

IN RE: PETITION FOR SPECIAL HEARING
SW/S Hunters Mill Road, 4800' W
from centerline Troyer Road
10th Election District
6th Councilmanic District
Hanna Property-Hunters Mill Road
Richard & Shirley Hanna
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-420-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for special hearing filed by the legal owners of the subject property, Richard & Shirley Hanna. The Petitioners are requesting a special hearing for property located along Hunters Mill Road which is zoned R.C.2. A special hearing is to approve: i) the reconfiguration of parcel density, not to exceed the overall allowed density within the overall tract boundary; ii) the proposed residential building area and associated curtilage; and, iii) approval of a voluntary, perpetual conservation easement on a portion of the property. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 28, the plat to accompany the Petition for Special Hearing.

Appearing at the hearing on behalf of the special hearing request were: Ric Bryant, contract purchaser of the subject property; Bruce Doak, property line surveyor with Gerhold, Cross & Etzel; Richard Hanna, property owner; Helen Schardt with Remax Realty; and Howard Alderman, attorney at law, representing the Petitioners. Also attending the hearing was Wally Lippincott, a representative of the Department of Environmental Protection and Resource Management.

Testimony and evidence indicated that the contract purchaser, Ric Bryant, is interested in acquiring a 10 acre parcel of land from Richard & Shirley Hanna for the purpose of constructing

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Date

6/21/99

By

R. D. Jameson

a house thereon. In order to determine whether there was any density associated with the parcel to be acquired by Mr. Bryant, it was necessary to perform a historical title search of the property in question. Extensive testimony and evidence was provided by Mr. Alderman and Mr. Doak. Twenty-eight (28) exhibits were submitted into evidence. Many of those exhibits constitute deeds which date back to 1838. It was necessary for the Petitioner to present testimony and evidence as to the parcels of property involved and the out conveyances made from 1838 up until the present time. The exhibits clearly demonstrate that there is sufficient density existing at this time for Mr. Bryant to construct a single family dwelling on the 10 acre parcel of land shown on Petitioner's Exhibit 28.

Testimony revealed that Mr. Bryant intends to acquire a parcel of property consisting of 48 acres. This 48 acres of land, based on the evidence presented, contains two density units. Mr. Bryant intends to retain a 10 acre parcel for himself and his family and construct a single family dwelling thereon, thereby utilizing one of the two density units associated with the overall 48 acre parcel. The remaining 38 acre parcel shall be conveyed by Mr. Bryant into a qualified perpetual conservation easement. In addition, Mr. Bryant has agreed with Mr. Lippincott to delineate on his 10 acre parcel, which he intends to retain, the area upon which he intends to build his house and other residential structures.

In order to proceed with the construction of his home on the 10 acres that he will retain, the special hearing request is necessary. I hereby find, based on the testimony and evidence, that there does, in fact, exist two density units on the 48 acre parcel which is the subject of this request. Mr. Bryant shall be permitted to construct a single family dwelling on the 10 acre parcel he intends to retain. There shall be one density unit associated with the 38 acre parcel that shall be conveyed into the conservation easement. There is no other density associated with any of the

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DATE 6/21/99
BY J.R. Cameron

property which was the subject of the many deeds that were submitted into evidence, marked as Petitioners' Exhibits Nos. 1-24.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

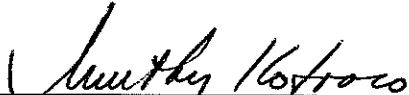
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of June, 1999 that the Petitioners' Special Hearing request to approve the reconfiguration of parcel density, not to exceed the overall allowed density within the overall tract boundary, and to approve the proposed residential building area and associated curtilage, and approval of a voluntary, perpetual conservation easement on a portion of the property, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions

precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Mr. Bryant shall, within six (6) months from the date of this order, dedicate unto a qualified conservation easement the remaining 38 acre parcel of land which shall have associated with it one density unit.

- 3) Mr. Bryant, within fifteen (15) days from the date of this order, shall submit to Mr. Lippincott, for his review and approval, the area of the 10 acre parcel of land which he shall retain to build his dwelling which shall be used for active residential structures.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR PM (A/C)
1000
6/21/99
R. J. Gennaro



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 21, 1999

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
113 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204-4421

Re: Petition for Special Hearing
Case No. 99-420-SPH
Property: Hanna Property – Hunters Mill Road

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Richard T. Hanna
Frederic M. Bryant

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at Hanna Property - Hunters Mill Road
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SEE ATTACHMENT

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Frederic M. & Margaret P. Bryant

Name - Type or Print Frederic M. & Margaret P. Bryant
Signature [Signature]
620 Sherwood Road 410-667-1870

Address Cockeysville, MD 21030 Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Howard L. Alderman, Jr., Esquire

Name - Type or Print Howard L. Alderman, Jr.
Signature [Signature]
Baltimore & Gann, P.A.

Address 113 W. Chesapeake Ave. Suite 113 410-321-0600
Towson, MD 21204-4421 Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Richard T. Hanna

Name - Type or Print Richard T. Hanna
Signature [Signature]
Shirley A. Hanna

Name - Type or Print Shirley A. Hanna
Signature _____
17665 Ridge Meadow Road 717-993-6790

Address Stewartstown, PA 17363 Telephone No. _____

City _____ State _____ Zip Code _____

Representative to be Contacted:

Bruce E. Doak, RPLS/Gerhold, Cross & Etzel

Name 320 E. Towsontown Blvd. #100 410-823-4470

Address Towson, MD 21286 Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date _____

Case No. 99-420-SPH

Attachment 1

PETITION FOR SPECIAL HEARING

CASE NO: _____

Address: Hanna Property - Hunters Mill Road

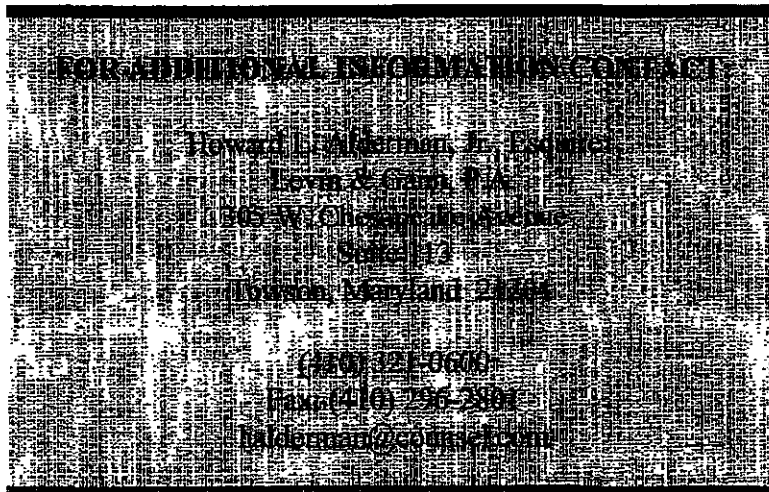
Legal Owners: Richard Thomas & Shirley Ann Hanna

Contract Purchasers: Frederic M. Bryant, IV & Margaret P. Bryant

Present Zoning: RC-2

REQUESTED RELIEF:

Special Hearing to approve: i) the reconfiguration of parcel density, not to exceed the overall allowed density within the overall tract boundary; ii) the proposed residential building area and associated curtilage; and iii) approval of a voluntary, perpetual conservation easement on a portion of the property.



GORDON T. LANGDON
EDWARD F. DEIACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

AJO

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

March 11, 1999

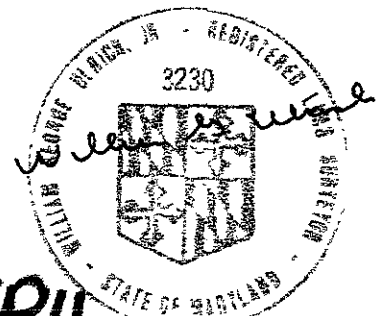
**Zoning Description
to Accompany a Petition for a
Special Hearing for the Hanna Property**

All that piece or parcel of land situate lying and being in the Tenth Election District, Sixth Councilmanic District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same in the center of Hunters Mill Road at the northeasternmost corner of the parcel of land owned by Richard Thomas Hanna and Shirley Ann Hanna as shown on a plat to accompany this description said place of beginning being measured northwesterly along the center of Hunters Mill Road 4,800 feet from its intersection with the center of Troyer Road, thence leaving said Hunters Mill Road and binding on the outlines of Hanna land the fourteen following courses and distances, viz: 1) South 36 degrees 56 minutes 40 seconds West 931.03 feet, 2) South 48 degrees 25 minutes 00 seconds West 1150.17 feet, 3) South 45 degrees 45 minutes 00 seconds East 1312.22 feet, 4) South 63 degrees 26 minutes 14 seconds West 813.59 feet, 5) North 73 degrees 45 minutes 15 seconds West 738.42 feet, 6) South 62 degrees 51 minutes 40 seconds West 30.00 feet, 7) North 20 degrees 15 minutes 00 seconds West 386.45 feet, 8) South 58 degrees 15 minutes 00 seconds West 148.50 feet, 9) North 20 degrees 15 minutes 00 seconds West 247.50 feet, 10) North 45 degrees 45 minutes 00 seconds West 247.50 feet, 11) North 39 degrees 15 minutes 00 seconds East 330.00 feet, 12) North 40 degrees 45 minutes 00 seconds West 1204.50 feet, 13) North 57 degrees 15 minutes 15 seconds East 1426.20 feet, and 14) North 50 degrees 35 minutes 00 seconds East 912.82 feet to a point in or near the center of Hunters Mill Road, thence running and binding in or near the center of Hunters Mill Road, 15) South 64 degrees 20 minutes 00 seconds East 85.60 feet, thence leaving the Road and still binding on the land of the herein petitioners the following three courses and distances, viz: 16) South 48 degrees 30 minutes 00 seconds West 297.97 feet, 17) South 63 degrees 19 minutes 00 seconds East 1047.75 feet, and 18) North 48 degrees 58 minutes 42 seconds East 255.33 feet to a point in or near the center of Hunters Mill Road, and running thence and binding in or near the center of Hunters Mill Road, 19) South 63 degrees 47 minutes 00 seconds East 174.12 feet to the place of beginning.

Containing 110 Acres of land, more or less.

C:\OFFICE\WPWIN\WPD\DOCS\DESCRIPT\HANNA.WPD



99-420-SPH

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 067807

420 JL

4/22/99

ACCOUNT

RC016150

DATE

AMOUNT

\$ 50.00

RECEIVED
FROM:

G C + E LTD.

FOR:

Res SPH

PAID RECEIPT

PROCESS ACTUAL TIME
4/23/1999 4/22/1999 15:18:40
REG 1801 CASHIER JRIC JMR DROMER L
5 MISCELLANEOUS CASH RECEIPT
Receipt # 098661
CR NO. 067807

Receipt Tot 50.00
50.00 OK
Baltimore County, Maryland

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

99-420-SPH

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-420-SPH
SW/S Hunters Mill Road,
4800' W from centerline
Troyer Road
10th Election District
6th Councilmanic District
Legal Owner(s): Shirley &
Richard Hanna

Special Hearing: to approve the reconfiguration of parcel density within the overall tract boundary; the proposed building area; and a voluntary, perpetual conservation easement.
Hearing: Tuesday, June 8, 1999 at 2:00 p.m. in Room 407, County Courts Bldg., 407 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 867-4386.

(2) For information concerning the file and/or hearing, Contact the Zoning Review Office at (410) 867-3391.

5/356 May 20 C313450

CERTIFICATE OF PUBLICATION

TOWSON, MD., 5/20/, 1999

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 5/20/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: CASE # 99-420-SPH
PETITIONER/DEVELOPER:
(Richard Hanna)
DATE OF Hearing
(June 8, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
SW/S Hunters Mill Road Baltimore, Maryland 21161_____

The sign(s) were posted on _____ 5-24-99 _____
[Month, Day, Year]

Sincerely,

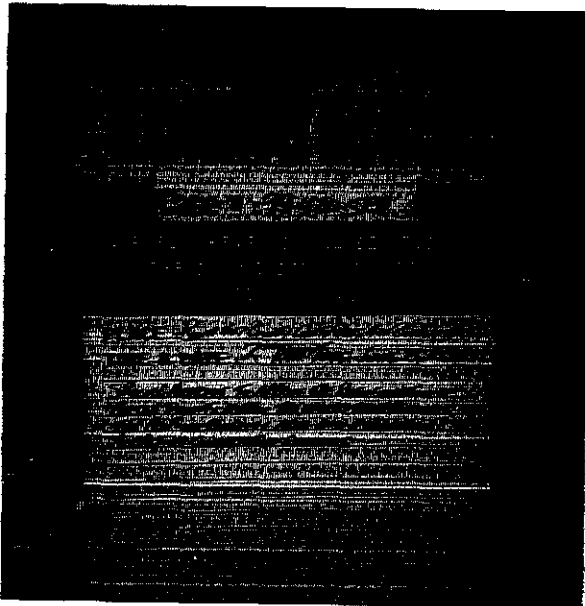

[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
[Telephone Number]



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 420

Petitioner: R. T. & S. A. HANNA & F. M. & M. P. BRYANT

Address or Location: HANNA PROPERTY - HUNTERS MILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: RIC BRYANT

Address: 620 SHERWOOD ROAD

COCKEYSVILLE, MD 21030

Telephone Number: 410-667-1870

Revised 2/20/98 - SCJ

99-420-SPH

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-4/20-SPH

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A SPECIAL HEARING TO APPROVE: THE RECONFIGURATION OF PARCEL DENSITY, NOT TO
EXCEED THE OVERALL DENSITY WITHIN THE OVERALL TRACT BOUNDARY, THE PROPOSED
RESIDENTIAL BUILDING AREA AND ASSOCIATED CURTILAGE AND APPROVAL OF A
VOLUNTARY, PERPETUAL ~~WATER~~ CONSERVATION EASEMENT OVER A PORTION
OF THE PROPERTY

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 12, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-420-SPH

SW/S Hunters Mill Road, 4800' W from centerline Troyer Road

10th Election District – 6th Councilmanic District

Legal Owner: Shirley & Richard Hanna

Special Hearing to approve the reconfiguration of parcel density within the overall tract boundary; the proposed building area; and a voluntary, perpetual conservation easement.

HEARING: Tuesday, June 8, 1999 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Howard L. Alderman, Jr., Esquire
Shirley & Richard Hanna
Margaret & Frederic Bryant
Gerhold, Cross & Etzel

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MAY 24, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
May 20, 1999 Issue – Jeffersonian

Please forward billing to:

Ric Bryant 410-667-1870
620 Sherwood Road
Cockeysville, MD 21030

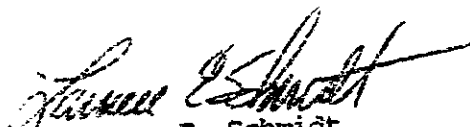
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CASE NUMBER: 99-420-SPH
SW/S Hunters Mill Road, 4800' W from centerline Troyer Road
10th Election District – 6th Councilmanic District
Legal Owner: Shirley & Richard Hanna

Special Hearing to approve the reconfiguration of parcel density within the overall tract boundary; the proposed building area; and a voluntary, perpetual conservation easement.

HEARING: Tuesday, June 8, 1999 at 2:00 p.m. in Room 407, County Courts Building,
401 Bosley Avenue



Lawrence E. Schmidt

04

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

6324 1029

THIS CONFIRMATORY DEED, Made this 2nd day of September, 1981, by and between THOMAS HANNA and HELEN WINIFRED HANNA, his wife, of Baltimore County, State of Maryland, of the first part, and CHARLOTTE ANNE MURRAY, of Baltimore County, State of Maryland of the second part.

WHEREAS, by a deed dated April 27, 1981 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. No. 6277, folio 696, Thomas Hanna conveyed to Charlotte Anne Murray the hereinafter described property; and

WHEREAS in said deed, through a scrivener's error, the property therein described was referred to as "Being part of the second part and a small portion of the first part of ground which by a deed dated December 22, 1941, and recorded among the Land Records of Baltimore County in Liber 1198, folio 390, was granted by Ralph Hanna to Thomas Hanna, the within Grantor"; and

WHEREAS, by a deed dated February 27, 1943 and recorded among the Land Records aforesaid in Liber R.J.S. No. 1277, folio 368, the said Thomas Hanna and Helen Winifred Hanna, his wife, conveyed said property to E. June Shock, unmarried, and on the same day, by a deed dated February 27, 1943 and recorded among the Land Records aforesaid in Liber R.J.S. No. 1277, folio 370, the said E. June Shock, unmarried, conveyed the said property to Thomas Hanna and Helen Winifred Hanna, his wife, as tenants by the entireties; and

WHEREAS in order to properly grant and convey said property to Charlotte Anne Murray the aforementioned Thomas Hanna and Helen Winifred Hanna unite in the execution of this Confirmatory Deed.

