

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
and Thelma H. Smuck,

I, HARRY A. SMUCK, legal owner of the property, state in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-6 zone to an MH zone, for the following reasons:

There was error in the original zoning and/or the character of the neighborhood has greatly changed, to such an extent that the reclassification requested is proper.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for:

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Harry A. Smuck
Thelma H. Smuck Legal Owner
Address: 6050 Ritchie Hwy.
Baltimore, Md. 21225

James D. Nolan
Petitioner's Attorney
Address: 204 W. Penna. Ave., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of February, 1968, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of February, 1968, at 11:00 o'clock.

James D. Nolan
Zoning Commissioner of Baltimore County

RECLASSIFICATION FROM AN
R-6 ZONE TO AN MH ZONE
LOCATION: S/W R/W OF
BALTO. BELTWAY AND S/S
PATAPSCO TUNNEL APPROACH
DISTRICT: 13th
PETITIONERS: HARRY A. SMUCK,
ET UX.
BEFORE THE ZONING
COMMISSIONER OF
BALTIMORE COUNTY
Case No. 69-182R

PETITIONERS' BRIEF

Now come the Petitioners, Harry A. Smuck and wife, by James D. Nolan and Newton A. Williams, their attorneys, and respectfully present the within brief in support of their request for reclassification made herein. As was brought out at a hearing before the Commissioner on Wednesday, February 26, 1968, at 11 a. m., which hearing was attended only by the Petitioner, Harry A. Smuck, his counsel, James S. Spamer, and Mr. Hugh Gelston, a realtor, who has many times appeared before the Commissioner, the Board of Appeals, and the Circuit Court for Baltimore County, with no protestants whatever being in attendance, the situation with regard to this reclassification is as hereinafter set out.

The subject property of these proceedings is a large parcel which has been divided into three parts by the Baltimore County Beltway, the Patapasco Tunnel approaches, and the high voltage transmission line belonging to the Consolidated Gas, Electric Light and Power Company of Baltimore. As was stated above, the property lies in the Thirteenth Election District of Baltimore County and in that part of the Election District marked by heavy industrialization, including an immediately contiguous MH zone, namely, thirteen MH 1, which includes, among other uses, the brewery belonging to the Carling Brewing Company, Inc., a large factory, warehouse and truck station belonging to the American Can Company, a large warehouse belonging to the Great Atlantic & Pacific Tea Company, and a number of other major industrial uses. The largest parcel, that denominated Parcel A

on Petitioners' Exhibit 1, contains some 116 acres, being a rather elongated parcel, running roughly from east to west, as being bordered on the south by the left bank of the Patapasco River; on the east by the Baltimore County Beltway right-of-way; on the north by the Patapasco Tunnel approach and the aforesaid high voltage transmission line right-of-way belonging to the Consolidated Gas, Electric Light and Power Company of Baltimore; and on the west by properties owned by the Baltimore & Ohio Railroad Company, containing some 116 acres, more or less.

Parcel B is an irregularly shaped parcel of land of some 8 acres, more or less, being bordered on the east by Hammonds Ferry Road and having a considerable frontage thereon, of some 470 feet, more or less; on the north by the high voltage transmission line; on the west by the Baltimore County Beltway right-of-way; and on the south, to a small extent, by the north bank of the Patapasco River, and to a larger extent on the south, by an abandoned tavern operation which was at least partially destroyed by fire some years ago.

Parcel C contains approximately 1.7 acres, and has approximately 200 feet of road frontage, more or less, on Hammonds Ferry Road, and is bordered on the north by the Patapasco Tunnel approaches, and on the south by the high voltage transmission line, with the western boundary being the apex, or meeting point, of the southern and northern boundary lines, the parcel being generally triangular in shape.

The modern history of these parcels involved acquisition by the Petitioners in the late 1930's and early 1940's. The present use, and the use to which the property has been devoted ever since acquisition is an open pit quarry type operation for the recovery of sand, gravel and other aggregates used in the construction industry in the metropolitan Baltimore area. It should be noted that as to Parcel A, this area is served by an improved road

- 2 -

leading to Hollins Ferry Road, with an existing underpass under the Patapasco Tunnel approaches.

