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WCR

TIMOTHY M. KOTROCO, Esq.
305 Washington Avenue, Suite 502
Towson, Maryland 21204
410-299-2943
Tkotroco@gmail.com

March 9, 2020

Hand Delivered

Mr. Carl Richards, Zoning Supervisor
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 14111 Green Road, Glyndon, Maryland 21071
183.808 acres of property zoned RC2
Request for Density/Right of Subdivision Verification

Dear Mr. Richards,

I represent Ann Martin, the owner of the property located at 14111 Green Road in the Glyndon area of Baltimore County. The property consists of 183.808 acres zoned RC2. The subject property is approved with a single-family home, which serves as Ms. Martin's home. The remainder of the property is in agricultural use. The purpose of this letter is to request your confirmation that there exists two additional rights of subdivision, (total of three lots) for the 183.808 acres of land owned by Ms. Martin. (An aerial image of the subject property is attached for your review).

TWO PRIOR ZONING HEARINGS

By way of background, there have been two prior zoning hearings on the subject property. Neither zoning hearing affected density in any way. The first zoning case, 00-353 SPH, approved in April of 2000, a copy of which is attached hereto, permitted the reconstruction of an existing barn in a riverine floodplain. The area that was the subject of that zoning case is shown on the attached aerial image of the farm property. The second zoning case, 02-356-X, approved in June of 2002, a copy of which is attached hereto, approved a riding stable and shooting range on the subject property. The area that was the subject of that zoning case is shown on the attached aerial image of the farm property.

PRIOR DEEDS AND OUT-CONVEYANCES

In order for your office to confirm the current density/rights of subdivision for my client's property, a determination must be made as to how many acres of the property existed in single ownership prior to November 1979. The second determination is to determine whether there has been any out-conveyances of that property since November 1979. Attached to this letter are the relevant deeds required to make that determination.

W. Carl Richards, Zoning Supervisor
Density Verification Letter
14111 Green Road, 183.808 Acres

In November 1979 my client's property was part of a tract of land owned by Ms. Catherine B. Jackson. At that date and time, Ms. Jackson owned 201.32 acres of land. Ms. Jackson took title to that 201.32 acres of land by a deed dated the 30th day of January 1978, a copy of which is attached hereto. Accordingly, in November 1979, Ms. Jackson was entitled to 4 density units or rights of subdivision based upon her ownership of 201.32 acres of land zoned RC2.

Since the time Catherine B. Jackson assumed ownership in January 1978, there have been only two out-conveyances of her 201.32 acre parcel. Both of these conveyances occurred after the death of Ms. Jackson on September 26, 1996. Both deeds were executed by the Personal Representatives of the estate of Catherine B. Jackson.

The first deed dated January 2, 1998 conveyed the estate home along with 183.808 acres of land, all zoned RC2, unto my client Ann M. Green and her husband Harold C. Green. My client is now divorced from her husband; is the sole owner of the property and has resumed her maiden name of Ann M. Martin. This conveyance, based upon the language of the RC2 zoning regulations, allowed for one right of subdivision for every 50 acres of land, therefore allotting a total of three density units or rights of subdivision to my client. (See attached deed and copy of relevant RC2 zoning regulations).

Five days later, a second deed dated January 7, 1998 conveyed the remaining 20 acre parcel of land to Jack and Carol Griswold. This conveyance accounted for and utilized the remaining fourth density unit/right of subdivision. (See attached deed).

EASEMENT CONVEYED TO MARYLAND ENVIRONMENTAL TRUST

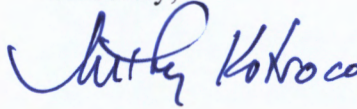
Lastly, it is important to note, and I bring to your attention that on the 20th day of December 1982, Ms. Catherine B. Jackson placed an easement on the entire 201.32 acre property in favor of the Maryland Environmental Trust, ("MET"). A copy of that easement is attached hereto. My client, Ms. Martin, has engaged in preliminary discussions with representatives of the MET regarding the subdivision of her farm for the creation of 1 additional lot for her sister. The MET has requested that before they can make any decision as to her sister's lot, a zoning verification letter must be issued by your office as to whether this subdivision is permissible based upon the RC2 zoning of this property.

