

IN RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
W/S Kirkwood Shop Road,	*	DEPUTY ZONING COMMISSIONER
1700' SE of Meredith Road	*	OF BALTIMORE COUNTY
7 th Election District	*	CASE NO. 00-281-SPH
3rd Councilmanic District	*	
(20312 Kirkwood Shop Road)	*	
Clyde F. Hinkle	*	
Petitioners	*	
	* * * * *	

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 owner of the subject property, Clyde F. Hinkle. The special hearing request is for property located at 20312 Kirkwood Shop Road. The subject property is zoned R.C.2. The special hearing request is for a determination that a 3.145 acre parcel of land zoned R.C.2. is a lot of record.

Appearing at the hearing on behalf of the request were Clyde Hinkle, owner of the subject property and Cliff Elgin, property line surveyor.

Testimony and evidence indicated that Mr. Hinkle is the owner of the property which is the subject of this special hearing request. Mr. Hinkle resides in the single family dwelling located thereon. He is interested in subdividing the subject property and creating a new lot of record. Testimony and evidence offered at the hearing demonstrated that the property, which is the subject of this request, consists of 3.145 acres which was created by deed dated March 18, 1953, recorded in the Land Records of Baltimore County in Liber G.L.B. No. 2263, folio 213. Therefore, having so found that the subject property was a lot of record as of 1953 and has remained in that configuration since that time, the property may be subdivided into two separate building lots in accordance with its R.C.2. zoning.

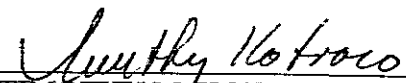
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has

Date 2/1/2000
 By R. Jensen

been established that the requirements from which the Petitioner seeks 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 or general welfare, and meets the spirit and intent of the B.C.Z.R. Therefore, permission for a determination that a 3.145 acre parcel of land zoned R.C.2. is a lot of record and may be subdivided.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11th day of February, 2000, that the Petitioner's Request for Special Hearing for a determination that a 3.145 acre parcel of land zoned R.C.2. is a lot of record for the purpose of a subdivision into 2 lots, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be filed within thirty (30) days from the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED
2/11/2000
R. J. JAMESON



Baltimore County
Zoning Commissioner

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

February 10, 2000

Mr. Clyde F. Hinkle
20312 Kirkwood Shop Road
White Hall, Maryland 21161

Re: Petition for Special Hearing
Case No 00-281-SPH
Property: 20312 Kirkwood Shop Road

Dear Mr. Hinkle:

Enclosed please find the decision rendered in the above-captioned case. The Request 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 Department of Permits and Development Management. 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 cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. Clifford Elgin
5645 Leiden Road
Baltimore, Maryland 21206

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 20312 Kirkwood Shop 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

THAT A 3.145 ACRE ± RC-2 ZONED LOT IS A LOT OF RECORD
(FOR PURPOSE OF FUTURE MINOR SUBDIVISION INTO 2 LOTS)

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.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

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.

Legal Owner(s):

Clyde F. Hinkle

Name - Type or Print

Signature

Name - Type or Print

Signature

20312 Kirkwood Shop Road 410-357-0335

Address

Telephone No.

White Hall, Maryland 21161

City

State

Zip Code

Representative to be Contacted:

Clyde F. Hinkle 410-391-2336

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/HR

UNAVAILABLE FOR HEARING

Case No. 00-281-SPH

Reviewed By VL

Date 1/6/00

281

00-281-SPH

ZONING DESCRIPTION
for
20312 KIRKWOOD SHOP ROAD
7th Election District
Baltimore County, Maryland

Beginning for the same on the West side of Kirkwood Shop Road, said point being 1,700 feet, more or less, Southeasterly from Meredith Road, thense along Kirkwood Shop Road the four following courses and distances, vis:

S 46°19' 37"E, 67.40 feet,
S 44°01' 20"E, 243.92 feet,
S 16°26' 26"E, 134.53 feet,
S 48°33' 44"W, 174.40 feet.

thense leaving Kirkwood Shop Road, vis:

N 79°26' 16"W, 89.00 feet,
N 70°56' 16"W, 90.50 feet,
S 84°20' 26"W, 84.86 feet,
N 51°38' 03"W, 160.05 feet,
N 37°59' 25"E, 418.14 feet

to the point of beginning.

Containing 3.145 Acres of land, more or less.

Being that same lot of ground recorded among the land records of Baltimore County, Maryland in Liber 9248, Folio 514 and a subsequent unrecorded deed from Brenda Lee Hinkle and Clyde F. Hinkle to Clyde F. Hinkle.

BALTIMORE COUNTY, MARYLAND
 OFFICE OF BUDGET & FINANCE
 MISCELLANEOUS RECEIPT

281 JL No. 077918

DATE 1/6/00 ACCOUNT RC016150
 AMOUNT \$ 50.00

RECEIVED FROM: C. H. Sample
 FOR: PAID RECEIPT (RES)

DISTRIBUTION
 WHITE - CASHIER
 PINK - AGENCY
 YELLOW - CUSTOMER

PAID RECEIPT
 PAYMENT ACTUAL TIME
 1/06/2000 0706/2000 09:09:54
 REG NO. 04 CASHIER JKAC JLK DWAGER
 DEPT 5 528 ZONING VERIFICATION
 Receipt # 111263
 CR NO. 077918
 Receipt tot 50.00
 50.00 OK
 Baltimore County, Maryland

CASHIER'S VALIDATION

**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: #00-281-SPH
20312 Kirkwood Shop Road
W/S Kirkwood Shop Road,
1700' SE of Meredith Road
7th Election District
3rd Councilmanic District
Legal Owner(s): Clyde F.
Hinkle

Special Hearing: to determine that a 3.145 (+/-) R.C.2 zoned lot is a lot of record.

Hearing: Monday, February 7, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bayley 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) 887-4386.

(2) For information concerning the file and/or hearing, contact the Zoning Review Office at (410) 887-3381.

1/213 Jan. 20 C364890

CERTIFICATE OF PUBLICATION

TOWSON, MD, January 21, 2000

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 Jan. 20, 20 00.

S. Willington
THE JEFFERSONIAN,

LEGAL ADVERTISING

RECEIVED JAN 24 2000

CERTIFICATE OF POSTING

RE Case No 00-281-SRH
Petitioner Developer C. HINKLE, ETAL

Date of Hearing Closing 2/7/00

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 #20312 KIRKWOOD
SHOP ROAD

The sign(s) were posted on _____

1/23/00
(Month, Day, Year)

Sincerely,

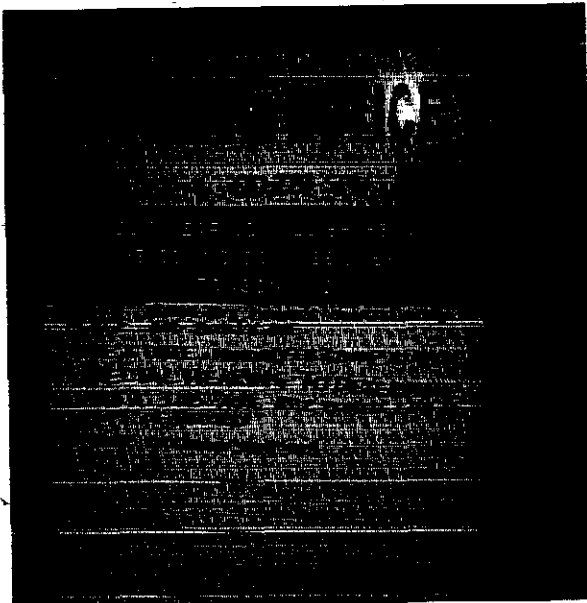
Patrick M. O'Keefe 1/29/00
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857
(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: 281

Petitioner: Clyde F. Hinkle

Address or Location: 20312 Kirkwood Shop Road, White Hall, Md.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Clyde F. Hinkle

Address: 20312 Kirkwood Shop Road

White Hall, Maryland 21161

Telephone Number: 410-357-8335 (home), 410-391-2336 (work)

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 20, 2000 Issue – Jeffersonian

Please forward billing to:

Clyde F. Hinkle	410-357-8335 (home)
20312 Kirkwood Shop Road	410-391-2336 (work)
White Hall, MD 21161	

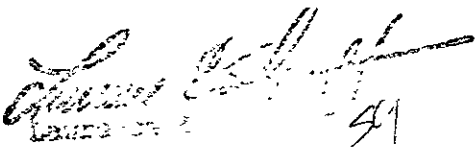
NOTICE OF ZONING HEARING

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: 00-281-SPH
20312 Kirkwood Shop Road
W/S Kirkwood Shop Road, 1700' SE of Meredith Road
7th Election District – 3rd Councilmanic District
Legal Owner: Clyde F. Hinkle

Special Hearing to determine that a 3.145 (+/-) R.C.2 zoned lot is a lot of record.

HEARING: Monday, February 7, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



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.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

January 11, 2000

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: 00-281-SPH
20312 Kirkwood Shop Road
W/S Kirkwood Shop Road, 1700' SE of Meredith Road
7th Election District – 3rd Councilmanic District
Legal Owner: Clyde F. Hinkle

Special Hearing to determine that a 3.145 (+/-) R.C.2 zoned lot is a lot of record.

HEARING: Monday, February 7, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon", with a small "SJ" monogram below it.