As to zoning, of course, the property was not zoned until the imposition of County-wide zoning in 1945, at which time the existing, and then existent, industrial attributes of this property were recognized by the imposition of MH zoning on this property and other properties in the immediate area.

The sand and gravel operation continued without interruption from 1945 to and through 1959, under MH zoning, and then in 1959, the present R-6 zoning was imposed upon the property by action of the County Council. With reference to the action of the Council in 1959, the Commissioner's attention is directed to the Master Plan Recommendation Thirteenth District - Baltimore County, prepared by the Planning Board for presentation to the County Executive and County Council under date of May 5, 1959. On Page 4 of that report, under Paragraph (4), there is an indication that this property which had been devoted to industrial uses for many years was sought to be set aside in open spaces type of development, looking toward a possible future acquisition of the property by the State Department of Forests and Parks for incorporation into an extension of the Patapasco State Park.

It is the Petitioners' contention, adequately supported by evidence, that the imposition of R-6 zoning on this property was manifestly in error, and was represented in an attempt by the Planning Board, and subsequently by the Council, to set this property aside for possible park acquisition, or even more improperly, to set the property aside for open spaces type of development, without compensation of any sort to the property owners.

In this regard, the Commissioner's attention is directed to the petition of Reliable Homes Corporation, in Case No. 5165, in which this

- 3 -

Corporation belonging to the Steffey interests, sought to have a rather large parcel of approximately the same size as the subject parcel, rezoned from R-6 to ML, the said parcel lying along the northern shore line of the Patapasco River some 470 feet northwest of the Harbor Tunnel approaches. This petition which was denied by the Zoning Commissioner, and subsequently granted by the Board of Appeals, the Board's action being upheld by the Circuit Court for Baltimore County, decision and Order by the Honorable John E. Raine, Jr., in Miscellaneous No. 2523, Docket 7, Folio 137, Ethel V. Ravelo, et al. v. Nathan H. Kaufman, Jr., et al., being and comprising the Baltimore County Board of Appeals. The evidence in the Reliable Homes case indicated, citing the Minutes of the Council Meeting for May 26, 1959, that the imposition of R-6 zoning on Reliable's large tract was dictated not by the proper standards to be utilized in the imposition of zoning, but rather by a direct effort by the Council to set this property aside for permanent use as a part of open spaces. The evidence in that case indicated among other things, that from one and one-half to two million cubic yards of fill would be required to render the property useable for R-6 zoning construction; thus placing the development costs so high as to permanently render such construction impossible and impractical. The fill problems to render the subject site useable for R-6 development are only slightly less in magnitude, as will be set out below.

The Petitioners' engineer, Mr. James S. Spamer, would testify, among other things, that he has been familiar with the property for some fifteen years, the duration of his association with Mr. Smuck's interests. Mr. Spamer, as the author of Petitioners' Exhibit 1, would also testify as to the extensive heavy industrial uses in the area, which are clearly shown on Petitioners' Exhibit 1, and it should be noted that the many revisions indicated on the lower right hand corner of Petitioners' Exhibit 1, indicate just some of the ever-increasing industrial utilization of the properties in the area.

According to Mr. Spamer, there is also an extensive flood plain problem, with much of the property lying less than a foot above the level of the river in ordinary periods of flow, and a great deal of the property lying below elevation 19.8, the 50-year flood level for the river. According to Baltimore County subdivision regulations, any R-6 development in this area would require the first floor to be placed at a minimum of 6 feet above the 50-year flood plain level, or at an elevation of some 26 feet, and that no parts of the property at present -- at least insofar as Parcel A is concerned, approximate an elevation of 26 feet above sea level, with most of the property very close to the level of the river. Thus, R-6 development would require the entire property to be filled, which, by observation, is completely prohibitive economically, and assuming that such fill was done, all housing would have to be built on a slab with possible pilings being driven, after years of compaction of the fill placed, or if basements were to be utilized, they would have to be built in a completely water-tight manner, with no windows, outside stairs or openings to the outside. Mr. Spamer also points out, and quite rightly, we believe, that because of these fill problems, flood plain problems, the proximity of this property to the Patapasco River which, unfortunately, is polluted, the proximity of the Baltimore County Beltway, the high voltage transmission line, the Patapasco Tunnel approaches, and the fact that the property could be reached only by driving through the contiguous heavy industrial area, that the property has no potential whatever for R-6 or any other type of residential development. This being the case, the imposition of R-6 zoning upon the property by the Council in 1959, was then, and is now, manifestly in error and amounts to confiscation of Mr. Smuck's property.

