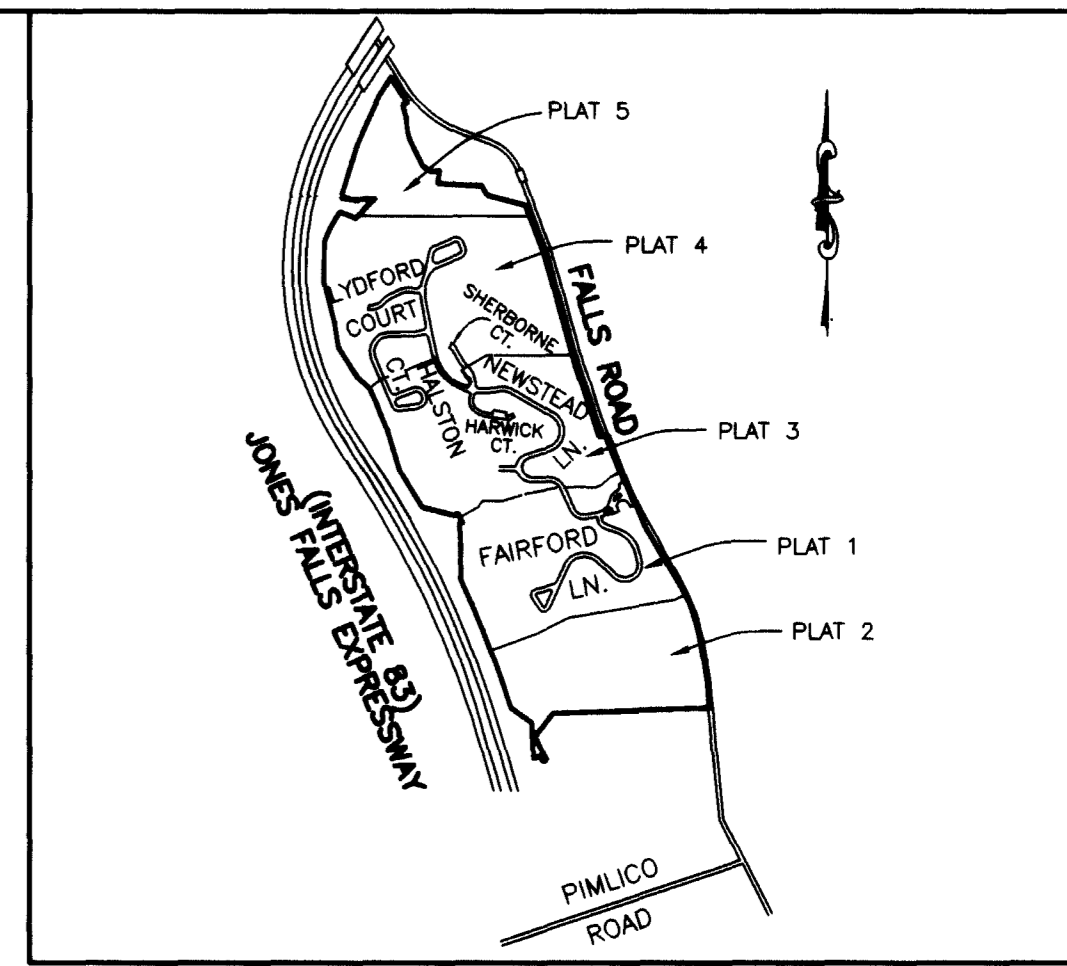
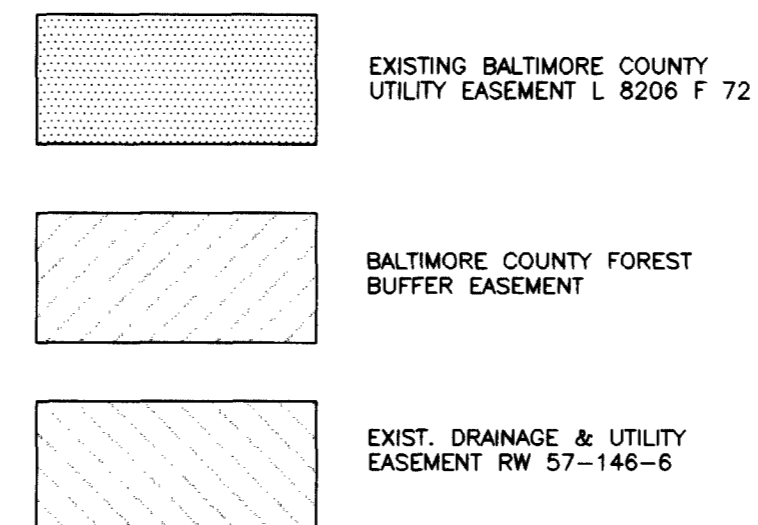