Arnold Jablon
Director

c: Clyde Hinkle, 20312 Kirkwood Shop Road, White Hall 21161

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 23, 2000.**
- (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.





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

February 2, 2000

Mr. Clyde F. Hinkle
20312 Kirkwood Shop Road
White Hall MD 21161

Dear Mr. Hinkle:

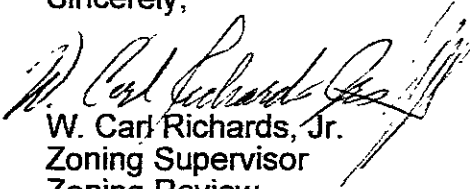
RE: Case Number 00-281-SPH , 20312 Kirkwood Shop Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 6, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.12.00

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

RE: Baltimore County
Item No. 281 JLL

RECEIVED JAN 14 2000

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,

Kenneth A. McDonald Jr., 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, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: January 21, 2000

RECEIVED JAN 27 2000

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

SUBJECT: Zoning Advisory Committee Meeting
for January 24, 2000
Item Nos. 273, 274, 276, 277, 279,
280, 281, 282, 283, 284, and 285

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

RWB:HJO:jrb

cc: File

Jip
2/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: January 24, 2000

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

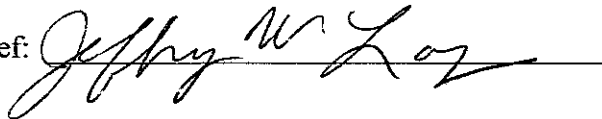
SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):

Item No(s): 281, 282, and 285

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MS*

RECEIVED FEB 04 2000

DATE: February 1, 2000

SUBJECT: Zoning Item #281
20312 Kirkwood Shop Road

Zoning Advisory Committee Meeting of January 24, 2000

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X _____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

X _____ Agricultural Preservation: This property is located in an Agricultural Preservation Area and it is the policy to retain low density to foster continued agricultural operations. Additional housing is contrary to that policy. If this property is not a legitimate lot of record, the request should be denied.

Reviewer: Wally Lippincott

Date: January 31, 2000



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

February 15, 2000

RECEIVED FEB 25 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: GOODWILL INDUSTRIES OF THE
CHES., INC. - 277

Location: DISTRIBUTION MEETING OF JANUARY 18, 2000

Item No.: 277

Dear Ms. Stephens:

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME REGARDING THE FOLLOWING ITEM NUMBERS:

273, 274, 276, 278, 279, 280, 281, 282, 283, 284, AND 285

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

137



RE: PETITION FOR SPECIAL HEARING
20312 Kirkwood Shop Road, W/S Kirk-
wood Shop Rd, 1700' SE of Meredith Rd
7th Election District, 3rd Councilmanic

Legal Owner: Clyde F. Hinkle
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-281-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 or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 24th day of January, 2000 a copy of the foregoing Entry of Appearance was mailed to Clyde F. Hinkle, 20312 Kirkwood Shop Road, White Hall, MD 21161, Petitioners.


PETER MAX ZIMMERMAN

Zoning Case No. 00-281-SPH

Zoning Case No. 00-281-SPH

Date Completed/Initials

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder, mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter, mail original to petitioner, file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Clyde Hinkle
CLIFFORD ELGIN

20312 Kirkwood Shp Rd 21161
5645 LEIDEN ROAD 21206



Clyde F. Hinkle
20312 Kirkwood Shop Road
White Hall, MD 21161

410-357-8335 (Home)
410-391-2336 (office)

00-281-SP11

LETTER OF TRANSMITTAL

TO: Baltimore County
Zoning Office
ITEM # 281
~~XXXXXXXXXXXXXXXXXXXX~~

DATE: January 10, 2000
REF: 20312 Kirkwood Shop Rd.
SPECIAL HEARING
281

WE ARE SENDING:

☒ HEREWITH

☐ UNDER SEPARATE COVER

☐ ORIGINAL TRACING(S)
☐ SEPIA TRANSPARENCIES
☐ PHOTOSTAT(S)
☐ SKETCH(IES)

☐ BLACK LINE PRINT(S)
☐ BLUE LINE PRINT(S)
☐ SHOP DRAWING(S)
☐ SPECIFICATIONS

☐ PHOTOGRAPH(S)
☐ LETTER(S)
☐ SAMPLE(S)
☐ ESTIMATE(S)

☐ REPORT(S)
☐ MAP(S)
☐ AGREEMENT(S)
☒ AS NOTED BELOW

PREPARED BY: _____

APPROVED: _____

THESE ARE FORWARDED:

☐ AS REQUESTED
☐ FOR APPROVAL
☐ FOR COMMENT
☐ FOR PAYMENT

☐ FOR CORRECTIONS
☐ FOR CONSTRUCTION
☐ YOUR INFORMATION
☒ AS NOTED BELOW

☐ REVIEWED AND ACCEPTED
☐ REVIEWED AND ACCEPTED AS NOTED
☐ REVIEWED AND RETURNED FOR REVISION

DRAWINGS NO	NO. OF COPIES	LATEST DATE	DESCRIPTION
	1		REVOLUTION OF TITLE

SENT VIA:

☐ SPECIAL DELIVERY
☐ CERTIFIED MAIL
☐ FIRST CLASS MAIL

☐ AIR MAIL
☐ PARCEL POST
☐ BUS

☐ YOUR MESSENGER
☐ OUR MESSENGER
☐ UNITED PARCEL

☐ EXPRESS
☐ INSURED
☐ AS NOTED BELOW

NOTES:

2nd Copy Per Your Request

Very truly yours,

Copy To:

Ret Ex 1

Clyde
Clyde F. Hinkle

December 6, 1999

ITEM # 281 DEVOLUTION
(AS REFERENCED ON SHEET 2 OF 2 PLANS)

Baltimore County Government
Dept. of Permits and Development Management
Bureau of Zoning Review
111 W. Chesapeake Ave
Towson, MD 21204
Attention: Mr. John Lewis

00-281-SPH

RE: 20312 Kirkwood Shop Road
White Hall, MD 21161
Election Dist. 7
Minor Subdivision

Dear John:

The following devolution of title is provided for 20312 Kirkwood Shop Road, a 3.145 acre property, zoned RC-2. The enclosed deeds demonstrate that the property has been described in deeds since at least March 18, 1953. This property is proposed to be a minor subdivision of two lots.

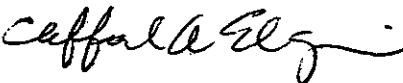
The following deeds in chronological order, beginning with the current deed, trace the devolution (copies attached).

<u>Year</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Deed Ref.</u>
8/19/99	Hinkle, Clyde & Brenda	Clyde Hinkle	unrecorded
5/12/99	Brenda Hinkle (Payne)	Hinkle, Clyde & Brenda	9248/514
4/29/92	Betty Cooper	Brenda Hinkle (Payne)	9248/511
7/05/89	Robert Zimmerman	Brenda Payne & Betty Cooper	8225/579
8/22/85	Edgar J. Dowell & May E	Robert J. Zimmerman	6986/706
6/30/71	Edgar J. Dowell	Edgar J. Dowell & May E.	5197/561

The subject site was surveyed and property corners set in June 1992 by William E. Doyle R.L.S. #8440 and resurveyed October 1999 by Clifford A. Elgin R.P.L.S. #623.

The property contains 3.145 acres of land more or less.

Respectively submitted,



Clifford A. Elgin
Registered Property Line Surveyor #623

Property Tax No.:
07 02 085500

DEED

THIS DEED made this 19th day of August, 1999,
by BRENDA LEE HINKLE and CLYDE F. HINKLE, her husband, Grantors, to
CLYDE F. HINKLE, Grantee.

WHEREAS, Grantors acquired the hereinafter described property
as tenants by the entireties; and

WHEREAS, Grantors have separated and incident thereto have
agreed to convey the property hereinafter to Grantee.

NOW, THEREFORE, THIS DEED WITNESSETH, that in consideration of
Fifteen Thousand Dollars (\$15,000.00) and in fulfillment of the
terms and conditions of the Agreement between Grantors, Grantors
grant, convey and assign to Grantee, his personal representatives,
heirs and assigns, in fee simple, all that property located in
Baltimore County, Maryland, and described as follows:

BEING all that property known as No. 20312 Kirkwood Shop
Road more particularly described in Exhibit "A" attached
hereto.

BEING the same piece of property conveyed to Betty L.
Cooper and Brenda L. Payne, grantees, by deed recorded in
Liber S.M. No. 8225, folio 579.

BEING the same piece of property conveyed to Brenda Lee
Hinkle (formerly Brenda L. Payne), grantee, by deed
recorded in Liber S.M. No. 9248, folio 511.

BEING the same piece of property conveyed to Brenda Lee
Hinkle and Clyde F. Hinkle, her husband, grantees, by
deed recorded in Liber S.M. No. 9248, folio 514; the
grantors herein.

Together with all buildings and improvements thereupon; and
the rights, alleys, ways, waters, privileges, appurtenances and
advantages belonging or appertaining thereto.

To have and to hold the property hereby conveyed unto the
Grantee, his personal representatives, heirs and assigns, in fee
simple, forever.

WITNESS the hand and seal of the Grantors.