The Petitioner, Mr. Smuck, informed the Zoning Commissioner, and has informed Mr. Spamer, and his counsel, as well as Mr. Gelston, that he has requested the MH zoning in order to devote these properties primarily to truck terminal uses. Mr. Smuck further stated

that he envisions and plans no uses on the subject tract if the petition is granted, which would be productive of smoke or other odors, or any use which would require tall smoke stack construction.

Mr. Spamer went on to state that in his opinion as an expert civil engineer, that all utilities are available to the subject tract, and that they are entirely adequate and appropriate for MH development.

Mr. Gelston, realtor, and recognized expert, who has appeared many times before the Commissioner and other Courts and administrative bodies in Baltimore County, states that at Mr. Smuck's request he has personally familiarized himself with both the subject property and the surrounding neighborhood. Defining the neighborhood, as to Baltimore County only -- since it must be remembered that this property is contiguous for a great distance to the north bank of the Patapasco River, the center of the said river being the Baltimore County boundary line, and the south bank being in the Fifth District of Anne Arundel County -- Mr. Gelston feels that this property is a part of the general heavy industrial development in this part of the Thirteenth District, which includes a band of industrial development running from Carling Brewery on the east to and through the Great Atlantic & Pacific Tea Company warehouse on the west; and that the Patapasco Tunnel approach and the high voltage transmission line do not form a barrier or cut this property off from the balance of the industrial properties in the area. Mr. Gelston also states that he has never seen a property more inappropriately zoned for residential use than the subject property. Furthermore, Mr. Gelston is of the opinion that MH development of this property would enhance the value of the surrounding properties, since it would be a definite improvement over the existing open pit sand and gravel operation, which is marked by numerous ponds, lakes, piles of overburden, and other scrap material. Finally, Mr. Gelston is of the definite opinion that the granting of this reclassification is appropriate.

ate in that the property should be properly zoned MH, as is the property to the north, and that such MH zoning would have no adverse effect whatever on other properties in the neighboring area. Mr. Gelston bases this opinion on all those factors mentioned in Mr. Spamer's testimony, all of which he is in agreement with, and which confirm his personal knowledge and opinion of the property.

The Commissioner's attention is also directed to the comments of the Baltimore County Zoning Advisory Committee, dated January 31, 1969, in this matter, which state, among other things, that:

1. Utilities are adequate, with water available through a 20-inch existing main in Hollins Ferry Road, and that public sanitary sewer is existent on this site, and may be made available to the entire property with public extensions;
2. The Board of Education states that this zoning would put no pressure on the school population, and would, in fact, result in a loss of approximately 140 students, relieving any possible overburden in the area; and
3. Last, but by no means necessarily least, the Industrial Development Commission confirms what can be seen by simple observation -- namely, that the subject site is located in a predominantly industrial area of the County, which can be served with existing utilities and the present road system, and that there exists a need for industrially zoned land in this section of the County, as industrial land is apparently being rapidly depleted in this and other areas of the County.

For these reasons, and for numerous other reasons, which would only serve to lengthen this brief unnecessarily, the Petitioners re-

- 6 -

respectfully submit that MH zoning is most appropriate for this subject tract, it being clearly manifest that the imposition of R-6 zoning, by the County Council in 1959, was then in error, and is manifestly now completely out of step with the general character of the area.