NOW, THEREFORE, THIS CONFIRMATORY DEED, WITNESSETH, That in consideration of the sum of One Dollars, natural love and affection and other good and valuable considerations, the said THOMAS HANNA and HELEN WINIFRED HANNA, his wife, do grant and convey unto the said CHARLOTTE ANNE MURRAY, her personal representatives and assigns, in fee simple, all that lot of ground, situate, lying and being in the Tenth District of Baltimore County, aforesaid, and described as follows, that is to say:

BEGINNING for the same at an eighteen inch Walnut tree at the end of the third or N 48° 25' E, 411 foot line of a deed from St. Clair E. Hess, et al to W. Kenneth Vansant and Lillian H. Vansant, his wife, dated August 1, 1956, and recorded among the Land Records of Baltimore County in Liber 2985, folio 65; thence binding reversely on the said third line as now surveyed (1) S 52° 28' 00" W, 343.20' to an iron pipe now set; thence still the same course (2) S 52° 28' 00" W, 46.61' to a point in the center of Hunter Mill Road;

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE *TH* DATE 9-2-81

TRANSFER TAX NOT REQUIRED
RANDOLPH B. POTEMKIN
DEPUTY CLERK
BALTIMORE COUNTY, MARYLAND

John J. Collins
9-2-81

SPRAW
PROCT
DEED
STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
TH
CLERK
DATE 9-2-81

Ref Ex 16

6324 : 030

thence by line of division the following four courses, viz: running with the center of said Hunter Mill Road (3) N 60° 06' 00" W, 687.24'; thence leaving said road (4) N 21° 37' 15" E, 19.56' to an iron pipe now set; (5) N 21° 37' 15" E, 277.98' to an iron pipe now set and (6) N 64° 48' 00" E, 502.61' to an iron pipe now set on the fourth or N 29° 45' W, 1345 foot line of the aforesaid deed, said iron pipe being distanced S 29° 45' 00" E, 658.86 feet from a stone in place at the end of the said fourth line; thence binding reversely on the said fourth line as now surveyed (7) S 29° 45' 00" E, 686.14' to the place of beginning and containing 9.791 acres of land, be the same more or less, BEING also known as Lot 1, as shown on the Plat entitled "Hideaway Acres", which Plat is recorded among the Plat Records of Baltimore County in Plat Book E.H.K., Jr. No. 48, folio 14.

BEING part of the second part and a small portion of the first part of ground which by Deed dated February 27, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1277, folio 370, from E. June Shock, unmarried to the said Thomas Hanna and Helen Winifred Hanna, his wife.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot or parcel of ground and premises to the said CHARLOTTE ANNE MURRAY, her personal representatives and assigns, in fee simple.

AND the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

WITNESS the hands and seals of said grantors.

TEST:

Susan R. Britcher
Susan R. Britcher

Thomas Hanna (SEAL)
Thomas Hanna

Helen Winifred Hanna (SEAL)
Helen Winifred Hanna

STATE OF MARYLAND, HARFORD COUNTY

, to wit:

I HEREBY CERTIFY, That on this 22 day of September, 1981, before me, the subscriber, a Notary Public of the State of

7750 155

NO CONSIDERATION
NO TITLE EXAMINATION

THIS DEED, Made this 12th day of December, in the year one thousand nine hundred and eighty seven, by and between Helen F. Hanna of the first part, and Charles Russell Hare, Jr. and Barbara Sue Hare, his Wife, of the second part.

WITNESSETH, that in consideration of ZERO (\$0.00) dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, as tenants by the entireties, their personal representatives and assigns, and the personal representatives and assigns of the survivor of them, in fee simple, all that lot or parcel of ground situate, lying and being in Baltimore, County, State of Maryland and described as follows, that is to say.

BEGINNING for the same at a pipe found in the fifth or South 48 degree 30 minute West 2120 foot line of a tract of land which by deed dated August 1, 1956 was conveyed by St. Clair E. Hess et al. to W. Kenneth Vansant and Lillian H. Vansant, his wife, and recorded among the aforesaid Land Records in Liber G.L.R. 2985, folio 65, said beginning point being distant 1154.67 feet from a stone at the beginning of said fifth line and the beginning point of the first or South 47 degree 30 minute West 43.33 perch line of the second parcel of land which by deed dated December 22, 1941 was conveyed by Ralph Hanna to Thomas Hanna, and recorded among the Land Records of Baltimore County in Liber

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 12-15-87

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

[Signature] 12-15-87

Per E-17

BALTIMORE
Per [Signature]
Notary Public
Date 12-15-87

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 57
1700 YORK ROAD
MONTICELLO MD 21111-0057
(301) 729-7104

C.H.K. 1198, folio 390; thence binding on a portion of said fifth line, as now surveyed, South 49 degrees 31 minutes 30 seconds West 267.62 feet to a pipe set; thence leaving said line for new lines of division now established, the two following courses and distances:

1. South 63 degrees 19 minutes 00 seconds East 1047.75 feet to a pipe set and

2. North 48 degrees 58 minutes 42 seconds East, passing over a pipe set at the distance of 226.38 feet, 255.33 feet, in all, to the center of Hunter Mill Road as shown on the Plat of Hideaway Acres, recorded among the aforesaid Land Records in Plat Book E.H.K., Jr., 48, folio 14; thence binding on said centerline as shown on said plat, North 60 degrees 06 minutes West 328.02 feet; thence still running and binding on or near the centerline of said Hunter Mill Road, as now established, the three following courses and distances:

1. North 60 degrees 33 minutes 12 seconds West 389.79 feet;

2. North 61 degrees 06 minutes 00 seconds West 84.21 feet, and

3. North 63 degrees 20 minutes 00 seconds West 227.10 feet; thence leaving said centerline and binding on a portion of said fifth line above mentioned, South 49 degrees 31 minutes 30 seconds West 32.56 feet to the place of beginning.

Containing 6.2866 Acres of Land, more or less.

JEFFREY H. GRAY
J.C. 8745
17000 KORN ROAD
MONTGOMERY, MD 21111-3011
TEL 229-7134

BEING that parcel of ground that was conveyed by Deed dated February 27, 1943 and recorded among the Land Records of Baltimore County in Liber RJS 1277, folio 371 to Thomas Hanna and

Helen Winifred Hanna, his wife, as tenants by the entireties.
The said Thomas Hanna having departed this life on
October 22, 1927.

TOGETHER, with the buildings and improvements thereon erected,
made or being; and all and every, the rights, alleys, ways,
waters, privileges, appurtenances and advantages, to the same
belonging, or in any wise appertaining.

TO HAVE AND TO HOLD said lots or parcels of ground and premises;
above described and mentioned, and hereby intended to be con-
veyed; together with the rights, privileges, appurtenances and
advantages thereto belonging or appertaining unto and to the
proper use and benefit of the said parties of the second part,
their heirs and assigns, in fee simple.

AND the said Grantor hereby covenant that she has not done or
suffered to be done by act, matter or thing whatsoever, to
encumber the property hereby conveyed; that she will warrant
specially the property hereby granted, and that she will execute
such further assurances of the same as may be requisite.

WITNESS the hand(s) and seal(s) of said grantor(s).

TEST:

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 44
1100 TOWN ROAD
MONTGOMERY, MD 21111-0044
301-328-7104

[Handwritten signature of Jeffrey H. Gray]

Helen F. Hanna (SEAL)
Helen F. Hanna

NO CONSIDERATION
NO TITLE EXAMINATION

THIS CONFIRMATORY DEED, Made this 4th day of August, in the year one thousand nine hundred and eighty-eight, by and between Helen Winifred Hanna, a.k.a. Helen F. Hanna, of the first part, and Charles Russell Hare, Jr. and Barbara Sue Hare, his Wife, of the second part.

WHEREAS, By Deed dated December 12, 1987, and recorded among the land records of Baltimore County in Liber 7750, folio 155; the within named grantor conveyed the subject property to the within named grantees; and

WHEREAS, THE "BEING" clause of said Deed is incorrect in its reference to the prior Deed and by its indication of a full as opposed to partial transfer of the subject parcel; and

WHEREAS, The Deed did not contain appropriate reference to a right-of-way by deed over the subject property; and

WHEREAS, The Deed incorrectly identifies the grantor as "Helen F. Hanna" instead of Helen Winifred Hanna; and

WHEREAS, The parties desire to correct the above inadvertent errors and confirm the transfer of the subject property as originally intended:

WITNESSETH, that in consideration of Zero (\$0.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey unto the said parties of the second part, as tenants by the entireties, the survivor of them, and the personal representatives and assigns of the survivor of them, in fee simple, all that lot or parcel of ground situate, lying and

Ref Ex 18

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE Ray DATE 8/23/88

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County
MAIL TO:
LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 51
17300 YORK ROAD
POTOMAC, MD 21154-0051
(301) 329-2104

TRANSFER TAX NOT REQUIRED
Baltimore County, Maryland
For Sharon Huby
8-11-88

being in Baltimore County, State of Maryland and described as follows, that is to say;

BEGINNING for the same at a pipe found in the fifth or South 48 degrees 30 minutes West 2120 foot line of a tract of land which by deed dated August 1, 1956 was conveyed by St. Clair E. Hess et al. to W. Kenneth Vansant and Lillian H. Vansant, his wife, and recorded among the aforesaid Land Records in Liber G.L.B. 2985, folio 65, said beginning point being distant 1154.67 feet from a stone at the beginning of said fifth line and the beginning point of the first or South 47 degree 30 minute West 43.33 perch line of the second parcel of land which by deed dated December 22, 1941 was conveyed by Ralph Hanna to Thomas Hanna, and recorded among the Land Records of Baltimore County in Liber C.H.K. 1198, folio 390; thence binding on a portion of said fifth line, as now surveyed, South 49 degrees 31 minutes 30 seconds West 267.62 feet to a pipe set; thence leaving said line for new lines of division now established, the two following courses and distances:

1. South 63 degrees 19 minutes 00 seconds East 1047.75 feet to a pipe set, and

2. North 48 degrees 58 minutes 42 seconds East, passing over a pipe set at the distance of 226.38 feet, 255.33 feet, in all, to the center of Hunter Mill Road as shown on the Plat of Hideaway Acres, recorded among the aforesaid land Records in Plat Book E.H.K., Jr., 48 folio 14; thence binding on said centerline as shown on said plat, North 60 degrees 06 minutes West 328.02 feet; thence still running and binding on or near the centerline of said Hunter Mill Road, as now established, the three following courses and distances:

1. North 60 degrees 33 minutes 12 seconds West 389.79 feet;
2. North 61 degrees 06 minutes 00 seconds West 84.21 feet, and
3. North 63 degrees 20 minutes 00 seconds West 227.10 feet; thence leaving said centerline and binding on a portion of said fifth line above mentioned, South 49 degrees 31 minutes 30 seconds West 32.56 feet to the place of beginning.

Containing 6.2866 Acres of Land, more or less.

BEING part of a parcel of ground that was conveyed by Deed dated February 27, 1943 and recorded among the Land Records of Baltimore County in Liber R.J.S. 1277, folio 370 to Thomas Hanna and Helen Winifred Hanna, his wife, as tenants by the entireties. The said Thomas Hanna having departed this life on October 22, 1987, thereby vesting fee simple interest in Helen Winifred Hanna, the within named grantor.

SUBJECT to right of way more particularly described in a Deed recorded among the land records of Baltimore County in Liber 5287, folio 850.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD said lots or parcels of ground and premises; above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the second part, as tenants by the entireties, the survivor of them, and the

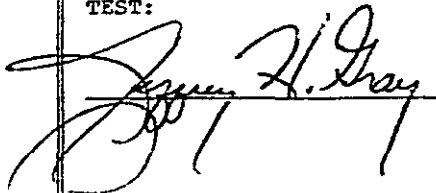
personal representatives and assigns of the survivor of them, in fee simple.

AND the Grantor hereby covenant that she has not done or suffered to be done by any act, matter or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted, and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor.

B R C F 20.00
DEED 0
SH CLERK 20.00
#52577 C004 R01 T11:5:
08/23/88

TEST:

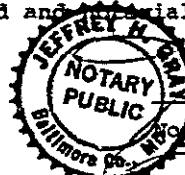


Helen Winifred Hanna (SEAL)
Helen Winifred Hanna
a.k.a. Helen F. Hanna

STATE OF MARYLAND, County of Baltimore to Wit:

I hereby certify, that on this 4th day of August, in the year one thousand nine hundred eighty-eight before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County aforesaid, personally appeared Helen Winifred Hanna, the within named grantor and she acknowledged the foregoing Deed to be her act.

WITNESS my hand and official seal the day and year last above written.



Jeffrey H. Gray
Notary Public

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 51
17009 YORK ROAD
MONKTON, MD 21111-0051
(301) 329-2104

My Commission Expires: July 1, 1990.

Branch, thence up said branch South 32 1/2 degrees East 29.2 perches to a stake, and stone set up bearing South 51 1/2 degrees East 1 perch and 21 links from the Southeast Corner of the spring-house, thence South 19 1/2 degrees West 6 perches to the Northeasterly side of the County Road, thence bounding on the said Road and not far from the same side thereof the two following courses to wit: South 59 degrees East 21.8 perches, South 64 degrees East 30 1/3 perches, more or less, to intersect another (perhaps the given) line of the whole tract, and thence bounding on said line reversely North 49 degrees East 20.8 perches to another bounded stone, a corner of the lot heretofore sold to Mr. League, as aforesaid, and thence bounded on said lot by a straight line to the place of beginning.

BEING that same parcel of ground which, by deed dated February 27, 1943, and recorded in the Land Records of Baltimore County in Liber R.J.S. 1277, folio 370 was granted and conveyed to Thomas Hanna and Helen Winifred Hanna, a.k.a. Helen F. Hanna, his wife, the said Thomas Hanna having departed this life on October 22, 1987, thereby vesting fee simple interest in Helen Winifred Hanna, the within named grantor.

SUBJECT to right of way more particularly described in a Deed recorded among the land records of Baltimore County in Liber 5287, folio 850.

SAVING AND EXCEPTING that parcel of land which by deed dated September 2, 1981 and recorded in the Land Records of Baltimore County in Liber 6324, folio 29 granted and conveyed to Charlotte Murray; and

SAVING AND EXCEPTING that parcel of land which by deed dated December 12, 1986, and recorded in the Land Records of

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 58
17000 YORK ROAD
YACHTOWN, MD 21113-0058
301-229-2104

Baltimore County in Liber 7750, folio 155 granted and conveyed to Charles Russell Hare, Jr. and Barbara Sue Hare, his wife.

TOGETHER with the building and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the said Richard Thomas Hanna and Shirley Ann Hanna, his Wife, as tenants by the entireties, the survivor of them and the Personal Representatives and assigns of the survivor of them, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter, or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of the said grantor.

Helen Winifred Hanna

Helen Winifred Hanna
a.k.a. Helen F. Hanna

State of Maryland, Baltimore County to wit:

I hereby certify that on this 4th day of August, 1988, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, aforesaid, personally

LAW OFFICES
JEFFREY H. GRAY
PO BOX 51
14720 FURMAN ROAD
MONMOUTH, MD 21111-0051
410-328-2104

NO TITLE EXAMINATION
NO CONSIDERATION
NO JUDGMENT REPORT

B RCT 20.00
DEED 20.00
SH CLERK 20.00
BSY459 0002 R02 T13:
12/02

THIS CONFIRMATORY DEED, Made this 28th day of October, in the year one thousand nine hundred and eighty-eight, by and between Helen Winifred Hanna, a.k.a. Helen F. Hanna, of Baltimore County, State of Maryland, party of the first part, and Richard Thomas Hanna and Shirley Ann Hanna, his wife, of York County, State of Pennsylvania, parties of the second part.

WHEREAS, inadvertently the property description in that deed was incorrect and defective inasmuch as the said description clause omitted one parcel of land and should grant and convey as follows:

WITNESSETH, that in consideration of the sum of Zero (\$0.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Helen Winifred Hanna, party of the first part, does hereby grant and convey unto the said Richard Thomas Hanna and Shirley Ann Hanna, his wife, as tenants by the entireties, the survivor of them, the personal representatives and assigns of the survivor of them, in fee simple, all that parcel of ground situation, lying and being in the Seventh Election District of Baltimore County, State of Maryland, and described as follows:

BEGINNING for the first thereof containing 112 acres of land, more or less, which is granted and conveyed by deed from Barbara A. Hughes, et al., unto Thomas G. Lytle, bearing date February 27, 1894, and recorded among the Land Records of

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE AT DATE 12-2-88

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

BY

DATE

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY, MARYLAND
Director of Finance
Per [Signature]
Authorized Signature
Date 12-2-88 Sec. 11-85 J

JEFFREY H. GRAY
LAW OFFICES
P.O. BOX 51
17000 YORK ROAD
MONTICELLO MD 21111-0051
(301) 329 7134

Ret Ex 20

Baltimore County in Liber L.M.B. No 203 folio 410 &c.

