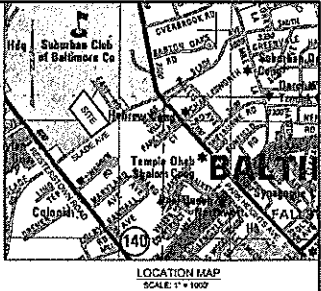


CURVE TABLE	
CURVE	DATA
RADIUS	LENGTH
DELTA	BEARING
DISTANCE	TANGENT

Plat for record  
RE LIBER 79 TOLU 259  
Date: JUN 11 2012  
JLE 79-259



- GENERAL NOTES**
- 1) THE OWNER HEREBY RESERVES AND ON LEM FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND... (text continues)
  - 2) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 20-4-31E...
  - 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  - 4) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT...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, RIGHT OF WAY 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 FIRST AMENDED DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 05/25/12...
  - 9) THE LOTS AND UNITS CREATED BY THE SUBDIVISION PLAT ARE SUBJECT TO A FEE ON ASSESSMENT TO COVER OR DEFEND ALL PARTS OF THE DEVELOPMENT COSTS OF INSTALLATION OF WATER AND SEWER FACILITIES... (text continues)
  - 10) OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT ELEMENTS, DRAINAGE AND UTILITY ELEMENTS SHALL... (text continues)
  - 11) THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE... (text continues)
  - 12) TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE ACTION OF THE FAN-VOLVO AND STREET BOUNDARY...
  - 13) 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, APPROVALS AND INSPECTIONS... (text continues)
  - 14) SPECIFIC BUILDING FOOTPRINTS ARE SHOWN HEREON FOR THE PURPOSE OF ESTABLISHING STREET ADDRESSSES ONLY... (text continues)
  - 15) THE RECORDED BASES, SHOWN HEREON, SHALL AT ALL TIMES REMAIN AS UNIMPROVED OPEN SPACE AVAILABLE FOR THE EXCLUSIVE USE OF ADJOINING LAND OWNERS BY THE SUBURBAN CLUB AS SET FORTH IN THE DECLARATION OF COVENANTS DATED MAY 13, 2008 BETWEEN THE SUBURBAN CLUB OF BALTIMORE COUNTY AND COMPREHENSIVE SUBDIVISION 28, PLAT 2, L.C. RECORDED AMONG THE DEED RECORDS OF BALTIMORE COUNTY WARDMAN IN LIBER III, 2007 FOLIO 107...
  - 16) MAP 2076 WITH 0609 PARCELS 0254 & 0279 WAS ACCORDING NO PARCEL 124 0248 02677 WAS ACCORDING NO PARCEL 109 0348 00026 DEED REFERENCED IN PL. 2012781...
  - 17) PARCEL 0248706 C

DENSITY TABULATION	
TABLE 1 - 1	TABLE 2 - 2
TABLE 3 - 3	TABLE 4 - 4
TABLE 5 - 5	TABLE 6 - 6
TABLE 7 - 7	TABLE 8 - 8

**OWNER/DEVELOPER**  
OXBRIDGE DEVELOPMENT AT SEASIDE, L.C.  
BALTIMORE COUNTY, MARYLAND 20910  
(410) 761-3368

**SURVEYOR'S CERTIFICATE**  
A LICENSED PROFESSIONAL LAND SURVEYOR EITHER PERSONALLY PREPARED OR UNDER SUPERVISION AND UNDER THE PRESENCE OF THIS PLAT AND THE SURVEYING WORK REFERENCED BY ALL IS COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COAR 20-13.05.12

**OWNER'S CERTIFICATE**  
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 17-09 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS THE SAME CONCERNS THE ACCURACY OF THE PLAT AND THE SETTING OF THE MARKERS.

NOTE:			
POINT	NORTH	EAST	ELEV.
	US FT.	US FT.	(OVER 100)
CIS 44	N 62°11'51.04"	E 139°46'53.27"	483.27'
CIS 96	N 62°40'11.07"	E 139°21'51.59"	486.42'

**NOTE:**  
STREETS AND ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF IDENTIFICATION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE EDDG TRACT OF 18 ACRES IS EXPRESSLY RESERVED IN THE GRANTING OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS, AND ASSIGNS.

**OWNER'S CERTIFICATE**  
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 17-09 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INsofar AS THE SAME CONCERNS THE ACCURACY OF THE PLAT AND THE SETTING OF THE MARKERS.

**SURVEYOR'S CERTIFICATE**  
THE UNDERSIGNED, A LICENSED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE LICENSEE WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LADDED, AND THE PLAT THEREON HAS BEEN PREPARED BY HIMSELF OR UNDER HIS CLOSE PERSONAL SUPERVISION AND UNDER HIS CLOSE PERSONAL SUPERVISION AS THE SAME CONCERNS THE ACCURACY OF THE PLAT AND THE SETTING OF THE MARKERS.

HEREBY CERTIFY THAT I HAVE REVIEWED WITH THE UNDERSIGNED THE APPROVED SITE AND DEVELOPMENT PLAN APPROVED ON 05/25/12 AND HAVE PREPARED THIS DEC DECLARATION OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY RECORD PLAT PURSUANT TO THAT APPROVED FIRST AMENDED DEVELOPMENT PLAN.



APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 20-4-31E, BALTIMORE COUNTY CODE.  
*Ulyssa M. Kelly* 6/12/12  
DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS



APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY  
*David I. Collins* 7/10/12  
DIRECTOR OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS  
2206-G COMMERCE ROAD  
PHONE: (410) 638-6400  
FOREST HILL, MARYLAND 21050

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