

IN RE: PETITION FOR ZONING VARIANCE
SE/Corner of Cal-de-sac at end
of Pot Spring Road
(10719 Pot Spring Road)
8th Election District
3rd Councilmanic District
Gregory C. Mullaney, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 90-537-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a lot line setback of 28 feet in lieu of the required 50 feet for a proposed garage in accordance with Petitioner's Exhibit 1.

The Petitioners, by Gregory Mullaney, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 10719 Pot Spring Road, consists of 4.351 acres zoned R.C. 4 and is improved with a single family dwelling and attached garage. Petitioners are desirous of converting the existing garage to provide more habitable space and constructing a new garage adjacent thereto. Due to the layout of the existing dwelling and its location on the lot, through which a swale runs to the rear of the subject dwelling, the proposed site for the new garage is the most practical. Testimony indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the

subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 6th day of August, 1990 that the Petition for Zoning Variance to permit a lot line setback of 28 feet in lieu of the required 50 feet for a proposed garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief requested:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioners shall not allow or cause the existing garage or proposed garage addition to be converted to a second dwelling unit and/or apartments. The garage addition shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

August 6, 1990



Mr. & Mrs. Gregory C. Mullaney
10719 Pot Spring Road
Cockeysville, Maryland 21030

RE: PETITION FOR ZONING VARIANCE
SE/Corner of the Cal-de-Sac at the end of Pot Spring Road
(10719 Pot Spring Road)
8th Election District - 3rd Councilmanic District
Gregory C. Mullaney, et ux - Petitioners
Case No. 90-537-A

Dear Mr. & Mrs. Mullaney:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

90-537-A

The site on the southwest corner of the existing home is the only viable location for the proposed garage for the following reasons:

1. The existing 800 ft. driveway would service the new garage. Moving the garage to the northwest side of the home would involve removal of the old driveway, complete regrading of site and prohibitive costs to reconstruct the new drive on the opposite side of the house.
2. The garage being located on the southwest side of the house, because of the topography, would be below the basement level. This format would force the garage to be located on a contiguous wall with existing fireplace, air conditioner unit, electric service panel, and bathroom which leaves no room for servicing door without major reworking and plumbing expense and possibly no access to the house.
3. To locate the garage south of the existing garage would cause the destruction of the existing \$6,500.00 deck, the disassembly and relocation of the existing permanently installed hot tub (cost to move \$1500.00) and complete relocation of the existing septic system (\$cost \$3500.00). This would make such a location practically and economically unwise.

90-537-A

The proposed site would require no special grading, involve no destruction or renovation of the existing structure or easements, and the adjoining five acre lot has no structure nor does existing zoning for the subdivision allow construction of a residential structure on that site. In addition, written permission for the proposed addition was obtained from the owner of the adjoining parcel. All practical and economic feasibility dictates that the proposed garage be situated on the site on which the exception was requested.

90-537-A

Zoning Description

Beginning at the SE corner of the sub-de-sac at the end of Pot Spring Rd. extended, there exists a parhandle road 14 ft. wide. This road continues SE 348 ft., then continues S-SW 153 ft., then continues S 351 ft. ending at Lot #10 in the Overlook subdivision as recorded in Baltimore County Plat Book #51, Solid #77 containing 4.361 acres also known as 10719 Pot Spring Rd. and located in the 8th Election District.

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Townson, Maryland 21204

receipt

Account: R-001-6150
Number

No 2459

Date
5/19/90

PUBLIC HEARING FEES	QTY	PRICE
010 - ZONING VARIANCE (1RL)	1 X	\$35.00
TOTAL:		\$35.00

LAST NAME OF OWNER: MULLANEY

397

B 0033*****350018 8116F
Please make checks payable to: Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

District: 8th
Posted for: Notice
Petitioner: Gregory Mullaney, et ux
Location of property: SE of End of Pot Spring Rd.
10719 Pot Spring Rd.
Location of Sign: Pot Spring Rd. at Cal-de-Sac
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1
Date of Posting: 7/5/90
Date of return: 7/20/90

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-537-A

The undersigned, legal owner(s) 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 for a Variance from Section 1A03.4-B.4 To allow 28 feet in lieu of 50 foot setback from a lot line other than a street in a R.C.-4 zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See attached.