BEGINNING for the second thereof (containing 19 1/4 acres and 9 square perches of land, more or less) at a bounded stone of Nooson Hughes' part of said tract and of Mr. Leagues' part thereof as formerly bought from the said N. Hughes, said stone being on the Northeast 200 perches line of the original, a running thence and bounding reversely on said line, South 47 1/2 degrees West 43 1/3 perches to a place about Northwest 3 feet distant from a small marked dogwood bush on the Southeast side of the "Wide Lane", and Easterly side of N. Hughes' Spring Branch, thence up said branch South 32 1/2 degrees East 29.2 perches to a stake, and stone set up bearing South 51 1/2 degrees East 1 perch and 21 links from the Southeast Corner of the spring-house, thence South 19 1/2 degrees West 6 perches to the Northeasterly side of the County Road, thence bounding on the said Road and not far from the same side thereof the two following courses to wit: South 59 degrees East 21.8 perches, South 64 degrees East 30 1/3 perches, more or less, to intersect another (perhaps the given) line of the whole tract, and thence bounding on said line reversely North 49 degrees East 20.8 perches to another bounded stone, a corner of the lot heretofore sold to Mr. League, as aforesaid, and thence bounded on said lot by a straight line to the place of beginning.

BEING that same parcel of ground which, by deed dated August 4, 1988 and recorded in the Land Records of Baltimore County in Liber SM 7973, folio 012 intended to grant and convey all of the above described property to Thomas Hanna and Helen Winifred Hanna, a.k.a. Helen F. Hanna, his wife, the said Thomas Hanna having departed this life on October 22, 1987, thereby vesting fee simple interest in Helen Winifred Hanna, the within named grantor.

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 51
1703 YORK ROAD
MONTGOMERY, MD 21111-0051
(301) 329-2104

SUBJECT to right of way more particularly described in a Deed recorded among the land records of Baltimore County in Liber 5287, folio 850.

SAVING AND EXCEPTING that parcel of land which by deed dated September 2, 1981 and recorded in the Land Records of Baltimore County in Liber 6324, folio 29 granted and conveyed to Charlotte Murray; and

SAVING AND EXCEPTING that parcel of land which by deed dated December 12, 1986, and recorded in the Land Records of Baltimore County in Liber 7750, folio 155 granted and conveyed to Charles Russell Hare, Jr. and Barbara Sue Hare, his wife.

TOGETHER with the building and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the said Richard Thomas Hanna and Shirley Ann Hanna, his Wife, as tenants by the entireties, the survivor of them and the Personal Representatives and assigns of the survivor of them, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter, or thing whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite.

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 51
17000 YORK ROAD
MORTON MD 21111-0051
(301) 329-2104

WITNESS the hand and seal of the said grantor.

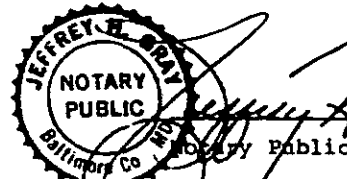
Helen Winifred Hanna

Helen Winifred Hanna
a.k.a. Helen F. Hanna

State of Maryland, Baltimore County to wit:

I hereby certify that on this 28th day of October, 1988, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, aforesaid, personally appeared Helen Winifred Hanna, a.k.a. Helen F. Hanna, the above named grantor, and she acknowledged the foregoing deed to be her act.

As witness my hand and notarial seal.



My Commission Expires: July 1, 1990.

LAW OFFICES
JEFFREY H. GRAY
P.O. BOX 51
17000 WYOMING ROAD
MCKINTON MD 21111-0051
(301) 325-2104

This Deed, Made this28th

day of

September

in the year one thousand nine hundred and eighty-nine, by and between

✓ Richard Thomas Hanna and Shirley Ann Hanna, his wife, parties

of

in the State of Maryland, of the first part, and

✓ William E. Troyer and Carol Troyer, his wife, parties

of the second part.

Witnesseth, That in consideration of the sum of Fifty Thousand Dollars (\$50,000.00) the receipt whereof is hereby acknowledged

the said Richard Thomas Hanna and Shirley Ann Hanna, his wife

do hereby grant and convey unto the said William E. Troyer and Carol Troyer, his wife, as tenants by the entireties, the survivor of them, and their

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

DEED
SALES
#42520 0002 R02 T14:55
514.00
11/13/89

personal representatives
and assigns, in fee simple, all
10th Election District

of ground, situate, lying and being in

, aforesaid, and described as follows, that is to say:—

Beginning for the

BEGINNING for the second thereof (containing 19 1/4 acres and 9 square perches of land, more or less), at a bounded stone of Nooson Hughes' part of said tract and of Mr. Leagues' part hereof as formerly bought from the said N. Hughes, said stone being on the Northeast 200 perches line of the original and running thence and bounding reversely on said line, South 47 1/2 degrees West 43 1/3 perches to a place about Northwest 3 feet distant from a small marked dogwood bush on the Southeast side of the "Wide Lane", and Easterly side of N. Hughes' Spring Branch, thence up said branch South 32 1/2 degrees 1 perch and 21 links from the Southeast Corner of the spring-house, thence South 19 1/2 degrees West 6 perches to the Northeasterly side of the County Road, thence bounding on the said Road and not far from the same side thereof the two following courses to wit: South 59 degrees East 21.8 perches, South 64 degrees East 30 1/3 perches, more or less, to intersect another (perhaps the given) line of the who tract, and thence bounding on said line reversely North 49 degrees East 20.8 perches to another bounded stone, a corner of the lot heretofore sold to Mr. League, as aforesaid, and thence bounded on said lot by a straight line to the place of beginning.

Subject to right of way more particularly described in the Deed recorded among the Land Records of Baltimore County in Liber 5287 folio 850.

SAVING AND EXCEPTING that parcel of land which by Deed dated September 2, 1981 and recorded among the Land Records of Baltimore County in Liber 6324 folio 29 was granted and conveyed to Charlotte Murray.

SAVING AND EXCEPTING that parcel of land which by Deed dated December 12, 1986 and recorded in the Land Records of Baltimore County in Liber 7750, folio 155 was granted and conveyed to Charles Russell Hare, Jr. and Barbara Sue Hare, his wife.

RECORDED IN DEED TAX
BOOK 809

DATE 11-23-89

COPIES F

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250
201
14

RECORDED IN DEED TAX
BOOK 809

LIBER 8322 PAGE 817

BEING the same parcel of ground which by Deed dated August 4, 1988 and recorded among the Land Records of Baltimore County in Liber 7973 folio 012 was granted and conveyed to Thomas Hanna and Helen Winnifred Hanna also known as Helen F. Hanna, his wife, the said Thomas Hanna having departed this life on October 22, 1987 vesting title in Helen Winnifred Hanna.

BEING the second described parcel of ground in the Deed dated October 28, 1988 and recorded among the Land Records of Baltimore County in Liber 8043 folio 097 was granted and conveyed by Helen Winnifred Hanna also known as Helen F. Hanna unto the said Richard Thomas Hanna and Shirley Ann Hanna, his wife, the Grantors herein.

RECORD NOT COMPLETED
BY THE CLERK OF THE COURT
ON OCTOBER 11, 1988
AT BALTIMORE, MARYLAND

This Deed, Made this

28th

day of

September

in the year one thousand nine hundred and eighty-nine, by and between

Richard Thomas Hanna and Shirley Ann Hanna, his wife, parties

in the State of Maryland, of the first part, and

William E. Troyer and Carol Troyer, his wife, parties

of the second part.

Witnesseth, That in consideration of the sum of Ten Thousand Dollars (\$10,000.00) the receipt whereof is hereby acknowledged

the said Richard Thomas Hanna and Shirley Ann Hanna, his wife

do hereby grant and convey unto the said William E. Troyer and Carol Troyer, his wife, as tenants by the entireties, the survivor of them, and their

D RC/F	14.00
D T TX	50.00
D DOCS	50.00
DEED	0 #
SH CLERK	114.00
442521 C002 R02	T14:53
	11/13/89

personal representatives
and assigns, in fee simple, all

of ground, situate, lying and being in

10th Election District

, aforesaid, and described as follows, that is to say:-

Beginning for the

BEING that portion of the 112 acre as described in a Deed from Barbara A. Hughes unto Thomas G. Lytle dated February 27, 1984 and recorded among the Land Records in Baltimore County in Liber L.M.B. No. 203 folio 410 which is lying on the Northeast side of Hunter Mill Road. Containing approximately three (3) acres of ground more or less.

BEING the same lot or parcel of ground which was firstly described in a Deed dated October 28, 1988 and recorded among the Land Records of Baltimore County in Liber 8043 folio 097, was granted and conveyed by Helen Winnifred Hanna, also known as Helen F. Hanna, unto the said Richard Thomas Hanna and Shirley Ann Hanna, his wife, the Grantors herein.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE-LETTER OF INTENT

SIGNATURE *[Signature]* DATE 10-23-89

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

[Signature] 11-1-89
Date

LIBER 9597 PAGE 238

THIS DEED, Made this 20th day of ~~May~~^{June}, 1992, by and between RICHARD THOMAS HANNA and SHIRLEY ANN HANNA, of York County, Commonwealth of Pennsylvania, parties of the first part, Grantors, and LILLIAN H. VANSANT, of Baltimore County, State of Maryland, party of the second part, Grantee.

WITNESSETH, That for the consideration of a Deed from the said LILLIAN H. VANSANT, et al. dated ~~May~~^{June} 20, 1992, and recorded or to be recorded among the Land Records of Baltimore County, Maryland, simultaneously herewith conveying a certain 2.10+ acre parcel lying and situate in Baltimore County, Maryland, unto the said RICHARD THOMAS HANNA, et ux, the receipt whereof is hereby acknowledged, the said RICHARD THOMAS HANNA and SHIRLEY ANN HANNA, his wife, do grant and convey unto the said LILLIAN H. VANSANT, her personal representatives, heirs and assigns, in fee simple, all that 2.10 + acre parcel of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

BEING part of the same property described in a Confirmatory Deed dated October 28, 1988 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8043, folio 695, which was granted and conveyed by Helen Winifred Hanna, a.k.a. Helen F. Hanna unto Richard Thomas Hanna and Shirley Ann Hanna, his wife.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said LILLIAN H. VANSANT, her personal representatives, heirs and assigns, in fee simple.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE June 20, 1992

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

[Signature] 2-9-93

Pet Ex 23

LIBER 9597 PAGE 240

EXHIBIT A

Beginning for the same at the intersection of the centerline of Hunter Mill Road with the third or North 48 degrees 25 minutes East 411 foot line of the parcel of land which by a deed dated August 1, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2985 folio 65 was conveyed by St. Clair E. Hess and wife to W. Kenneth Vansant and wife, said point of beginning also being 4,610.00 feet, measured westerly along the centerline of Hunter Mill Road, from the centerline of Troyer Road, running thence and binding in the centerline of Hunter Mill Road, North 63 degrees 47 minutes West 200.00 feet, thence leaving Hunter Mill Road and running through the lands of Thomas Hanna et. al., South 36 degrees 56 minutes 40 seconds West 931.03 feet to intersect the second or North 48 degrees 25 minutes East 2,230 foot line of the aforesaid parcel of land that was conveyed by Hess to Vansant, and thence running with and binding on a part of said second line and on part of said third line, North 48 degrees 25 minutes East 988.00 feet to the place of beginning.

Containing 2.10 Acres of land more or less.

Being a part of a parcel of land which by a Confirmatory Deed dated October 28, 1988, and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. No. 8043, folio 695, was conveyed by Helen Winifred Hanna, a.k.a. Helen F. Hanna, as grantor, to Richard T. Hanna and Shirley Ann Hanna.

THIS DEED, Made this ^{June} 20 day of May, 1992, by and between LILLIAN H. VANSANT, of Baltimore County, State of Maryland, W. KENNETH VANSANT, JR. and DARLENE T. VANSANT, his wife, Contract Purchasers, collectively parties of the first part, Grantor, and RICHARD THOMAS HANNA and SHIRLEY ANN HANNA of York County, Commonwealth of Pennsylvania, party of the second part, Grantee.

WITNESSETH, That for the consideration of the Deed from the said RICHARD THOMAS HANNA and SHIRLEY ANN HANNA, his wife, dated ^{June} ~~May~~ 20, 1992, and recorded or to be recorded among the Land Records of Baltimore County, Maryland conveying a certain 2.10+ acre parcel, lying and situate in Baltimore County, Maryland, unto the said LILLIAN H. VANSANT, the receipt whereof is hereby acknowledged, the said parties of the first part do grant and convey unto the said RICHARD THOMAS HANNA, and SHIRLEY ANN HANNA, his wife, as tenants by the entireties, their assigns, and to the survivor of them, and the personal representatives, heirs and assigns of the survivor, in fee simple, all that lot of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

BEING part of the same property described in a Deed dated August 1, 1956 and recorded among the Land Records of Baltimore County in Liber GLB No. 2985, folio 65, which was granted and conveyed by St. Clair E. Hess and Anita C. Hess, his wife, unto W. Kenneth Vansant and Lillian H. Vansant, his wife. The said W. Kenneth Vansant having departed this life on July 27, 1986 thereby vesting title solely in Lillian H. Vansant.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE LLH DATE 2-9-93

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

LLH 2-9-93
Date

Ref Ex 24

LIBER 9597 PAGE 245

EXHIBIT A

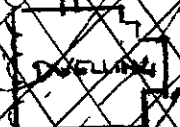
Beginning for the same at the intersection of the centerline of Hunter Mill Road with the fifth or South 48 degrees 30 minutes West 2,120 foot line of the parcel of land which by a deed dated August 1, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2985 folio 65 was conveyed by St. Clair E. Hess and wife to W. Kenneth Vansant and wife, said point of beginning also being 5,998.00 feet, measured westerly along the centerline of Hunter Mill Road, from the centerline of Troyer Road, thence leaving the center of Hunter Mill Road and running with and binding on a part of said fifth line, and on the sixth line, and on a part of the seventh line of the aforesaid parcel of land which was conveyed by Hess to Vansant the three following courses and distances viz: South 48 degrees 30 minutes West 997.90 feet, North 16 degrees 25 minutes West 123.75 feet and North 50 degrees 35 minutes East 912.82 feet to the centerline of Hunter Mill Road, and thence running and binding on the centerline of Hunter Mill Road, South 64 degrees 20 minutes East 85.60 feet to the place of beginning.

Containing 2.10 Acres of land more or less.

Being a part of a parcel of land which by a Deed dated August 1, 1956 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. No. 2985, folio 65 was conveyed by St. Claire Hess and Anita C. Hess, his wife, and W. Dole Hess and Marie Hess, his wife, to W. Kenneth Vansant and Lillian A. Vansant, his wife. The said W. Kenneth Vansant departed this life on July 27, 1986 thereby vesting title solely in Lillian H. Vansant.

REMAINING PARCEL
50 ACRES ±

1/4 TELEPHONE



4 AREA
FOR PRIMARY
RESIDENTIAL
STRUCTURES

437500 S.F.
10.00 ACRES

June
6/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 30, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

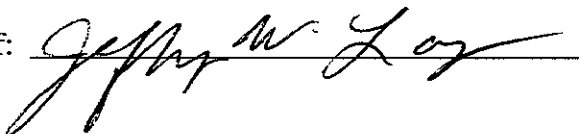
SUBJECT: Hanna Property – Hunters Mill Road

ITEM NO: 420

The Office of Planning defers to the position taken by DEPRM in this matter.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: May 13, 1999

FROM: *pub* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for May 10, 1999
 Item Nos. 413, 415, 417, 419, and (420)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC05109.NOC



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

May 7, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 3, 1999

Item No.: See Below

Zoning Agenda:

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.

C. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

412, 413, 414, 415, 418, 419, 420 and 422

REVIEWER: LT. HERB TAYLOR
Fire Marshal Office, PHONE 807-1381, MS-1102F
cc: File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

RE: PETITION FOR SPECIAL HEARING
Hunters Mill Road (Hanna Property), SW/S Hunters
Mill Rd, 4800' W of c/l Troyer Rd, 10th Election
District, 6th Councilmanic

Legal Owners: Richard T. and Shirley A. Hanna
Contract Purchasers: Frederic and Margaret Bryant

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-420-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

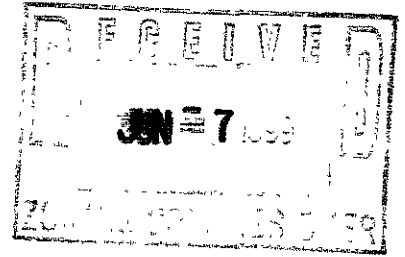
I HEREBY CERTIFY that on this 5th day of May, 1999, a copy of the foregoing Entry of Appearance was mailed to Howard L. Alderman, Jr., Esq., Levin & Gann, 305 W. Chesapeake Avenue, Suite 113, Towson, MD 21204, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

JMP
6/8

BALTIMORE COUNTY, MARYLAND
ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE
887-4488 Ext. 241 Fax 887-4804

To: Development Coordination Date: June 4, 1999
From: Wally Lippincott, Jr.
Re: Hanna Property, Bryant petitioner, 99-420 sph



Recommendation: This hearing should be postponed until more information is submitted for review. If the hearing is not postponed, the request should be denied because it has not been indicated that the request is not detrimental to the protection of agricultural resources and is not consistent with the RC 2 zoning regulations.

Location of property:

This property is zoned RC 2 and is located in a Master Plan designated Agricultural Preservation Area. It is adjacent to Maryland Agricultural Easements (farms under preservation easement) and Agricultural Districts. It is an area of active agricultural activities. A portion of this property was in an Agricultural District but was recently withdrawn.

