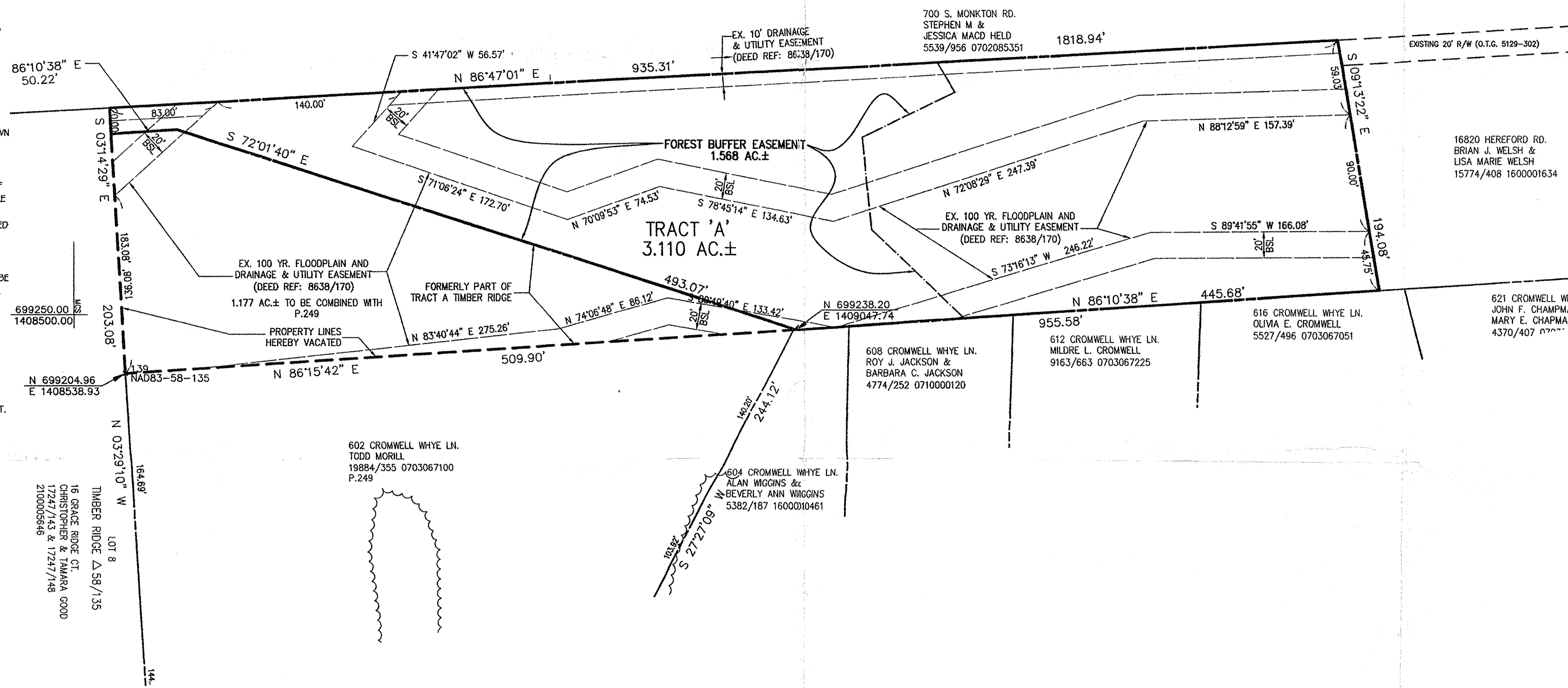
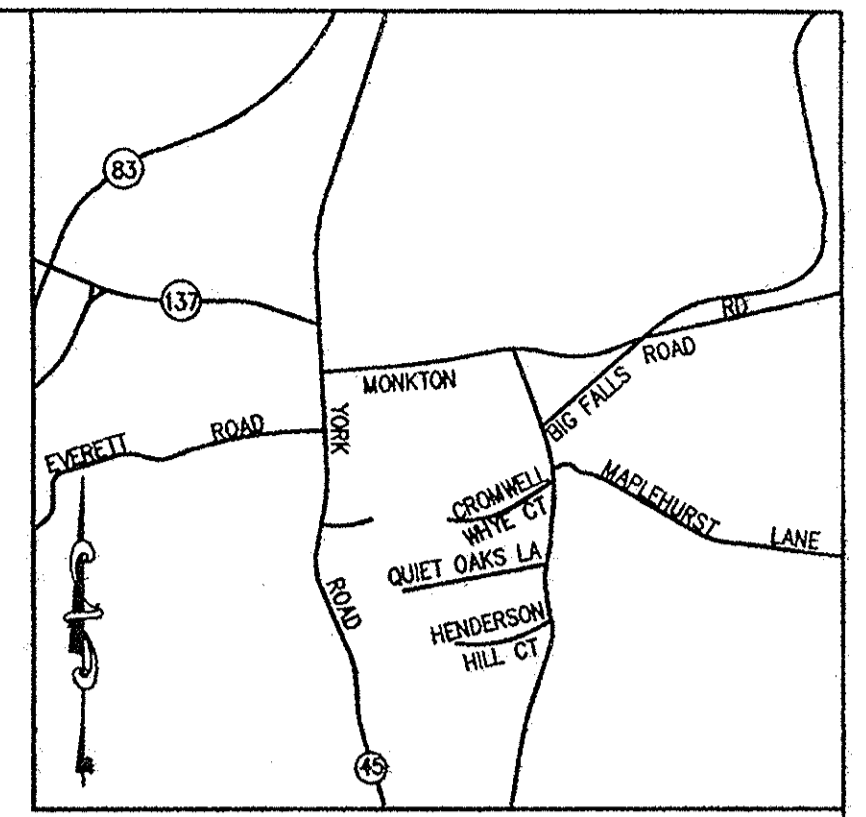