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

I, or we, agree to pay expenses of above Variance 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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: GREGORY C. MULLANEY (Type or Print Name) Signature 10719 Pot Spring Rd. Address Cockeysville MD 21030 City and State	Legal Owner(s): GREGORY C. MULLANEY (Type or Print Name) Signature MARIE A. MULLANEY (Type or Print Name) Signature 10719 Pot Spring Rd. 666-8062 Address Cockeysville MD 21030 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Name Address City and State Phone No.
---	---

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Address
Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this 30th day of May, 1990, 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 Commissioner of Baltimore County in Room 108, County Office Building in Townson, Baltimore County, on the 1st day of August, 1990, at 7:30 o'clock P.M.

ESTIMATED LENGTH OF HEARING 1/2HR. + 15M.
ALL MON. TUES. WED. - NEXT TWO MONTHS
REVIEWED BY: [Signature] DATE 5-11-90
397

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 6, 1990

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 5, 1990

THE JEFFERSONIAN,

S. Zabe Olson
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 6, 1990

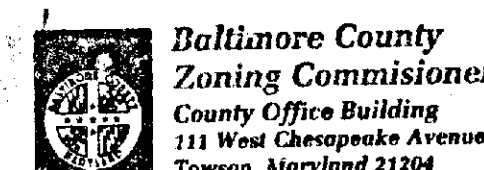
THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 5, 1990

TOWSON TIMES,

S. Zeke Olson
Publisher

PO 105585

NOTICE OF HEARING
The Zoning Commission of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m.
Petition for Zoning Variance
Case Number: 90-537-A
348' South SE from SEC of cul-de-sac at end of Pot Spring Road
10719 Pot Spring Road
8th Election District - 3rd Councilmanic
Petitioner(s): Gregory Mullaney, et ux
Hearing Date: Wednesday, August 1, 1990 at 9:30 a.m.
Variance: to allow 28 feet in lieu of 50 foot setback from a lot line other than a street in a R.C.-4 zone.
In the event that this Petition is granted, a building permit may be issued within the forty (40) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
7/7/90 July 5



Account: R-001-6150

Number 90-537 NE 3068

M9100065

Date 7/31/90

PUBLIC HEARING FEES QTY PRICE
OBO -POSTING SIGNS / ADVERTISING 1 X \$127.41
TOTAL: \$127.41
LAST NAME OF OWNER: MULLANEY

D4604W0146MICWRC \$127.41
PA C011555A008-01-90

Please make checks payable to: Baltimore County

Cashier Validation:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 30th day of May, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Gregory Mullaney, et ux
Petitioner's Attorney:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 7/24/90



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Gregory Mullaney
10719 Pot Spring Road
Cockeysville, Maryland 21030

Re: Petition for Zoning Variance
CASE NUMBER: 90-537-A
348' South SE from SEC of cul-de-sac at end of Pot Spring Road
10719 Pot Spring Road
8th Election District - 3rd Councilmanic
Petitioner(s): Gregory Mullaney, et ux
HEARING: WEDNESDAY, AUGUST 1, 1990 at 9:30 a.m.

Dear Petitioners:

Please be advised that \$127.41 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:gs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

June 7, 1990

NOTICE OF HEARING



Dennis F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 90-537-A
348' South SE from SEC of cul-de-sac at end of Pot Spring Road
10719 Pot Spring Road
8th Election District - 3rd Councilmanic
Petitioner(s): Gregory Mullaney, et ux
HEARING: WEDNESDAY, AUGUST 1, 1990 at 9:30 a.m.