In light of these facts, I respectfully request your verification and confirmation that based upon the documentation presented with this letter, that there does exist three rights of subdivision for the 183.808 acres of land owned by Ms. Martin.

W. Carl Richards, Zoning Supervisor
Density Verification Letter
14111 Green Road, 183.808 Acres

Thank you for your kind consideration of this matter.

Sincerely,



Timothy M. Kotroco

Enclosures

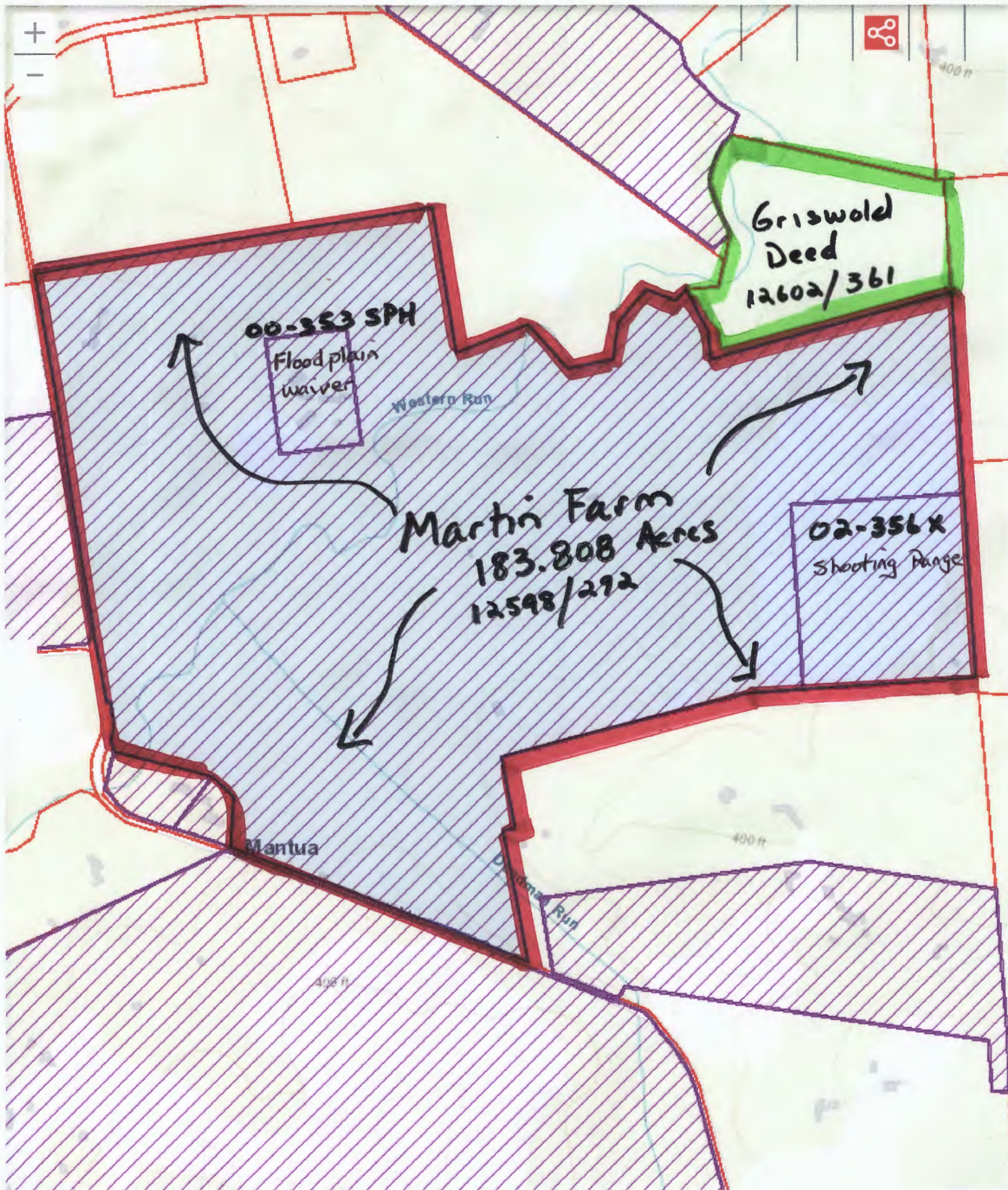
DENSITY VERIFICATION LETTER IS APPROVED. THE AVAILABLE REMAINING DENSITY/RIGHTS OF SUBDIVISION FOR THE 183.808 ACRE TRACT OF LAND OWNED BY MS. ANN B. MARTIN IS THREE. FROM A ZONING PERSPECTIVE, THIS FARM MAY BE SUBDIVIDED TO CREATE AS MANY AS THREE LOTS, ONE OF WHICH WOULD BE UTILIZED BY THE EXISTING FARMHOUSE.



