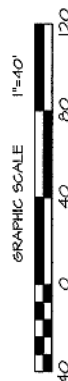


BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book 1E 79, pp. 703, MSA 51236-12444. Date available 2017/05/19. Printed 07/27/2016.



GENERAL NOTES

1. THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE PROPERTY INTERESTS). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, RIGHT-OF-WAY EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVATION AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE. THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, UPON FINAL APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY. THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.

2. STREETS AND/OR ROADS SHOWN HEREON AND THE 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 DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

4. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.

6. 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.

7. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

8. THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 3/22/16.

9. I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE DEVELOPMENT PLAN APPROVED ON 3/22/16 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT.

10. THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR EASEMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE, SECTION 32-4-310. THIS FEE OR EASEMENT, 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 EASEMENT OF BALTIMORE COUNTY.

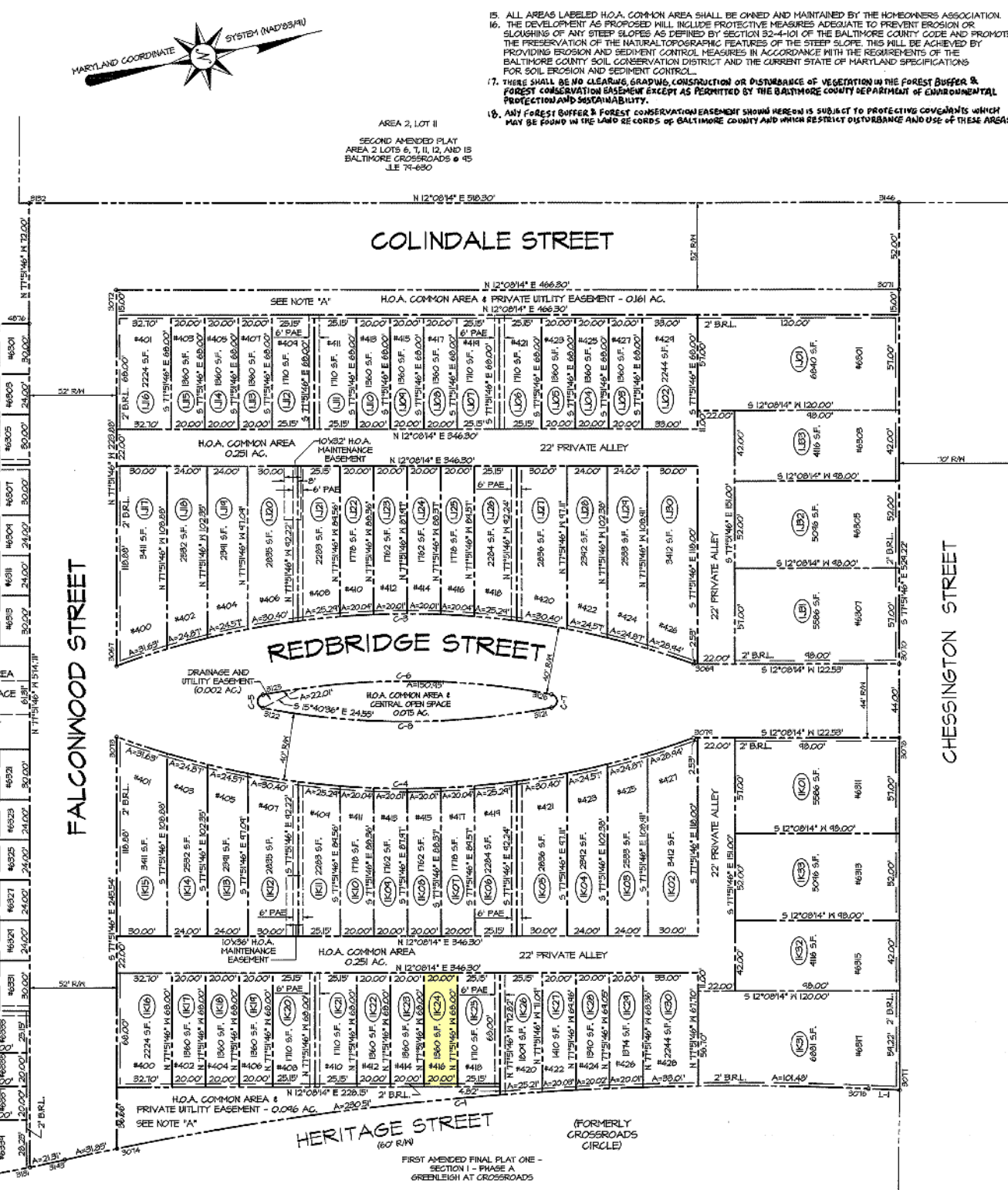
11. THE ROADS AND STORM DRAINAGE AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER, JEFFREY MATHIAS, PE #20418.

12. OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT EASEMENTS / DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY HOURS (8:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY).

13. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE THAT 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.

14. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTIONS 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, APPROVALS AND INSPECTIONS. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

STORM WATER MANAGEMENT RESERVATION PERIMETER OPEN SPACE FIRST AMENDED FINAL PLAT SIX - SECTION I - PHASE A GREENLEIGH AT CROSSROADS



COLINDALE STREET

COLINDALE STREET

CHESINGTON STREET

HERITAGE STREET

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA
HIGHWAY RIGHT OF WAY	1	1.940 AC.
DRAINAGE AND UTILITY EASEMENT	1	0.002 AC.
BALTIMORE COUNTY ACCESS EASEMENT	1	0.004 AC.

AREA TABULATIONS - SECTION I - PHASE A

DESCRIPTION	PLAT ONE	PLAT TWO	PLAT THREE	PLAT FOUR	PLAT FIVE	PLAT SIX	TOTAL
NUMBER OF LOTS	16	8	7	32	54	0	117
AREA OF LOTS	1,207 AC.	4,975 AC.	0,289 AC.	5,075 AC.	5,268 AC.	0,000 AC.	14,835 AC.
H.O.A. COMMON AREA	0,418 AC.	1,027 AC.	3,492 AC.	0,376 AC.	1,008 AC.	5,006 AC.	11,327 AC.
HIGHWAY RIGHT OF WAY AREA	1,644 AC.	1,948 AC.	2,961 AC.	1,714 AC.	2,376 AC.	0,000 AC.	10,709 AC.
STORM WATER MANAGEMENT RESERVATION	0,000 AC.	0,000 AC.	0,000 AC.	0,000 AC.	0,000 AC.	3,794 AC.	3,794 AC.
PLAT TOTAL AREA	3,274 AC.	7,970 AC.	4,781 AC.	6,789 AC.	8,264 AC.	8,800 AC.	41,422 AC.

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-212, BALTIMORE COUNTY CODE.

For *[Signature]* 5/16/2017 DATE

DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

APPROVED: *[Signature]* 4/6/17 DATE

DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD83), BASED ON THE FOLLOWING LOCAL TRANSVERSE STATIONING REPRESENTED ON THE PLATS RECORDED IN PLAT BOOK 7B, PAGES 46-51.

POINT NORTHINGS EASTINGS DESCRIPTION

434 608614.435 149120.032 REBAR & CAP

441 610717.171 149030.002 REBAR & CAP

442 610391.452 147905.436 REBAR & CAP

443 614241.215 148374.614 REBAR & CAP

OWNERS:

GREENLEIGH INVESTMENTS, L.C.

1555 BEVERLY ROAD, SUITE 240
MOLAN, VIRGINIA 22001
PHONE: 410-720-3021

TAX MAP 0083, GRID 0015, PARCEL 0781
DEED REFERENCE: BOOK 37610, PAGE 681

TAX ACCOUNT NUMBERS:
2500003642 THROUGH 2500003731

OWNERS' CERTIFICATE

THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF ITS 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 THE MARKERS.

GREENLEIGH INVESTMENTS, L.C.
BY: *[Signature]* 3/10/17 DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROPERTY LINE 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 THE MARKERS.

Edward F. Kelly, Property Line Surveyor #151
3/7/17 DATE

SURVEYOR'S SEAL

STATE OF MARYLAND
EDWARD F. KELLY
No. 151
Professional Seal

MRA

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

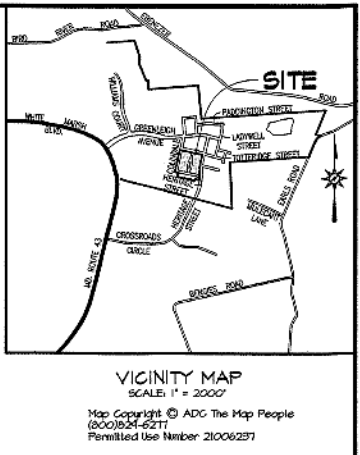
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21004
PHONE: 410-515-4000
FAX: 410-515-4002

FIRST AMENDED FINAL PLAT TWO - SECTION I - PHASE A

GREENLEIGH AT CROSSROADS

(FORMERLY RECORDED AS PLAT 1E 79-703, 5/2/16)