Variance to allow 28 feet in lieu of 50 foot setback from a lot line other than a street in a R.C.-4 zone.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines

J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

JRH:gs

cc:

Mr. & Mrs. Mullaney

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

July 11, 1990



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Gregory Mullaney
10719 Pot Spring Road
Cockeysville, MD 21030

RE: Item No. 392, Case No. 90-537-A
Petitioner: Gregory Mullaney, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Mullaney:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following 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. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

June 6, 1990



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 351, 381, 382, 383, 384, 386, 389, 390, 391, 392 and 393.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lvw

RECEIVED
JUN 13 1990
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: May 22, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Gregory Mullaney, et ux, Item No. 392

The Petitioners request a Variance to side yard setback requirements.

In reference to this request, staff offers the following comment:

- The Petitioners should provide calculations to ensure that no more than 10% of the lot is covered by impermeable surfaces and no more than 25% of the natural vegetation is removed, as required by Section 1A03.4.B.5, B.C.2.R., for the construction of the proposed garage and tennis court.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

MAY 21, 1990



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: GREGORY MULLANEY
Location: #10719 POT SPRING ROAD
Item No.: 392 Zoning Agenda: MAY 29, 1990

Gentlemen:

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

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

REVIEWER: CH. J. Dyer, 5-24-90 Noted and Approved: Capt. W. Flanigan, 5-24-90
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

DAVID A. HUNGERFORD, R.D.
10715 POTSPRING ROAD
COCKEYSVILLE, MARYLAND 21030

4/5/90

To whom it may concern,

I give the municipality permission
to build their garage addition
within the 50 ft set-back normally
prescribed between their building and
our common lot line.