MARYLAND STATE GRID MERIDIAN MD 83

POINT	NORTH	EAST
1	629733.9706	1407639.9637
2	629786.3490	1407444.7070
3	629835.9671	1407416.6527
4	629835.7524	1407340.7058
46	629776.4848	1406684.9614
47	630044.4075	1406766.5153
48	630207.7620	1406841.0853
49	630299.8703	1406892.6446
50	630399.2432	1406946.7390
51	630322.7929	1406994.2296
52	630275.5586	1407031.4229
53	630259.3471	1407003.8333
54	630195.7497	1407021.4791
55	630120.3553	1407030.2249
56	630083.6246	1407039.7877
57	629939.5142	1407110.8006
58	629913.3240	1407152.9044
59	629914.4761	1407195.7389
61	629850.8036	1407186.3067
62	629766.3565	1406755.4778
63	629771.8419	1406857.6306
816	629740.3908	1407616.0303
1445	630269.6631	1407021.3896
1447	630322.2905	1406983.5480
1448	630389.3933	1406940.3898

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	64.85'	625.00'	32.45'	5'56"42"	N35'43'05"W 64.82'
C2	36.58'	23.30'	23.28'	89'57'31"	S67'08'55"E 32.94'



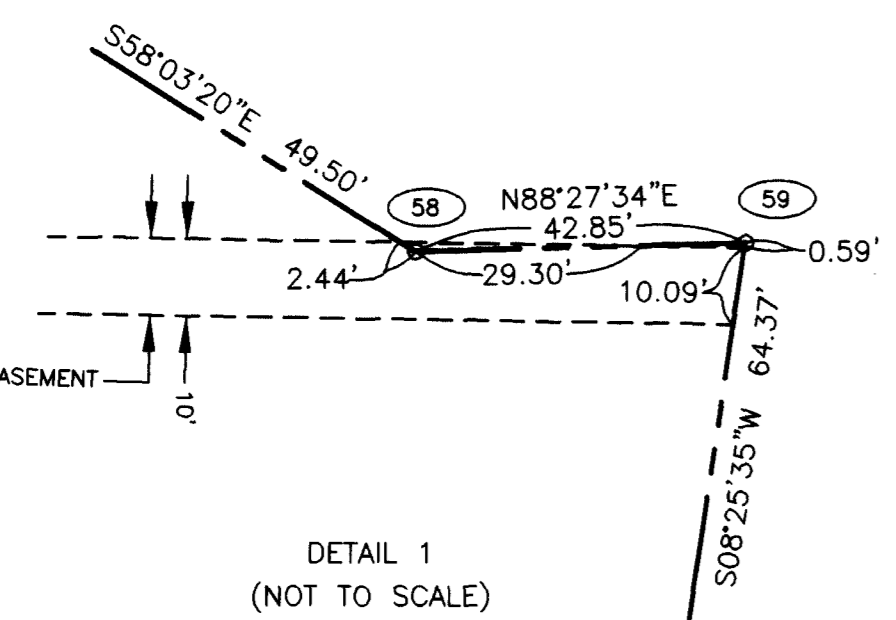
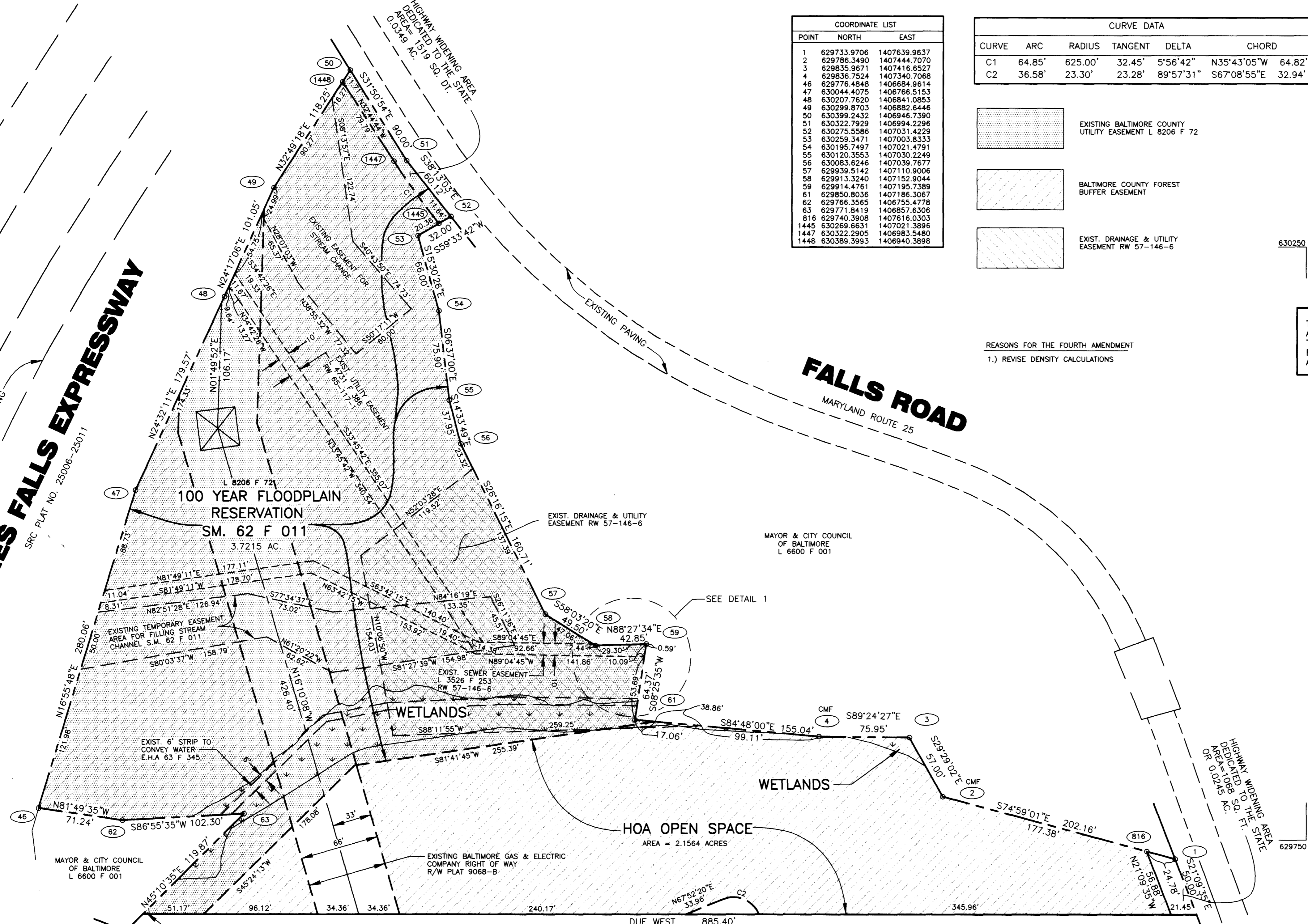
THE ROADS AND UTILITIES (I.E. WATER MAINS, SEWER MAINS, STORM DRAINS, ETC.) ARE PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DUE TO THE HEIGHT OF THE RETAINING WALLS AND THEIR PROXIMITY TO THE ROADS AND UTILITIES, BALTIMORE COUNTY WILL NEVER UNDER ANY CIRCUMSTANCES ACCEPT THESE FOR MAINTENANCE.