WITNESS:

Edward A. Raine

John E. Raine

Brenda Lee Hinkle (SEAL)
BRENDA LEE HINKLE, Grantor

Clyde F. Hinkle (SEAL)
CLYDE F. HINKLE, Grantor

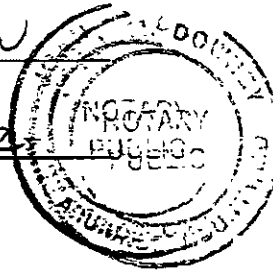
STATE OF MARYLAND, CITY/COUNTY OF Anne Arundel, TO WIT:

I hereby certify that on the 18th day of August, 1999, before me, the subscriber, a notary public of the State and City/County aforesaid, personally appeared BRENDA LEE HINKLE, known to me, or satisfactorily proven to be the person whose name is subscribed to the within Deed, and she acknowledged the foregoing Deed to be her knowing and voluntary act, in my presence signed and sealed the same.

AS WITNESS, my hand and Notarial Seal.

Joan M. Downey-Johnson
Notary Public

My Commission Expires: 7-1-02



STATE OF MARYLAND, CITY/COUNTY OF Harford, TO WIT:

I hereby certify that on the 19th day of August, 1999, before me, the subscriber, a notary public of the State and City/County aforesaid, personally appeared CLYDE F. HINKLE, known to me, or satisfactorily proven to be the person whose name is subscribed to the within Deed, and he acknowledged the foregoing Deed to be his knowing and voluntary act, in my presence signed and sealed the same.

AS WITNESS, my hand and Notarial Seal.

Susan A. Showacre
Notary Public

My Commission Expires: 5-1-01

Susan A. Showacre, Notary Public
Harford County
State of Maryland
My Commission Expires May 1, 2001

This instrument has been prepared by JOHN E. RAINE, III, an attorney, under such attorney's supervision, or by one of the parties named in this instrument.

John E. Raine
JOHN E. RAINE, III

Return to: John E. Raine, III
Barnes and Raine, P.A.
405 W. Pennsylvania Avenue
Towson, Maryland 21204

EXHIBIT "A"

BEGINNING FOR THE SAME at a pipe found on the southwest side of Kirkwood Shop Road at the end of the 3rd line of land described in a Deed dated August 26, 1983 and recorded among the Land Records of Baltimore County in Liber 6584, Folio 476 from Douglas R. Shaffer et ux to Robin J. Morrison et ux, said pipe also being on the 2nd line of land firstly described in a Deed dated August 22, 1985 and recorded among the aforesaid Land Records in Liber 6986, Folio 706 from Edgar J. Dowell et ux to Robert J. Zimmerman and being N 38° 30' 43" W and 67.40 ft. distant from a pipe found at the beginning thereof; running thence binding along and on said road for the following two courses and distances and also binding reversely on the 2nd line of land described in justmentioned Deed as now surveyed and referring all courses to the magnetic meridian of January 1964, (1) S 38° 30' 43" E 67.40 ft. to a pipe found at the end of the 14th line of land described in a Deed dated January 10, 1964 and recorded among the aforesaid Land Records in Liber 4253, Folio 206 from Hugh L. Poe et ux to W. Dale Hess et ux and James A. Pine et ux, running thence binding reversely on the 14th and 13th lines of land described in justmentioned Deed for two following courses and distances, (2) S 36° 12' 34" E 243.92 ft. to a steel pin and cap 8440 set on the west side of said road, running thence crossing said road, (3) S 08° 37' 40" E 134.53 feet to a steel pin and cap 8440 set on the 2nd line of land firstly described in a Deed dated May 11, 1950 and recorded among the aforesaid Land Records in Liber 1838 folio 225 from Floyd E. Cox et ux to Kinnard C. Martin et ux and being S 56° 22' 30" W and 165.00 ft distance from the end thereof; running thence crossing said road and binding on the remainder on the 2nd line of land firstly described in justmentioned Deed (4) S 56° 22' 30" W 155.00 ft. to a point at the beginning of land firstly described in a Deed dated October 6, 1975 and recorded among the aforesaid Land Records in Liber 5572, Folio 881 from Joseph M. LePaglia et ux to H. Richard Snyder et ux, running thence leaving said Kirkwood Shop Road and binding reversely on a part of the 5th line of land, described in justmentioned Deed, (5) S 56° 22' 30" W 19.30 ft. to a steel pin and cap 8440 set at the beginning of the 2nd line of land secondly described in justmentioned Deed, running thence binding on the 2nd, 3rd and 4th lines of land described in justmentioned Deed, for the three following courses and distances, (6) N 71° 37' 30" W 89.00 ft. to a steel pin and cap 8440 et, (7) N 63° 07' 30" W 90.50 ft. to a steel pin and cap 8440 set. (8) N 87° 50" 48" W 84.86 ft. to a steel pin and cap 8440 set on the 4th line of land firstly described in justmentioned Deed and being N 43° 49' 17" W and 201.70 ft. from the end thereof, said pin also being on the 4th line of land firstly described in abovementioned Deed from Dowell to Zimmerman, running thence binding on the 4th line of land firstly described in justmentioned Deed, (9) N 43° 49' 17" W 160.05 ft. to a steel pin and cap 8440 set at base of wood fence corner post and being also at the beginning of the 3rd line of land described in abovementioned Deed from Shaffer to Morrison, running thence binding on the 3rd line of land described in justmentioned Deed, (10) N 45° 48' 11" E 418.14 ft. to the place of beginning. Containing 3.1452 acres of land more or less. Being known as 20312 Kirkwood Shop Road.

THIS DEED, made this 30th day of June, in the Year of our Lord one thousand, nine hundred and seventy-one by and between EDGAR J. DOWELL of Baltimore County, State of Maryland, party of the first part, Grantor, and EDGAR J. DOWELL and MAE E. DOWELL, his wife, parties of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Edgar J. Dowell and Mae E. Dowell, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground, situate, lying and being in the Seventh Election District of Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:

BEGINNING for the first thereof, at a stone; the same being a boundary of the lands of George W. McGinnis thence north 17 degrees, east 30 perches to the Great road on east Bank thence north 47 1/2 degrees west 29 2/10 to a stone in the center of road south 67 1/2 west 27 6/10 perches to a stone thence south 47 1/2 degrees east 54 6/10 perches to the place of beginning. Containing 7 acres and 82 perches of land more or less.

BEGINNING for the second thereof, at a hickory the same being a boundary of the lands of Joseph Miller and running thence north 52 1/2 degrees east 28 perches to a chestnut tree, thence north 13 degrees, west 8 1/10 perches to a stone; thence north 42 1/2 degrees west 14 4/10 perches to a stone thence south 16 3/4 degrees west 37 2/10 perches to the place of beginning. Containing 2 acres and 13 perches of land.

SAVING AND EXCEPTING so much thereof as has been conveyed by the following Deeds:

1. Deed dated November 17, 1951 and recorded among the Land Records aforesaid in Liber G. L. B. No. 2041, folio 279, from Howard Christopher Bull to Grover Cleveland Thomas and his wife. In this Deed, Howard C. Bull reserved unto himself his heirs, executors, administrators, and assigns, the right to enter upon the property hereby conveyed for the purpose of obtaining water from the spring on the premises heretofore described.

LAW OFFICE
CLARENCE FUSEY
P. O. BOX 276
1908 YORK ROAD
TIMONIUM, MD.
282-6700

2. Deed dated March 18, 1953 and recorded among the Land Records aforesaid in Liber G. L. B. No. 2263, folio 213, from Howard C. Bull to Kinnard C. Martin and his wife.

BEING the same land and premises described in a Deed of even date herewith and recorded, or intended to be recorded, immediately prior hereto from Edgar J. Dowell, Personal Representative of the Estate of Howard C. Bull, deceased, to Edgar J. Dowell, Devisee under the Last Will and Testament of Howard C. Bull, deceased.

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 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 Edgar J. Dowell and Margaret Dowell, his wife, as tenants by the entireties, their assigns, the survivor of them, his or her 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 hereby granted; and that he will execute such further assurances of the same as may be requisite.

AS WITNESS the hand and seal of said Grantor.

Attest:

LAW OFFICE
CLARENCE PUSEY
P. O. BOX 276
1806 YORK ROAD
TIMONIUM, MD.
282-6700

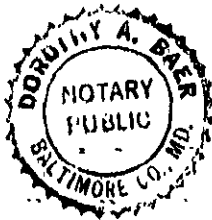
Dorothy A. Beer
Dorothy A. Beer

Edgar J. Dowell (SEAL)
Edgar J. Dowell

STATE OF MARYLAND: BALTIMORE COUNTY: SS:

I HEREBY CERTIFY that on this 30th day of June, 1971, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Edgar J. Dowell, the within named Grantor, and he acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and Notarial Seal.



Dorothy A. Baer
Dorothy A. Baer
Notary Public
108 Welford Road
Lutherville, Maryland 21093

My commission expires 7/1/74

0501**** #86096 1 12-06 NY
0501**** #86096 1 12-06 NY

Rec'd for record JUN 30 1971 at 9:46
Per Orville T. Gosnell, Clerk
Mail to Charles E. Pusny
Receipt No. 115

LAW OFFICE
CLARENCE FUSEY
P. O. BOX 278
1800 YORK ROAD
TIMONIUM, MD.
812-8700

TRANSFER TAX NOT REQUIRED
6-30-71
Walter R. Richardson
Director of Finance

Per: Mary J. Chisely
Authorized Signature
6-30-71 Doc 12 A

This Deed, MADE THIS 12 day of April-May

in the year one thousand nine hundred and ninety-two by and between

BRENDA LEE HINKLE (formerly Brenda L. Payne), Grantor

of the State of Maryland,

of the first part, and

BRENDA LEE HINKLE and CLYDE F. HINKLE, her husband, Grantees, of the State of Maryland,

of the second part.