Review of the density:

The submitted plat indicated that there are two parcels on this property and thus the basis of this request to accumulate the density and move one density unit to a parcel on which the density has been utilized. I have reviewed the plan and the deeds for this property and have not found any record of the second parcel.

The plat indicates parcel 285/543 as recorded in Baltimore City, however, the deed 8043/695 recorded in Baltimore County refers to an February 7, 1894 deed that indicates that the subject property was part of two parcels. One parcel was 19.25 acres which has been subdivided off and developed. The other parcel is the subject parcel and was described as 112 acres. Two parcels have been subdivided off from this parcel.

Review of the impact of the transfer of density (density accumulation) on the agricultural resources.

The petitioner did not submit a plan that indicated the location of the proposed dwelling, however, in conversation with Mr. Howard Alderman, I was informed of the approximate location and the proposal to place the remaining portion of the property under a permanent preservation easement. Conceptually, I support the transfer of density with the linkage to the permanent preservation of the entire property for agricultural use and water

420
Bryant Petition 99-240 sph
June 3, 1999
Page 2

quality protection, but only if the location of the building area can be demonstrated to better protect the agricultural resources.

The review to determine if the proposal would better protect the resources is based on the location of prime and productive soils, proximity to other farmland and farm operations, and extent of large blocks for farming.

Recommendation:

In my opinion, the deeds and the materials submitted to date do not substantiate the parcel configuration submitted by the petitioner. It is requested that additional information be provided to verify the submission.

The verbal information provided by Mr. Alderman indicated that the petitioner is interested in locating his dwelling in a site that will have minimal impact on the agricultural capability of the site. Additionally, the petition indicates the landowner is willing to place an easement over portions of the property.

This is very positive, however, before a recommendation can be made on whether to support a relocation of the density unit, if there is one, it is necessary to (1) know where the existing parcel is from which the density is being taken and (2) know the precise location where the dwelling(s) will be placed. Without that information, a full recommendation cannot be made.

22-060-087

BALTIMORE COUNTY, MARYLAND

ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Inter-Office Correspondence

TO: Tim Kotrocco, DATE: 7/12/99
Zoning Commissioner's Office

FROM: Wallace S. Lippincott, Jr. 
Agricultural Land Preservation Program

SUBJECT: Hanna Property, Hunter Mill Rd- Special Hearing

Per your decision on the Special Hearing on the Hanna Property, I have met with Mr. Bryant to discuss the residential building area. I am satisfied that the location is conducive to retaining the agricultural capability of the farm and is not located on prime and productive farmland. I have attached a copy of the agreed upon 5 acre area for your information.

If you have any questions, please contact me at (410)887-4488 Ext. 241.



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.30.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 420 JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 7, 1999

Howard L. Alderman, Jr., Esquire
Levin & Gann
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204

Re: Hanna Property
Case No. 99-420-SPH

Dear Mr. Alderman:

I am in receipt of your facsimile transmission dated June 29, 1999 relating to Case No. 99-420-SPH. You have indicated to me by way of your letter, that your client, Mr. Ric Bryant, has somewhat modified the transaction for the purchase of the property from Mr. & Mrs. Hanna. It is my understanding that Mr. Bryant now intends to purchase two parcels comprising approximately 95 acres, containing two density units. Mr. Bryant will retain a 10-acre home site upon which he will construct his single family residential dwelling. The remaining 85 acres, plus the second density unit, will be conveyed into an appropriate conservation easement.

The purpose of your special hearing request in Case No. 99-420-SPH was to seek a determination as to the existence of two density units on the subject property. The testimony and evidence presented at the hearing clearly demonstrated the existence of two density units. The method by which Mr. Bryant acquires the property and conveys the land into the conservation easement does not concern me, so long as he does not exceed the permitted two density units. Therefore, the acquisition by Mr. Bryant of the two parcels comprising approximately 95 acres, containing two density units, whereby Mr. Bryant will retain a 10 acre home site with one density unit and convey the remaining 85 acres and second density unit to a conservation easement, is consistent with and within the spirit and intent of my previous Order dated June 21, 1999. It is not necessary to modify my previous Order.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

Re: Hanna Property, Case No. 99-420-SPH

Howard L. Alderman, Jr., Esq.

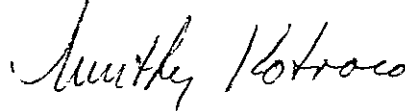
July 7, 1999

Page -Two-

I trust that this letter will serve to document the manner in which your client intends to purchase the subject property from Mr. & Mrs. Hanna and the conveyance of the 85 acre parcel into a conservation easement.

If I can be of further assistance, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj

BALTIMORE OFFICE
MERCANTILE BANK & TRUST BUILDING
TWO FIDELITY PLAZA
9TH FLOOR
BALTIMORE, MARYLAND 21201
410-539-3700
TELECOPIER 410-625-9050

LAW OFFICES
LEVIN & GANN
A PROFESSIONAL ASSOCIATION
305 W CHESAPEAKE AVENUE
SUITE 113
TOWSON, MARYLAND 21204
410-321-0600
TELECOPIER 410-296-2801

ELLIS LEVIN (1893-1960)

HOWARD L. ALDERMAN, JR.
halderman@course.com

June 29, 1999

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME	TELEFAX NO.
Timothy M. Kotroco, Esquire	410-887-4386
c: Ric Bryant	410-895-3950

FROM: HOWARD L. ALDERMAN, JR., ESQUIRE

NUMBER OF PAGES [INCLUDING THIS COVER PAGE]: 5

CLIENT/MATTER: *Hanna Property* Case No. 99-420-SPH

COMMENTS: Tim: my client faxed to me this morning (I still have not received my copy via mail) a copy of your order in the above-referenced case. I have reviewed the order and, by the scribble on the following pages have suggested some modifications that I have discussed with Ric Bryant. The boundary survey (completed after the submission of the Zoning Petition & Plat) shows two parcels comprising approximately 95 acres. Ric Bryant is buying all of the land and will put his house on the 10 acre homesite and dedicate a conservation easement – together with the remaining density unit – to a qualified organization. The 10 acre homesite will not be recorded as a separate parcel/lot; rather, the Bryants will own the whole, with approx. 85 acres thereof subject to the easement. There will be only 1 dwelling constructed. I would appreciate it if you would review the following and call me with your thoughts. Thanks.

☒ ORIGINAL WILL NOT BE MAILED

If you do not receive all of the pages indicated above, please call 321-0600 as soon as possible.
My return FAX Number is (410) 296-2801.

WARNING: UNAUTHORIZED INTERCEPTION OF THIS TELEFAX COMMUNICATION
COULD BE A VIOLATION OF FEDERAL AND MARYLAND LAW.

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U.S. Postal Service. We will reimburse you for expenses. Thank You.

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-420-SPH

~~100~~ | approximately 95 acres

06-29-1999 08:43

410 895 3954

ALEX BROWN & SONS

P.04

on a 10 acre portion

a house thereon. In order to determine whether there was any density associated with the ~~parcel~~ *land* to be acquired by Mr. Bryant, it was necessary to perform a historical title search of the property in question. Extensive testimony and evidence was provided by Mr. Alderman and Mr. Doak. Twenty-eight (28) exhibits were submitted into evidence. Many of those exhibits constitute deeds which date back to 1838. It was necessary for the Petitioner to present testimony and evidence as to the parcels of property involved and the out conveyances made from 1838 up until the present time. The exhibits clearly demonstrate that there is sufficient density existing at this time for Mr. Bryant to construct a single family dwelling on the ~~10 acre parcel~~ *subject property within the area of the 10 acre home site* shown on Petitioner's Exhibit 28.

two parcels
 Testimony revealed that Mr. Bryant intends to acquire a ~~parcel~~ *one of which consists of 48± acres* of property consisting of ~~38 acres~~ *48±* acres. This ~~48~~ *48±* acres of land, based on the evidence presented, contains two density units. Mr. Bryant intends to retain a 10 acre ~~parcel~~ *home site* for himself and his family and construct a single family dwelling thereon, thereby utilizing one of the two density units associated with the overall ~~48~~ *48±* acre ~~parcel~~ *acreage*. The remaining ~~38~~ *38±* acre ~~parcel~~ *subjected* shall be conveyed by Mr. Bryant ~~to~~ *to* a qualified perpetual conservation easement. In addition, Mr. Bryant has agreed with Mr. Lippincott to delineate on his 10 acre ~~parcel~~ *home site*, which he intends to retain, the area upon which he intends to build his house and other ~~residential~~ *active* structures.

home site
 In order to proceed with the construction of his home on the 10 acre ~~parcel~~ *home site*, the special hearing request is necessary. I hereby find, based on the testimony and evidence, that there does, in fact, exist two density units on the ~~48~~ *land* ~~acre parcel~~ *land* which is the subject of this request. Mr. Bryant shall be permitted to construct a single family dwelling on the 10 acre ~~parcel~~ *home site*. ~~There shall be one density unit associated with the 38 acre parcel that shall be conveyed into the conservation easement.~~ *that shall be associated with the remaining 38± acres and* There is no other density associated with any of the

property which was the subject of the many deeds that were submitted into evidence, marked as Petitioners' Exhibits Nos. 1-24.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of June, 1999 that the Petitioners' Special Hearing request to approve the reconfiguration of parcel density, not to exceed the overall allowed density within the overall tract boundary, and to approve the proposed residential building area and associated curtilage, and approval of a voluntary, perpetual conservation easement on a portion of the property, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Mr. Bryant shall, within six (6) months from the date of this order, dedicate unto a qualified conservation easement the remaining ~~5000~~ ^{approximately 85+ acres} parcel of land which shall have associated with it one density unit.
 (which excludes the 10 acre home site)

- homesite*
- 3) Mr. Bryant, within fifteen (15) days from the date of this order, shall submit to Mr. Lippincott, for his review and approval, the area of the 10 acre ~~parcel of land~~ *on* which he shall ~~construct~~ build his dwelling which shall be used for active residential structures.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy Kotroco
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RIC BRYANT

620 SHERWOOD
COCKEYSVILLE MD 21030

BRUCE DOAK - GORMOLD, CROSS & ETZEL 320 E. TOWSON TOWNS BLVD TOWSON, MD 21286

RICHARD T. HANNA

17665 / STEWARTTOWN PA, 1938

HELEN E. SCHWARTZ / REMAX PREFERRED 312 SPRING AVE
LUTHERVILLE, MD 20993

HOWARD L. ANDERMAN JR ESQ

LEVIN & GANN PA 305 W. CHESTER

ANN SUTHERLAND TOWSON MD 21204



62 Acre Parcel	Owner/Total Acreage Owned	100 Acre Parcel	19 Acre Parcel
Conveyance From Bull to Nasson Hughes L285/f543 on 12/12/1838 of 62± acres (Baltimore City Deed)	Nasson Hughes/ 162 ± acres	Conveyance from Hatton to Nasson Hughes L0042/f524 on 10/20/1864 of 100± acres	
Conveyance from Hughes to Hueston L0086/f258 on 02/04/1874 of 3.75± acres [remainder of 58.25± acres in Hughes]	Nasson Hughes/ 158.25 ± acres		
Conveyance from Hughes to Bosley L0089/f078 on 08/31/1874 of 10.0± acres [remainder of 48.25± acres in Hughes]	Nasson Hughes/ 148.25 ± acres		
	Nasson Hughes/ 132 ± acres	Conveyance from Hughes to League L0051/f189 on 09/12/1866 of 16.25± acres [remainder of 83.75± acres in Hughes]	
	Nasson Hughes/ 112.75±	Conveyance from Nasson Hughes to Alfred Hughes L064/f217 on 9/8/1869 of 19.25± acres [remainder of 64.50± acres in Hughes]	
	Conveyance from Patrick Rutledge, appointed Trustee to Barbara A. Hughes, Naomi Hughes & Nancy A. Hughes L203/f409 on 02/27/1894 of 132± acres [erroneous acreage description – see correct description in next deed]		

$$\begin{array}{r}
 100 \\
 - 16.25 \\
 - 19.25 \\
 \hline
 64.50 \text{ Ac}
 \end{array}
 \qquad
 \begin{array}{r}
 62 \\
 - 10 \\
 - 3.75 \\
 \hline
 48.25 \text{ Ac}
 \end{array}
 \qquad
 \begin{array}{r}
 64.50 \\
 - 48.25 \\
 \hline
 16.25 \text{ Ac}
 \end{array}$$

[Lytle vested with 48.25± acres]	Conveyance from Barbara, Naomi & Nancy Hughes to Thomas Lytle L0203/F410 on 2/27/1894 of 112± acres [deed recites the 1869 conveyance to Alfred Hughes as excepted from the 132± acres conveyed from Rutledge to the Grantors]	[Lytle vested with 64.50± acres]	
	Conveyance from Nancy Hughes to Thomas Lytle L0299/F335 on 04/16/1906 of 19.25± acres	112.75 + 19.25 132 Ac	[Lytle vested with 19.25± acres]
[J. Hanna & wife vested with 48.25± acres]	Conveyance from Thomas Lytle to Joshua Hanna & wife L0516/F380 on 11/3/1919 of a total of 131± acres	[J. Hanna & wife vested with 64.50± acres]	[J. Hanna & wife vested with 19.25± acres]
[R. Hanna & T. Hanna vested with 48.25± acres]	Conveyance from Joshua Hanna & wife to Ralph Hanna & T. Hanna L0971/F448 on 04/07/1936 of a total of 131± acres	[R. Hanna & T. Hanna vested with 64.50± acres]	[R. Hanna & T. Hanna vested with 19.25± acres]
[T. Hanna vested with 48.25± acres]	Conveyance from Ralph Hanna to Tom Hanna L1198/F390 on 12/22/1941 of his interest in total of 131± acres	[T. Hanna vested with 64.50± acres]	[T. Hanna vested with 19.25± acres]
	Conveyance from Tom Hanna to June Shook [straw conveyance - see next conveyance] L1277/F368 on 02/27/1943 of his interest in a total of 131± acres		
[Tom Hanna & Helen Hanna vested with 48.25± acres]	Conveyance from June Shook [straw conveyance for transfer to H&W] to Tom Hanna & Helen Hanna L1277/F370 on 02/27/1943 in a total of 131± acres	[Tom Hanna & Helen Hanna vested with 64.50± acres]	[Tom Hanna & Helen Hanna vested with 19.25± acres]

[Tom Hanna & Helen Hanna vested with 48.25± acres]	Conveyance from Tom & Helen Hanna to Charlotte Murray L6277/696 on 04/27/1981 of a total of 9.8± acres [see Plat 48/14]; confirmed at L6324/029 on 09/02/1981	[Tom Hanna & Helen Hanna vested with 64.5± acres]	[Tom Hanna & Helen Hanna vested with 9.45± acres]
[After 1975, 2 density units]		[After 1975, 2 density units]	1 density unit conveyed [1 density unit remaining]
[Helen Hanna vested with 48.25± acres]	Conveyance from Helen Hanna [Tom deceased 10/22/1987] to Charles & Barbara Hare L7750/155 on 12/22/1987 of a total of 6.3± acres; confirmed at L7950/353 on 08/04/1988	[Helen Hanna vested with 58.2± acres] 1 density unit conveyed [1 density unit remaining]	[Helen Hanna vested with 9.45± acres]
[2 density units]			[1 density unit remaining]
[Helen Hanna vested with 48.25± acres]	Conveyance from Helen Hanna to Richard and Shirley Hanna L7973/4012 on 08/04/1988 of 9.45 ± acres [112.75± acres erroneously omitted - see confirmatory deed below]	[Helen Hanna vested with 58.2± acres] [1 density unit remaining]	[Richard & Shirley Hanna vested with 9.45± acres] [1 density unit remaining]
[2 density units]	Confirmatory Conveyance from Helen Hanna to Richard and Shirley Hanna L8043/695 on 10/28/1988 of 115.90± acres 48.25 ac + 58.2 ac + 9.45 ac + 1/16.9 ac SHERIDAN ACQUISITION	[Richard & Shirley Hanna vested with 58.2± acres] [1 density unit remaining]	[Richard & Shirley Hanna vested with 9.45± acres] [1 density unit remaining]
[Richard & Shirley Hanna vested with 48.25± acres]	Conveyance from Richard & Shirley Hanna to William & Carol Troyer L8322/816 on 09/28/1989 of 3.15± acres	[Richard & Shirley Hanna vested with 58.2± acres] [1 density unit remaining]	[Richard & Shirley Hanna vested with 6.3± acres - 1 density unit conveyed - no density remaining]
[2 density units]			

[Richard & Shirley Hanna vested with 48.25+ acres] [2 density units]	Conveyance from Richard & Shirley Hanna to William & Carol Troyer L8322/7819 on 09/28/1989 of 3.0+ acres	[Richard & Shirley Hanna vested with 55.25+ acres [1 density unit conveyed; no density remaining]	
[Richard & Shirley Hanna vested with 48.25+ acres] [2 density units]	Reciprocal Land Swap Conveyance from Richard & Shirley Hanna to Lillian Vansant L9597/7238 on 06/20/1992 of 2.1+ acres and Reciprocal Land Swap Conveyance from Lillian Vansant to Richard & Shirley Hanna L9597/7242 on 06/20/1992 of 2.1+ acres; See Zoning Case No. 92-287-SPH & Order dated 3/19/1992]	[Richard & Shirley Hanna vested with 55.25+ acres]	

