

Letter Mate
John C. Childs
Associate
Norman F. Hermann

MATZ, CHILDS & ASSOCIATES, INC.
Engineers - Surveyors - Site Planners
2129 N. Charles St., Baltimore 18, Maryland
HO 4146 7-5700

#5544
Water Supply
Sewerage
Drainage
Highways
Structures
Developments
MAP #3
SEC. 2-B
MLERA
4/13/62

DESCRIPTION
0.8510 ACRE TRACT, PART OF "MILBROOK", THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MD.

Beginning for the same at a point in the eighth line of the land which by Deed dated June 2, 1890 and recorded among the Land Records of Baltimore County in Liber J.W.S. No. 180, Folio 355 was conveyed by Robert R. Boardman, Trustee, to John C. Childs, at the distance of 325.36 feet measured reversely along said line from its intersection with the northeasterly side of the Western Maryland Railroad Right-of-Way, said point of beginning being also in the second line of the land now or formerly owned by William F. Chew and described in a Deed recorded among said Land Records in Liber G.L.B. No. 2761, Folio 431, and running thence, binding on a part of the second line and a part of the third line of said last mentioned land, and binding also reversely on a part of the eighth line of the land first herein referred to, and referring the courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) N. 23° 22' 27" E., 65.35 feet, and (2) N. 23° 22' 27" E., 63.45 feet to the beginning of said eighth line and to the beginning of the eighth line of the land which by Deed dated October 31, 1957 and recorded among said Land Records in Liber G.L.B. No. 3261, Folio 233 was conveyed by Walter J. Crismer and Son, Inc. to Hatton Homes, Inc., thence binding on a part of said last mentioned line and still binding on a part of the third line of the land now or formerly owned by William F. Chew, (3)

Description: 0.8510 Acre Tract, Part of "Milbrook", Third Election

District, Baltimore County, Maryland

N. 23° 22' 27" E., 30.98 feet to a point in line with the northwest side of a sixteen foot alley shown on the "Subdivision Plat of Section One, Milbrook", recorded among said Land Records in Plat Book G.L.B. No. 25, Folio 57, thence to and along a part of the northwest side of said alley, (4) N. 71° 37' 10" E., 80.86 feet, thence running for a line of division, (5) S. 66° 37' 33" E., 124.68 feet, thence binding on lines parallel with, and 185.00 feet southeasterly from, the third, second and first lines of this description, (6) S. 23° 22' 27" W., 154.74 feet, and (7) S. 27° 22' 27" W., 49.94 feet, and thence, for a line of division, (8) N. 69° 22' 10" W., 186.29 feet to the place of beginning.

Containing 0.8510 acres of land.

HGW:abr 3/2/62
J. O. #57101



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DESCRIPTION
1.4383 ACRE TRACT, PART OF "MILBROOK"

THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

PRESENT ZONING: R-6

PROPOSED ZONING: M-L

Beginning for the same at a point on the northeasterly side of the Western Maryland Railroad Right-of-Way at the end of the first line of the land now or formerly owned by William F. Chew and described in a Deed recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2761, Folio 431, and running thence, binding on a part of the second line of said land, and binding also reversely on a part of the eighth line of the land which by Deed dated June 2, 1890 and recorded among said Land Records in Liber J.W.S. No. 180, Folio 355 was conveyed by Robert R. Boardman, Trustee, to John C. Childs, and referring the courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District (1) N. 27° 22' 27" E., 325.36 feet, thence leaving said lines and running for a line of division (2) S. 69° 22' 10" E., 186.29 feet, thence by a line parallel with and 185.00 feet southeasterly from, the first line of this description (3) S. 27° 22' 27" W., 346.82 feet to a point on the northeasterly side of the Western Maryland Railroad Right-of-Way herein referred to, and thence, binding thereon (4) Northwesterly, by a curve to the right with a radius of 1113.28 feet, the distance of 185.22 feet (said arc being subtended by a chord bearing N. 68° 45' 17.5" W., 185.01 feet) to the place of beginning.

Containing 1.4383 acres of land.

HGW:abr J. O. #57101
12/26/61



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DESCRIPTION
15.5907 ACRE TRACT, PART OF "MILBROOK", THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MD.

