

7-8-14-X 958 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ALLSTATE LEASING, INC., legal owner, of the property situate 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

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 _____ Use, Car Lot.

Section 236.4

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expense of above re-classification 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 of Baltimore County.

Contract purchaser

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1977, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE HANFORD ROAD
BALTIMORE, MD. 21234

David W. Dallas, Jr.
CIVIL ENGINEER
Registered Professional Engineer & Land Surveyor

ZONING DESCRIPTION
ALLSTATE LEASING INC.

T/A ALLSTATE

SPECIAL EXCEPTION

FOR USED CAR LOT

BEGINNING for the same in the center of Reisterstown Road (State Route 105) 66 feet wide, at a point distant 1770 feet more or less southeasterly from the intersection of the center line of Garrison Road with the center line of Reisterstown Road, thence binding on the center line of said Reisterstown Road south 41 degrees 9 minutes east 216.43 feet, thence leaving said road and running south 46 degrees 46 minutes west 300.18 feet, thence binding on the center line of a 25 foot private road north 11 degrees 43 minutes east 376.59 feet to the place of beginning.

CONTAINING 0.75 acres of land more or less.

September 14, 1977



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
SW/S of Reisterstown Rd., 1770' SE of Garrison Rd., 3rd district : OF BALTIMORE COUNTY
ALLSTATE LEASING, INC., Petitioners : Case No. 78-141-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Heslan, III
John W. Heslan, III
People's Counsel
County Office Building
Towson, Maryland 21204
474-1386

I HEREBY CERTIFY that on this 15th day of December, 1977, a copy of the foregoing Order was mailed to Allstate Leasing, Inc., 9808 Reisterstown Road, Garrison, Maryland 21055, Petitioners.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: _____ Date: December 30, 1977
FROM: _____
SUBJECT: _____
Petition 78-141-X
Petition for Special Exception for Used Car Lot
Southwest side of Reisterstown Road 1770 feet
Southeast of Garrison Road
Petitioner - Allstate Leasing, Inc.

3rd District

HEARING: Wednesday, January 4, 1978 (10:30 A.M.)

In view of the fact that this piece of commercially zoned property already exists in this predominantly industrial area, this office has no comment to offer on the requested special exception. If granted, the provision of landscaping, with particular attention to the road frontage, should be made a condition of the order.



Leslie H. Graef
Director of Planning

LHG:jgd:dne



January 18, 1978

Elizabeth H. Trimble, Esquire
1800 Mercantile Bank Building
Baltimore, Maryland 21201

RE: Petition for Special Exception
SW/S Reisterstown Road, 1770' SE of Garrison Road - 3rd Election District
All State Leasing, Inc. - Petitioner
NO. 78-141-X (Item No. 88)

Dear Ms. Trimble:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Heslan, III, Esquire
People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Louis A. Cohen, President
Allstate Leasing, Inc.
9808 Reisterstown Road
Garrison, Maryland 21055

RE: Temporary Approval for Existing
Used Car Operation
9808 Reisterstown Road
3rd Election District

Dear Mr. Cohen:

As requested in your letter of November 30, 1977, I will grant a temporary approval for the above referenced operation with the understanding that final approval will be contingent upon the granting of a Special Exception. The required Special Exception has been filed with this office and it is anticipated that a hearing will be scheduled shortly after the first of the year. Needless to say, if the request is denied, the operation must cease.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SFD:NRC:rf

cc: Mr. George J. Martinak
Deputy Zoning Commissioner

Mr. James R. Dyer
Zoning Supervisor

Mr. Nicholas B. Commodari
Coordinator, Development Control Section

Allstate Leasing, Inc.
9808 Reisterstown Road
Garrison, Maryland 21055

Item#88

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this _____ day of _____, 1977.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Allstate Leasing, Inc.
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: David W. Dallas, Jr.
Civil Engineer
8106 Hanford Road
Baltimore, Maryland 21234

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

Special Exception for a used car lot. Deputy Zoning Commissioner of Baltimore County, this 1st day of January, 1977, that the Petition for the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for, be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 20, 1977

COUNTY OFFICE BLDG.
111 W. Calverton Ave.
Towson, Maryland 21204

Franklin T. Mooney, Jr.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Allstate Leasing, Inc.
9808 Reisterstown Road
Garrison, Maryland 21055

Attention: Mr. David H. Grannet,
President

RE: Special Exception Petition
Item Number 88
Petitioner - Allstate Leasing

Dear Mr. Grannet:

The Zoning Plans 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. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the west side of Reisterstown Road approximately 1,770' southeast of Garrison Road in the 3rd Election District, the subject of this petition is part of an overall tract of land zoned B.R. and improved with facilities of the Allstate Leasing Company. At the time of field inspection, this particular parcel was being utilized for the sale of used cars which is the reason for this request. In the existing B.R. zoning classification, this use requires a Special Exception, however, it was granted a conditional use by the Deputy Zoning Commissioner pending the outcome of this hearing.

