

DENSITY CALCULATIONS				
TABULATION	TOTAL TRACT	SUBJECT SECTION	PRODUCING SECTIONS	DENSITY REMAINING
ESTIMED PER PROPERTY	29.55 ACRES			
ACREAGE PER EIGHTY-FOUR SECTIONS	60.81 ACRES	13.03 ACRES	11.16 ACRES	60.81 ACRES
DENSITY PERMITTED	5.31 ACRES	56 MEMBERS	93 ACRES	93 MEMBERS
DENSITY PROPOSED	5.31 ACRES	56 MEMBERS	43 ACRES	57 MEMBERS
TOTAL AREA AVAILABLE FOR RESERVATION	780	2,338 ACRES	4,760 ACRES	780
TOTAL AREA HIGHWAY ACQUISITION	780	5,126 ACRES	17,700 ACRES	780
TOTAL AREA CROD-WATER AND OTHER RESERVATION	780	2,196 ACRES	2,664 ACRES	780
TOTAL AREA OF PLAT	7,927 ACRES	13,166 ACRES	11,748 ACRES	8,072 ACRES
OPEN SPACE REQUIRED	13.0 ACRES	0	0	13.0 ACRES
OPEN SPACE PROVIDED	121 ACRES	0	0	121 ACRES
MAINTENANCE SPACES REQUIRED	150	121	25	89
PARKING SPACES PROVIDED	2,164	260	264	1,640

F&O PARCEL 1
BALL LAKE GREEN
PLAT JUL 19-32

E DRUMMOND

N 6205

DRAINAGE CORP.

This is a detailed plat map of land owned by Virginia Jane W. and her heirs. The map shows several parcels of land, each with its own acreage and survey details. The parcels are numbered and labeled with names of owners or surveyors. The map includes a north arrow and a scale bar.

Key Features and Labels:

- Virginia Jane W. and her heirs:** The primary owner of the land, with a total area of 1.074 A.C.S. (Acre, Cent, Square).
- Survey Dates:** Various survey dates are noted, including 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2

[illegible]

BALTIMORE COUNTY ACCESS EASEMENT CURV				
DELTA	RADIUS	LENGTH	TANGENT	CHORD
0° 11' 06"	144.00'	0.46'	0.23	N 61° 10' 00" E
0° 51' 1"	151.00'	40.83'	20.50	N 76° 00' 00" E

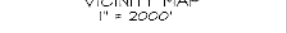
DRAINAGE & UTILITY EASEMENT CURV				
DELTA	RADIUS	LENGTH	TANGENT	CHORD
0° 35' 01"	10.00'	5.34'	2.10	N 61° 10' 00" E
0° 45' 14"	1525.00'	20.07'	10.03	N 76° 00' 00" E

BEARING	CHORD
S 1° 51' E	5.30'
S 12° 41' W	20.07'

ASSEMBLY	DISTANCE	
	32.67'	
	17.61'	
	0.77'	
	40.26'	11. THERE IS NO DISTURBANCE BY THE PROTECT
	64.01'	
	32.27'	
	49.22'	12. ANY FOR SHOWS HAD BE FOLLOING RESTRICT
	68.52'	
	15.00'	
	72.46'	13. OWNERS CASED IN THE HUR
	89.80'	INSPECT DURING 4:00 P.
	51.32'	
	15.11'	14. THE AFF EXPECT PLANNES KNHFWIT WATER BE ADE
	20.80'	
	186.62'	
	15.61'	
	140.59'	

100' STREET ADDRESS
 (TIC)
 COORDINATE POINT
 BALTHORE COUNTY
 EASEMENT
 GENERAL NOTES: 6
 1. NO CLEARING, GRADING, CONSTRUCTION OR
 USE OF VEHICLE IN THE FOREST CONSERVATION
 AREA AND FOREST BUFFER EASEMENT, EXCEPT AS PERMITTED
 BY THE BALTHORE COUNTY DEPARTMENT OF ENVIRONMENTAL
 PROTECTION AND SUSTAINABILITY.
 2. NO CONSERVATION EASEMENT AND FOREST EASEMENT
 ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY
 BE IN THE RECORD OF BALTHORE COUNTY AND WHICH
 RESTRICT AND USE OF THESE AREAS.
 3. LOTS CONTAINING STORM WATER MANAGEMENT
 SYSTEMS AND OTHER SPECIAL FEATURES ARE SUBJECT TO
 BALTHORE COUNTY PERSONNEL. A RIGHT OF ENTRY FOR
 USE OF INSPECTION AND/OR MONITORING SITE VISITS, SAND
 AND/OR CONTAINING VISITS SHALL BE PROVIDED TO
 PERSONAL BALTHORE COUNTY MONITORING HOURS (5:00 AM -
 5:00 PM) THROUGHOUT THE YEAR.
 4. COPIES OF THIS PLAN IS BASED UPON A REASONABLE
 BELIEF THAT THE WATER AND SEWER SERVICE THAT IS
 PROVIDED FOR THIS DEVELOPMENT WILL BE PROVIDED AS
 NEEDED. THE WATER AND SEWER SERVICE WILL BE MAINTAINED
 BY THE BALTHORE COUNTY DEPARTMENT OF ENVIRONMENTAL
 PROTECTION AND SUSTAINABILITY. THE WATER AND SEWER
 FACILITIES ARE CONFLICTED AND DETERMINED TO
 BE SUBJECT TO THE PROPOSED DEVELOPMENT.

THE DIRECTOR OF PERMITS, APPROVALS AND PURSUANT TO SECTION 32-4-272, BALTIMORE <i>[Signature]</i> <i>10/28/14</i> DATE	NOTE GIVEN ON THE MARK NAD FOLLOW
DEPARTMENT OF PERMITS AND APPROVALS <i>[Signature]</i> FOR V6 <i>10/10/14</i> DATE	BGO
DEPARTMENT OF NATURAL PROTECTION AND ENVIRONMENTAL QUALITY	BGO

[illegible]

FILED for record
 ALB LINED 79 FOLIO 479
 Date OCT 28 2006
 JLE
 79-479
 REASON FOR CORRECTION
 GRATE GUARD FILLETS AND ADJUST BOLLING RESTRICTION LINES
 ON THE SOUTH RIGHT OF WAY LINE OF VIRGINIA LANE HWAY AND
 WEST RIGHT OF WAY LINE OF PLAINFIELD DRIVE
 ACCOMMODATE THIRTEEN (13) LOTS, LOT 40, 41 AND 401,
 ADJOINING HIGHWAY RIGHT OF WAY LOT AND PLAZA COMMON
 AREA ACCORDING ACCORDANTLY AND DRAINAGE & UTILITY
 EASEMENT #2 LOCATED ADJACENT TO THE SOUTH RIGHT OF WAY
 LINE OF BULLARD GREEN DRIVE.

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
14250 Park Center Drive, Suite A
Laurel, Maryland 20707
Phone: 410-792-4782
Fax: 410-792-1885
Email: info@mragla.com

**PLAT ONE OF ONE - PHASE 1-B
BALLARD GREEN**
CORRECTION PLAT OF PLAT ONE OF ONE - PHASE 1B,
JULY 14-46, DATED 6/18/2014
A PLANNED UNIT DEVELOPMENT
SECOND ELECTION AND FOURTH GEOGRAPHIC DISTRICT
BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, B.M. Plat Book Title 15, 199, MSA S 1238.12-204, Diller Available 2019-2019, Printed 09/27/2026)