Respectfully submitted,

James D. Nolan
Norton A. Williams
204 West Penna. Ave.
823-7800
Towson, Maryland 21204
Attorneys for Petitioners

Re: Petition for Reclassification
From R-6 Zone to M-H Zone
N.W. Side Hammonds Ferry
Road and N.W. of Balto. Gas &
Elec. Co.'s Trans. Line
13th District - Harry A. Smuck
and Thelma H. Smith,
Petitioners

Before
Zoning Commissioner
of
Baltimore County
No. 69-182-R

Before
S-2-23A
S-6-C
S-7-C
S-7-D
S-8-D
MH

The petitioners requested reclassification from an R-6 Zone to M-H Zone of property on the northwest side of Hammonds Ferry Road and the northwest side of the Baltimore Gas & Electric Company's Transmission Line, in the Thirteenth District of Baltimore County.

James D. Nolan has made it very clear in the Petitioner's Brief the reasons why the subject property should be reclassified. The Brief is attached hereto and made a part hereof.

The Baltimore County Circuit Court in the Reliable Homes Case made it very clear that industrial property cannot be zoned residential simply for use as an open space or by future use by the State Department of Forests and Parks.

James S. Spamer, the petitioners' engineer, gave more than adequate testimony as to the difficulty in developing the property for residential uses.

For the above reasons the reclassification should be had.

It is this 31st day of March, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby reclassified from an R-6 Zone to M-H Zone, subject to approval of the site plan by Bureau of Public Services and the Office of Planning and Zoning.

James S. Spamer
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 31, 1969

COUNCIL OFFICE BUILDING
111 S. CHESAPEAKE
BALTIMORE, MARYLAND 21204

OLIVER L. MYERS
CHAIRMAN

MEMBERS

WILLIAM D. ENGLISH

BUREAU OF ENGINEERING

TRAFFIC ENGINEERING

STATE PLANNING COMMISSION

BUREAU OF PUBLIC WORKS

WATER DEPARTMENT

WATER DEPARTMENT

WATER DEPARTMENT

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WATER DEPARTMENT

James D. Nolan, Esq.,
204 W. Penna. Ave.,
Towson, Maryland 21204

Re: Type of Hearings: Reclassification
from an R-6 zone to an MH zone
Locations: S/W of Balto. Beltway
and S/W of Patapsco Tunnel approach
Districts 13th
Petitioners: Harry A. Smuck, et al
Committee Meeting of January 21, 1969
Item 165

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

Subject property is presently improved with a sand and gravel operation. The only access to the site is by Hollins Ferry Road which is an unimproved gravel thoroughfare. The property is bounded by the Harbor Tunnel approach, the Baltimore Beltway and Patapsco River.

BUREAU OF ENGINEERING:

Highways: Access to the site is from Hollins Ferry Road along an existing road leading to the site passing under the Harbor Tunnel approach road. All roads constructed to serve this site shall be the full responsibility of the developer and shall meet minimum County Standards of concrete curb and gutter and 42" of macadam paving on a 60' right-of-way.

Storm Drains: This property is located adjacent to the Patapsco River and the elevations are extremely low. A major grading project is required to make this site usable. All on site storm drains are the full responsibility of the owner.

James D. Nolan, Esq.,
204 W. Penna. Ave.,
Towson, Maryland 21204
Re: Item 165

January 31, 1969

Storm Drains (Continued)

A sediment control plan must be presented to the Bureau of Engineering and the Soil Conservation Service for review and approval prior to the release of any grading permit. It is quite important to control erosion and sediment on this site.

Water: Public water may be made available from the existing 20" water in Hollins Ferry Road upon approval by the Baltimore City Bureau of Water Supply.

Sanitary Sewer: Public sanitary sewer is existing on this site and may be made available to the entire property with public extensions.

BUREAU OF TRAFFIC ENGINEERING:
The subject tract is presently being used as a quarry operation. As the quarry operation is to remain, there should be no change in existing travel patterns.

HEALTH DEPARTMENT:
Public water is available and public water can be made available; therefore, this office does not anticipate any health problem.

BUILDING ENGINEER'S OFFICE:
No comment from this office.