PRESENT ZONING: R-G
PROPOSED ZONING: R-A

Beginning for the same at a point in the second line of the land which by Deed dated June 2, 1890 and recorded among the Land Records of Baltimore County in Liber J.W.S. No. 180, Folio 355 was conveyed by Robert R. Boardman, Trustee, to John C. Childs, at the distance of 375.06 feet measured along said line from its intersection with the northeasterly side of the Western Maryland Railroad Right-of-Way, and running thence, binding on a part of said line, and binding also reversely on a part of the third line of the land which by Deed dated July 26, 1889 and recorded among said Land Records in Liber J.W.S. No. 173, Folio 100 was conveyed by Rosa B. Walker, Executrix, to the St. Vincent Association, and referring the courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) N. 43° 43' 27" E., 35.14 feet to the stone herebefore set at the end of the first line herein referred to, said stone being also at the end of the second line of the land which by Deed dated October 31, 1957 and recorded among said Land Records in Liber G.L.B. No. 3261, Folio 233 was conveyed by Walter J. Crismer and Son, Inc. to Hatton Homes, Inc., thence binding reversely on a part of said last mentioned line and still binding reversely on

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2129 N. Charles Street - Baltimore 18, Maryland

#5544
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Sewerage
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MAP #3
SEC. 2-B

Description: 15.5907 Acre Tract, Part of "Milbrook", Third Election District, Baltimore County, Maryland Present Zoning: R-G Proposed

Zoning: R-A

a part of the third line of the land conveyed to the St. Vincent Association, as aforesaid, (2) N. 43° 43' 27" E., 129.99 feet to the southernmost point of the outline of the plat entitled "Amended Plat, Plat 1, Addition to, and Re subdivision of Part of Section One, Milbrook", and recorded among said Land Records in Plat Book W.J.R. No. 27, Folio 139, thence binding on the outline of said plat the five following courses and distances: (3) N. 43° 37' 15" W., 191.84 feet, (4) N. 46° 22' 45" E., 49.48 feet, (5) N. 43° 37' 15" W., 182.26 feet, (6) N. 56° 04' 02" W., 347.00 feet, and (7) N. 33° 55' 58" E., 122.00 feet to the point having the designation "1221" on said plat, thence leaving the outline of said plat and running for lines of division the thirteen following courses and distances: (7) N. 11° 04' 02" W., 14.14 feet, (8) N. 56° 04' 02" W., 187.72 feet, (9) westerly, by a curve to the left with a radius of 163.05 feet, the distance of 167.89 feet (said arc being subtended by a chord bearing N. 85° 33' 56" W., 160.57 feet), (10) S. 64° 56' 10" W., 93.47 feet; (11) westerly, by a curve to the right with a radius of 210.00 feet, the distance of 172.51 feet (said arc being subtended by a chord bearing S. 88° 28' 12.5" W., 167.70 feet), (12) N. 67° 59' 45" W., 195.92 feet, (13) northwesterly, by a curve to the right with a radius of 210.00 feet, the distance of 126.67 feet (said arc being subtended by a chord bearing N. 50° 42' 55" W., 124.76 feet), (14) N. 73° 24' 55" W., 10.28 feet, (15) southwesterly, by a curve to the left with a radius of 120.00 feet, the distance

Description: 15.5907 Acre Tract, Part of "Milbrook", Third Election

District, Baltimore County, Maryland Present Zoning: R-G Proposed

Zoning: R-A

of 86.97 feet (said arc being subtended by a chord bearing S. 45° 50' 34" W., 85.07 feet), (16) S. 25° 04' 53" W., 6.38 feet, (17) southwesterly, by a curve to the left with a radius of 4970.00 feet, the distance of 148.09 feet (said arc being subtended by a chord bearing S. 24° 13' 40" W., 148.08 feet), (18) S. 23° 22' 27" W., 46.78 feet, and (19) N. 66° 37' 33" W., 6.00 feet to a point in a line parallel with, and 185.00 feet southeasterly from, the eighth line of the land conveyed to Hatton Homes, Inc., as aforesaid, thence binding on said parallel line, and continuing to bind on a line parallel with, and 185.00 feet southeasterly from, the outline of the land conveyed to John C. Childs, as aforesaid, (20) S. 23° 22' 27" W., 154.74 feet, and (21) S. 27° 22' 27" W., 49.94 feet, thence for a line of division, (22) S. 69° 22' 10" E., 89.86 feet to a point in the seventh line of the land conveyed to Hatton Homes, Inc., as aforesaid, thence binding reversely on a part of said seventh line, (23) S. 43° 34' 37" E., 68.19 feet to the beginning thereof, thence binding reversely on the sixth line and on a part of the fifth line of said last mentioned land, (24) S. 34° 31' 51" E., 45.20 feet, and (25) N. 64° 56' 10" E., 77.54 feet, and thence, for a line of division, (26) S. 69° 22' 10" E., 1274.56 feet to the place of beginning.