WITNESSETH, That in consideration of the sum of FIVE DOLLARS (\$5.00) and other good and valuable consideration, the actual monetary consideration being NONE.

the said party of the first part

16.00
5.00
21.00
06/28/92
DEED
BY CLERK
13.00 C003 R01 105:51

does grant and convey to the said Brenda Lee Hinkle and Clyde F. Hinkle, her husband, as tenants by the entireties, their assigns, the survivor of them, and unto the survivor's

personal representatives ^{heirs} ~~and assigns~~ and assigns, in fee simple, all

that lot of ground situate in Baltimore County, State of Maryland,

and described as follows, that is to say:

BEING all that property known as No. 20312 Kirkwood Shop Road more particularly described in Exhibit "A" attached hereto.

For title of grantor see deeds recorded in Liber S.M. No. 8225, folio 579 and deed recorded prior hereto.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

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

SIGNATURE AT DATE 6-8-92 AT 6:00 PM
By Date

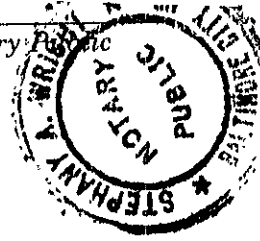
SCHEDULE A

BEGINNING FOR THE SAME at a pipe found on the southwest side of Kirkwood Shop Road at the end of the 3rd line of land described in a Deed dated August 26, 1983 and recorded among the Land Records of Baltimore County in Liber 6584, Folio 476 from Douglas R. Shaffer et ux to Robin J. Morrison et ux, said pipe also being on the 2nd line of land firstly described in a Deed dated August 22, 1985 and recorded among the aforesaid Land Records in Liber 6986, Folio 706 from Edgar J. Dowell et ux to Robert J. Zimmerman and being N 38° 30' 43" W and 67.40 ft. distant from a pipe found at the beginning thereof; running thence binding along and on said road for the following two courses and distances and also binding reversely on the 2nd line of land described in justmentioned Deed as now surveyed and referring all courses to the magnetic meridian of January 1964, (1) S 38° 30' 43" E 67.40 ft. to a pipe found at the end of the 14th line of land described in a Deed dated January 10, 1964 and recorded among the aforesaid Land Records in Liber 4253, Folio 206 from Hugh L. Poe et ux to W. Dale Hess et ux and James A. Pine et ux, running thence binding reversely on the 14th and 13th lines of land described in justmentioned Deed for two following courses and distances, (2) S 36° 12' 34" E 243.92 ft. to a steel pin and cap 8440 set on the west side of said road, running thence crossing said road, (3) S 08° 37' 40" E 134.53 feet to a steel pin and cap 8440 set on the 2nd line of land firstly described in a Deed dated May 11, 1950 and recorded among the aforesaid Land Records in Liber 1838 folio 225 from Floyd E. Cox et ux to Kinnard C. Martin et ux and being S 56° 22' 30" W and 165.00 ft distance from the end thereof; running thence crossing said road and binding on the remainder on the 2nd line of land firstly described in justmentioned Deed (4) S 56° 22' 30" W 155.00 ft. to a point at the beginning of land firstly described in a Deed dated October 6, 1975 and recorded among the aforesaid Land Records in Liber 5572, Folio 881 from Joseph M. LePaglia et ux to H. Richard Snyder et ux, running thence leaving said Kirkwood Shop Road and binding reversely on a part of the 5th line of land, described in justmentioned Deed, (5) S 56° 22' 30" W 19.30 ft. to a steel pin and cap 8440 set at the beginning of the 2nd line of land secondly described in justmentioned Deed, running thence binding on the 2nd, 3rd and 4th lines of land described in justmentioned Deed, for the three following courses and distances, (6) N 71° 37' 30" W 89.00 ft. to a steel pin and cap 8440 et, (7) N 63° 07' 30" W 90.50 ft. to a steel pin and cap 8440 set. (8) N 87° 50" 48" W 84.86 ft. to a steel pin and cap 8440 set on the 4th line of land firstly described in justmentioned Deed and being N 43° 49' 17" W and 201.70 ft. from the end thereof, said pin also being on the 4th line of land firstly described in abovementioned Deed from Dowell to Zimmerman, running thence binding on the 4th line of land firstly described in justmentioned Deed, (9) N 43° 49' 17" W 160.05 ft. to a steel pin and cap 8440 set at base of wood fence corner post and being also at the beginning of the 3rd line of land described in abovementioned Deed from Shaffer to Morrison, running thence binding on the 3rd line of land described in justmentioned Deed, (10) N 45° 48' 11" E 418.14 ft. to the place of beginning. Containing 3.1452 acres of land more or less. Being known as 20312 Kirkwood Shop Road.

S 58° 13' 25" W 0.0976

155
19.30
1430

Stephany A. Whelan
Notary Public



My Commission expires:

July 1, 1995

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or, (ii) by a party to this instrument.

Robert L. Stocksdaile
ROBERT L. STOCKSDALE
(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)

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 to the said

Brenda Lee Hinkle and Clyde F. Hinkle, her husband, as tenants by the entireties, their assigns, the survivor of them, and unto the survivor's

personal representatives ^{heirs} ~~and assigns~~

and assigns, 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 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

Test:

Stephany Wright

Brenda Lee Hinkle (SEAL)
Brenda Lee Hinkle

(SEAL)

STATE OF MARYLAND, Baltimore City, to wit:

I HEREBY CERTIFY, That on this 12th day of April May in the year one thousand nine hundred and ninety-two, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Brenda Lee Hinkle

known to me (or satisfactorily proven) to be the person whose name is ~~not~~ subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

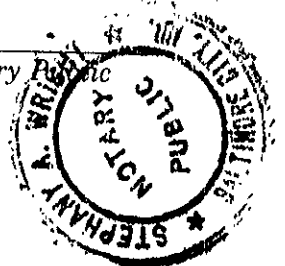
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

July 1, 1995

Stephany A. Wright

Notary Public



This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

Robert L. Stocksdale ROBERT L. STOCKSDALE
(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)

DEED -- FEE SIMPLE -- INDIVIDUAL GRANTOR -- LONG FORM

20312 Kirkwood Shop Road

This Deed, MADE THIS 28 day of April

in the year one thousand nine hundred and ninety-two

by and between

BETTY L. COOPER, Grantor

of the State of Virginia

of the first part, and

BRENDA LEE HINKLE (formerly Brenda L. Payne), Grantee, of the State of Maryland,

of the second part.

WITNESSETH, That in consideration of the sum of five dollars and other valuable consideration, (the actual monetary considering being NONE), the true consideration being love and affection of a mother for her daughter

the said party of the first part

A RC/F 15.00
AC IMP 5.00
DEED 0 #
SH CLERK 20.00
#43245 C003 R01 T08:51
06/26/92

does grant and convey to the said Brenda Lee Hinkle, her

personal representatives/~~successors~~ and assigns

, in fee simple, all her interest

in that lot of ground situate in Baltimore County, State of Maryland

and described as follows, that is to say:

BEING all that property known as No. 20312 Kirkwood Shop Road more particularly described in Exhibit "A" attached hereto.

BEING the same property conveyed to the grantor and grantee, as joint tenants by deed recorded in Liber S.M. No. 8225, folio 579.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE [Signature] DATE 6-8-92

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

by [Signature] Date 6-8-92

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND

[Signature]
Address: [Signature]