285/543
Back by

Part Ex 1

State of Maryland
Eighteen hundred and thirty nine before me the undersigned
of Baltimore in and for the City of Baltimore personally appeared John P. Bull
and John P. Bull and John P. Bull whom we have been satisfied by testimony to be the
part to the foregoing deed or instrument of writing and volition to be the same to be
signed for the purposes therein named and mentioned. William Hughes, John P. Bull
to be recorded the 1st day of January 1849 at the said Baltimore County
and Examined per the Clerk

John P. Bull } This Indenture made the twentieth day of December in the year of our
Died For } Lord Eighteen hundred and thirty eight, between John P. Bull of Baltimore
William Hughes of County and State of Maryland of the one part and William Hughes of
County and State of Maryland of the other part. Witnesseth that the said John P. Bull for and in consideration
of the sum of Twenty Dollars lawful money to him in hand by the said William Hughes of the
part and by these presents doth grant bargain sell alien enfeoff and Confirm unto the said
William Hughes his heirs and assigns forever All that part of a tract of Land lying in Baltimore
County and State of Maryland called "Hughes's Prospect" Reguved as was bought and conveyed by
William Hughes John P. Bull and others Commissioners of the real estate of Joseph P. Bull
of Baltimore County descended by a deed of Conveyance as aforesaid the said land being more
fully and at large appear all of which being and being within the following metes and bounds
to wit Beginning for the same at a corner where a corner of a
corner a corner black oak tree being the beginning of a tract of land called "Hughes's Prospect"
running thence north forty five degrees and forty five minutes west one hundred and thirty
three north forty four degrees and fifteen minutes east forty eight perches north twenty degrees
forty five minutes west eleven and one quarter perches south forty four degrees and fifteen minutes
west one and a half perches north ten degrees and fifteen minutes east thirty four perches
thirty two degrees and forty five minutes west five perches south forty five degrees west eight
and a half perches to a corner black oak tree south forty degrees and forty five minutes east
perches south thirty nine degrees and fifteen minutes west twenty perches south forty five
degrees and forty five minutes ^{East} fifteen perches south twenty degrees and three quarters east fifteen
perches north fifty eight degrees and fifteen minutes east nine perches to a corner black oak tree
thirty degrees and fifteen minutes east fifty four perches and thence by a straight line
first place of beginning containing sixty two acres and two rods of land more or less
with all the estate right title interest benefit claim and demand of law the said
John P. Bull of no use to the said Mary and James of law and person the said Mary and James
James thereof To have and to hold the said bargain and parcel of land unto the said
William Hughes his heirs and assigns forever the said William Hughes his heirs and assigns
for ever and behoof of him the said William Hughes his heirs and assigns forever
John P. Bull for himself and his heirs doth hereby confirm and ratify the said
deed and defend the said bargain and parcel of land as aforesaid and
promises and of furtherance therein to be required and
William Hughes his heirs and assigns forever and
claiming to which may hereafter claim from the said
William Hughes his heirs and assigns forever

42/524

Witness my hand

P. V. Wilson

State of Maryland; Baltimore City set:
I hereby certify that Reginald Wilson Esquire before whom there
was made a acknowledgment was made, and who has there set
scribed his name, was at the time of so doing a Justice of the Peace
of the State of Maryland, and for the City of Baltimore duly
Commissioned and sworn.

1864

In testimony whereof I have set my hand and affixed
Seal, at the City of Baltimore, in the Superior Court of Baltimore, on this
third day of October A.D. 1864.

Alfred A. Clark, Clerk of the Superior Court of Baltimore City.
Recorded on the 21st day of October 1864 & confirmed.

Whole tract

acquisition of 100 acres

of Douglas
April 14 1873
after

Susannah Patton

Lees
to
James Hughes

This deed made this twentieth
day of October in the year of
our Lord eighteen hundred and
sixty four by Susanah Patton
a daughter of the late Thomas
Lyons and Elisabeth Lyons his wife of the City of Baltimore
and State of Maryland, doth certify that in consideration of the sum
of Thirteen dollars and thirty three one third cents to her
whereof is hereby acknowledged the said Susanah Patton doth
grant unto James Hughes of Baltimore County and State of
Maryland and his heirs and assigns all her undivided Estate Right Title Interest
claim and demand whatever both at Law and in Equity of
and to all that hereinafter described parcel of Land and
premises on which the said James Hughes now resides to wit
in Baltimore County aforesaid which is contained as follows to wit
Beginning at the point of the pond north west line and running
thence North West eighty perches thence North East thirty three
perches thence South East thirty perches and thence by a straight line
to the place of Beginning containing and laid out for one hundred
acres in four tracts called "Horses Addition" or by whatever name
the same may be called to have and to hold the first party to have and
hereby conveyed unto the said James Hughes his heirs and assigns
for ever and the said Susanah Patton hereby covenants that she will
warrant specially generally the property hereby conveyed and that she will
execute such further assurances as may be required.

Witness my hand and seal

John B. Wheat

Susannah Patton

Ref Ex 2

86/258

86/258

S/E #1 from 62 ac

258

part

State of Maryland, Baltimore County - et,
 I hereby certify that on this Eleventh day of April in the year
 Eighteen hundred and seventy four before me a Justice of the
 peace of the state of Maryland in and for Baltimore County
 aforesaid personally appeared Henry J. Robert and Charles
 A. Robert his wife the grantors in the foregoing deed and
 did each acknowledge the same to be their respective act,
 Frank Lewis J. P.

Recorded 14th day of April. AD, 1874 at 9. Am. & Ex's for
 John Bacon Clerk,

Mr Elliott
 Apr 26 1874

Narason Hughes & wife - } This Deed, made the fourth day
 Deed to } of February in the year of our
 Joseph Hewston (colored) } Lord Eighteen hundred and seventy
 four by Narason Hughes and

Anna Hughes his wife, both of Baltimore County and State
 of Maryland, Witnesseth, that for and in consideration of
 the sum of Twenty nine Dollars, the receipt whereof is hereby
 acknowledged, the said Narason Hughes and Anna
 Hughes his wife do grant, bargain and sell unto Joseph
 Hewston, a man of colour, of the county and State aforesaid,
 all that hereinafter described lot or piece of land, being part
 of a tract called "Hughes's Prospect Rectangular," or by whatever
 name the same may be called, lying in Baltimore County, and
 State aforesaid, and contained as follows, to wit: Beginning
 for the same at a corner of the whole of the said St. Hughes
 part, and also of Rich^d Lyons part, of said tract at the
 end of fifty four perches on the south twenty degrees and
 a quarter, East eighty eight perches line of the original
 and running thence, and bounding reversely on said line,
 as corrected for the variation, North seventeen degrees and a
 quarter, West thirty perches, to a place north of a small stream,
 & South fifty deg^s East few feet from a chestnut, thence fol-
 lowing the outline, & running north sixty six degrees and a quar-
 ter East, two perches, to a stake, South seventy five degrees and
 three quarters East, forty five perches, to intersect a division line
 between said St. Hughes's part and said R. Lyons part of
 said tract, and thence bounding on said line, about south
 sixty three degrees and a half, West fifty one perches, to the
 beginning aforesaid; Containing Three Acres Three Quarters,
 and Thirty Three perches, more or less in fee simple. Do Done
 and To Have the said above described Lot or piece of Land,
 with the improvements thereon, to the said Joseph Hewston,
 his heirs and assigns forever. And the said Narason Hughes

871
 195
 38

Ref Ex 3

89/78

78

8. 11. 78

SE # 2 from 62 accepted

Lucie McHallett
Sallie F. Bruff
John W. Bruff

read
read
read

State of Maryland Baltimore City to wit
I hereby certify that on this twenty ninth day of September
in the year one thousand eight hundred and seventy four
before the subscriber a Justice of the Peace of the State of
Maryland in and for Baltimore City aforesaid personally
appeared Sallie F. Bruff Joseph E. Bruff John W. Bruff
William P. Hallett and the said Hallett his wife and
Sallie F. Bruff and they each acknowledged the foregoing
Deed to be their respective act.

W. H. Hayward

State of Maryland Baltimore City set.
I hereby certify that W. H. Hayward Esquire before whom
the annexed acknowledgments were made and
who has thereto subscribed his name was at the time
of so doing a Justice of the Peace of the State of Maryland
in and for the City of Baltimore duly commissioned
and sworn. In Testimony whereof I hereto set my hand
and affix the seal of the Superior Court of
Baltimore City. This fifth day of October 1874

Seal
Place

George Robinson

Clerk of the Superior Court of Baltimore City
Recorded 5th day of Oct. A.D. 1874 at 2 P.M. Expd per
John Bacon Clerk

John Bailey Nason Hughes & wife
Decd. to
John Bailey
This Deed made this thirty first
day of August in the year of our
Lord eighteen hundred and seventy
four by Nason Hughes and Anna
Hughes his wife both of Baltimore
County and State of Maryland witnesses that for and
in consideration of the sum of four hundred and four
dollars the said Nason Hughes and Anna Hughes his
wife do grant bargain and sell and convey unto John
Bailey (of age) all that hereinafter described lot or
part of a tract or parcel of land called "Hughes tract"
Reverend or by whatever name it may be called
lying in the County and State aforesaid (adjoining the land
of Jno. W. W. Gorman & of Wm. H. Harris) and what is contained
as follows to wit: Beginning made for the same
at a bounded Hickory standing at the beginning of the north
forty degrees and three quarters East ninety four perches

Ref 4

line of the original and running thence with and bounding on a part of said line (with a variation of three degrees & a half on the compass) south forty degrees and three quarters, East twenty one perches to a stake and stone thence leaving said outline and running north fifty four degrees East (said bearing fifty two degrees on account of attraction) fifty nine perches and two tenths to a stone supposed and intended to be at a corner of do^{mt} Horns' land and running thence with or on part of an outline of his said land north fifteen degrees West thirty one perches and six tenths to a stone set up by the said Nathaniel Hughes and Rosley and thence by a str. right line to the place of beginning containing ten acres [and] and fifteen square perches more or less in fee simple. To have and to hold the said hereinbefore described lot or piece of land and premises with the appurtenances thereto belonging unto the said John Rosley and his heirs and assigns forever. And the said Nathaniel Hughes and Anna Hughes his wife Covenant that they will warrant generally the property hereby conveyed and also that they will execute such further assurances as may be requisite.

Witness our hands and seals.

Test

Henry Davis

Nathaniel Hughes (seal)

Anna Hughes (seal)

State of Maryland and Baltimore County to wit
I hereby certify that on this thirty first day of August in the year of our Lord Eighteen hundred and seventy four before the subscriber a Justice of the Peace of the State of Maryland in and for Baltimore County aforesaid personally appeared the within named Nathaniel Hughes and Anna Hughes his wife and did each acknowledge the foregoing deed or instrument of writing to be their respective act.

Henry Davis Jr.

Recorded 6th day of October A.D. 1874 at 9 o'clock P.M. for
John Bacon Clerk

Wm E Dodge

Assignment to

Harriet M Dodge

1875

Wm E Dodge

This deed made this Eighteenth day of June in the year one thousand eight hundred and seventy four between Wm E Dodge of the City of Baltimore in the state of Maryland of the first part and Harriet M Dodge of the City and State aforesaid of the second part. Witnesseth that in consideration of the sum of three hundred and dollars current money to the

S/E #1 from 100 acre parcel

Alford Moore

6th Lord of the Superior Court of Baltimore City,
 Recorded on the 27th day of November 1866 & examined
 Per Geo. H. Longueville, Clerk.

Delivered Mayson Hughes Esq.
 to Grant of Deed by
 March Columbus H. League Esq.
 1872

This Deed made this 12th day
 of September in the year of
 our Lord Eighteen Hundred and
 Sixty Six by Mayson Hughes

and Ann Hughes his wife, both of Baltimore County and State of Maryland. Witnesseth that in and in consideration of the sum of one hundred and eighty dollars and eighty cents current money to them in hand paid the receipt whereof is hereby acknowledged, they the said Mayson Hughes and Ann Hughes his wife do grant bargain and sell unto Columbus H. League Esq. of the County and State aforesaid, all that hereinafter described parcel of land lying in Baltimore County and State of Maryland aforesaid being part of a tract called Morris's Addition or by what-soever name the same may be called it being part of the land in which the said Mayson Hughes and Ann his wife now reside and which is contained, as follows to wit: Beginning now made for said part at a bounded stone at the end of the north east two hundred yewes line of the whole tract said stone being marked with the letter B and is also a boundary of the said H. League's land left Preservation and running thence and bounding on an outline of said tract of land as now established, and corrected for the variation South forty four degrees & a half east eighty yewes to a stone at the end of the said east eighty yewes line of the whole tract Morris's Addition aforesaid thence still bounding on one of the outlines of said tract South forty five degrees and a half west forty two yewes and a quarter to a stone set up on said outline or inside so to be then leaving the outlines and running and bounding on the said H. Hughes' remaining part of said tract Morris's Addition aforesaid north thirty one degrees and a quarter west eighty three yewes more or less to intersect the north east two hundred yewes line of the whole tract aforesaid at a stone and thence running with and bounding on said line as now corrected for variation north forty five degrees and a half east twenty three yewes & a half to the place of beginning aforesaid, containing sixteen acres one quarter and thirty square yewes of land more or less in up: sample. To have and to hold the said hereinbefore described parcel of land with the appurtenances thereto belonging unto the said Columbus H. League Esq. and

51/189

Let Exs

the said Haasman, Hughes and wife and the said Columbus
 H. League Inc. being that the fence said line now stands on or
 near the north thirty one degrees and a quarter west eighty
 three persons line aforesaid shall be considered a line fence
 subject hereafter to be hereafter so far removed as to bring the
 center of said fence to coincide with said line in such part
 or parts of the center of said fence as do not at present co-
 incide therein and also that the northwestern or northerly
 half of said fence shall be kept in repair hereafter by the
 said Hughes and his heirs and assigns and that the south
 eastern or southerly half thereof shall be kept in repair
 hereafter by the said League and his heirs and assigns. In
 testimony whereof the said Haasman, Hughes and Ann Hughes
 his wife have hereunto set their hands and seals on the day
 and year first hereinbefore written.

Test
 The Haasman } Haasman, Hughes (Seal)
 Ann Hughes (Seal)

I, the State of Maryland Baltimore County to wit. I hereby certify that
 on this 12th day of September in the year of our Lord eighteen
 hundred and sixty six before the subscriber a Justice of the Peace
 of the State of Maryland in and for Baltimore County aforesaid
 personally appeared Haasman, Hughes and Ann Hughes his wife
 and did each acknowledge the foregoing deed or instrument of
 writing to be their respective act, acknowledged before.

The Haasman J.P.

Recorded on the 27th day of November 1866 & examined
 Per Geo H. Longueau Clerk.

Went to of. nearly 100 miles
 (July 13-1867)

Joseph & Schwartz & Os.
 Lease to
 Albinus Moagno & Os.

This Lease made this twenty
 first day of November in the
 year one thousand eight hun-
 dred and sixty six between the

Jephia A Schwartz widow and Sophia L Schwartz both of
 Baltimore County in the State of Maryland and Edward R. Trapp
 and Abclina to Trapp his wife formerly Abclina L Schwartz
 of Talbot County in the State of Maryland of the first part
 and the Reverend Albinus Moagno Anthony Galland and Charles
 Long all of Baltimore County aforesaid of the second part. Wit-
 nessthat the said parties hereto of the first part in consider-

22.100

064/217

217

64/217

Peter Kreis, Esquire before whom the annexed acknowledgments were made and who has thereto subscribed his name was at the time of so doing a Justice of the Peace of the State of Maryland in and for the City of Baltimore duly Commissioned and sworn

U.S.S.
506

In Testimony Whereof I have set my hand and affix the seal of the Superior Court of Baltimore City this 9th day of November A.D. 1867

George Robinson

Clerk of the Superior Court of Baltimore City

Presented on the 10th day of November 1867 and examined

Per Edward N. Ady, Clerk

Delivered
Under
Seal

Naasson Hughes and
Deed to
Alfred W. Hughes

This Deed made this 8th day of September in the year one thousand eight hundred and sixty nine by us Naasson Hughes and Ann Hughes his wife of Baltimore County in the State of Maryland of the

first part Witnesseth that in consideration of the sum of two hundred dollars the receipt whereof is hereby acknowledged in the said Naasson Hughes and Ann Hughes his wife do give grant unto Alfred W. Hughes of the second part his heirs and assigns forever all that piece or parcel of land which is lying and being in the County and State aforesaid being part of a tract called "Morrow Addition" Beginning for said part at a bounded stone of the said Naasson Hughes part of said tract and of Mr. Reague's part thereof as formerly bought from the said W. Hughes said stone being on the North east two hundred perches line of the original and running thence and bounding reversely on said line south forty seven and a half degrees west forty three and one third perches to a place about northwest three feet distant from a small marked dogwood bush on the southeast side of the Hills Run and easterly side of W. Hughes Spring thence up said branch south thirty two and a half degrees east twenty nine and two tenths perches to a stake and stone set up bearing south fifty one and a half degrees east one perch and twenty one links from the south east corner of the Spring house thence south nineteen and a half degrees west six perches to the northeasterly side of the County Road thence bounding on the said road and not far from the same side thereof in the following courses to wit south fifty nine degrees east twenty one and eight tenths perches south sixty four degrees east thirty and one third perches more or less to intersect another (perhaps the given) line of the whole tract and thence bounding on said line reversely north forty nine degrees east twenty and eight tenths perches to another bounded stone a corner of the lot heretofore sold to Mr. Reague as aforesaid and thence bounding on said lot by a straight line to the place of beginning Containing nineteen acres and one quarter and nine square perches more or less Together with all the improvements and appurtenances thereto belonging or in anywise appertaining with the use of part of the Spring house aforesaid (said and except the corn now growing on said land) and

U.S.S.
506

Ref Ex 6

the said Maasson Hughes and Ann Hughes his wife do further covenant that they will warrant specially the land and premises herein conveyed to the said Alfred W Hughes his heirs and assigns forever and that they will execute such further assurances as may be requisite for the same. Witnesses our hands and seals

Test

Thos Kaufman

Maasson Hughes

Anna Hughes



State of Maryland Baltimore County to wit:

I hereby certify that on the day of the date of the foregoing deed or instruments of writing before the subscriber a Justice of the Peace in and for the County and State aforesaid personally appeared Maasson Hughes and Ann Hughes his wife and did severally acknowledge the foregoing deed to be their act.