W. CARL RICHARDS, ZONING SUPERVISOR

5/4/20

DATE



600ft

-76.730 39.511 Degrees

TWO PRIOR ZONING HEARINGS

1. **CASE NO. 00-353-SPH**
2. **CASE NO. 02-356-X**

IN RE: PETITION FOR SPECIAL HEARING
NE/S Green Road & Mantua Mill Road
(14001-14111 Green Road)
8th Election District
3rd Councilmanic District

Harold C. Green, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-353-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owners of the subject property, Harold C. and Ann M. Green, through their attorney, Patricia A. Malone, Esquire. The Petitioners request a special hearing to approve a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of Section 517.2 (510.2) of the Baltimore County Building Code, and Sections 26-276, 26-670, and 26-172(a)(3) of the Baltimore County Code (BCC) to permit the reconstruction and construction of an addition onto an existing barn located in a riverine floodplain. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were Harold C. Green, property owner, Eric Hadaway, an environmental specialist with Daft-McCune-Walker, Inc., the engineering firm which prepared the site plan for this property, and Robert A. Hoffman, Esquire and David Karceski, Esquire, attorneys for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 184 acres, more or less, zoned R.C.2, and is located on the northeast side of the junction of Green Road and Mantua Mill Road in Glyndon. The property is improved with a two-story dwelling and a series of outbuildings devoted to the use of the property as a working horse farm.

ORDER RECEIVED FOR FILING
Date 11/11/00
By [Signature]

Mr. & Mrs. Green have owned and resided on the property for the past two years and have continued to operate the property as a horse farm since their acquisition of the site.

At issue in the instant case is a barn structure which has existed on the property since the 1930s. As shown on the site plan, the property is bisected by Western Run, and a small portion of the barn is located within the 100-year floodplain generated by that stream. The Petitioners wish to rehabilitate the existing structure and propose reconstructing same with a small addition added thereto. The particulars of the proposed improvements are shown on Petitioner's Exhibit 2. The requested waiver is necessary in that a small part of the proposed addition is located within the floodplain, as is a part of the barn itself, which is to be rehabilitated.

Testimony was offered by Mr. Hadaway of Daft-McCune-Walker, Inc. in support of the request. Additionally, a summary of his testimony as contained within a letter from him to the Baltimore County Department of Public Works, dated November 8, 1999, was submitted at the hearing. This letter fully sets out existing conditions on the property, the proposed improvements, and the justification for the requested relief. In response thereto, a recommendation of the waiver was received through a letter to Mr. Hadaway from Charles R. Olsen, Director of Public Works, dated November 19, 1999. Director Olsen's letter confirms that the activity on the site has no impact on the floodplain or adjacent properties; however, recommends that the barn continue to remain in non-residential use. Mr. Green indicated that such a restriction was acceptable.