ROCKSDALE, JARRELL & CVACH
6717 WATFORD ROAD
BALTIMORE, MD. 21234

BEGINNING FOR THE SAME at a pipe found on the southwest side of Kirkwood Shop Road at the end of the 3rd line of land described in a Deed dated August 26, 1983 and recorded among the Land Records of Baltimore County in Liber 6584, Folio 476 from Douglas R. Shaffer et ux to Robin J. Morrison et ux, said pipe also being on the 2nd line of land firstly described in a Deed dated August 22, 1985 and recorded among the aforesaid Land Records in Liber 6986, Folio 706 from Edgar J. Dowell et ux to Robert J. Zimmerman and being N 38° 30' 43" W and 67.40 ft. distant from a pipe found at the beginning thereof; running thence binding along and on said road for the following two courses and distances and also binding reversely on the 2nd line of land described in justmentioned Deed as now surveyed and referring all courses to the magnetic meridian of January 1964, (1) S 38° 30' 43" E 67.40 ft. to a pipe found at the end of the 14th line of land described in a Deed dated January 10, 1964 and recorded among the aforesaid Land Records in Liber 4253, Folio 206 from Hugh L. Poe et ux to W. Dale Hess et ux and James A. Pine et ux, running thence binding reversely on the 14th and 13th lines of land described in justmentioned Deed for two following courses and distances, (2) S 36° 12' 34" E 243.92 ft. to a steel pin and cap 8440 set on the west side of said road, running thence crossing said road, (3) S 08° 37' 40" E 134.53 feet to a steel pin and cap 8440 set on the 2nd line of land firstly described in a Deed dated May 11, 1950 and recorded among the aforesaid Land Records in Liber 1838 folio 225 from Floyd E. Cox et ux to Kinnard C. Martin et ux and being S 56° 22' 30" W and 165.00 ft distance from the end thereof; running thence crossing said road and binding on the remainder on the 2nd line of land firstly described in justmentioned Deed (4) S 56° 22' 30" W 155.00 ft. to a point at the beginning of land firstly described in a Deed dated October 6, 1975 and recorded among the aforesaid Land Records in Liber 5572, Folio 881 from Joseph M. LePaglia et ux to H. Richard Snyder et ux, running thence leaving said Kirkwood Shop Road and binding reversely on a part of the 5th line of land, described in justmentioned Deed, (5) S 56° 22' 30" W 19.30 ft. to a steel pin and cap 8440 set at the beginning of the 2nd line of land secondly described in justmentioned Deed, running thence binding on the 2nd, 3rd and 4th lines of land described in justmentioned Deed, for the three following courses and distances, (6) N 71° 37' 30" W 89.00 ft. to a steel pin and cap 8440 et, (7) N 63° 07' 30" W 90.50 ft. to a steel pin and cap 8440 set. (8) N 87° 50' 48" W 84.86 ft. to a steel pin and cap 8440 set on the 4th line of land firstly described in justmentioned Deed and being N 43° 49' 17" W and 201.70 ft. from the end thereof, said pin also being on the 4th line of land firstly described in abovementioned Deed from Dowell to Zimmerman, running thence binding on the 4th line of land firstly described in justmentioned Deed, (9) N 43° 49' 17" W 160.05 ft. to a steel pin and cap 8440 set at base of wood fence corner post and being also at the beginning of the 3rd line of land described in abovementioned Deed from Shaffer to Morrison, running thence binding on the 3rd line of land described in justmentioned Deed, (10) N 45° 48' 11" E 418.14 ft. to the place of beginning. Containing 3.1452 acres of land more or less. Being known as 20312 Kirkwood Shop Road.

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 to the said

Brenda Lee Hinkle; her

personal representatives ~~XXXXXX~~

and assigns

, 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 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

Test:

Betty L. Cooper (SEAL)
Betty L. Cooper

(SEAL)

STATE OF ~~XXXXXX~~ Virginia

, to wit:

I HEREBY CERTIFY, That on this 28 day of April in the year one thousand nine hundred and ninety-two, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Betty L. Cooper

known to me (or satisfactorily proven) to be the person whose name is ~~XXX~~ subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires:

11/30/95

Alden H. [Signature]
Notary Public

This is to certify that the within instrument has been prepared (i) by or under the supervision of the undersigned Maryland attorney, or (ii) by a party to this instrument.

[Signature]
(Signature of attorney admitted to practice in Maryland if the instrument has been prepared by or under the supervision of such attorney, or signature of a party to the instrument if such party has prepared the instrument)

Guardian Title Co., Inc.
121 West Alhambra Ave.
Baltimore, Md.

This Deed Made this

5th

day of July

in the year one thousand nine hundred and eighty nine

, by and between

ROBERT J. ZIMMERMAN

of Baltimore County

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

BRENDA L. PAYNE and BETTY L. COOPER

of the second part.

Witnesseth, That in consideration of the sum of \$75,000.00 and other good and valuable considerations, the receipt of which is hereby acknowledged the said party of the first part

do as grant and convey unto the said Brenda L. Payne and Betty L. Cooper, as joint tenants and not as tenants in common, their

heirs and assigns, in fee simple, all that lot

Baltimore County

of ground, situate, lying and being in
aforesaid, and described as follows, that is to say:--

~~XXXXXXXXXXXX~~

SEE ATTACHED.

BEING that same lot of ground which by Deed dated August 22, 1985 and recorded among the Land Records of Baltimore County in Liber 6986 folio 706 was granted and conveyed by Edgar J. Dowell and wife unto Robert J. Zimmerman, the grantor herein.

C RC/F 19.0
C T TX 250.0
C OCGS 375.0
DEED 344.0
STAMP 111
723125 C001 R02 07/14

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

JR 7-13-89

by

Date

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

SIGNATURE

DATE

7-13-89

345****120000:a 8128A

575
1989

DATE: July 5, 1989

I/WE HEREBY CERTIFY under penalty of perjury that the residencially improved property which is located at:

20312 Kirkwood Shopp Rd

is the owner-occupied residence of the undersigned Grantees.

Brenda L. Payne
Betty L. Cooper

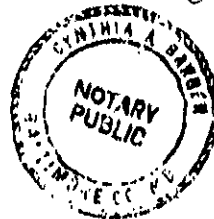
STATE OF MARYLAND, County of Baltimore, to wit:

ON THE 5th day of July, 1989, before me
 personally appeared Brenda L. Payne and Betty L. Cooper
her mother, Grantee/s,

known to me to be the person/s described in, and who executed the foregoing
 Deed Affidavit, and acknowledged the said Deed Affidavit to be their act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Cynthia A. Baker

My Commission expires: 7/1/90

William E. Doyle
Professional Land Surveyor 8440
5312 Emerald Drive
Sykesville, Md. 21784
(301) 795-2210

June 12, 1989

Description of Robert J. Zimmerman property, situated on the western side of Kirkwood Shop Road, 7th Election District, Baltimore County, Maryland.

Beginning for the same at a pipe found on the southwest side of Kirkwood Shop Road at the end of the 3rd line of land described in a deed dated August 26, 1963 and recorded among the Land Records of Baltimore County in Liber 6584, Folio 475 from Douglas R. Shaffer et ux to Robin J. Morrison et ux, said pipe also being on the 2nd line of land firstly described in a deed dated August 22, 1985 and recorded among the aforesaid Land Records in Liber 6986, Folio 706 from Edgar J. Dowell et ux to Robert J. Zimmerman and being N 38°30'43"W and 67.40 ft. distant from a pipe found at the beginning thereof; running thence binding along and on said road for the following two courses and distances and also binding reversely on the 2nd line of land described in justmentioned deed as now surveyed and referring all courses to the magnetic meridian, of January, 1964, (1) S 30°30'43"E 67.40 ft. to a pipe found at the end of the 14th line of land described in a deed dated January 10, 1964 and recorded among the aforesaid Land Records in Liber 4253, Folio 206 from Hugh L. Poe et ux to W. Dale Hess et ux and James A. Pine et ux, running thence binding reversely on the 14th and 13th lines of land described in justmentioned deed for two following courses and distances, (2) S 36°12'34"E 243.92 ft. to a steel pin and cap 8440 set on the west side of said road, running thence crossing said road, (3) S 08°37'40"E 134.53 ft. to a steel pin and cap 8440 set on the 2nd line of land firstly described in a deed dated May 11, 1950 and recorded among the aforesaid Land Records in Liber 1838, Folio 225 from Floyd E. Cox et ux to Kinnard C. Martin et ux and being S 56°22'30"W and 165.00 ft. distant from the end thereof; running thence crossing said road and binding on the remainder on the 2nd line of land firstly described in justmentioned deed (4) S 56°22'30"W 155.00 ft. to a point at the beginning of land firstly described in a deed dated October 6, 1975 and recorded among the aforesaid Land Records in Liber 5572, Folio 881 from Joseph M. LaPaglia et ux to H. Richard Snyder et ux, running thence leaving said Kirkwood Shop Road and binding reversely on a part of the 5th line of land described in justmentioned deed, (5) S 56°22'30"W 19.30 ft. to a steel pin and cap 8440 set at the beginning of the 2nd line of land secondly described in justmentioned deed, running thence binding on the 2nd, 3rd and 4th lines of land described in justmentioned deed, for the three following courses and distances, (6) N 71°37'30"W 87.00 ft. to a steel pin and cap 8440 set, (7) N 63°07'30"W 90.50 ft. to a steel pin and cap 8440 set, (8) N 87°50'48"W 84.86 ft. to a steel pin and cap 8440 set on the 4th line of land firstly described in justmentioned deed and being N 43°49'17"W and 201.70 ft. from the end thereof; said pin also being on the 4th line of land firstly described in abovementioned deed from Dowell to Zimmerman, running thence binding on the 4th line of land firstly described in justmentioned deed, (9) N 43°49'17"W 160.05 ft. to a steel pin and cap 8440 set at base of a wood fence corner post and being also at the beginning of the 3rd line of land described in abovementioned deed from Shaffer to Morrison, running thence binding on the 3rd line of land described in justmentioned deed, (10) N 45°40'11"E 418.14 ft. to the place of beginning. Containing 3.1452 acres of land more or less. Being known as 20312 Kirkwood Shop Road. Being a part of the same land conveyed in a deed of trust, dated August 22, 1985 and recorded among the Land Records in Liber 6986, Folio from Robert J. Zimmerman to Roger H. Nolan and Lloyd J. Hammond.



Survey Description By:

William E. Doyle

William E. Doyle

Professional Land Surveyor 8440

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.

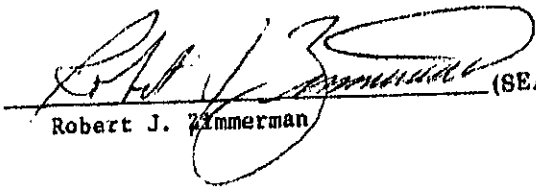
To Have and To Hold the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Brenda L. Payne and Betty L. Cooper, as joint tenants and not as tenants in common, their

heirs and assigns, in fee simple.

And the said party of the first part hereby covenant 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 assurances of the same as may be requisite.

