOCATED IN THE BACK RIVER NECK SEWERSHED.
 - TOTAL AREA OF PLAT #2: 407133 SQ. FT. OR 9.3464 ACRES
 AREA OF SEA POINT ROAD & REEF COURT: 49941 SQ. FT. OR 1.1465 ACRES
 AREA OF TODD POINT LANE WIDENING: 21528 SQ. FT. OR 0.4942 ACRES
 AREA OF LOTS 400 - 434: 274878 SQ. FT. OR 6.2955 ACRES
 AREA OF H.O.A. #1: 24195 SQ. FT. OR 0.5555 ACRES
 AREA OF H.O.A. #2: 2702 SQ. FT. OR 0.0620 ACRES
 AREA OF S.W.M. RESERVE #1: 27042 SQ. FT. OR 0.6208 ACRES
 AREA OF S.W.M. RESERVE #2: 33843 SQ. FT. OR 0.7789 ACRES
 - 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 BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
 - STORM WATER MANAGEMENT AREAS AND ACCESS EASEMENTS TO THEM SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY AT NO COST.
 - ANY FOREST BUFFER, CRITICAL AREA 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 THIS AREA.
 - DEED REFERENCE: 9624 / 349
 - THE OUTLINE SHOWN HEREON IS BASED ON A SURVEY ENTITLED "OUTLINE SURVEY BEACHWOOD SOUTH" DATED JANUARY 21, 1993 PREPARED BY SPELLMAN, LARSON & ASSOCIATES, INC. CIVIL ENGINEERS AND LAND SURVEYORS
 - EXISTING ZONING OF THE PROPERTY IS DR 3.5.
 - ALL LOTS TO BE GRADED AND ALL HOUSES TO BE SET SO AS TO BE ABOVE ELEVATION 9.45

DENSITY CHART				
AREA	EXISTING ZONING	GROSS AREA (ACRES)	ALLOWED DENSITY	PROPOSED DENSITY
FIRST AMENDED PLAT PHASE 1 SECTION 1	DR 3.5	11,7847	41.25	38
PLAT 1 OF 4, PHASE 1 SECTION 2	DR 3.5	7,8055	26.64	23
PLAT 2 OF 4, PHASE 1 SECTION 2	DR 3.5	5,5638	19.47	25
PLAT 3 OF 4, PHASE 1 SECTION 2	DR 3.5	13,2881	46.5084	0
PLAT 4 OF 4, PHASE 1 SECTION 2	DR 3.5	4,7232	16.5212	15
PHASE 1 SECTION 3	DR 3.5	7,7684	27.19	38
PLAT 1 OF 2 PHASE 2 SECTION 1	DR 3.5	8,8744	30.36	35
PLAT 2 OF 2 PHASE 2 SECTION 2	DR 3.5	9,3464	32.71	35
FUTURE SECTIONS	DR 3.5	76,1048	268.65	300
TRACT 1	DR 3.5	2.02	7.0	0
TRACT 2	DR 3.5	1.11	3.85	0
TOTALS	-----	148,0432	516.18 - 518	518

SM 70-7
 NOV 19 1997

NOTE: I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED AMENDED FINAL DEVELOPMENT PLAN DATED 11-17-97 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THE APPROVED AMENDED FINAL DEVELOPMENT PLAN.

OWNER / DEVELOPER
 BEACHWOOD I LIMITED PARTNERSHIP
 108 WEST TIMONIUM ROAD
 TIMONIUM, MARYLAND 21093

PLAT 2 OF 2
BEACHWOOD ESTATES
 PHASE 2, SECTION 1
 ELECTION DISTRICT NO. 15C7 - BALTIMORE COUNTY, MD
 SCALE: 1" = 50' AUGUST 1, 1997

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 11/19/97 *George J. ...*
 DATE: DIRECTOR

APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE
 11-18-97 *David Flowers*
 DATE: DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

NOTE: STREETS AND/OR ROADS shown hereon and 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.

NOTE: COORDINATES and BEARINGS shown on this plat are referred to by the system of coordinates established in the Baltimore County Metropolitan District and are based on the following traverse station:
 10752 S 14404.23 E 45376.86
 10743 S 15330.58 E 45392.76

OWNERS CERTIFICATE
 The undersigned, owner of the land shown on this plat hereby certifies that, to the best of his/her 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 some concern the making of the plat and setting of the markers.
 OWNER: *Armando ...* 10/21/97
 PRESIDENT

SURVEYORS 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 some concern the making of the plat and setting of the markers.
 REGISTERED PROPERTY LINE SURVEYOR: *William ...* DATE



ENGINEERS AND PLANNERS
 10 NORTH PARK
KCI
 TECHNOLOGIES
 HUNT VALLEY, MARYLAND 21030
 (410) 316-7800