Allstate Leasing, Inc.
Page 2
Item Number 88
December 20, 1977

Manufacturing uses exist on either side of this overall tract of land, while the Garrison Forest School exists to the east across Reisterstown Road.

Comments from the Office of Project and Development Planning were not available at this time, however, it was verbally indicated to me that there were no site-planning factors requiring comments at this time.

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,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: David M. Dallas, Jr.
Civil Engineer
8108 Harford Road
Baltimore, Maryland 21234



THORNTON M. MOURING, P.E.
DIRECTOR

December 7, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #88 (1977-1978)
Property Owner: Allstate Leasing, Inc.
9808 Reisterstown Rd. 1770' S/E Garrison Rd.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a used car lot.
Acres: 0.75 District: 3rd

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General

Comments were supplied in connection with the Zoning Advisory Committee review of the overall property, of which this site is a part, for Item #24 of Zoning Cycle I (April - October 1977). Those comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #88 (1977-1978).

Very truly yours,

THOMAS H. DIVER, P.E.
ELLENWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM/PWS:ss
T-SE Key Sheet
41 NW 29 Pos. Sheet
NW 11 B Topo
67 Tax Map



THOMAS H. DIVER, P.E.
Secretary
THOMAS H. DIVER, P.E.
Administrative

November 4, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 1, 1977
ITEM: 88
Property Owner: Allstate Leasing, Inc.
Location: SW/S Reisterstown Rd. (Route 140), 1770' SE Garrison Rd.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a used car lot.
Acres: 0.75
District: 3rd

Dear Mr. DiNenna:

The existing entrances into the site are acceptable to the State Highway Administration. The proposed used car operation should have no adverse effect to the State Highway.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CLJ:JEM:rvd

By: John E. Meyers



#78-141-X

December 29, 1977

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #88, Zoning Advisory Committee Meeting, November 1, 1977, are as follows:

Property Owner: Allstate Leasing, Inc.
Location: SW/S Reisterstown Road 1770' SE Garrison Road
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a used car lot
Acres: 0.75
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning



STEPHEN E. COLLINS
DIRECTOR

November 9, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item #8 - ZAC - November 1, 1977
Property Owner: Allstate Leasing, Inc.
Location: SW/S Reisterstown Rd. 1770' SE Garrison Rd.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a used car lot.
Acres: 0.75
District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CSW/Kan



DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 25, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

The following are comments on Item # 88, Zoning Advisory Committee Meeting of November 1, 1977:

Property Owner: Allstate Leasing, Inc.
Location: SW/S Reisterstown Rd. 1770' SE Garrison Rd.
Acres: 0.75
District: 3rd

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

THOMAS H. DIVER, P.E.
BUREAU OF ENVIRONMENTAL SERVICES

SEC 35 1186



Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: H. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Allstate Leasing, Inc.

Location: SW/S Reisterstown Rd. 1770' SE Garrison Rd.

Item No. 88

Zoning Agency Meeting of 11/1/77

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

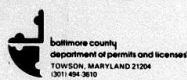
1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at _____

REVERSED the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.

7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: H. J. Galloway Noted and Approved: James M. Commodari
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau



JOHN D. SEVITT
DIRECTOR

November 3, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 88 Zoning Advisory Committee Meeting, November 1, 1977 are as follows:

Property Owner: Allstate Leasing, Inc.
Location: SW/S Reisterstown Road - 1770' SE Garrison Road
Existing Zoning: B.R.
Proposed Zoning: Special Exception for a used car lot.

Acres: 0.75
District: 3rd

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burdhas
c.e.b.

Charles E. Burdhas
Plans Review Chief
CER/j

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 28, 1977

Z.A.C. Meeting of: November 1, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

RE: Item No. 88
Property Owner: Allstate Leasing, Inc.
Location: SW/S Reisterstown Rd. 1770' SE Garrison Rd.
Present Zoning: B.R.
Proposed Zoning: Special Exception for a used car lot.