Witness the hand and seal of said grantor

TEST:

 (SEAL)
Robert J. Zimmerman

(SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORE

, to wit:

I HEREBY CERTIFY, That on this

15th

day of June

in the year one thousand nine hundred and eighty nine

, before me, the subscriber,

a Notary Public of the State of Maryland, in and for

County

aforesaid,

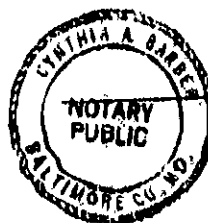
personally appeared Robert J. Zimmerman

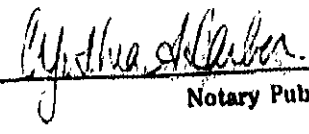
the above named grantor, and he acknowledged the foregoing Deed to be

his

act.

As Witness my hand and Notarial Seal.




Notary Public.

My Commission Expires 12/1/10

Zm
This Deed, MADE THIS 22nd day of August

in the year one thousand nine hundred and Eighty-Five

by and between

Edgar J. Dowell and Mae E. Dowell, his wife, parties

of the first part, and

Robert J. Zimmerman, party

of the second part.

Witnesseth, That in consideration of the sum of Forty Nine Thousand Nine Hundred dollars and no/100 (\$49,900.00), the receipt of which is hereby acknowledged

the said parties of the first part

B RC/F	15.00
B T TX	249.50
B DOCS	250.00
DEED	0 0
EJK JR T	514.50

do grant and convey to the said party of the second part

#13007 C004 R01 110:04
00

personal representatives/successors-and-assigns

in fee simple, all

that lot of ground situate in Baltimore County, State of Maryland and described as follows, that is to say:

SEE ATTACHED "EXHIBIT A"

BEING the same lot of ground described in a Deed dated June 30, 1971 and recorded Among the Land Records of Baltimore County in Liber OTG 5197 folio 561 was granted and conveyed by Edgar J. Dowell unto Edgar J. Dowell and Mae E. Dowell, his wife

STATE DEPARTMENT OF
ASSESSMENT & TAXATION

CLERK

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

6

C 013*****798#0^a #27-A

6-
249.50
250.00

"EXHIBIT A"

simple, all that lot of ground, situate, lying and being in the Seventh Election District of Baltimore County, State of Maryland, aforesaid, and described as follows, that is to say:

BEGINNING for the first thereof, at a stone, the same being a boundary of the lands of George W. McGinnis thence north $47 \frac{1}{2}$ degrees east 30 perches to the Great road on east Bank thence north $47 \frac{1}{2}$ degrees west $29 \frac{2}{10}$ to a stone in the center of road south $67 \frac{1}{2}$ west $27 \frac{2}{10}$ perches to a stone thence south $47 \frac{1}{2}$ degrees east $54 \frac{6}{10}$ perches to the place of beginning. Containing 7 acres and 82 perches of land more or less.

BEGINNING for the second thereof, at a hickory the same being a boundary of the lands of Joseph Miller and running thence north $52 \frac{1}{2}$ degrees east 28 perches to a chestnut tree, thence north 12 degrees west $8 \frac{1}{10}$ perches to a stone; thence north $42 \frac{1}{2}$ degrees west $14 \frac{1}{10}$ perches to a stone thence south $16 \frac{3}{4}$ degrees west $27 \frac{2}{10}$ perches to the place of beginning. Containing 2 acres and 13 perches of land.

SAVING AND EXCEPTING so much thereof as has been conveyed by the following Deeds:

1. Deed dated November 17, 1851 and recorded among the Land Records aforesaid in Liber G. L. B. No. 2841, folio 279, from Howard Christopher Bull to Grover Cleveland Thomas and his wife. In this Deed, Howard C. Bull reserved unto himself his heirs, executors, administrators, and assigns, the right to enter upon the property hereby conveyed for the purpose of obtaining water from the spring on the premises heretofore described.

2. Deed dated March 18, 1853 and recorded among the Land Records aforesaid in Liber G. L. B. No. 2263, folio 212, from Howard C. Bull to Kinnard C. Martin and 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 of ground and premises to the said party of the second part personal representatives/successors 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:

Delores M. Kimbrell

Edgar J. Dowell (SEAL)
Edgar J. Dowell

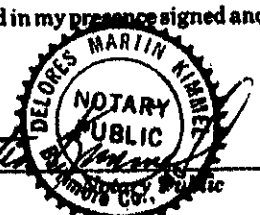
Mae E. Dowell (SEAL)
Mae E. Dowell

STATE OF MARYLAND, Baltimore County, to wit:

I HEREBY CERTIFY, That on this 22nd day of August, 1985, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Edgar J. Dowell and Mae E. Dowell, his wife

known to me (or satisfactorily proven) to be the persons whose name are is/are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

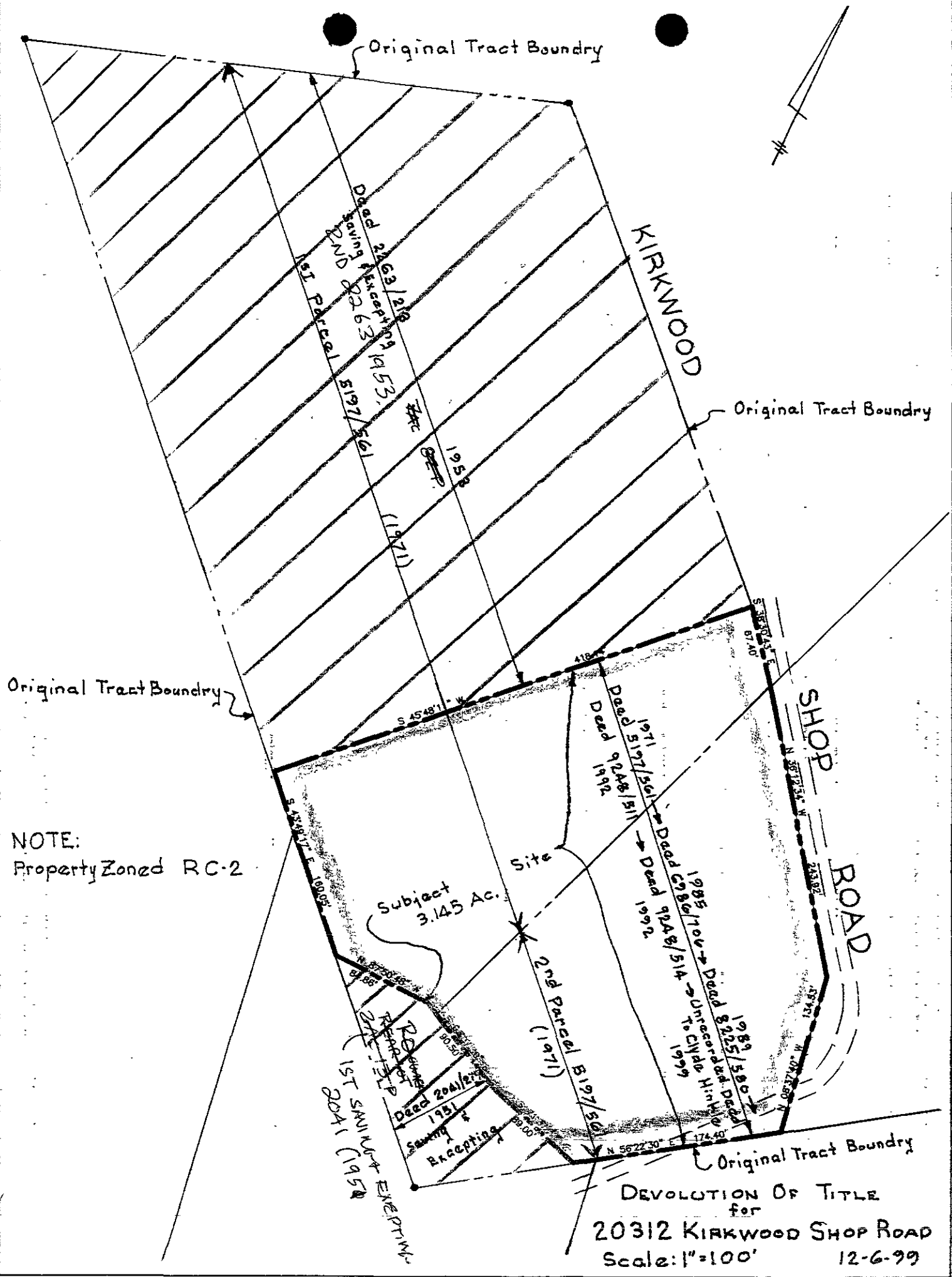
In WITNESS WHEREOF, I hereunto set my hand and official seal.

Delores M. Kimbrell


My Commission expires:

July 1, 1986

Mail to *American Title Inc*
Address *P.O. Box 35*
Reston, VA 20190



00-281-SPH

281

KIRKWOOD

Original Tract Boundary

Original Tract Boundary

NOTE:
Property Zoned RC-2

Subject
3.145 Ac.