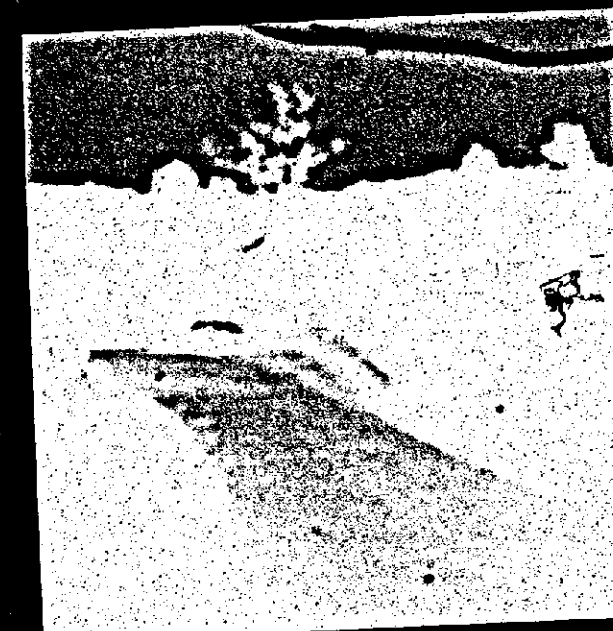
Signed,

David A. Hungerford

Lot 8

Overlook

392 90-537-A



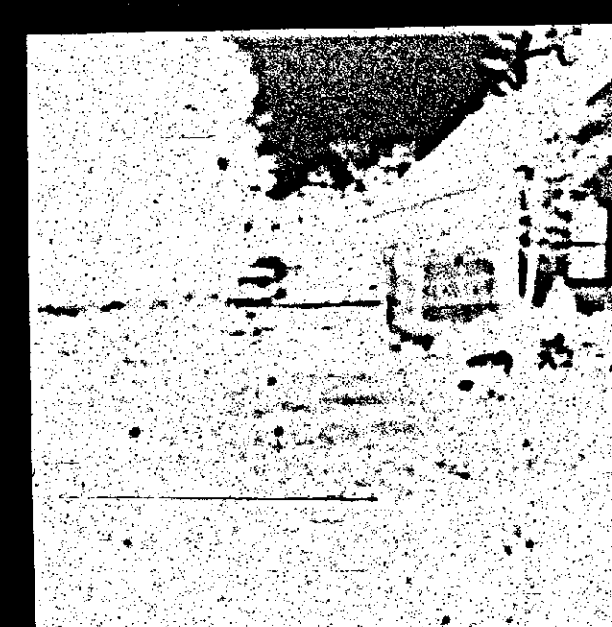
392 90-537-A



392 90-537-A



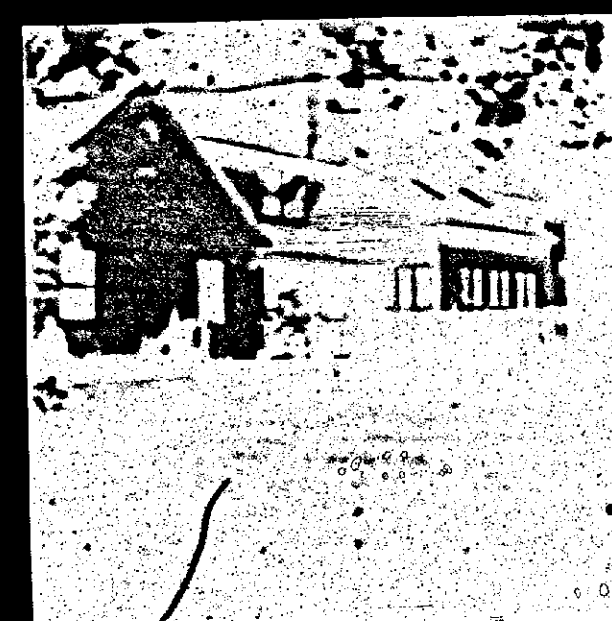
392 90-537-A



392 90-537-A



392 90-537-A



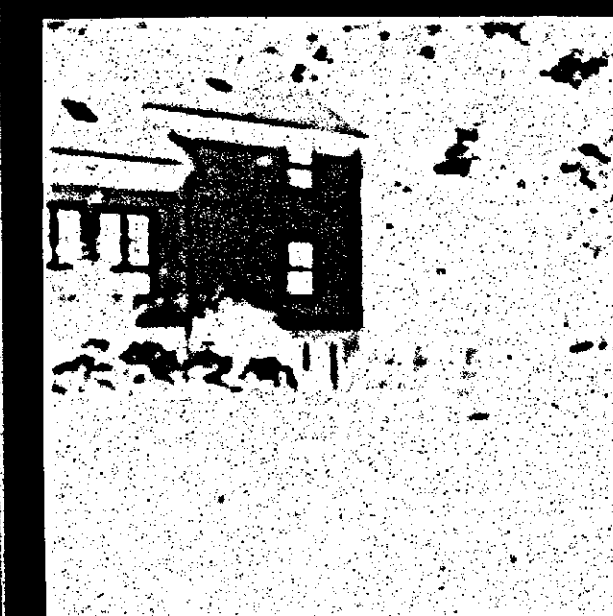
392 90-537-A



392 90-537-A



392 90-537-A



392 90-537-A



392 90-537-A



SCALE 1" = 20'

SEPTEMBER 17, 1989

NOTE: THIS PLAN IS FOR PRELIMINARY DESIGN PURPOSES ONLY
 & MUST BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION DOCUMENTS.

00-234-11

LOCATION MAP 1" = 1000'