GENERAL NOTES:

1. 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.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-215.
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 THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.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 AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
6. HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR 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.
7. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
8. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT.
9. THE STREETS AND/OR ROADS SHOWN HEREON AND THE 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 ARE EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
10. EASEMENT AGREEMENTS FOR PANHANDLES ARE INTENDED TO BE RECORDED SIMULTANEOUSLY WITH THE PLAT.
11. TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY.
12. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
13. ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWERAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO THE APPROVAL OF BUILDING PERMITS.
14. PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF FIVE YEARS AFTER THE DATE THE PLAT IS SIGNED BY THE DIRECTOR OF THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AFTER THAT PERIOD, NEW TESTS MAY BE REQUIRED.
15. 200-SCALE ZONING MAP NO. NW 27B.
16. PRIOR ZONING CASE 04-519-SPH.



SITE DATA

1. ZONING	RC-5
2. GROSS AREA	4.287 AC.±
3. HIGHWAY WIDENING AREA:	0.0 AC.
4. NET AREA:	4.287 AC.±
5. NO. OF LOTS PROPOSED:	2 LOTS
6. NET AREA OF LOTS	4.287 AC.±
7. AVERAGE LOT SIZE	2.1435 AC.±
8. PARKING REQUIRED	4 SPACES (2 PER LOT)
9. PARKING PROPOSED	4+ SPACES
10. COUNCILMANIC DISTRICT	3RD
11. ELECTION DISTRICT	7TH
12. 2000 CENSUS TRACT	4071
13. 2000 CENSUS BLOCK TRACT	-
14. ELEMENTARY SCHOOL DISTRICT	SEVENTH DISTRICT
15. MIDDLE SCHOOL DISTRICT	HEREFORD MIDDLE
16. HIGH SCHOOL DISTRICT	HEREFORD HIGH
17. REGIONAL PLANNING DISTRICT	301A
18. WATERSHED	15
19. SUBSEWERSHED	61
20. ZIP CODE	21111

DENSITY CALCULATIONS

GROSS TRACT AREA	TRACT A:	4.287
EXISTING ZONING:		RC-5
NET TRACT AREA:		4.287
LOTS PERMITTED:		0.667 X 4.287 = 3
PROPOSED LOTS TRACT A:		2 LOTS
TOTAL LOTS USED:		2
LOTS REMAINING:		3-2 = 1 LOT REMAIN

REASON FOR FIRST AMENDMENT

PURSUANT TO ZONING CASE 04-519-SPH
 1. REMOVAL OF 1.177 ACRES AND ONE ASSOCIATED DENSITY UNIT FROM TRACT 'A' "TIMBER RIDGE" TO BE TRANSFERRED TO ADJACENT P.249 (AKA #602 CROMWELL WHYE LANE).

OWNER INFO

TRACT 'A' TIMBER RIDGE
 HERBERT L. & KATHLEEN HOSFORD
 25 HIGHLAND CT
 COCKEYSVILLE MD 21030-3025
 TAX MAP: 22 GRID: 20 PARCEL: 185 TRACT A
 TAX ACCOUNT: 2100005647

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

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY IN SO FAR AS THE SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED FINAL DEVELOPMENT PLAN DATED OCTOBER 6, 2004 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THAT APPROVED FINAL DEVELOPMENT PLAN.

OWNER'S CERTIFICATION

THE UNDERSIGNED, OWNER OF THE LAND SHOWN HEREON, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, AS THE SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

HERBERT L. HOSFORD
 KATHLEEN HOSFORD
 DATE 6.24.05

APPROVED

DIRECTOR DATE
 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED

BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(C), BALTIMORE COUNTY CODE

P.W.A. COMPLETED: _____
 FINAL PLAT CHECKED: _____
 PLANNING: _____
 ENGINEERING: _____
 HOUSE NUMBERS: _____
 LAND ACQUISITION: _____
 RECREATION AND PARKS: _____

FIRST AMENDED FINAL SUBDIVISION PLAT TRACT 'A' TIMBER RIDGE

(PREVIOUSLY RECORDED AS 158/1 35)
 3RD COUNCILMANIC DISTRICT
 7TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: SEPTEMBER 8, 2004

McKEE & ASSOCIATES, INC.
 Engineering - Land Planning - Land Surveying
 Natural Resource Planning - Real Estate Development
 5 SHAWAN ROAD, Suite 1 COCKEYSVILLE, MARYLAND 21030
 TELEPHONE: (410) 527-1555 FACSIMILE: (410) 527-1563

COMPUTED BY: GCW	DRAWN BY: HMF	CHECKED BY: GCW	JOB No.: 03-035
JIM W. MCKEE DATE			MARYLAND REG. No. 9012