Containing 15.5907 acres of land.

HGW:abr 3/2/62
J. O. #57101



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MAP #3
SEC. 2-B

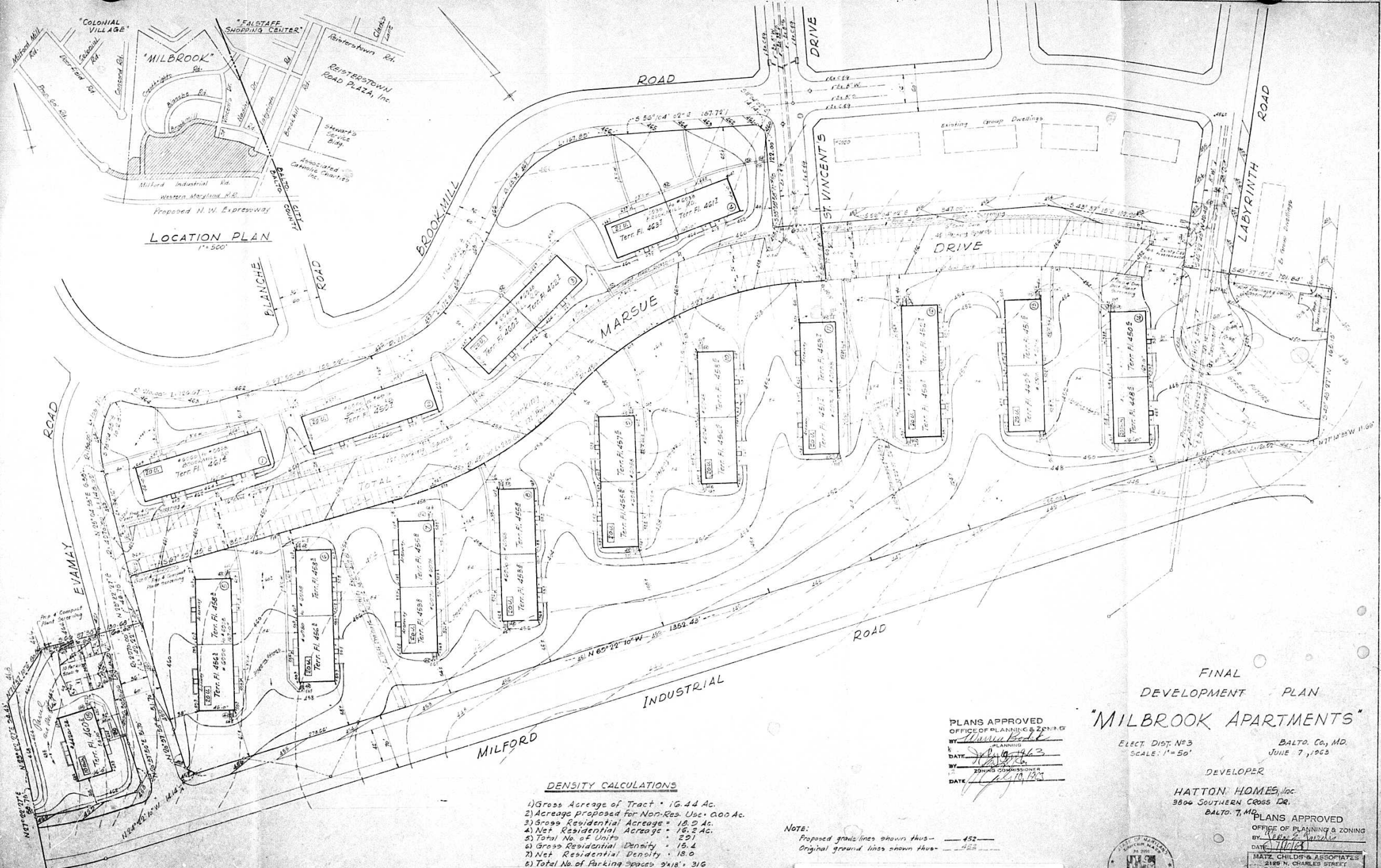
DESCRIPTION
11.5026 ACRE TRACT, PART OF "MILBROOK"

THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

PRESENT ZONING: R-G

PROPOSED ZONING: M-L

Beginning for the same at a point in the second line of the land which by Deed dated June 2, 1890 and recorded among the Land Records of Baltimore County in Liber J.W.S. No. 180, Folio 355 was conveyed by Robert R. Boardman, Trustee, to John C. Childs, where said line is intersected by the "northeasterly side of the Western Maryland Railroad Right-of-Way, and running thence binding thereon, and referring the courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) N. 69° 22' 10" W., 1374.78 feet and (2) Northwesterly, by a curve to the right with a radius of 1113.28 feet, the distance of 35.91 feet (said arc being subtended by a chord bearing N. 68° 26' 43" W., 35.91 feet), thence by a line parallel with arc 185.00 feet southeasterly from the eighth line of the land herein referred to and from the second line of the land now or formerly owned by William F. Chew and described in a Deed recorded among said Land Records in Liber G.L.B. No. 2761, Folio 431, (3) N. 27° 22' 27" E., 346.82 feet, thence leaving said parallel line (4) S. 69° 22' 10" E., 89.86 feet to a point in the seventh line of the land which by Deed dated October 31, 1957 and recorded among said Land Records in Liber G.L.B. No. 3261, Folio 233 was conveyed by Walter J. Crismer and Son, Inc. to Hatton Homes, Inc., thence binding reversely on a part of said seventh line, (5) S. 43° 34' 37" E., 68.19 feet to the beginning thereof, thence binding reversely on the sixth line and on a part of the fifth line of said last mentioned land, (6) S. 34° 31' 51" E., 45.20 feet and (7) N. 64° 56' 10" E.,



LOCATION PLAN
1" = 500'

FINAL
DEVELOPMENT PLAN

"MILBROOK APARTMENTS"

ELECT. DIST. NO. 3
SCALE: 1" = 50'
BALTO. CO., MD.
JUNE 7, 1963

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *William R. Koch*
DATE *6/10/63*
BY ZONING COMMISSIONER
DATE *6/19/63*

DEVELOPER

HATTON HOMES, Inc.
3806 SOUTHERN CROSS DR.
BALTO., MD.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *William R. Koch*
DATE *6/10/63*
MATZ, CHILDS & ASSOCIATES
2189 N. CHARLES STREET
BALTIMORE 16, MARYLAND
REGISTERED PROFESSIONAL ARCHITECTS
SINCE 1914 C.E.S. P.S.S. (P.S.)