FIRE DEPARTMENT:
Owner shall be required to comply to all Fire Department requirements when construction plans are submitted for approval.

BOARD OF EDUCATION:
Would put no pressure on school population since a loss of approximately 140 students would result from this change.

INDUSTRIAL DEVELOPMENT COMMISSION:
We have reviewed the subject site and plan. The site is located in a predominantly industrial area of the County and can be served with existing utilities and the present road system. The Industrially zoned land in this section of the County is rapidly being depleted and a need for additional industrially zoned land exists.

This office recommends that the petition be given favorable consideration.

James D. Nolan, Esq.,
204 W. Penna. Ave.,
Towson, Maryland 21204
Re: Item 165

January 31, 1969

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD

Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 14, 1969

FROM: George E. Gervelly, Director of Planning

SUBJECT: Petition 69-182-R. Reclassification from R-6 to M.H. Northwest side of Hammonds Ferry Road and the north side of the Baltimore Gas and Electric Co. transmission line. Harry A. Smuck, Petitioner

13th District

HEARING: Wednesday, February 26, 1969 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-6 to M.H. zoning. It is the opinion that the decision not to retain industrial zoning potentials for the area between the tunnel approach road and the Patapsco River was correct when the zoning map for this area was adopted in June of 1959 by the County Council. It feels also that changes have not occurred in the area since the adoption of the map which would justify reclassification to M.H. zoning here.

GEG:bms

TELEPHONE F.3.3000 EXT. 397

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

NO. 60866

DATE 1/26/69

TO: James D. Nolan, Esq., 204 W. Penna. Ave., Towson, Md. 21204

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY 1

DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT \$132.00

Advertising and posting of property for Harry A. Smuck 609-102-R

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

3-Avg 69-182 R

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 133

Filed for 609-102-R

Petitioner H.A. Smuck

Location of property 609-102-R

Location of Sign 609-102-R

Remarks 609-102-R

Posted by

Date of return 2-13-69

James D. Nolan, Esq., 204 W. Penna. Ave., Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this 21st day of January, 1969.

JOHN G. ROSE, Zoning Commissioner

Petitioner Harry A. Smuck, et al

Petitioner's Attorney James D. Nolan, Esq. Reviewed by

PETITION FOR RECLASSIFICATION AND ZONING

FROM: HARRY A. SMUCK, JR. AND WIFE, ELEANOR M. SMUCK, JR. 204 W. PENNSYLVANIA AVE., TOWSON, MD. 21204

TO: BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEB 6 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of two consecutive weeks before the 26th day of February, 1969, the first publication appearing on the 6th day of February.