Site

2nd Parcel
(1971)

SHOP

ROAD

PLAT TO ACCOMPANY
PETITION FOR ZONING SPECIAL HEARING
FOR

20312 KIRKWOOD SHOP ROAD

SCALE: 1" = 100'

12-31-99

Original Tract Boundary

Deed 2263/213
Saving & Excepting

1st Parcel
5197/561

1953

(1971)

S 45°48'11" W

S 43°31'11" E 100.05'

N 57°50'48" W
84.98'

Deed 2041/274
1951
Saving & Excepting

S 71°31'30" E
88.00'

Deed 9248/511
1971
Deed 5197/561
Deed 9248/511
Deed 1992

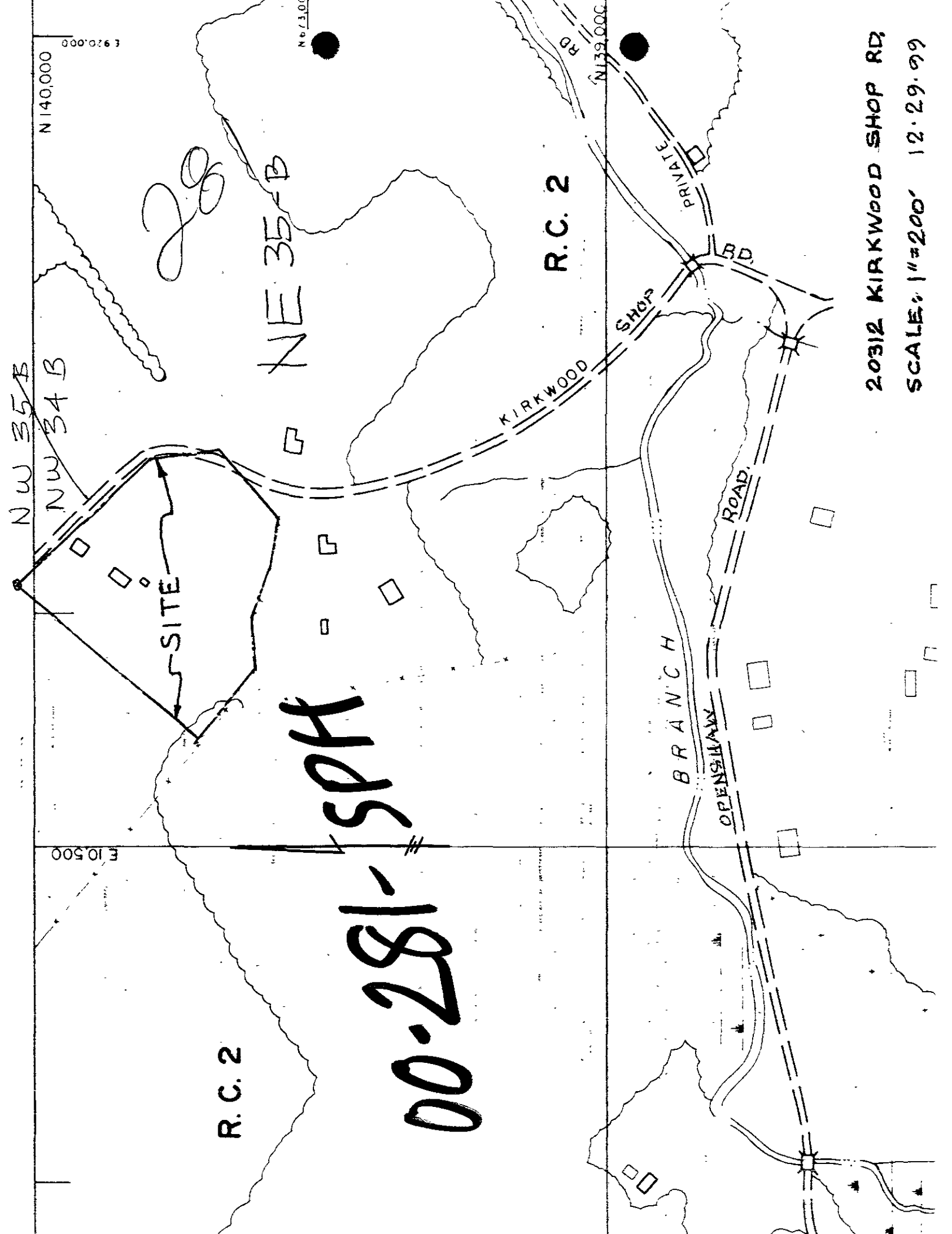
1985/104 → Deed 8225/585
1989/585 →
Unrecorded Deed
To Clyde Hinkle
1999

N 55°22'30" E 174.40'

S 38°03'11" E
87.40'

E 1/4 Sec 10
N 35°13'34" W
243.82'

N 20°12'30" E
134.53'



20312 KIRKWOOD SHOP RD
SCALE: 1"=200' 12.29.99

NOTES

1. All existing structures to remain.
2. There is no zoning case history for this site.
3. There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management.
4. Any Forest Buffer Easement shown, hereon is subject to protective covenants which may be found in the Land Records of Baltimore County and which restrict disturbance and use of these areas.
5. The issuance of the building permit and all grading will be done in accordance with the Standard Plan for Sediment and Erosion Control approved by the Baltimore County Soil Conservation District.
6. There are no known underground storage tanks on the lots shown hereon.
7. There are no 100 year flood plains on the lots shown hereon.
8. Topography shown hereon is field run.
9. There is no rare, threatened or endangered species habitat on these lots.
10. Downspouts are to be discharged onto pervious areas or into drywells.
11. This property as shown on the plan has been held intact since 3-18-53. The developer's surveyor has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.
12. There are no non-tidal wetlands on this site.
13. There are no known off-site wells, underground tanks or sewage disposal system within 100' of property boundary except as shown.
14. Maximum building height is 35' feet.

ZONING

A special hearing has been requested to determine that a 3.146± R.C.-2 zoned lot is a lot of record, case # 00-281-SPH

PROFESSIONAL CERTIFICATION

I hereby certify that I reviewed with due diligence the minor subdivision plan comments dated 01/18/00 and have prepared with due diligence this minor subdivision plan pursuant to those agencies comments.

HOLD HARMLESS AGREEMENT

The property owners shall hold free and harmless Baltimore County Government from any and all damage that may result from its use of the 10' foot wide access easement to the Forest Conservation Buffer Area.

BENCH MARK

HOLLIDAY: NORTH: 736385.02

EAST: 1432215.71

ELEVATION: 643.78

AZIMUTH MARK: NORTH: 736688.58

EAST: 1432997.88

ELEVATION: 595.88

DISCLAIMER NOTE FOR PRIVATE RIGHT-OF-WAY

Baltimore County makes no warranty expressed or implied as to the right of any present or future owner of any lot shown on this plat to use all or any part of that land designated as private right of way for the purpose of ingress, egress, regress or the right to open or excavate the aforesaid private right of way for the purposes of installing, constructing, and maintaining utilities such as but not limited to water, sewer, electrical, telephone or cable television.

VICINITY MAP

(SCALE: 1" = 2000')

SITE DATA

OWNER: CLYDE F. HINKLE
20312 KIRKWOOD SHOP ROAD
WHITE HALL, MARYLAND 21161
(410) 357-8335

TAX ACCOUNT #: 07-02-085500
DEED REFERENCE: 9248/514 & (UNRECORDED DEED TO CLYDE F. HINKLE)
TAX MAP: 8
PARCEL #: 85
CENUS TRACT: 4070.00
COUNCILMANIC DISTRICT: 3
REGIONAL PLANNING DISTRICT: 301A
SCHOOL DISTRICT: 54
WATERSHED: 1
SUB-SEWERSHED: 81
EXISTING ZONING: RC-2 (MAP NE 35-B)
GROSS AREA OF TRACT: 137,004.11 S.F. OR 3.146 AC.
NET AREA OF TRACT: 137,004.11 S.F. OR 3.146 AC.
NO. LOTS ALLOWED: 2
NO. LOTS PROPOSED: 2
MASTER WATER DESIGNATION: W-7
MASTER SEWER DESIGNATION: S-7

P.23
20325 KIRKWOOD SHOP ROAD
MICHAEL TOWNSEND
DEED REF: 5727/720
TAX NO. 17-00005153
LOT 1

NOTE: The area between the sight line and the edge of paving must be cleared, graded and kept free of any obstructions.

P.75
20501 KIRKWOOD SHOP ROAD
WD & MR LIMITED LIABILITY CO.
PINE JAMES A. & CHARLOTTE W.
DEED REF: 11186/549
TAX NO. 07-08038200
(VACANT)

LEGEND

25% & > SLOPE
10% & > SLOPE

LOT AREAS

LOT 1 76,165.81 S.F. OR 1.749 AC.
LOT 2 60,838.30 S.F. OR 1.397 AC.
TOTAL AREA: 137,004.11 S.F. OR 3.146 AC.

FOREST CONSERVATION

REQUIRED: 0.60 AC.
PROVIDED: LOT 1 = 0.104 AC.
LOT 2 = 0.503 AC.
TOTAL = 0.607 AC.