Thos Kaufman JP.

Recorded on the 10th day of November 1867 and examined
Per Edward H Ady, Clerk.

1870 John Burgess of

Deed to

John Koeder of

This deed made this twenty sixth day of October in the year one thousand eight hundred and sixty nine between John Burgess and Sarah Burgess his wife of Howard County in the State of Maryland of the first part and John Koeder and Mary Koeder his wife of Baltimore County and State aforesaid of the second part Witnesseth that in consideration of the sum of eleven hundred dollars lawful money in hand paid the receipts whereof is hereby acknowledged the said John Burgess and Sarah Burgess his wife do grant and convey unto the said John Koeder and Mary Koeder his wife their assigns the survivors of them his and her heirs and assigns in fee All that Messuage or Tenement lying in Baltimore County Beginning at the intersection of the Thistle Factory Road and the Fredericktown Turnpike Road and running equal distance on the Thistle Factory Road and on the Fredericktown Turnpike Road to make one quarter of an acre of land lying immediately on the fork of said Thistle Factory Road and the Fredericktown Turnpike Road to contain one quarter of an acre of ground To a leasehold estate in which said describe land said John Burgess became entitled under and by virtue of a lease to him from Mary Palmer dated the twentieth day of October A.D. 1854 and recorded among the Land Records of Baltimore County in Liber N.M.P. No 14 folio 500K and to the reversion and fee simple estate in which said John Burgess became entitled under and by virtue of a deed of conveyance to him from Samuel Tagers Execution of the last Will and Testaments of said Mary Palmer dated the thirtieth day of March A.D. 1869 and recorded among the Land Records aforesaid in Liber N.A. No 61 folio 504K Together with the improvements thereon and the rights and appurtenances thereto belonging or appertaining To have and to hold the parcel of ground and premises hereby mentioned to be granted and conveyed with the rights and appurtenances aforesaid unto the said John Koeder and

203/409

203

Henry Sultan Jr.

James Rittenhouse *read*
 Mary J. Rittenhouse *read*
 Oregon R. Benson *read*
 John R. Barnard *read*
 Margaret B. Barnard *read*

State of Maryland.

Baltimore County, to W. H.
 I hereby certify that on this 21st day of February 1894, before me the subscriber, a Justice of the Peace of the State of Maryland in and for the County aforesaid personally appeared James Rittenhouse and Mary J. Rittenhouse his wife and Oregon R. Benson grantor in the foregoing deed, and they acknowledged the same to be their respective act and deed.

Henry Sultan Jr. J. P.
 Recorded March 8th 1894 at 8.30 A. M. under number
 per Lewis M. Bacon Clerk

Ref Ex 7

4027

March 1-95

Patrick H. Rutledge

Deed to
 Barbara A. Hughes

This Deed made this twenty seventh day of February eighteen hundred and ninety four by Patrick H. Rutledge of Harford County and State of Maryland trustee of the first part to Barbara A. Hughes, Naomi Hughes and Nancy A. Hughes of Baltimore County and said State of the second part. Witnesseth whereas by a decree of the Circuit Court for Baltimore County, sitting in equity passed on the 12th day of May in the case of James B. Meade et. al. vs Alfred W. Hughes et. al. said Patrick H. Rutledge was appointed trustee to sell the lands decreed to be sold, and sold the same to said parties of the second part who have fully paid the purchase money thereon, and therefore in consideration of the premises and of the sum of five dollars, the said Patrick H. Rutledge trustee, doth grant bargain and sell unto said parties of the second part to this deed, all the right and title of all the parties to the above comes in and to all that tract or parcels of land situate and lying in Baltimore County aforesaid and containing one hundred and thirty two acres more or less, and being the same and all that tract of land and farm whereon Isaacson Hughes, late of Baltimore County resided, at the time of his death and whed of he died seized.

Witness my hand and seal.

Test.
 Thos. E. Pearce

Patrick H. Rutledge *read*

State of Maryland

Baltimore County to W. H.
 I hereby certify that on this twenty seventh day of February eighteen

410

hundred and ninety four before the subscriber a Justice of the Peace of the State of Maryland in and for Baltimore County personally appeared Patrick W. Rutledge trustee and acknowledged the foregoing deed to be his act.

Thos. E. Pearce J. P.
Recorded March 8th 1844 at 9 A. M. and examined
per Lewis M. Bacon Clerk

Ref Ex 8

4028

Recd 1-15-51

Barbann A. Hughes
Deeds to
Thomas S. Lytle

This deed made this twenty seventh day of February in the year of Eight hundred and ninety four by Barbann A. Hughes Naomi Hughes and Nancy A. Hughes all of Baltimore County and State of Maryland for the first part to Thomas S. Lytle party of the second part, Witnesseth that in consideration of the sum of Eight hundred and twenty four dollars the said parties of the first part do grant bargain and sell unto said Thomas S. Lytle and his heirs in fee simple all that tract or parcel of land situate and lying in Baltimore County of acres and containing one hundred and twelve acres more or less, and being the same and all that tract or parcel of land which was conveyed to the said grantors parties of the first part by Patrick W. Rutledge trustee by deed bearing even date herewith and intended to be recorded among the land records of Baltimore County aforesaid except a parcel of land of nineteen acres one rood and nine square perches more or less lying on the north side of the public road passing through the property hereby conveyed and being the same tract of land which is particularly described in a deed from Masson Hughes and wife to Alfred W. Hughes his son bearing date the eighth day of September 1869 and recorded in Liber E. H. A. No. 64 folio 214th and of the land records of Baltimore County aforesaid, and also excepting the reservation of the right to use the spring and spring house on the land hereby conveyed for the benefit and convenience of the dwelling house on the 19 acres of land hereby excepted the said grantors parties of the first part, reserving one half of the spring house and the right to the use of the water from the spring for the use of said dwelling.

Witness our hands and seals.

Test	}	Barbann A. Hughes	Red
Thos E. Pearce		Naomi Hughes	Red
		Nancy A. Hughes	Red

State of Maryland

Baltimore County to W. J.
I hereby certify that on the twenty seventh day of February in the year of Eight hundred and ninety four the within and above subscribed Justice of the

299/335

Let Ex #9

acknowledged the foregoing deed to be his act.
Witness my hand and notarial seal;

Notary Seal

Thomas G. Haull
Notary Public

Recorded May 15, 1906, at 11.05 A. M. and examined.
per William P. Cole, Clerk.

299/335

12-39

DELIVERED PER TICKET

AUG 30 1906

Nancy A. Hughes
Deed to
Thomas G. Lytle

This Deed, Made this 16, day of April in the year one thousand nine hundred and six by Nancy A. Hughes of White Hall Bathmore County and State of Maryland of the first part and Thomas G. Lytle of the same place of the second part Witnesseth, that in consideration of the sum of eight hundred dollars (the receipt whereof is hereby acknowledged) paid by the said Thomas G. Lytle to the said Nancy A. Hughes the said Nancy A. Hughes does grant and convey unto the said Thomas G. Lytle his heirs and assigns in fee simple, all that piece or parcel of land situate, lying and being in Bathmore County (10th District) and described as follows, that is to say:

Beginning for the said tract at a bounded stone of Nasson Hughes part of said tract and of Mrs Leagues part thereof as formerly brought from the said N. Hughes; said stone being on the Northeast two hundred perches line of the original and running thence and bounding reversely on said line, south forty seven and a half degrees west forty three and one third perches to a place about Northwest three feet distant from a small marked dogwood bush on the Southeast side of the "Wide Lane" and Easterly side of N. Hughes Spring branch thence up said branch South thirty two and a half degrees East twenty nine and two tenths perches to a stake and stone set up bearing South fifty nine and a half degrees East one perch and twenty one links from the South East corner of the Spring house, thence South Nineteen and a half degrees west six perches to the North Easterly side of the County Road, thence bounding on the said Road and set for from the same side thereof the two following courses to wit: South fifty nine degrees East twenty one and eight tenths perches, South sixty four degrees East thirty and one third perches more or less to intersect another (perhaps the given)

line of the whole ^{said premises with forty nine degrees} tract and thence bounding on East twenty and eight tenths perches to another bounded stone corner of the lot heretofore sold to Mr. League, as aforesaid and thence bounding on said lot by a straight line to the place of beginning.

Containing Ninety ^{acres} and one quarter and nine square perches more or less. Being the same land conveyed to the said Nancy A. Hughes Barbara A. Hughes and Naomi Hughes by Patrick Rutledge Trustee by deed dated February 27th 1894 and recorded March 8th 1894 in Liber L. M. B. 208 folio 1159 &c.

The said Barbara A. Hughes and Naomi Hughes both having since died and each by their respective wills now of record in the office of the Register of Wills for Baltimore County having devised their interests in said above described property to the survivor the said Nancy A. Hughes.

Together, with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same ~~the same~~ belonging or in, anywise, appertaining.

To have and to hold the land and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Thomas G. Lytle his heirs, and assigns in fee simple. And the said Nancy A. Hughes the grantor hereby covenants that she will warrant specially the property hereby granted and conveyed; and that she will execute such further assurances of said land as may be requisite.

Witness the hand and seal of said grantor.

Test:

Mr. E. Anderson }

Nancy A. Hughes *[Signature]*

State of Maryland,

Baltimore County, to-wit:

I Hereby certify, that on this 16th day of April in the year one thousand nine hundred and six before me the subscriber a Justice of the Peace of the State of Maryland, in and for Baltimore County aforesaid,

7340

(Delivered for Ticket)
July 18th 1906.

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personally appeared Mary Antleigh and she acknowledged the foregoing Deed to be her act

Wm E. Anderson, J. P.
Recorded May 15 1906 at 2 O'clock P.M. and examined
Jen William P. Cole, clerk

7240

John E. Botte
Executor &
Deed to
Augustine J. Breaghav

This Deed made this second day
of April in the year nineteen
hundred and six by John E.
Botte, Executor of the Last Will
and Testament of Vernon W. Dorsey

(Delivered for Test)
July 18 1906

late of Baltimore County deceased
Witnesseth Whereas in execution of the power and
authority contained in the said Last Will and Testa-
ment of Vernon W. Dorsey deceased, dated December
15th 1902 and duly admitted to probate and record-
ed in the office of the Register of Wills for Baltimore
County in Liber H. R., Vol. 12, folio 491 &c, the said John
E. Botte, Executor as aforesaid, being authorized and
empowered by said Will (and by an order of the Orphans
Court for Baltimore County passed on the 2nd day
of September A. D. 1903) to sell either at public or
private sale all the property of the said Vernon W.
Dorsey, sold at private sale to John Breaghav the
real estate of the said Vernon W. Dorsey hereinaf-
ter mentioned and hereby conveyed at and for the
sum of Fifty five hundred (\$5500.00) Dollars

And Whereas by petition of the said John Breaghav
and order of the said Orphans Court thereon passed
on the 15th day of May A. D. 1906 Augustine J. Breaghav
was substituted in the place and stead of said
John Breaghav as the purchaser of said property
And Whereas the said sale has been duly reported
to the said Orphans Court for Baltimore County and
by said Court on the Fifteenth day of May 1906 (and
subsequent to the said order substituting said Aug-
ustine J. Breaghav as purchaser of said property) full
satisfied and confirmed and the said purchase
money has been paid to the said Augustine J.
Breaghav, he the said Augustine J. Breaghav is en-
titled to a conveyance thereof

Now Therefore This Deed Witnesseth that in consider-
ation of the premises and of the sum of five Dollars

580

It is understood and agreed that the thirty foot road mentioned in the foregoing description is to be laid out and improved by the grantors herein within a period of three years from the date hereof, which the said John Hubner here-by covenants to do. Together with the buildings and improvements thereon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said lot of ground and premises unto and to the use of the said Aubrey H. Blacklock and Viola L. Blacklock, his wife, as tenants by the entirety the survivor of them, their assigns and the heirs and assigns of the survivor, in fee simple. And the said parties of the first part covenants that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said land as may be requisite.

Witness the hands and seals of the said grantors:
 Witnesses: J. P. Mullikin John Hubner *Seal*
 J. P. Mullikin Mary A. Hubner *Seal*

State of Maryland, Baltimore City to wit:

I hereby certify that on this Twenty-fifth day of October in the year one thousand nine hundred and nineteen before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City aforesaid, personally appeared H. John Hubner and Mary A. Hubner his wife, the within named grantors, and severally acknowledged the foregoing deed to be their respective act. In testimony whereof, I hereunto set my hand and affix my notarial seal.

Notarial Seal

J. P. Mullikin,
 Notary Public.

Recorded November 5, 1919, at 11⁰⁰ A. M. and vid.
 Per William P. Cole, Clerk.

18273

Thomas G. Lytle
 Deed to

John Hanna
 and

Grantor, and John Hanna and Ida Hanna, his wife,
 of Baltimore County, said State, parties of the second part,
 Witnesses that in consideration of the sum

This Deed, made this 3rd day of November in the year one thousand nine hundred and nineteen, by and between Thomas G. Lytle, of Baltimore City in the State of Maryland, party of the first part, Grantor, and John Hanna and Ida Hanna, his wife, of Baltimore County, said State, parties of the second part, Witnesses that in consideration of the sum and other good and valuable consideration,

FOR TICKETS

is hand paid to the said party of the first part by the said parties of the second part, the receipt of which the former does hereby acknowledge, the said party of the first part does hereby grant and convey unto the said parties of the second part, as tenants by the entirety, and their assigns, and the survivor of them, and the heirs and assigns of such survivor, all those two pieces or parcels of land, containing one hundred and thirty-one and one-quarter acres and nine square perches of land, more or less, situate and lying in the South District of Baltimore County, and State, aforesaid, and more particularly described as follows:

The first thereof containing one hundred and twelve acres of land, more or less, which was granted and conveyed by deed from Barbara A. Hughes, et al. unto the said Thomas G. Lytle, bearing date February 27th, 1894, and recorded among the Land Records of Baltimore County in Liber L. M. B. No. 203, folio 410 etc. And beginning for the second thereof, (containing nine acres and one-quarter acres and nine square perches of land, more or less) at a bounded stone of Nooson Hughes' part of said tract and of Mr. Leagues' part thereof as formerly bought from the said, W. Hughes, said stone being on the Northeast two hundred perches line of the original and running thence and bounding reversely on said line, South forty-seven and a half degrees West forty-three and one-third perches to a place about Northeast three feet distant from a small marked dogwood bush on the Southeast side of the "Wide Lane" and Easterly side of W. Hughes' Spring Branch, thence up said branch South thirty-two and a half degrees East Twenty-nine and two-tenths perches to a stake, and stone set up bearing South fifty-one and a half degrees East one perch and twenty-one links from the Southeast corner of the Spring-house thence South nineteen and a half degrees West six perches to the Northeastly side of the County Road, thence bounding on the said Road and not far from the same side thence of the two following courses to wit: South fifty-nine degrees East Twenty-one and eight-tenths perches, South sixty-four degrees East thirty and one-third perches, more or less, to intersect another (perhaps the given) line of the whole tract and thence bounding on said line reversely North forty-nine degrees East twenty and eight-tenths perches to another bounded stone, a corner of the lot heretofore sold to

562

* Mr. League, as aforesaid and thence bounding on said lot by a straight line to the place of beginning.

Being the same piece or parcel of land described in and conveyed by a deed from Nancy A. Hughes unto the said Thomas G. Lytle, bearing date April 16th, 1906, and recorded among the Land Records aforesaid in Liber W.P.C. No. 299, folio 335 etc. Together with the buildings and improvements thereupon, and all the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining. To have and to hold the said described pieces or parcels of land above described unto the use of the said parties of the second part, as tenants by the entirety, and their assigns, and the survivor of them, and the heirs and assigns of such survivor forever in fee simple.