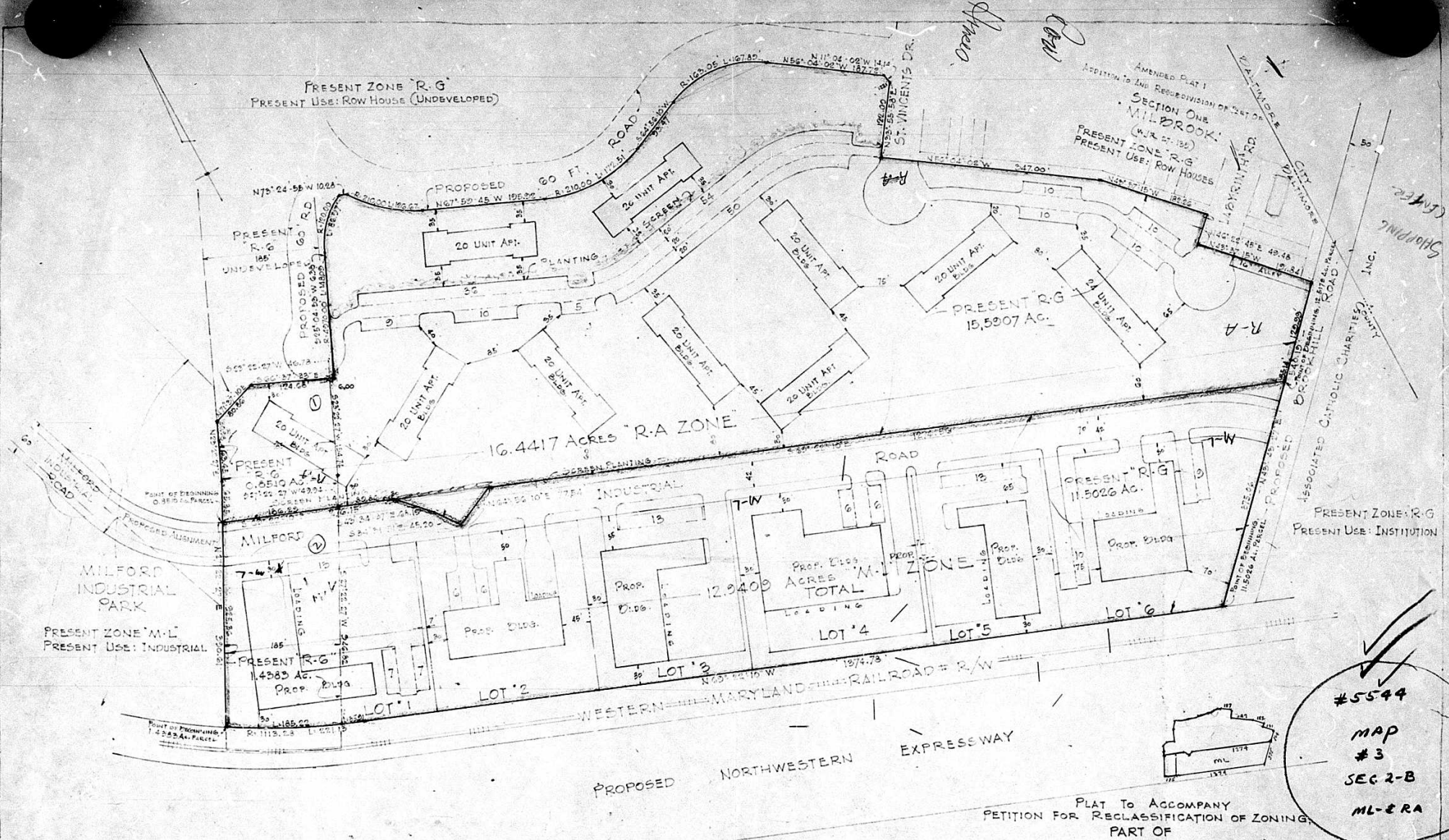
DENSITY CALCULATIONS

- 1) Gross Acreage of Tract • 16.44 Ac.
- 2) Acreage proposed for Non-Res. Use • .00 Ac.
- 3) Gross Residential Acreage • 16.44 Ac.
- 4) Net Residential Acreage • 16.2 Ac.
- 5) Total No. of Units • 221
- 6) Gross Residential Density • 13.4
- 7) Net Residential Density • 13.0
- 8) Total No. of Parking Spaces 241 • 316

Zoned RA
Garden Type Apartments

NOTE:
Proposed grade lines shown thus— 452
Original ground lines shown thus— 452





#5544
 MAP #3
 SEC 2-B
 ML-2 RA

PLAT TO ACCOMPANY
 PETITION FOR RECLASSIFICATION OF ZONING
 PART OF
 "MILBROOK"

	RESIDENTIAL	INDUSTRIAL
AREA OF PROPERTY:	16.447 Ac. (R.A.)	12.949 Ac. (M.L.)
EXISTING USE:	Row House	Row House - UNDEVELOPED
PROPOSED USE:	RESIDENTIAL	LIGHT MANUFACTURING
PRESENT ZONING:	R-G: 15,5907 Ac. R-G: 0.8510 Ac.	R-G: 11,5026 Ac. R-G: 1,4385 Ac.
PROPOSED ZONING:	R-A	M-L
NUMBER OF UNITS:	204	9
NUMBER OF PARKING SPACES:	204	96

ELECT. DIST. 'S BALTIMORE Co., MD.
 Scale: 1"=100' Aug. 4, 1961
 Revised Dec. 26, 1961
 Revised MAR. 6, 1962
 DEVELOPER:
 FAIRVIEW GARDENS
 9800 Southern Cross Dr.
 BALTIMORE 7, MD.

MATZ, CHILDS & ASSOCIATES
 2129 N. CHARLES STREET
 BALTIMORE 18, MARYLAND
 DRAWN BY: TRACED BY: CHECKED BY:
 JD LM



John C. Childs