PERCOLATION TEST LEGEND

(P) PERC TEST PASSED
(F) PERC TEST FAILED

CLIFFORD A. ELGIN PROPERTY LINE SURVEYOR NO. 623
5645 LEIDEN ROAD
BALTIMORE COUNTY, MARYLAND 21206
(410) 866-5395

(MINOR SUBDIVISION # 99-136-M)

MINOR SUBDIVISION FOR

20312 KIRKWOOD SHOP ROAD

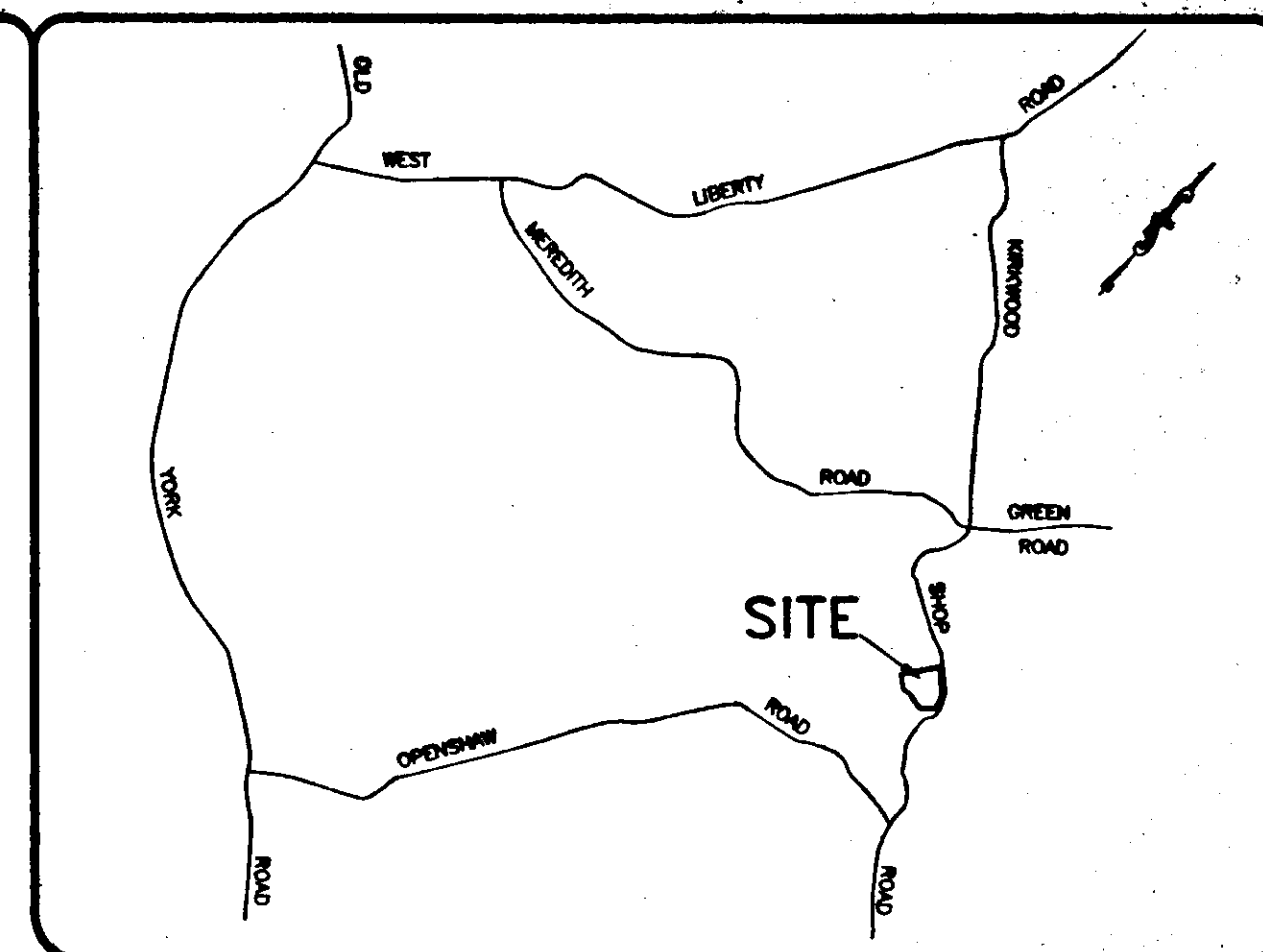
7TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 30' DATE: 02-04-00

1. All existing structures to remain.
2. There is no zoning case history for this site.
3. There are no known underground storage tanks on the lots shown hereon.
4. There are no 100 year flood plains on the lots shown hereon.
5. Topography shown hereon is field run.
6. This property as shown on the plan has been held intact since 3-18-53
of the gross area of this property as shown on the plan has ever been utilized, recorded, or represented as density or area to support any off-site dwellings.
7. There are no non-tidal wetlands on this site.

HOLLIDAY: NORTH: 736385.02
EAST: 1432215.71

AZIMUTH MARK: NORTH: 736688.58
EAST: 1432997.88
ELEVATION: 595.88



VICINITY MAP
(SCALE: 1" = 2000')

OWNER: CLYDE F. HINKLE
20312 KIRKWOOD SHOP ROAD
WHITE HALL, MARYLAND 21161
(410) 357-8335

TAX ACCOUNT #: 07-02-085500

DEED REFERENCE: (UNRECORDED DEED TO CYLDE F. HINKLE)

TAX MAP: 8

PARCEL #: 85

CENUS TRACT: 4071

COUNCILMANIC DISTRICT: 3

REGIONAL PLANNING DISTRICT: 301A

SCHOOL DISTRICT: 54

WATERSHED: 1

SUB-SEWERSHED: 81

EXISTING ZONING: RC-2 (MAP NE 35-B)

GROSS AREA OF TRACT: 137,004.11 S.F OR 3.145 AC.

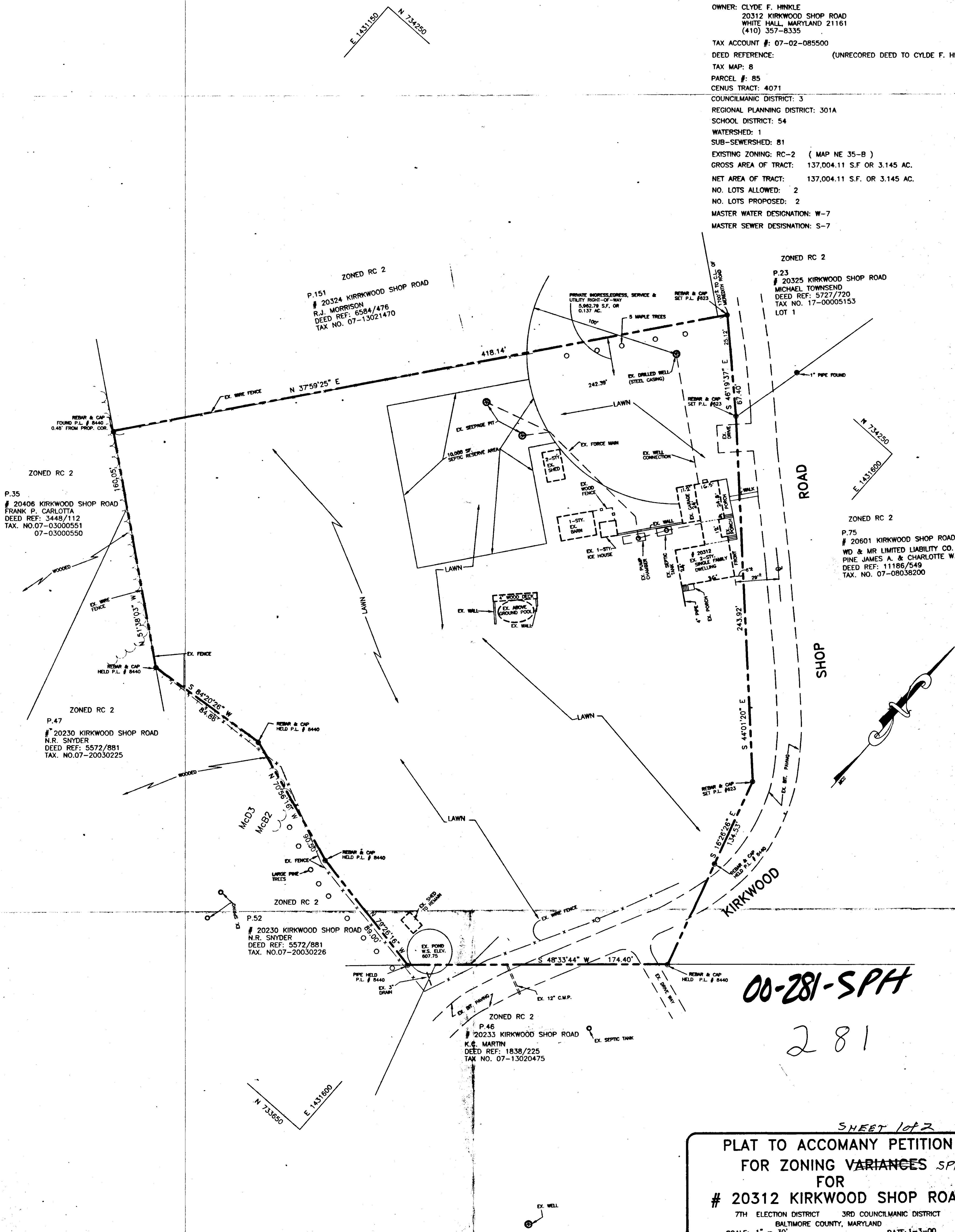
NET AREA OF TRACT: 137,004.11 S.F. OR 3.145 AC.

NO. LOTS ALLOWED: 2

NO. LOTS PROPOSED: 2

MASTER WATER DESIGNATION: W-7

MASTER SEWER DESIGNATION: S-7



PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCES *SPH*
FOR
20312 KIRKWOOD SHOP ROAD
7TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 30' DATE: 1-3-00