LOCH

RAVEN

RESERVOIR

JANNEY'S HILL

SPOON HILL

ROCKY RD

SPOON HILL RD

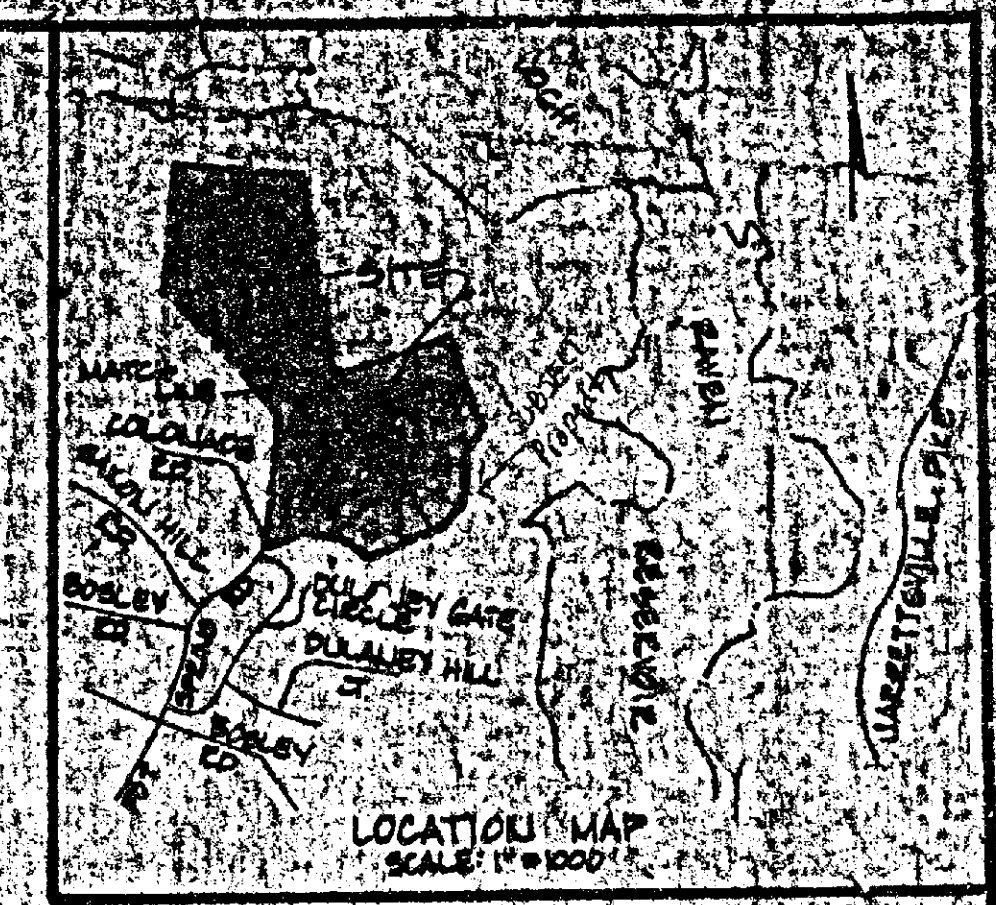
BOULEVARD

INNAMYE GATE CIRCLE

JANNEY'S HILL

PLAT FOR ZONING VARIANCE
OWNER - GREGORY & MARIE MULLANEY
DISTRICT #8, ZONED R-C4
SUBDIVISION - OVERLOOK
LOT #10, PLAT BOOK #51, FOLIO #71
WELL WATER /SEPTIC
THIS PROPERTY IS NOT IN A CRITICAL AREA
4.351 ACRES

DENSITY DATA		PLAT 1	
GROSS AREA	14,400 AC ±	04,107 AC ±	4
NET AREA	10,470 AC ±	04,309 AC ±	
EX. ZONING	RC 4 & RC 5	RC 4 & RC 5	
LOTS PERMITTED			
RC 4 AREA	135,924 X. 2 = 271,05	01,444 X. 2 = 13,009	
RC 5 AREA	20.5 1/4 X. 14,010	13,908 X. 14.01 = 4,350	
LOTS PERPOSED			
RC 4 AREA	271	12	
RC 5 AREA	19	9	



NOTES

1. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF PLAIN, MISSOURI, OF THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. SUCH A RECORDING DOES NOT GUARANTEE THE INSTALLATION OR EFFECTS OF UTILITIES BY SAID CITY.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH SECTION 52-08 (EIGHT YEARS AFTER THE DATE OF ADDITION OF THE PLAT TO WHICH THIS PLAT WAS PREPARED).
3. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING, AND THE DEPARTMENT OF PUBLIC WORKS.
4. THE INFORMATION SHOWN HEREON MAY BE OBTAINED FROM THE