THE JEFFERSONIAN

Cost of Advertisement \$132.00

PETITION FOR RECLASSIFICATION AND ZONING

FROM: HARRY A. SMUCK, JR. AND WIFE, ELEANOR M. SMUCK, JR. 204 W. PENNSYLVANIA AVE., TOWSON, MD. 21204

TO: BALTIMORE COUNTY, MARYLAND

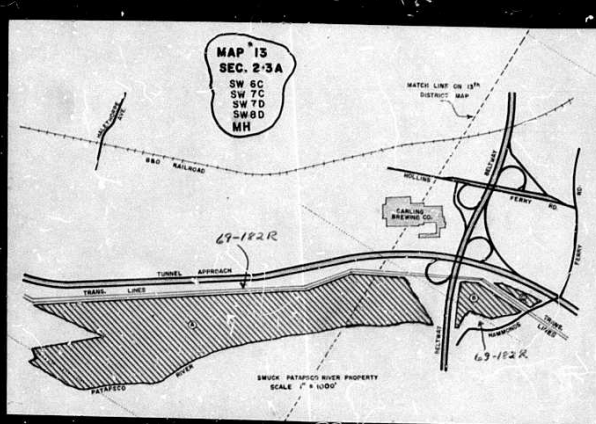
CERTIFICATE OF PUBLICATION

TOWSON, MD. FEB 6 1969

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THE JEFFERSONIAN

Cost of Advertisement \$132.00



TELEPHONE F.3.3000 EXT. 397

INVOICE

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE

Division of Collection and Receipts

COURT HOUSE

TOWSON, MARYLAND 21204

NO. 60818

DATE Feb. 3, 1969

TO: James D. Nolan, Esq., 204 W. Pennsylvania Ave., Towson, Md. 21204

Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO. 01-622

QUANTITY 1

DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE

TOTAL AMOUNT \$50.00

Petition for Reclassification for Harry A. Smuck 609-102-R

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

PETITION FOR RECLASSIFICATION AND ZONING

FROM: HARRY A. SMUCK, JR. AND WIFE, ELEANOR M. SMUCK, JR. 204 W. PENNSYLVANIA AVE., TOWSON, MD. 21204

TO: BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. February 24, 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES a weekly newspaper printed and published in Baltimore County, Md., once in each of two consecutive weeks before the 26th day of February, 1969, the first publication appearing on the 6th day of February.

THE TIMES

Cost of Advertisement \$50.00

Purchase Order # 5595

Registration No. 7712

PETITION FOR RECLASSIFICATION AND ZONING

FROM: HARRY A. SMUCK, JR. AND WIFE, ELEANOR M. SMUCK, JR. 204 W. PENNSYLVANIA AVE., TOWSON, MD. 21204

TO: BALTIMORE COUNTY, MARYLAND

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. February 24, 1969

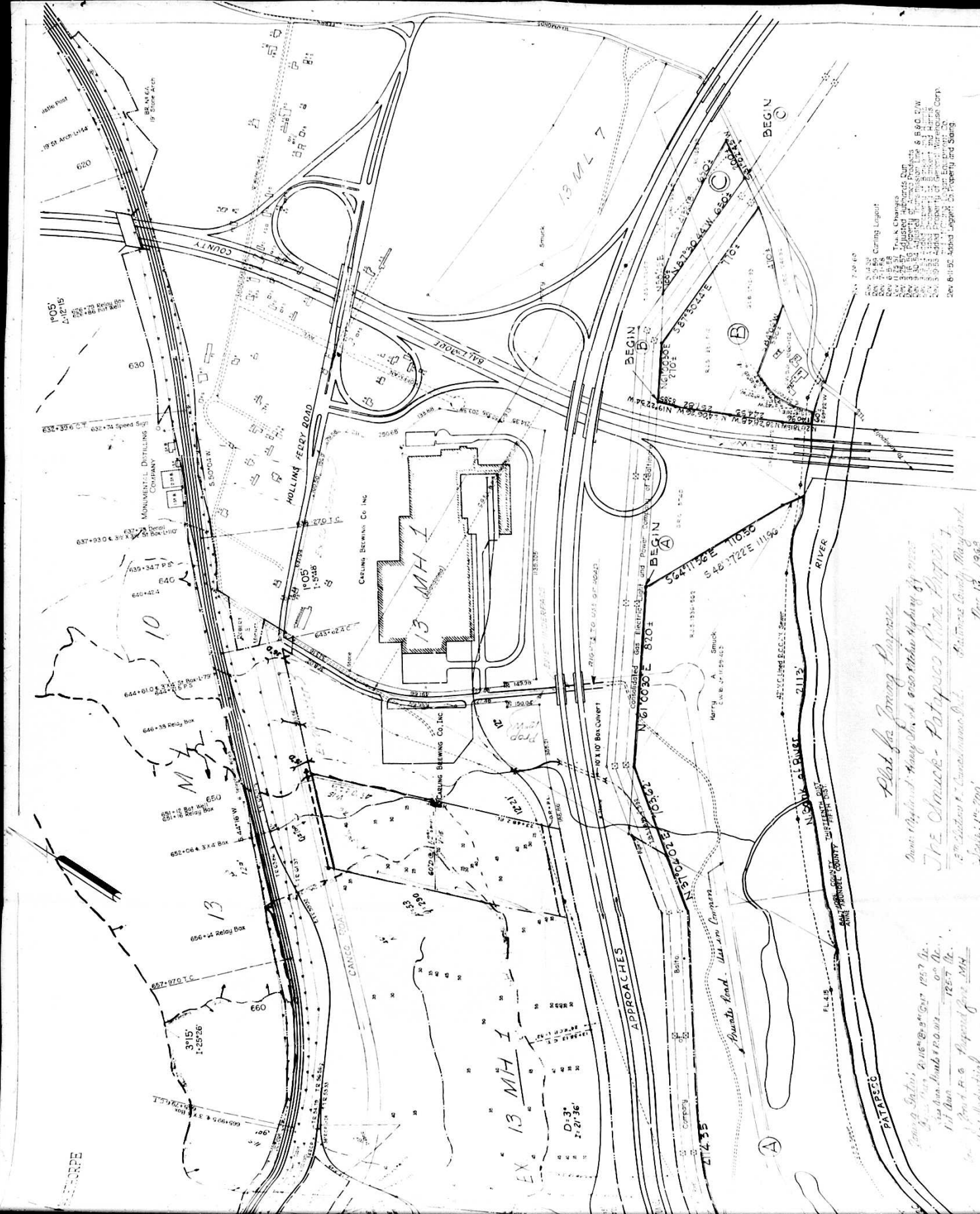
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES a weekly newspaper printed and published in Baltimore County, Md., once in each of two consecutive weeks before the 26th day of February, 1969, the first publication appearing on the 6th day of February.