District: 3rd
No. Acres: 0.75

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrowich
W. Nick Petrowich
Field Representative

JOSEPH H. MCGRAW, PRESIDENT
T. BARBAR WILLIAMS, JR., VICE PRESIDENT
MARION W. BUDEN

THOMAS H. BRYEN
NICK LORANGE F. CHAMBERS
ROGER B. HAYDEN
ROBERT F. GIBBEL, SUPERINTENDENT

ALVIN LORECK
BRIAN HULTON & SMITH, JR.
RICHARD W. TRACEY, D.V.M.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					8/5	HA				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>ERT</u>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case: <u>72-67 R</u>	Map # <u>26</u>									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: Dec. 17, 1977
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: ALLSTATE LEASING, INC.
Location of property: SW/S REISTERSTOWN RD. 1770' SE OF GARRISON RD.
Location of Sign: FRONT 9314 REISTERSTOWN RD.
Remarks: _____
Posted by: Thomas K. Mahand Signature Date of return: Dec. 23, 1977

CERTIFICATE OF PUBLICATION

TOWSON, MARYLAND, December 15, 1977

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on December 15, 1977 at one time successive weeks before the 16th day of December, 1977, the last publication appearing on the 15th day of December, 1977.

THE JEFFERSONIAN
H. L. Leach
Manager

Cost of Advertisement, \$ _____



TOWSON, MD. 21204 December 15 1977

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION - Allstate Leasing, Inc., of Reisterstown Road was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 16th day of December, 1977, that is to say, the same was inserted in the issues of December 15, 1977

STROMBERG PUBLICATIONS, INC.

BY: Estel Burger

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24 day of Oct 1977. Filing Fee \$ 50 Received _____

Check _____
Cash _____
Other _____

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Allstate Leasing, Inc. Submitted by _____

Petitioner's Attorney _____ Reviewed by ERT

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Oct. 24, 1977 ACCOUNT: 01-662

AMOUNT: \$29.00

RECEIVED FROM: Cash-Allstate Leasing, Inc., G. Norman Penn
FOR: Petition for Special Exception

1863 OCT 24 5 00 PM '77

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Jan. 17, 1978 ACCOUNT: 01-662

AMOUNT: \$10.75

RECEIVED FROM: Allstate Leasing, Inc. 9808 Reisterstown Rd., Garrison, Md. 21055
FOR: Advertising and posting of property #78-113-X

2849 65 JAN 17 4 07 PM '78

VALIDATION OR SIGNATURE OF CASHIER

- ZONING DATA**
1. Building Zoning of Tract **C2**
 2. Proposed Use
 3. Automotive Repair & Car Rental
 4. Required Parking
 5. Proposed Parking
 6. Proposed Coverage Flow
 7. Gross Acres
- Body Shop & Bay 2 x 2.5 = 20
Service Area 11 Bay 2 x 2.5 = 27.5
Office & Retail 1280/200 = 31
Proposed Addition 2.5 = 15
Auto Leasing Office 24/200 = 12
120 spaces 34.7 spaces Req'd
- 30 Employees @ 30 sq ft = 900
50 Customers @ 10 sq ft = 500
1400 sqd
- 2.04 Acres

- SEDIMENT BASIN DATA**
1. Drainage Area Acres
 2. Min Basin Size 2764 x 3AC = 81 cu
 3. Actual Basin Capacity 30 cu Storage
 4. Design Flow 3AC @ 0.8 = 6 cfs/hr = 20 cfs
 5. Design Data
 6. No Emergency Spillway Required
 7. Basin to remain until area is stabilized
- D = 2.5 L = 40 H = 10
Grps = 11.7 cfs Gravel 11.7 cfs
- 4" Repair & Seal all disturbed Areas

OWNER'S CERTIFICATION
Land Clearing and Construction of development will be completed pursuant to this plan