COORDINATE CHART					
N.D.	NORTH	EAST	N.D.	NORTH	EAST
1	64492.40	5976.71	25	64410.87	6327.07
2	64491.44	5190.97	26	64407.80	6227.83
3	64491.03	5604.39	27	64402.02	6105.51
4	64488.85	7131.70	28	64404.90	5649.16
5	64126.48	7234.00	29	64406.91	5704.44
6	64094.50	7320.97	30	64408.11	5541.78
7	64061.43	7412.58	31	64411.30	5452.12
8	64041.89	7244.75	32	64414.12	5346.16
9	64038.81	7211.00	33	64408.08	5234.23
10	64010.46	7024.72	34	64416.60	5112.25
11	64006.58	7021.02	35	64414.10	5019.31
12	64010.05	6914.73	36	64409.16	5197.01
13	64050.22	6614.75	37	64400.10	5009.70
14			38	64404.85	4854.00
15	64311.40	9228.31	39	64403.00	4687.89
16	64086.46	9244.15	40	64407.15	4616.10
17	64092.42	5753.97	41	64404.00	4512.97
18	63592.44	5205.32	42	64409.60	4649.04
19	64042.44	5373.16	43	64412.48	4623.80
20	64041.40	5507.05	44	64404.00	4523.00
21	64039.00	5704.20	45	64403.04	4444.40
22	64038.08	5774.00	46	64009.10	5533.95
23	64035.10	5844.03	47	64004.40	5320.07
24	64030.95	5934.95	48	64002.71	5207.59
25	64028.01	6003.95	49	64002.95	5140.50

PETITIONER'S Maryland State
EXHIBIT 2 Baltimore
 concerning
 coverage systems
 prior to approval

PLAT I

OVERLOOK

PLAT I

84117
809178 CODE 00

BALTO. CO., MD. ELEC. DIST. NO. 71 ELECT. DIST. # 71
SCALE: 1"=100' JANUARY 3, 1984

CHS APPROVAL 1-15-82

WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS

SEARCHED <u>50-15-1046</u> INDEXED <u>50-15-1046</u> SERIALIZED <u>50-15-1046</u> FILED <u>50-15-1046</u>		MAR 19 1968 FBI - BALTIMORE
SEARCHED <u>50-15-1046</u> INDEXED <u>50-15-1046</u> SERIALIZED <u>50-15-1046</u> FILED <u>50-15-1046</u>	SEARCHED <u>50-15-1046</u> INDEXED <u>50-15-1046</u> SERIALIZED <u>50-15-1046</u> FILED <u>50-15-1046</u>	SEARCHED <u>50-15-1046</u> INDEXED <u>50-15-1046</u> SERIALIZED <u>50-15-1046</u> FILED <u>50-15-1046</u>

NOTE

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:

NOTE.

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FFS SIMPLE TITLE TO THE EASE THEREOF IS EXPRESSLY RESERVED IN THE PATENT OF THE CASE, TO WHICH THIS PLAT IS ATTACHED. THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE:

THE UNDERSIGNED, OWNER OF THE VESSEL SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION 12.01, SECTION 5-08 OF THE REAL PROPERTY ARTICLES OF THE ANNOTATED BOOKS OF MINNESOTA, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE SEALING OF THIS PLAT AND THE FILING OF THE MANDATORY

[Signature] 3/6/01

DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THE 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 506 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY IN REGARDS TO THE CORRECTION OF THE PLAT AND THE SETTING OF THE MARKERS.

Thomas M. Goff

PER. NO. _____ DATE _____



APPROVED BY BALTIMORE COUNTY OFFICE
OF PLANNING AND ZONING
DIRECTOR OF PLANNING AND ZONING

APPROVED BY BALTIMORE COUNTY OFFICE
OF PLANNING AND ZONING
DIRECTOR OF PLANNING AND ZONING

GEORGE WILLIAM
TOWSON, MARTINUS 21264
APPROVED BY THE DISTRICT ATTORNEY
[Signature]
DIRECTOR OF PUBLIC WORKS

CIVIL ENGINEERS & LAND SURVEYORS
 1994 COMPARED: 30257/2011
 FINAL FEE: 10000
 1994 COMPARED: 30257/2011
 FINAL FEE: 10000

AIR MAIL 21414
 DISPATCHED BY HE 100 / CHECKED BY HE 100
 SEARCHED BY SAH WFO NO. 0406