And the said party of the first part hereby covenants that that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said Grantor.

Test:

Thomas G. Lytle

Seal

William R. Hipkins.

State of Maryland, Baltimore County, to wit:

I hereby certify, that on this 3rd day of November, in the year One thousand nine hundred and nineteen, before me, the subscriber, a Notary Public of said State, in and for said County, personally appeared Thomas G. Lytle, the above named Grantor, and acknowledged the foregoing deed to be his act.

Witness my hand and seal Notarial.

William R. Hipkins,

Notary Public.

Recorded November 5, 1919, at 11⁴⁵ A. M. and vid.

Per William P. Cook, Clerk.

18294

vid.

7-21-00

William H. Holter }
Deed to }
George F. Hokenmeyer }
of }
in the State of Maryland, of the first }
part, and George F. Hokenmeyer and Elizabeth M. Hokenmeyer }
his wife, of the second part. }
Witnesseth, that in }
of the sum of five dollars and other

This Deed, made this 4th day of November in the year one thousand nine hundred and nineteen, between William H. Holter of Baltimore County in the State of Maryland, of the first part, and George F. Hokenmeyer and Elizabeth M. Hokenmeyer his wife, of the second part. Witnesseth, that in of the sum of five dollars and other

971 @ 448

445

ances of the same as may be requisite

Witness the hand and seal of said grantor

Test:

Mary Jordan (Seal)

Harvey C Bickel

State of Maryland City of Baltimore to wit:

I Hereby Certify That on this 3rd day of January in the year one thousand nine hundred and thirty-six before me the subscriber a Justice of the Peace of the State of Maryland in and for Baltimore City aforesaid personally appeared Mary J Jordan widow the above named grantor and she acknowledged the foregoing Deed to be her act

As Witness my hand

Harvey C Bickel

Justice of the Peace

State of Maryland Baltimore City Set

I, Stephen C Little Clerk of the Superior Court of Baltimore City do hereby certify That Harvey C Bickel Esquire before whom the annexed acknowledgment and affidavit was made and who has hereto subscribed his name was at the time of so doing a Justice of the Peace of the State of Maryland in and for the City of Baltimore duly commissioned and sworn and authorized by law to administer oath and take acknowledgments or Proof of Dead to be recorded therein I further certify that I am acquainted with the handwriting of the said Justice and verily believe the signature to be his genuine signature

In Testimony Whereof I hereto set my hand and affix the seal of the Superior Court of Baltimore City the same being a Court of Record this 3rd day of March A D

Stephen C Little

(Court Seal)

Clerk of the Superior Court of Baltimore City

Recorded April 9 1936 at 8:30 A M and Examined per C Willing Browne Jr Clerk

57:60

Joshua Hanna and wife

Deed to

Ralph Hanna et al

This Deed Made this 7th day of April in the year One Thousand Nine Hundred and Thirty-six by and between Joshua Hanna and Iva Hanna his wife of Baltimore County State of Maryland parties of the first part Grantors and Ralph Hanna And Thomas Hanna of Baltimore County State of Maryland parties of the

second part Grantees

Witnesseth that in consideration of love and affection and other good and valuable consideration the said parties of the first part reserving unto themselves and to the survivor a life estate in the hereinafter mentioned property do grant and convey unto the said parties of the second part their heirs and assigns all those two (2) pieces or parcels of land containing one hundred thirty-one and one-quarter acres and nine square perches of land more or less situate lying and being in the Tenth Election District of Baltimore County and State aforesaid and more particularly described in a deed dated November 3 1919 from Thomas G Lytle unto the said parties of the first part and recorded among the Land Records of Baltimore County in Liber W P C No 516 folio 560

Together with the buildings and improvements thereupon and all the rights alleys ways waters privileges appurtenances and advantages thereto belonging or in anywise appertaining To Have And To Hold the above described pieces or parcels of land reserving unto the said parties of the first part and to the survivor a life estate therein unto the said parties of the second part their heirs and assigns in fee-simple

Pat #11
C. E. Kirkham Jr.
11/22/36

1198 @ 390

to the place of beginning subject to the use in common with others of a strip of land along or near the rear portion of this lot fifteen feet more or less in width and now paved and used as an alley The improvements thereon being known as No 204 Westshire Road

Being one of the lots or parcels of ground described in assignment from Straw Man Inc to the grantor herein dated December 16 1941 and recorded among the Baltimore County Land Records prior hereto

Together with the buildings thereupon and the rights alleys ways waters privileges appurtenances and advantages thereto belonging or in anywise appertaining

To have and to hold the said described lot of ground and premises unto and to the use of the said William T Ricktor and Helen L Ricktor his wife as tenants by the entirety their assigns the survivor of them his her or their personal representatives and assigns for all the residue of the term of years yet to come and unexpired therein with the benefit of renewal forever subject to the payment of the annual rent of Eighty seven and no/100 dollars payable half yearly on the 1st days of June and December in each and every year

And the said party of the first part hereby covenants that it has not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that it will warrant specially the property hereby granted and that it will execute such further assurances of the same as may be requisite

Witness the signature of said body corporate by the hand of John J Neubauer its President and its corporate seal affixed hereto

Test (Corporate seal)

The Land Record Holding Company

Otto Yursik

By John J Neubauer

President

State of Maryland City of Baltimore to wit

I Hereby Certify that on this 23d day of December in the year one thousand nine hundred and forty one before me the subscriber a Notary Public of the State of Maryland in and for the City of Baltimore aforesaid personally appeared John J Neubauer to me known and known by me to be the President of The Land Record Holding Company the grantor named in the above Deed and he acknowledged the foregoing Deed to be the act of said body corporate

As Witness my hand and Notarial seal

(Notarial seal)

Otto Yursik

Notary Public

Recorded Dec 27 1941 at 11 A M & EXD Per Christian H Kahl Clerk (Rec By R D I)
Examiners E&T

7121

Ralph Hanna

Deed to

Thomas Hanna

U S S \$1.10 S R T \$1.00

This Deed Made this 22 day of December in the year nineteen hundred and fortyone by and between Ralph Hanna unmarried of Baltimore County State of Maryland party of the first part and Thomas Hanna unmarried of Baltimore County State of Maryland party of the second part

Witnesseth that in consideration of the sum of five

dollars and other good and valuable considerations this day paid the receipt whereof is hereby acknowledged the said Ralph Hanna does grant and convey unto the said Thomas Hanna unmarried his heirs and assigns forever in fee simple all of his right title interest and estate in and to those two pieces or parcels of land containing 131 1/4 acres and 9 square perches of land more or less situate and lying in the Tenth Election District of Baltimore County State of

Ref Ex 12

AUG 24 1942

Maryland and more particularly described as follows

The first thereof containing one hundred and twelve acres of land more or less which was granted and conveyed by deed from Barbara A Hughes et al unto the said Thomas G Lytle bearing date February 27th 1894 and recorded among the Land Records of Baltimore County in Liber L M B No 203 folio 410 &c

And beginning for the second thereof containing nineteen and one quarter acres and nine square perches of land more or less at a bounded stone of Nooson Hughes part of said tract and of Mr Leagues part thereof as formerly bought from the said N Hughes said stone being on the northeast two hundred perches line of the original and running thence and bounding reversely on said line south forty seven and a half degrees west forty three and one third perches to a place about northwest three feet distant from a small marked dogwood bush on the southeast side of the Wide Lane and easterly side of N Hughes Spring Branch thence up said branch south thirty two and a half degrees east twenty nine and two tenths perches to a stake and stone set up bearing south fifty one and a half degrees east one perch and twenty one links from the southeast Corner of the spring house thence south nineteen and a half degrees west six perches to the northeasterly side of the County Road thence bounding on the said Road and not far from the same side thereof the two following courses to wit south fifty nine degrees east twenty one and eight tenths perches south sixty four degrees east thirty and one third perches more or less to intersect another perhaps the given line of the whole tract and thence bounding on said line reversely north forty nine degrees east twenty and eight tenths perches to another bounded stone a corner of the lot heretofore sold to Mr League as aforesaid and thence bounding on said lot by a straight line to the place of beginning

Being the same pieces or parcels of land referred to in deed dated April 7 1936 and recorded among the Land Records of Baltimore County in Liber C W B Jr No 971 folio 448 from Joshua Hanna and Iva Hanna his wife to the said Ralph Hanna and Thomas Hanna in which said deed the said Joshua Hanna and Iva Hanna his wife retained a life estate the said Joshua Hanna having departed this life on January 27 1940 and the said Iva Hanna having departed this life on August 3 1938 whereupon the absolute title to said property has become vested in the said Ralph Hanna and Thomas Hanna It being the intention of the party of the first part that by virtue of this deed the said Thomas Hanna shall become the absolute owner of the entire estate in and to the property hereinabove described

Together with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or anywise appertaining

To have and to hold the said pieces or parcels of ground and premises above described and mentioned and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Thomas Hanna unmarried his heirs and assigns in fee simple

And the said party of the first part hereby covenants that he has not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that he will warrant specially the property granted and that he will execute such further assurance of the same as may be requisite

Witness the hand and seal of said Grantor

(Corporate Seal)

Wm Barnes Hall Incorporated (Seal)

By --Wm Barnes Hall

(Seal)

STATE OF MARYLAND CITY OF BALTIMORE to wit:-

President

I HEREBY CERTIFY that on this 1st day of March in the year one thousand nine hundred and forty-three before me the subscriber a Notary Public of the State of Maryland in and for Baltimore City personally appeared Wm Barnes Hall President of Wm Barnes Hall Incorporated the Mortgagor named in the foregoing mortgage and acknowledged said mortgage to be his her or their respective act At the same time also appeared William C Albert President of said Atlantic Federal Savings and Loan Association Mortgages and made oath in due form of law that the consideration mentioned in said mortgage is true and bona fide as therein set forth

As Witness my hand and Notarial Seal

(Notarial Seal)

Edward A. Greenstein

Notary Public

Recorded Mar 2 1943 at 1:15 P M & Exd per

Robert J Spittel - Clerk

(Read XP)

Examiners (J&G)

35603

Thomas Hanna & Wife

Deed to

E June Shock

THIS DEED Made this 27th day of February in the year one thousand nine hundred and forty-three by and between Thomas Hanna and Helen Winifred Hanna his wife of Baltimore County State of Maryland parties of the first part and E June Shock unmarried party of the second part

WITNESSETH that in consideration of the sum of Five Dollars and other good and valuable considerations this day paid the receipt whereof is hereby acknowledged the said Thomas Hanna and Helen Winifred Hanna his wife do grant and convey unto the said E June Shock unmarried her heirs and assigns forever in fee simple all those two pieces or parcels of land containing 13 1/4 acres and 9 square perches of land more or less situate lying and being in the Tenth Election District of Baltimore County State of Maryland and more particularly described as follows

THE first thereof containing 112 acres or land more or less which was granted and conveyed by deed from Barbara A Hughes et al unto Thomas G Lytle bearing date February 27th 1894 and recorded among the Land Records of Baltimore County in Liber L M B No 203 folio 410 &c

AND BEGINNING for the second thereof (containing 19½ acres and 9 square perches of land more or less) at a bounded stone of Wmson Hughes' part of said tract and of Mr Leagues' part thereof as formerly bought from the said N Hughes said stone being on the North east 200 perches line of the original and running thence and bounding reversely on said line South 47½ degrees West 43 - 1/3 perches to a place about Northwest 3 feet distant from a small marked dogwood bush on the Southeast side of the "Wide Lane" and Easterly side of N Hughes' Spring Branch thence up said branch South 32½ degrees East 29.2 perches to a stake and stone set up bearing South 51½ degrees East 1 perch and 21 links from the Southeast corner of the spring - house thence South 19½ degrees West 6 perches to the Northeastly side of the County Road thence bounding on the said road and not far from the same side thereof the two following courses to wit South 59 degrees East 21.8 perches South 64 degrees East 30-1/3 perches more or less to intersect another (perhaps the given) line of the whole tract and thence bounding on said line reversely North 49 degrees East 20.8 perches to another bounded stone a corner of the lot heretofore sold to Mr League as aforesaid and thence bounding on said lot by a straight line to the place of beginning

BEING the same pieces or parcels of ground which by deed dated December 22 1941 and recorded among the Land Records of Baltimore County in Liber C H K No 1198 folio 390 was granted and conveyed by Ralph Hanna unmarried unto the said Thomas Hanna unmarried

TOGETHER with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or anywise appertaining

TO HAVE AND TO HOLD the said pieces or parcels of ground and premises above described and mentioned and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said E June Shock unmarried her heirs and assigns in fee simple subject however to the legal operation and effect of a mortgage dated December 22 1941 and recorded among the Land Records of Baltimore County in Liber C H K No 1198 folio 392 from Thomas Hanna unmarried to White Hall Bank

AND the said parties of the first part hereby covenant that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite

WITNESS the hands and seals of said Grantors

Test:

Wm P Wright

Thomas Hanna (seal)

Helen Winifred Hanna (seal)

STATE OF MARYLAND BALTIMORE COUNTY to wit:

I HEREBY CERTIFY that on this 27th day of February in the year one thousand nine hundred and forty-three before me the subscriber a Notary Public of the State of

Maryland in and for the County aforesaid personally appeared THOMAS HANNA and HELEN WINIFRED HANNA his wife the within grantors and they acknowledged the foregoing deed to be their act

AS WITNESS my hand and notarial seal

(Notarial Seal)

Mary J Edie

Notary Public

Recorded Mar 2 1943 at 2:30 P M & Exd per

Robert J Spittel

Clerk

(Recd MP)

Examiners (J&G)

35604) THIS DEED Made this 27th day of February in the year
E June Shook) one thousand nine hundred and forty-three by and between
Deed to E June Shook unmarried of Baltimore County State of Mary-
Thomas Hanna & Wife) land party of the first part and THOMAS HANNA and HELEN
WINIFRED HANNA his wife parties of the second part

WITNESSETH that in consideration of the sum of Five Dollars and other good and valuable considerations this day paid the receipt whereof is hereby acknowledged the said E June Shook unmarried does grant and convey unto the said Thomas Hanna and Helen Winifred Hanna his wife as tenants by the entireties their assigns the survivor of them the heirs and assigns of the survivor in fee simple those two pieces or parcels of land containing 131½ acres and 9 square perches of land more or less situate lying and being in the Tenth Election District of Baltimore County State of Maryland and more particularly described as follows

The first thereof containing 112 acres of land more or less which was granted and conveyed by deed from Barbara A Hughes et al unto Thomas G Lytle bearing date February 27th 1894 and recorded among the Land records of Baltimore County in Liber L M B No 203 folio 410 &c

AND BEGINNING for the second thereof (containing 19½ acres and 9 square perches of land more or less) at a bounded stone of Nooson Hughes' part of said tract, and of Mr Leagues' part thereof as formerly bought from the said N Hughes said stone being on the Northeast 200 perches line of the original and running thence and bounding reversely on said line South 47½ degrees West 43 - 1/3 perches to a place about Northwest 3 feet distant from a small marked dogwood bush on the Southeast side of the "Wide Lane" and Easterly side of N Hughes' Spring Branch thence up said branch South 32½ degrees East 29.2 perches to a stake and stone set up bearing South 51½ degrees East 1 perch and 21 links from the Southeast Corner of the spring-house thence South 19½ degrees West 6 perches to the Northeasterly side of the County Road thence bounding on the said Road and not far from the same side thereof the two following courses to wit South 59 degrees East 21.8 perches South 64 degrees East 30-1/3 perches more or less to intersect another (perhaps the given) line of the whole tract and thence bounding on said line

RECORDED MAR 23 1944

1277/370

Maryland in and for the County aforesaid personally appeared THOMAS HANNA and HELEN WINIFRED HANNA his wife the within grantors and they acknowledged the aforesaid deed to be their act

AS WITNESS my hand and notarial seal

(Notarial Seal)

Mary J Kite

Notary Public

Recorded Mar 2 1943 at 2:30 P M & Exd per:

Robert J Spittel

Clark

(Recd MP)

Examiners (J&G)

35604) THIS DEED Made this 27th day of February in the year
E June Shock) one thousand nine hundred and forty-three by and between
Deed to) E June Shock unmarried of Baltimore County State of Mary-
Thomas Hanna & Wife) land party of the first part and THOMAS HANNA and HELEN
WINIFRED HANNA his wife parties of the second part

WITNESETH that in consideration of the sum of Five Dollars and other good and valuable considerations this day paid the receipt whereof is hereby acknowledged the said E June Shock unmarried does grant and convey unto the said Thomas Hanna and Helen Winifred Hanna his wife as tenants by the entireties their assigns the survivor of them the heirs and assigns of the survivor in fee simple those two pieces or parcels of land containing 131½ acres and 9 square perches of land more or less situate lying and being in the Tenth Election District of Baltimore County State of Maryland and more particularly described as follows

The first thereof containing 112 acres of land more or less which was granted and conveyed by deed from Barbara A Hughes et al unto Thomas G Lytle bearing date February 27th 1894 and recorded among the Land Records of Baltimore County in Liber L M B No 203 folio 410 &c