Signature

Date

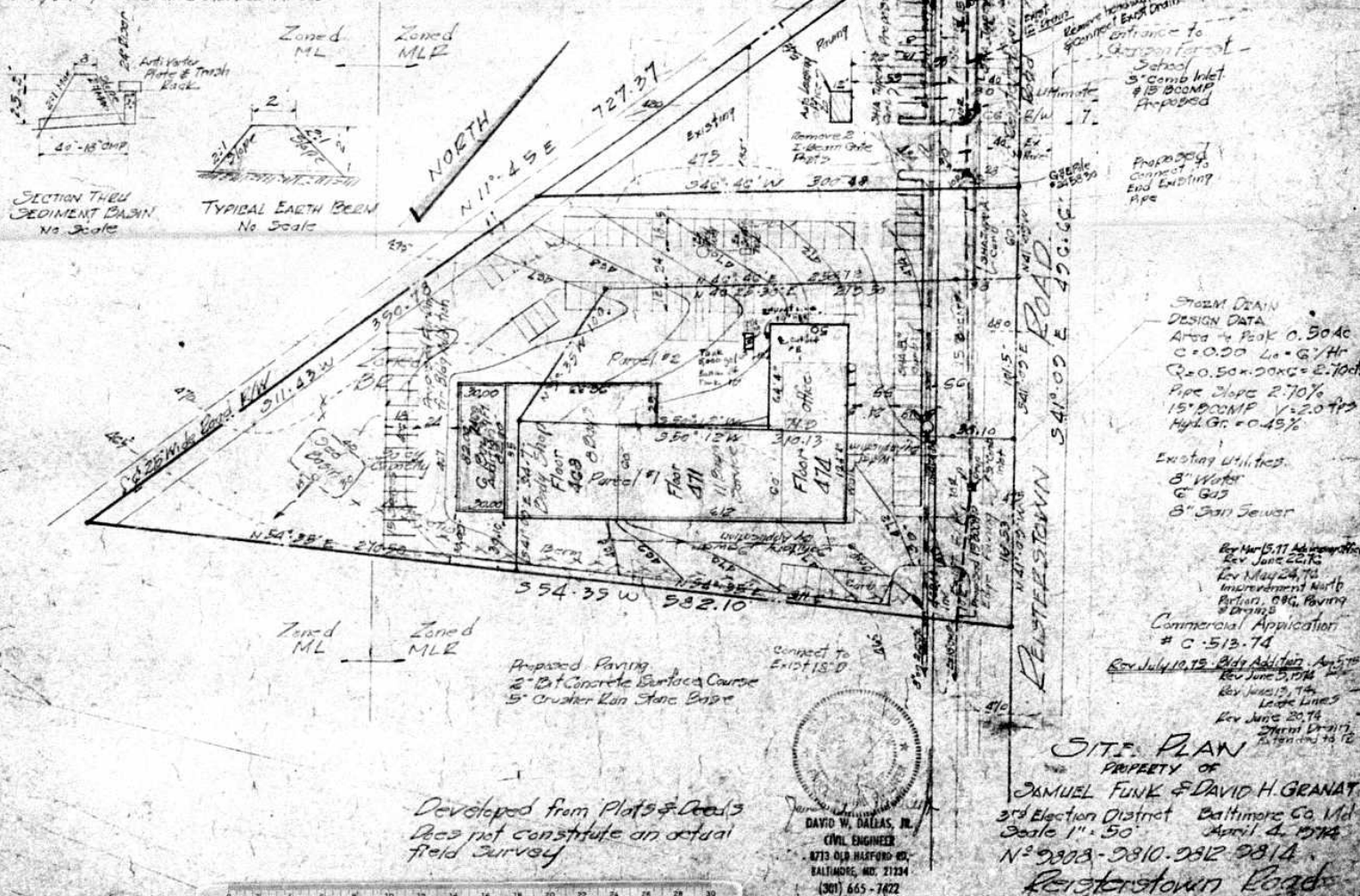
APPROVED
Approved for the Baltimore County Soil Conservation District in accordance with Article 58 A, Section 105 thru 110 Annotated Code of the State of Maryland, as amended

