Forest Buffer and Greenway

No.	BEARING	DIST.
L1	N 78°19'50"E	74.70'
L2	N 65°37'33"E	193.04'
L3	N 23°46'04"E	149.01'
L4	S 86°54'01"E	105.56'
L5	N 53°55'32"E	78.61'
L6	S 57°53'22"E	45.00'
L7	S 24°43'03"E	37.81'
L8	S 69°43'30"E	116.19'
L9	N 78°40'44"E	47.09'
L10	S 83°23'54"E	79.11'
L11	S 09°56'04"E	61.62'
L12	S 69°06'08"E	84.84'
L13	S 83°16'44"E	74.91'
L14	N 33°19'53"E	97.38'
L15	N 29°17'40"W	47.88'
L16	N 03°45'46"W	27.55'
L17	N 89°12'27"E	69.57'
L18	N 63°54'42"E	50.98'
L19	N 80°03'07"E	33.46'
L20	S 80°07'31"E	49.15'
L21	N 84°09'09"E	24.10'
L22	S 19°53'19"E	110.77'
L23	N 74°35'43"E	125.70'
L24	S 38°04'52"E	99.55'
L25	S 84°24'24"E	35.98'
L26	S 41°58'23"E	15.25'
L27	S 87°59'39"E	117.12'
L28	N 64°48'13"E	48.83'
L29	N 51°11'20"E	103.09'
L30	N 15°57'25"E	112.51'
L31	N 04°48'01"W	37.76'
L32	N 24°48'18"W	47.13'
L33	N 19°17'00"W	168.00'
L34	N 15°53'12"W	133.93'
L35	N 26°21'49"W	107.50'
L36	N 32°26'16"W	146.47'
L36a	N 24°42'08"W	28.93'
L37	S 11°31'35"E	248.86'
L38	S 17°38'37"W	228.01'
L39	S 22°24'32"E	38.96'
L40	S 69°37'26"E	120.62'
L41	S 72°45'23"E	30.00'
L42	N 72°42'15"E	70.55'
L43	N 06°07'25"W	299.57'
L44	N 26°11'14"E	127.51'
L45	S 04°08'58"W	201.62'
L46	S 38°44'06"E	650.72'

Greenway Note:

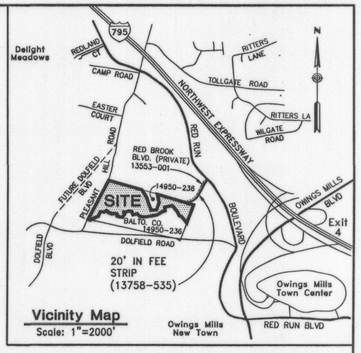
Within the area shown as Baltimore County Greenway Easement and Reservation, permitted activities include public access for hiking, bicycling, fishing, nature/environmental studies, and Baltimore County supervised trail improvements and maintenance, subject to approval by DEPRM.

Standard Nondisturbance Notes:

There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement and Forest Buffer and Greenway Reservation, except as shown hereon for stream crossings and as permitted by the Balto. Co. Department of Environmental Protection and Resource Management. Any Forest Buffer Easement and Forest Buffer and Greenway Reservation shown hereon is subject to protectives covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these lands.

General Notes

1. Highways and highway widenings, slope easements, drainage and utility easements, access easements, forest buffer areas in fee or easement, 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, 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 pond and facilities.
2. 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; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.
3. This plat may expire in accordance with the provisions of the Baltimore County Code, Section 32-4-273.
4. The recording of this plat does not guarantee the installation of streets or utilities by Baltimore County.
5. The information shown hereon may be superseded by a subsequent or amended plat.
6. Additional information concerning this plat may be obtained from the Baltimore County Department of Permits and Development Management and the Department of Public Works.
7. 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.
8. The owner/developer will comply with the best management practices adopted by the Baltimore County Department of Environmental Protection and Resource Management.
9. The Plan for the property shown on this plat approved on 04-03-00 and 06-06-05.
10. Except as otherwise indicated, all building restriction lines shown hereon have been placed as the result of interpretation only of currently applicable regulations and policies of Baltimore County Department of Permits and Development Management. Exceptions to these restrictions may apply.
11. 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 adequate to serve the proposed development.
12. Coordinates and bearings shown on this plat are referred to the System of Coordinates established in the Baltimore County Metropolitan District and are based on the following traverse stations:
    No. X-5585 N 45155.67 W 54241.60
    No. X-5586 N 45423.27 W 54036.90
13. The site located in the Gwynn Falls sewershed.