AND BEGINNING for the second thereof (containing 19½ acres and 9 square perches of land more or less) at a bounded stone of Nooson Hughes' part of said tract, and of Mr Leagues' part thereof as formerly bought from the said N Hughes said stone being on the Northeast 200 perches line of the original and running thence and bounding reversely on said line South 47½ degrees West 43 - 1/3 perches to a place about Northwest 3 feet distant from a small marked dogwood bush on the Southeast side of the "Wide Lane" and Easterly side of N Hughes' Spring Branch thence up said branch South 32½ degrees East 29.2 perches to a stake and stone set up bearing South 51½ degrees East 1 perch and 21 links from the Southeast Corner of the spring-house thence South 19½ degrees West 6 perches to the Northeasterly side of the County Road thence bounding on the said Road and not far from the same side thereof the two following courses to wit South 59 degrees East 21.8 perches South 64 degrees East 30-1/3 perches more or less to intersect another (perhaps the given) line of the whole tract and thence bounding on said line

Pt Ex 14

reversely North 47 degrees East 20.8 perches to another bounded stone a corner of the lot heretofore sold to Mr League as aforesaid and thence bounding on said lot by a straight line to the place of beginning

BEING the same pieces or parcels of land which by deed of even date herewith and recorded or intended to be recorded prior hereto among the Land Records of Baltimore County were granted and conveyed by Thomas Hanna and Helen Winifred Hanna his wife to E June Shook unmarried

TOGETHER with the buildings and improvements thereupon erected made or being and all and every the rights alleys ways waters privileges appurtenances and advantages to the same belonging or in anywise appertaining

TO HAVE AND TO HOLD the said pieces or parcels of ground and premises above described and mentioned and hereby intended to be conveyed together with the rights privileges appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Thomas Hanna and Helen Winifred Hanna his wife as tenants by the entireties their assigns the survivor of them the heirs and assigns of the survivor in fee simple subject however to the legal operation and effect of a mortgage dated December 22 1941 and recorded among the Land Records of Baltimore County in Liber C K K No 1198 folio 392 from Thomas Hanna unmarried to White Hall Bank

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act matter or thing whatsoever to encumber the property hereby conveyed that she will warrant specially the property granted and that she will execute such further assurances of the same as may be requisite

WITNESS the hand and seal of said Grantor

TEST:

Margaret M Weis

E June Shook

(Seal)

STATE OF MARYLAND BALTIMORE COUNTY to wit:

I HEREBY CERTIFY that on this 27th day of February in the year nineteen hundred and forty-three before me the subscriber a Notary Public of the State of Maryland in and for the County aforesaid personally appeared E June Shook unmarried the within named grantor and she acknowledged the foregoing deed to be her act

AS WITNESS my hand and notarial seal

(Notarial Seal)

Margaret M Weis

Notary Public

Recorded Mar 2 1943 at 2:30 P M & Exd per

Robert J Spittel - Clerk

(Lead Mr)

Examiners (J&G)

35605

Mary Elizabeth Eyring & Husb.

Deed to

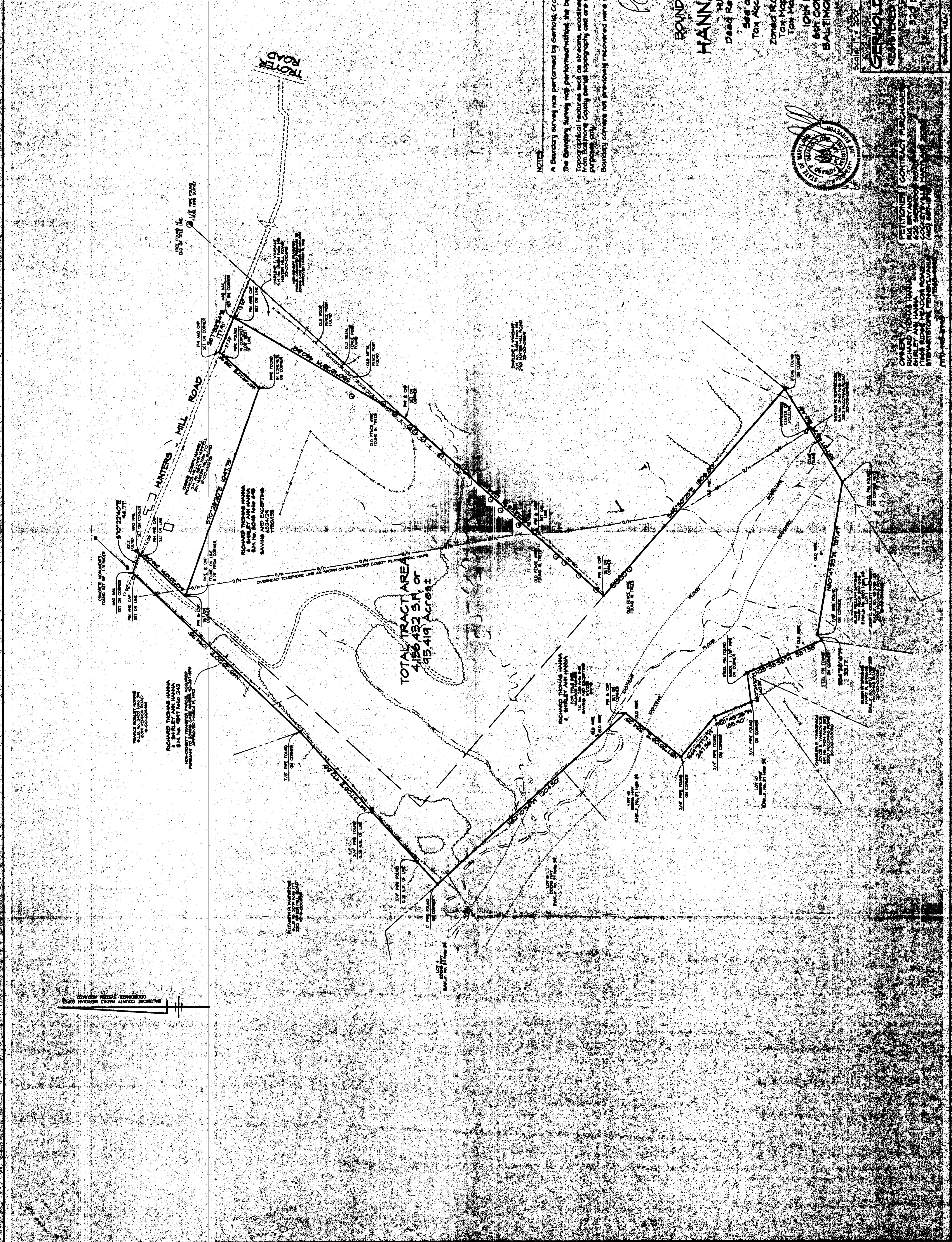
William R Brooks & Wife

Fed \$.55 STs \$.50

and Beryl S Brooks

) This Deed Made this 1st day of March in the
) year one thousand nine hundred and forty-three
) by and between Mary Elizabeth Eyring and Edward
) Eyring her husband of Baltimore City in the State
) of Maryland of the first part and William R Brooks

REL PER INDEX JUN - 2 1944



1947

BOUNDARY SURVEY PLAT OF HANNA PROPERTY

[illegible]

Scale 1 = 200

MARCH 03, 1994

GERHOLD GROSS • ETZEL LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

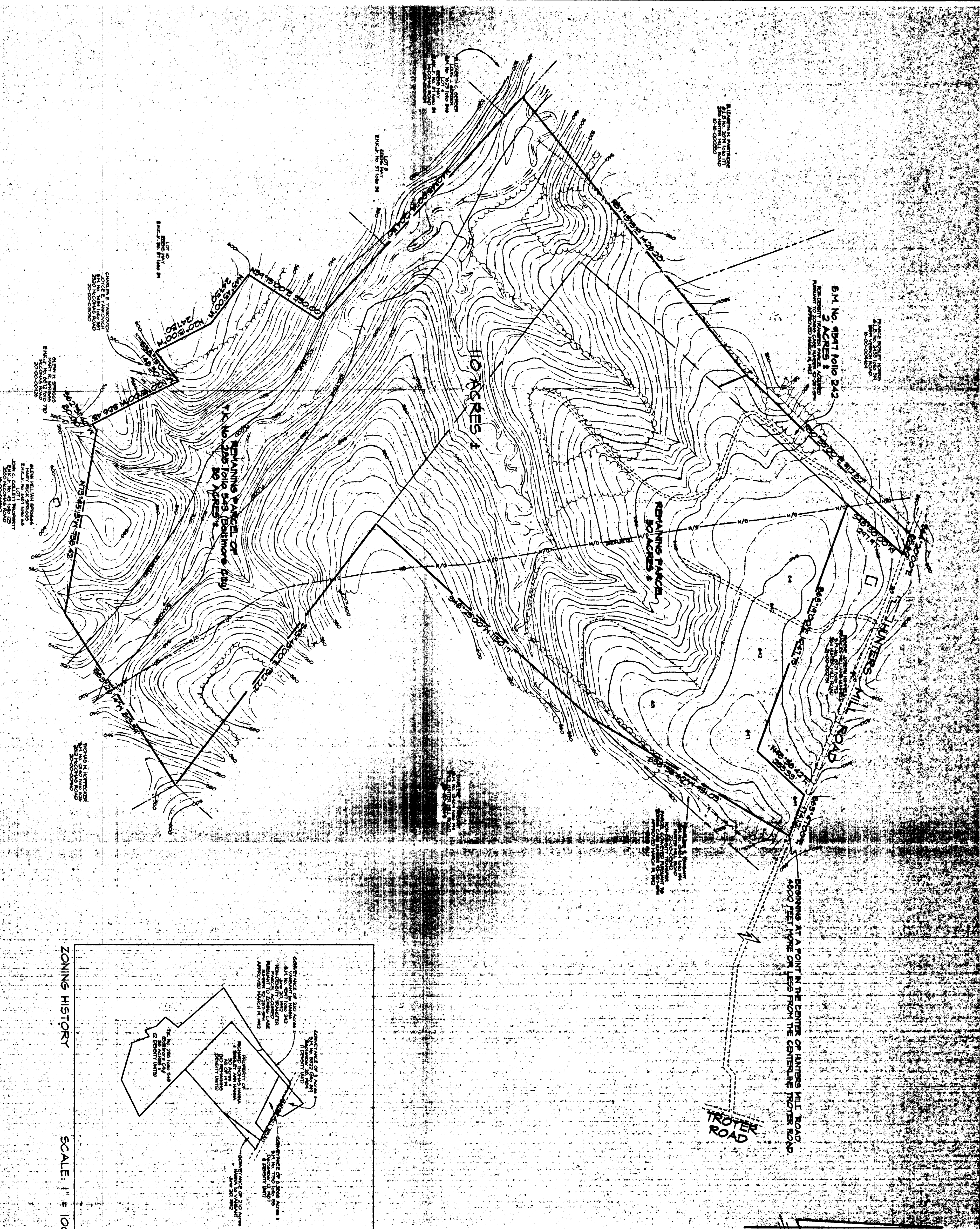
511 & 100
32d East Townsend, Bulls, 200
Toson, Harvard 2228
YMO 223-070



OWNER: LOUISIANA
RICHARD L. GIBBS, JR.
SHIRLEY ANN HARRA
17448 RIDGE WEAVER ROAD
STEVENSVILLE, MISSISSIPPI 39362
707-222-2220

SYMBOLS LEGEND

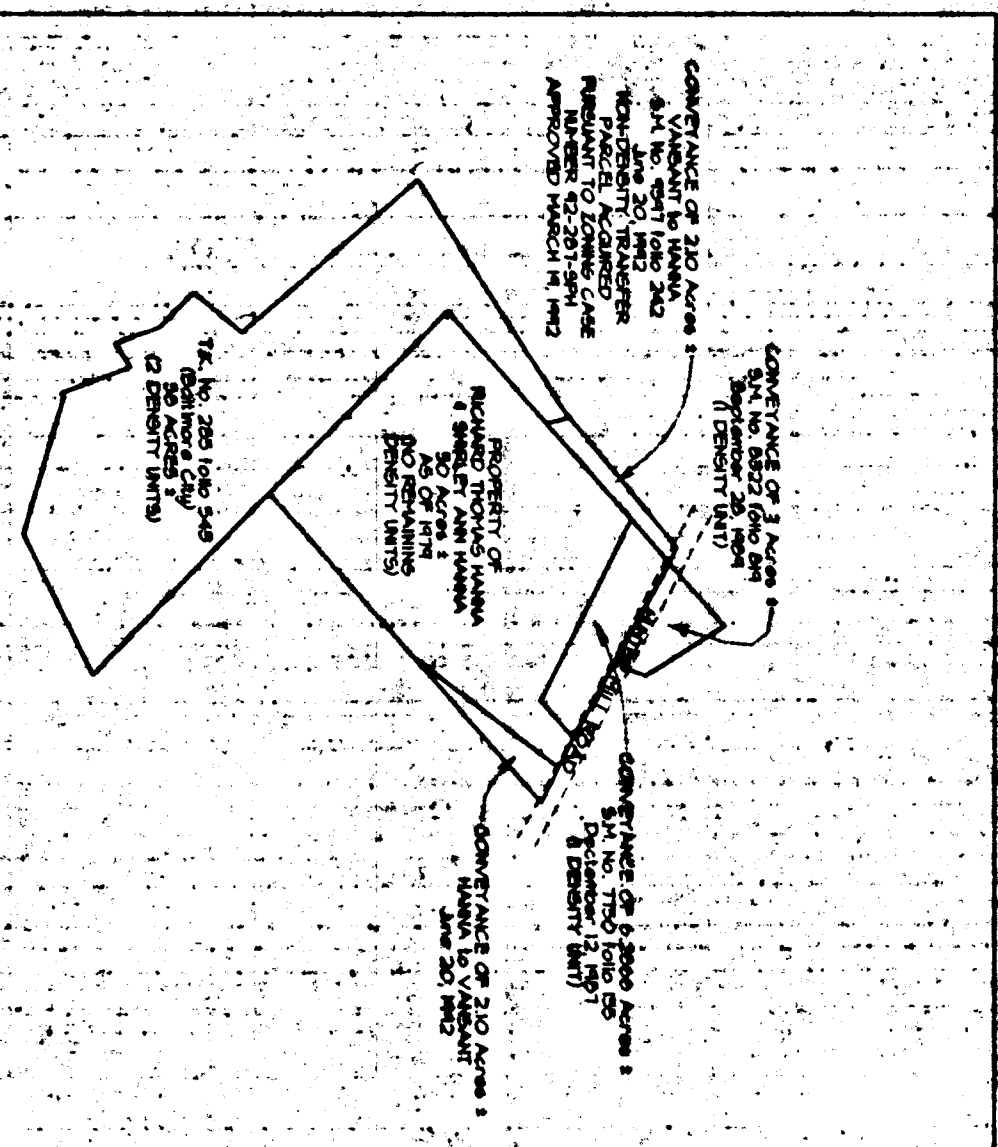
WOODS LINE
EXISTING PAVING
EXISTING BUILDING
CONTOURS



OWNER
THOMAS HANNA
RICHARD ANN HANNA
320 E. TOWSON BOULEVARD
TOWSON, MARYLAND 21286
(410) 523-4470

PETITIONER / CONTRACT PURCHASER
R.C. BRYANT
320 E. TOWSON BOULEVARD
TOWSON, MARYLAND 21286
(410) 523-4470

ZONING HISTORY SCALE: 1" = 1000'



REVISION	DATE	DESCRIPTION
1	06-12-84	ADDED ZONING HISTORY / REVISIONS



- GENERAL NOTES**
1. THE BOUNDARY SHOWN HEREON IS COPIED FROM DEEDS RECORDED IN BALTIMORE COUNTY AND BALTIMORE CITY.
 2. PHOTOGRAPHIC SURVEY HAS BEEN TAKEN FROM BALTIMORE COUNTY 200 SCALE.
 3. PHOTOGRAPHIC SURVEY HAS BEEN TAKEN FROM BALTIMORE CITY 200 SCALE.
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 8. PHOTOGRAPHIC SURVEY HAS BEEN TAKEN FROM BALTIMORE COUNTY 200 SCALE.
 9. PHOTOGRAPHIC SURVEY HAS BEEN TAKEN FROM BALTIMORE CITY 200 SCALE.
 10. PHOTOGRAPHIC SURVEY HAS BEEN TAKEN FROM BALTIMORE COUNTY 200 SCALE.

PLAT TO ACCOMPANY A PETITION FOR A SPECIAL HEARING FOR THE HANNA PROPERTY

HUNTERS HILL ROAD
Deed Ref: S.M. No. 4547 folio 242
S.M. No. 8043 folio 645
Tax Account No.: 22-00-015407
10-08-000875

Zoned R.C. 2 Map NE 24-B & 80-B
Tax Map 18, Grid 22; Parcel 142
Tax Map 18, Grid 21; Parcel 62
10th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

GERHOLD CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towson Boulevard
Towson, Maryland 21286
(410) 523-4470

99-420-SPH