THE TIMES

Cost of Advertisement \$50.00

Purchase Order # 5595

Registration No. 7712



Plot for Survey Purposes

Drawn by: [Name] at 1000' scale

J.E. Calkins - Patuxent River Property

1870's Survey of [Name] in [County], Maryland

Scale: 1"=100'

Date: 12, 1963

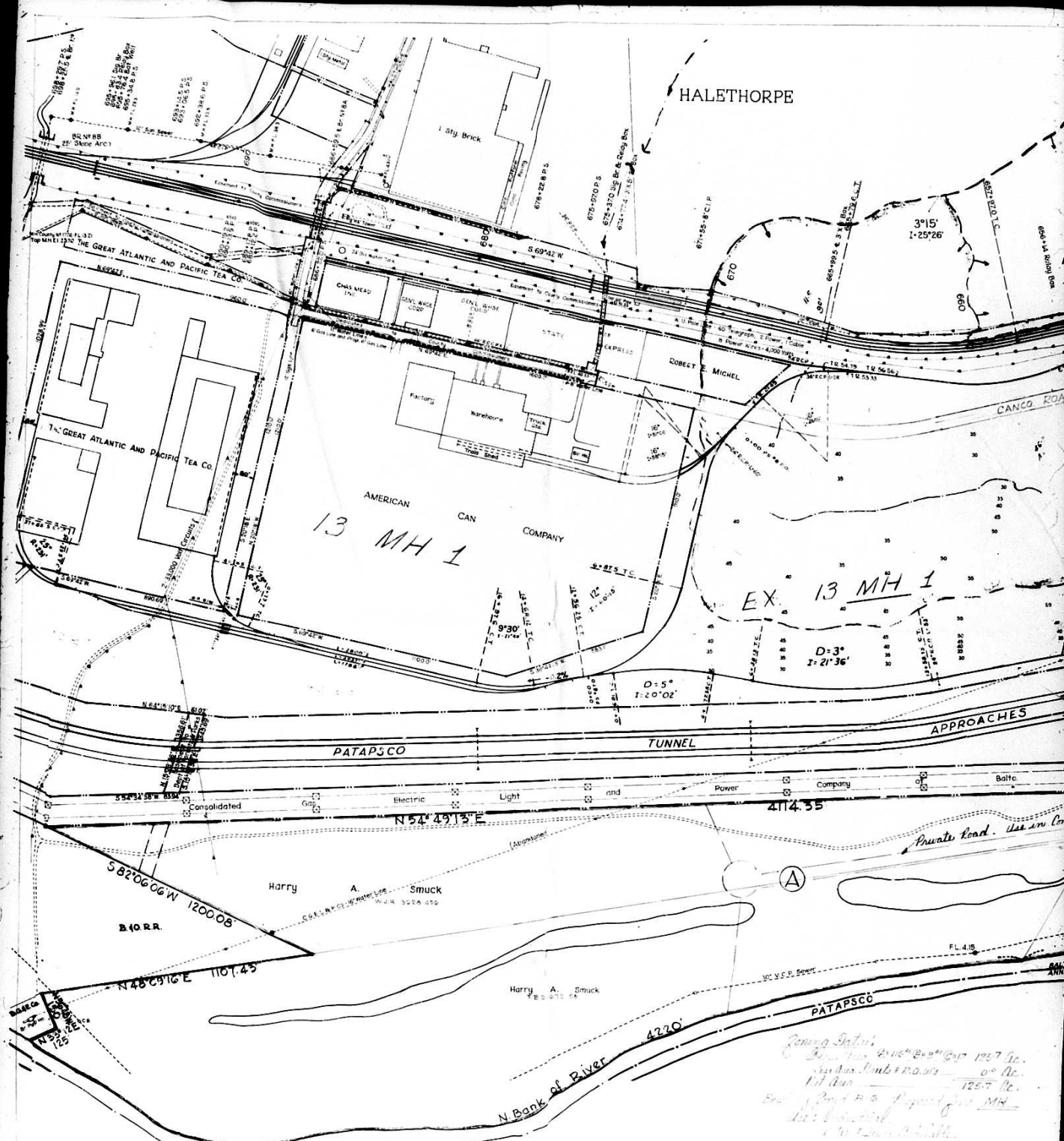
Survey Station, 1000' x 1000' 100' 100'