Vicinity Map
Scale: 1"=2000'

Coordinates

No.	NORTH	WEST
1	2931.2840	-54697.6587
2	42624.1952	-53702.9986
3	42200.9213	-52342.7452
4	41141.7747	-52717.2834
5	41202.8341	-52817.6375
6	41764.9315	-55263.2722
10	42923.8229	-54673.4923
11	41759.1859	-55238.2739

Area Tabulations:

Forest Buffer and Greenway Reservation (14950-236)
Large Area: 28.9562 Ac±
Small Area: 3.4565 Ac±
Highway Widening (14925-340): 0.7434 Ac±

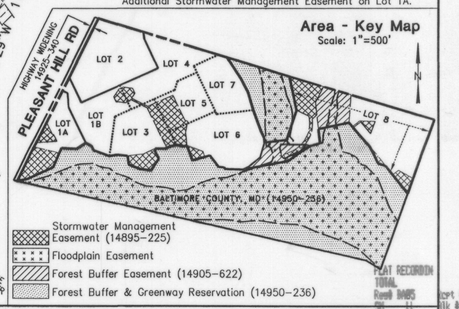
Not included in this amendment: 33.1561 Ac±

Lot 1A: 2.7081 Ac±
Lot 1B: 2.8893 Ac±
Lot 2: 4.8951 Ac±
Lot 3: 3.4013 Ac±
Lot 4: 3.4285 Ac±
Lot 5: 2.2705 Ac±
Lot 6: 4.4887 Ac±
Lot 7: 2.4075 Ac±
Lot 8: 9.2266 Ac±

Lots 1A thru 8: 35.7156 Ac±

Reasons for First Amendment:

Lot line adjustment among Lot 1, Lot 2 and Lot 4.
Subdivide Lot 1 into Lot 1A and Lot 1B.
Additional Stormwater Management Easement on Lot 1A.



100-Year Floodplain

No.	BEARING	DIST.	No.	BEARING	DIST.	No.	BEARING	DIST.	No.	BEARING	DIST.
L101	N 66°41'50"E	68.81'	L121	N 70°30'48"E	326.65'	L141	S 44°11'37"E	22.68'	L161	S 74°52'42"E	46.70'
L102	N 73°23'21"E	90.07'	L122	N 19°51'40"E	32.01'	L142	N 69°13'12"E	57.91'	L162	S 63°13'41"E	51.34'
L103	N 68°00'58"E	102.62'	L123	N 10°42'16"W	62.46'	L143	N 61°45'17"E	53.59'	L163	S 36°30'05"E	66.21'
L104	N 67°30'26"E	79.73'	L124	N 41°14'54"W	25.33'	L144	N 53°05'05"E	36.50'	L164	S 77°14'39"E	27.72'
L105	N 76°26'27"E	53.55'	L125	S 87°27'43"W	19.33'	L145	N 36°12'38"E	41.08'	L165	S 44°35'24"E	119.68'
L106	N 87°34'15"E	87.78'	L126	N 02°41'27"W	165.97'	L146	S 72°45'23"E	30.00'	L166	S 21°31'45"E	223.71'
L107	S 62°44'38"E	41.43'	L127	N 01°51'56"E	88.40'	L147	N 72°42'15"E	90.04'	L168	S 30°17'28"E	112.70'
L108	S 76°30'07"E	45.65'	L128	N 06°07'33"W	230.20'	L148	N 04°13'26"E	67.57'	L169	N 47°15'10"W	211.42'
L109	S 85°17'48"E	30.49'	L129	N 14°05'26"W	97.41'	L149	N 20°34'11"E	86.39'	L170	N 63°06'19"W	101.63'
L110	S 52°33'44"E	64.21'	L130	S 13°58'07"E	160.01'	L150	N 14°16'19"E	17.30'	L171	N 70°04'33"W	210.49'
L111	S 71°30'52"E	81.89'	L131	S 20°58'47"E	71.04'	L151	N 03°01'52"E	29.37'	L172	N 66°30'47"W	101.41'
L112	S 59°04'37"E	76.54'	L132	S 16°17'59"E	32.26'	L152	N 26°08'36"E	10.92'	L173	N 77°37'38"W	52.69'
L113	S 70°09'45"E	64.34'	L133	S 08°03'60"E	39.73'	L153	N 00°29'41"W	34.23'	L174	N 89°05'24"W	92.36'
L114	S 87°57'34"E	91.92'	L134	S 03°20'20"W	97.00'	L154	N 18°14'28"E	115.23'	L175	N 81°26'54"W	171.59'
L115	S 79°59'01"E	56.04'	L135	S 11°13'34"W	66.20'	L155	N 05°00'31"E	34.19'	L176	S 84°35'07"W	124.76'
L116	S 76°33'44"E	84.14'	L136	S 39°44'05"E	40.27'	L156	S 15°38'48"W	53.39'	L177	N 75°29'03"W	49.76'
L117	N 82°10'29"E	60.15'	L137	S 58°54'35"W	49.11'	L157	S 03°09'46"E	99.77'	L178	N 87°03'14"W	71.94'
L118	N 62°22'32"E	100.69'	L138	S 81°14'52"W	45.16'	L158	S 11°44'23"W	74.70'	L179	S 89°47'35"W	234.49'
L119	N 70°34'58"E	92.16'	L139	S 24°08'48"W	23.09'	L159	S 14°34'27"E	99.89'			
L120	N 84°58'08"E	98.17'	L140	S 11°16'30"E	63.58'	L160	S 11°32'15"E	128.12'			