REASONS FOR THE FOURTH AMENDMENT
1.) REVISE DENSITY CALCULATIONS

NOTES:

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AND FOREST CONSERVATION AREAS IN FEE OR EASEMENTS, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER 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, OR HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL 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 STORMWATER MANAGEMENT PONDS AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE WITH THE RECORDING OF THIS PLAT. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE DEPARTMENT 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 THE PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THE SECOND REVISED CRG PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 9/25/02.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENT APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- ROADS, STORMDRAINS AND UTILITIES HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER (MD. P.E.#22056).
- THIS SITE IS LOCATED IN THE JONES FALLS WATERSHED #24.
- DEED REFERENCE L 16127 F 700, TAX ACCT. NO. 02100010192, 02100010193, 02100010197-02100010201, 02100010207-02100010236.
- DEED REFERENCE L 8995 F 405, TAX ACCT. NO. 02100010237-02100010262.
- THIS SITE IS LOCATED IN SUBWERSHEDS 60, 58, & 53.
- TOTAL AREA OF LOTS = 0.00 AC.
- TOTAL AREA OF HIGHWAY ACQUISITION = 0.0594 AC.
- 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 NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- CMF - CONCRETE MONUMENT FOUND.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENTS EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

JONES FALLS EXPRESSWAY
SRC PLAT NO. 25006-23011



- ANY FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND WHICH RESTRICT DISTURBANCE AND THE USE OF THESE AREAS.
- A VARIANCE WAS GRANTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS TO ALLOW A REDUCTION OF THE FOREST BUFFER EASEMENT. CONDITIONS WERE PLACED ON THIS VARIANCE TO REDUCE WATER QUALITY IMPACTS. THESE CONDITIONS INCLUDE, BUT WERE NOT LIMITED TO PERMANENT FENCING AND POSTING OF PROTECTIVE SIGNAGE ALONG THE FOREST BUFFER EASEMENT AS WELL AS ESTABLISHING BOTH GOOD VEGETATIVE COVER AND REFORESTATION IN THE FOREST BUFFER EASEMENT.
- THE AREA DESIGNATED AS A FLOODPLAIN INCLUDES THE AREA INUNDATED BY THE 100 YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100 YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED SECOND REVISED CRG PLAN DATED 9/25/02 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED CRG PLAN.

DESCRIPTION	DENSITY CALCULATIONS					TOTAL
	PLAT 1 OF 5	PLAT 2 OF 5	PLAT 3 OF 5	PLAT 4 OF 5	PLAT 5 OF 5	
AREA GROSS	16.35 AC.	12.75 AC.	18.57 AC.	21.92 AC.	6.51 AC.	76.10 AC.
AREA NET	15.76 AC.	12.30 AC.	17.84 AC.	20.74 AC.	5.90 AC.	72.34 AC.
ZONING DR1	16.35 AC.	12.58 AC.	18.57 AC.	21.92 AC.	6.51 AC.	75.93 AC.
MLR	0.00 AC.	0.17 AC.	0.00 AC.	0.00 AC.	0.00 AC.	0.17 AC.
DWELLING UNITS ALLOWED	16.35X1=16.35 0.00X0= 0	12.58X1=12.58 0.17X0= 0	18.57X1=18.57 0.00X0= 0	21.92X1=21.92 0.00X0= 0	6.51X1= 6.51 0.00X0= 0	75
TOTAL	16.35	12.58	18.57	21.92	6.51	75.93
DWELLING UNITS PROPOSED	20	0	19+5 EXIST=24	28+3 EXIST= 31	0	75
OPEN SPACE * REQUIRED	20X850=13000 S.F. = 0.30 AC.	0X650=0.00 S.F. = 0.00 AC.	24X650=15600 S.F. = 0.36 AC.	31X650=20150 S.F. = 0.46 AC.	0.00X650=0.00 S.F. = 0.00 AC.	1.12 AC.
OPEN SPACE * PROVIDED	8.95 AC.	11.61 AC.	11.29 AC.	13.95 AC.	2.16 AC.	47.96 AC.
PARKING SPACES REQUIRED	20X2= 40	0	24X2= 48	31X2=62	0X2= 0	150
PARKING SPACES PROVIDED	50	0	68	72	0	190