See also: [Name] 1000' 100' 100'

1000' 100' 100' 100'

1000' 100' 100' 100'

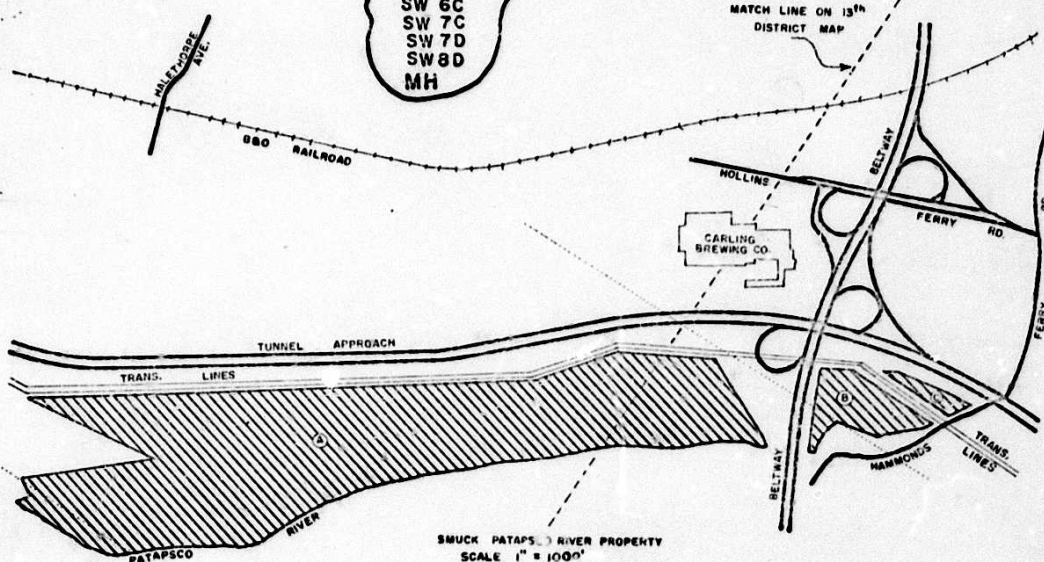
1000' 100' 100' 100'



MAP #13
SEC. 23A

#69-182R

SW 6C
SW 7C
SW 7D
SW 8D
MH



#69-182R
MAP #13
SEC. 23A
SW 6C
SW 7C
SW 7D
SW 8D
MH