15th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



CURVE TABLE

CURVE	DELTA	RADIUS	ARC CHORD	CHORD BEARING	CHORD TANGENT
C-1	15°25'42"	1830.00'	492.18'	S 20°28'07"N	540.21'
C-2	6°38'51"	470.00'	12.87'	S 22°54'24"N	12.31'
C-3	40°12'44"	500.00'	350.43'	N 11°54'26"E	343.77'
C-4	40°12'44"	500.00'	350.43'	S 12°12'02"N	343.77'
C-5	80°12'28"	4.00'	11.00'	N 71°51'46"W	7.66'
C-6	21°32'31"	460.00'	172.96'	N 12°08'14"E	171.45'
C-7	80°12'28"	4.00'	11.00'	S 71°51'46"W	7.66'
C-8	21°32'31"	460.00'	172.96'	S 12°08'14"E	171.45'

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 14°40'58"W	10.57'
L-2	S 12°08'14"E	10.00'

H.O.A. COMMON AREA & PERIMETER OPEN SPACE

FINAL PLAT THREE - SECTION I - PHASE A GREENLEIGH AT CROSSROADS - JLE 74-621

NOTE "A"
PRIVATE WATER AND SEWER HOUSE CONNECTIONS CROSS THIS H.O.A. COMMON AREA. BECAUSE THEIR LOCATIONS HAD NOT BEEN DETERMINED AT THE TIME OF THIS PLAT, RECORDING, NO STRUCTURES OF ANY KIND, LARGE TREES, LANDSCAPE, HARDSCAPE, OR IRRIGATION SYSTEMS MAY BE INSTALLED WITHIN THIS H.O.A. COMMON AREA UNTIL ALL OF THE CONNECTIONS HAVE BEEN LOCATED. IT WILL THEN BE ASSUMED THAT EACH CONNECTION IS CENTERED WITHIN A 10-FOOT-WIDE PRIVATE EASEMENT.

DENSITY CALCULATIONS

SUBJECT	SECTION I PHASE A
ZONING OF PROPERTY	MU-14046 & MU-14048
ACREAGE PER ZONING REQUIREMENTS	41,422 AC.
DENSITY PERMITTED	PER BCZR 294.11
DENSITY PROPOSED	4.76 DU/AC
TOTAL AREA OF PARCELS/LOTS	14,835 AC.
TOTAL AREA OF HIGHWAY ACQUISITION	10,709 AC.
TOTAL AREA OF PLAT	41,422 AC.
CENTRAL OPEN SPACE REQUIRED	6,216 AC.
PERIMETER OPEN SPACE REQUIRED	7,136 AC.
CENTRAL OPEN SPACE PROVIDED	6,216 AC.
PERIMETER OPEN SPACE PROVIDED	7,136 AC.
PARKING SPACES REQUIRED	454
PARKING SPACES PROVIDED	800

COORDINATE TABLE

PT. NO.	NORTHINGS	EASTINGS
2061	616645.6580	1481255.2594
2064	616640.4295	1481244.6701
2070	617101.1242	1481255.4540
2071	617151.6107	1481262.4411
2072	616640.4295	1481244.6701
2073	616645.6580	1481255.2594
2074	616645.6580	1481255.2594
2075	617101.1242	1481255.2594
2076	617151.6107	1481262.4411
2077	617101.1242	1481255.2594
2078	617151.6107	1481262.4411
2079	616645.6580	1481255.2594
2080	616640.4295	1481244.6701
2081	616645.6580	1481255.2594
2082	616640.4295	1481244.6701
2083	616645.6580	1481255.2594
2084	616640.4295	1481244.6701
2085	616645.6580	1481255.2594
2086	616640.4295	1481244.6701
2087	616645.6580	1481255.2594
2088	616640.4295	1481244.6701
2089	616645.6580	1481255.2594
2090	616640.4295	1481244.6701
2091	616645.6580	1481255.2594
2092	616640.4295	1481244.6701
2093	616645.6580	1481255.2594
2094	616640.4295	1481244.6701
2095	616645.6580	1481255.2594
2096	616640.4295	1481244.6701
2097	616645.6580	1481255.2594
2098	616640.4295	1481244.6701
2099	616645.6580	1481255.2594
2100	616640.4295	1481244.6701

RECORDING STAMP

Filed for record
JLE LIBER ... **FOLIO 703**
Date
MAY 19 2017

Test: *[Signature]*
J.L.E.
79-703

PAI #15-0788