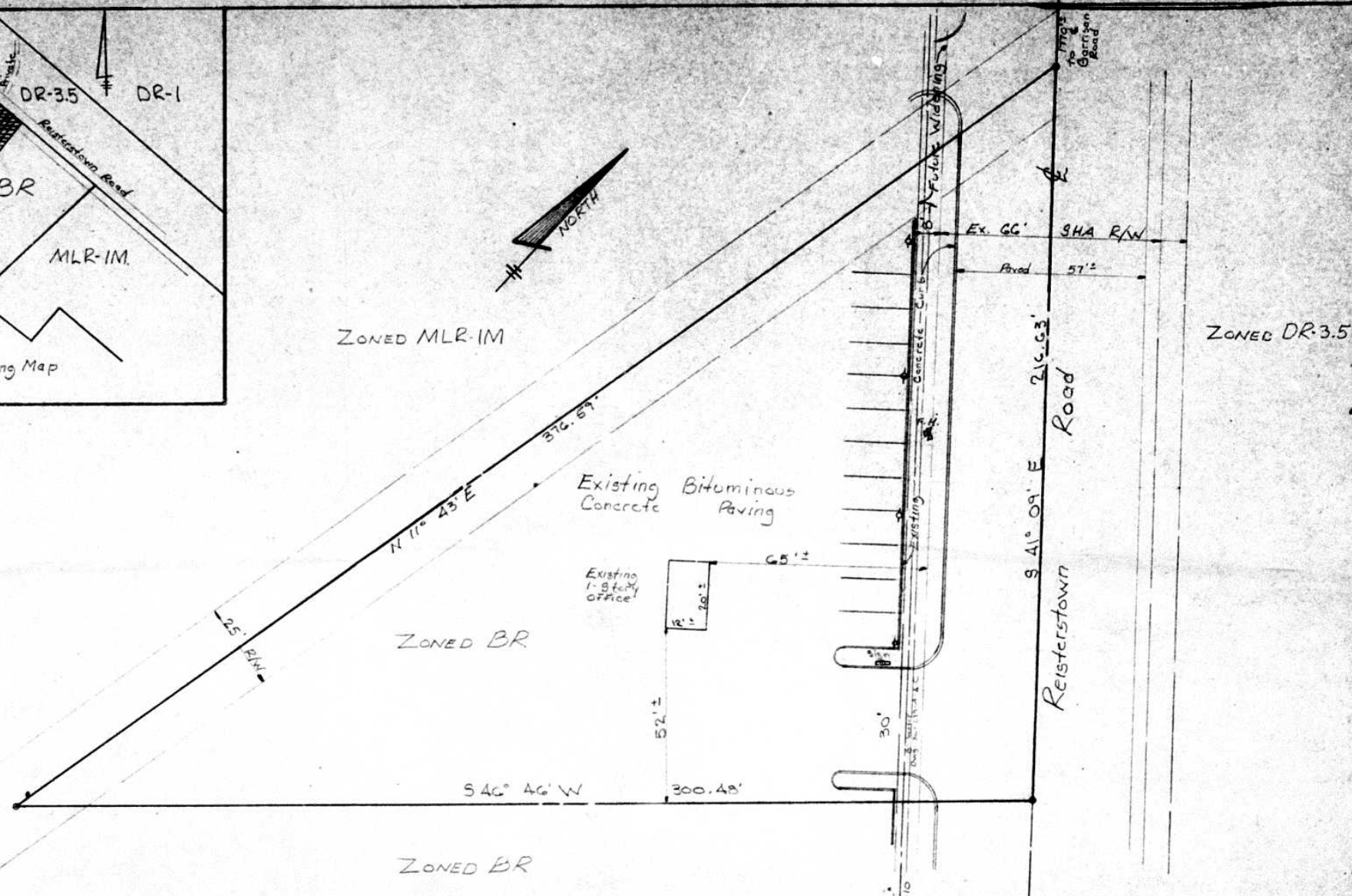
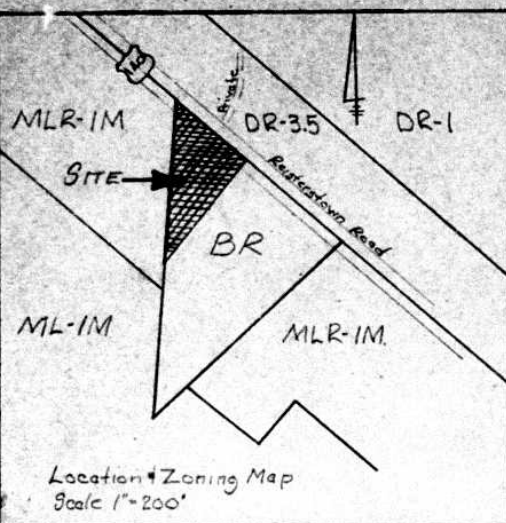
Signature

Date

Connect Curb to Building
Berm Curb

Proposed
5-1 Pipe to 10' depth
Existing 6" b Flow





ZONING DATA

- | | |
|---------------------|---|
| 1. Existing Zoning | BR |
| 2. Proposed Zoning | BR with Special
Exception for Used Car Lot |
| 3. Required Parking | 240/200 = 1.2 spaces |
| 4. Proposed Parking | 11 spaces |
| 5. Gross Acreage | 0.75 ± Acre |



ZONING PLAT
Special Exception for Used Car Lot
Section 23G.4
ALLSTATE LEASING INC.
T/A ALLSTATE
3rd Election District Baltimore County, Md.
Scale 1"=20' September 21, 1977
Revised 10-10-77



DAVID W. DALLAS, JR.
CIVIL ENGINEER
8108 HARFORD RD., BALTO., MD. 21234
655-7422

NOTE: Outline developed from plots & deeds.
Does not constitute an actual field survey.