* OPEN SPACE TO BE OWNED & MAINTAINED BY THE HOMEOWNERS ASSOCIATION

DESIGN AND DRAWING BASED ON STATIONS:

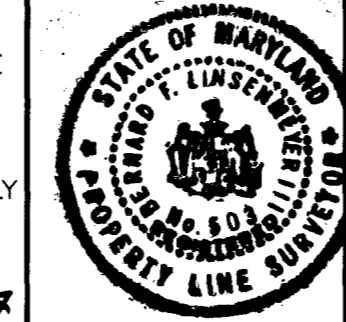
STATION	NORTHING	EASTING	ELEV.
GIS-96	624053.01	1392252.58	486.42
GIS-135	632810.29	1411250.02	220.35

MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83
VERTICAL - NAVD 88

P.W.A. COMPLETED: **DDP 12-20-04**
FINAL PLAT/P.D.M.
REC. & PARKS: **12-27-04**
P.D.M.: **12/11/04**
DEV. DESIGN: **11-11-04**
DEV. ENGINEER: **11-11-04**
STREETS, NUMBERING: **11-11-04**
ASSESSMENTS:
REAL ESTATE:

OWNERS CERTIFICATE:
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES 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, HAS BEEN COMPLIED WITH, INsofar AS THE SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.
MICHAEL KEELY, PRESIDENT
SORRENTO RUN HOMEOWNERS ASSOCIATION, INC.
DATE: **12/20/04**

SURVEYORS 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 SAME CONCERNS THE MAKING OF PLAT AND SETTING OF MARKERS.
BERNARD F. LINSEMEYER III PROP.L.S. 503
DATE: **10/11/07**



DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
Director: **James L. Urban Deputy 12/10/04**
APPROVED BY DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(c), BALTIMORE COUNTY CODE
Donald T. Rucor 12-20-04
DIRECTOR DATE

OWNER
SORRENTO RUN HOMEOWNERS ASSOCIATION, INC.
P.O. BOX 528
TIMONIUM, MD. 21094-0528
ROCKLAND RIDGE, LLC
P.O. BOX 528
TIMONIUM, MD. 21094-0528
COMPUTED BY: **MCM**
CHECKED BY: **BFL/BC**
DRAWN BY: **MCM**
P.N.: **02508**

4TH AMENDED RECORD PLAT
ROCKLAND RIDGE
A RESUBDIVISION OF PREVIOUSLY RECORDED PLAT OF SORRENTO RUN S.M. 76/136
3RD ELECTION DISTRICT 2ND COUNCILMANIC DISTRICT
SCALE: 1"=50'
BALTIMORE COUNTY MARYLAND DATE: SEPTEMBER 7, 2004
CIVIL ENGINEERS - SITE PLANNERS - LANDSCAPE ARCHITECTS - SURVEYORS
D. S. THALER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD, P.O. BOX 47428
BALTIMORE, MD 21244-7428
(410) 944-3647

Filed for record
77 088
Date: **DEC 28 2004**
Test: **Suzanne P... Clerk**
S.M. 77-086

p101858 MSA SSJ 1236-11335-5