Floodplain Notes:

The area designated as 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.

The floodplain shown on this plat are taken from the Red Run Watershed Project for Baltimore County in 1984 (Sheets 5, 6, 7, 12) and a Study by Matis Warfield, Inc., 1998.

Wetlands:

Wetlands shown on this plat are based on the field delineated by Exploration Research, 4/91; by D.S. Thaler & Associates, 5/91; by Valaria Rychwalski of DEPRM, 7/91; and by ECO Sense, Inc., 3/99.

Variance Note:

A variance was granted by the Baltimore County Department of Environmental Protection and Resource Management from Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The Forest Buffer Easement and building setback shown hereon are reflective of the fact that this variance was granted. Conditions were placed on this variance to reduce water quality impacts.

Plat prepared by:
LONG VAN BUI, L.S.
9243 Bellbeck Road
Baltimore, MD 21234
Phone: 410-262-5467
410-581-2438

Owner:
LAKESIDE FINANCIAL CENTER, LLC
C/O DAVID S BROWN ENTERPRISES
Deed: 13310-584
Tax Acct. Nos.: 04-23-00-009231 thru 0099238
Tax Map 67, Parcel 213

Filed for record
78 036
Date OCT 06 2005
Test:
Clerk

S.M. 78 - 36

APPROVED FOR THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE

Director of Permits and Development Management — Date 10/26/2005

APPROVED FOR THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

Director of Department of Environmental Protection and Resource Management — Date 10/17/05

PWA completed N/A - DDP
Final Plat
P.D.M. 10-26-05
Dev. Design 9/26/05
Dev. Engineer 9/26/05
Streets, numbering 9.14.05
Planning
Land acquisitions
Assessments
Rec. & Parks 9.22.05

Surveyor's Certificate

I, Long Van Bui, a Registered Professional Land 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 the Plat and the placing of the markers.

Long Van Bui, L.S.
MD. Reg. No. 20023 — Date 9/12/05

I hereby certify that I have reviewed with due diligence the approved Seventh Refinement To C.R.G. Plan (DRC 041904F) dated 05-16-05, approved 06-06-05 and have prepared with due diligence this record plat pursuant to said C.R.G. Plan approval.

Owner's Certificate

The undersigned, owner of the land shown on this plat, hereby certifies that, to the best of his/her 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 same concerns the making of the Plat and the setting of the markers.

Howard S Brown, Managing Member
Lakeside Financial Center, LLC — Date 9/12/05

First Amended Plat of "FRIEDLER PROPERTY"

(F.K.A. "RED BROOK FINANCIAL CENTER", PRESENTLY KNOWN AS "RED BROOK CORPORATE CENTER")

PREVIOUSLY RECORDED IN PLAT BOOK 72-139
ELECTION DISTRICT: 4C3, BALTIMORE COUNTY, MARYLAND
Scale: 1"=100' Date: JUNE 27, 2005

100 50 0 100 200 300
SCALE IN FEET

98059RP-1st.DWG

PLAT RECORDING TOTAL $5.00 $5.00
Rec'd BMDS
BY EC
Oct. 27th 2005
Dept. & Bill Nr. & 3453
09:59 am

MSA SSU 1236 11462
P113783