Based upon the testimony and evidence presented, I am persuaded to grant the requested waiver. In my judgment, the Petitioners have satisfied the requirements set forth in Sections 26-670 and 26-172(a)(3) of the Baltimore County Code for a waiver to be granted. The historic use and location of the barn, as well as the proposed improvements and continued agricultural operation, are compelling factors. Thus, relief shall be granted as restricted by the conditions set out in Mr. Olsen's letter.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

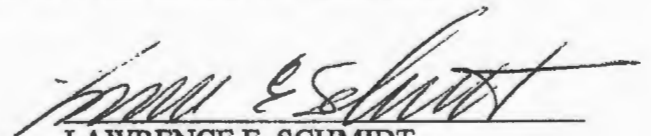
ORDER RECEIVED FOR FILING

Date

By

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of April, 2000 that the Petition for Special Hearing seeking approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), of Section 517.2 (510.2) of the Baltimore County Building Code, and Sections 26-276, 26-670, and 26-172(a)(3) of the Baltimore County Code (BCC) to permit the reconstruction and construction of an addition onto an existing barn located in a riverine floodplain, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The subject barn cannot be used for residential purposes.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 4/11/00
By [Signature]



Baltimore County
Zoning Commissioner

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

April 11, 2000

Patricia A. Malone, Esquire
Robert A. Hoffman, Esquire
David Karceski, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
NE/S Green Road and Mantua Mill Road
(14001-14111 Green Road)
8th Election District - 3rd Councilmanic District
Harold C. Green, et ux - Petitioners
Case No. 00-353-SPH

Dear Ms. Malone & Messrs. Hoffman & Karceski:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Harold C. Green, 14111 Green Road, Glyndon, Md. 21071-5011
Mr. Eric Hadaway, Daft-McCune-Walker, 200 E. Pennsylvania Ave., Towson, Md. 21286
Mr. Dave Lykens, DEPRM; Mr. Charles Olsen, DPW; People's Counsel; Case File



IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
 NE/Cor. Green Road and Mantua Mill Road *
 (14001-14111 Green Road) * ZONING COMMISSIONER
 8th Election District * OF BALTIMORE COUNTY
 3rd Council District *
 Harold C. Green, et ux * Case No. 02-356-X
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Exception filed by the owners of the subject property, Harold C. and Ann M. Green, through their attorney, Robert A. Hoffman, Esquire. The Petitioners request a special exception for a riding stable and an office for agricultural-related uses, pursuant to Sections 1A01.2.C.15 and 1.A01.2.C.21 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, a special exception for a shooting range, pursuant to Section 1A01.2.C.24 of the B.C.Z.R. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Harold Green and his wife, Ann Green, property owners; Mitchell Kellman, on behalf of Daft-McCune-Walker, Inc., the consultants who prepared the site plan for this property; and, Robert A. Hoffman, Esquire, attorney for the Petitioners. Also appearing in support of the requests were Deborah Supik-Jones, a horseback riding and training instructor who utilizes the property; and Michael J. Binosky, a Registered Professional Engineer who has served as a consultant to the National Rifle Association of America. Neighbors, Frances Milton and Anne Baetjer Jenkins appeared as interested persons. Howard L. Alderman, Jr., Esquire appeared on behalf of Mr. and Mrs. Victor DiVivo, adjacent property owners/Protestants.

ORDER RECEIVED FOR FILING
 Date 6/19/02
 By [Signature]

Testimony and evidence offered revealed that the subject property is an irregularly shaped parcel located along the northeast side of Green Road and Mantua Mill Road in Glyndon. The property contains a gross area of 183.808 acres, more or less, zoned R.C.2, and is improved with a single family dwelling in which Mr. & Mrs. Green and their family reside, and a barn, which is used to board horses. The dwelling is located in the northeast corner of the property, adjacent to Green Road, and the barn is located centrally within the site, to the rear of the dwelling. The barn was the subject of prior zoning Case No. 00-353-SPH in which special hearing relief was granted on April 11, 2000 to approve a waiver to permit its reconstruction with an addition thereto in a riverine floodplain. In addition to the dwelling and barn, there also exists a small shed and five shooting stands in the far southeastern corner of the property. This area of the property is used as a shooting range and was the subject of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management by the adjacent property owners, Mr. & Mrs. DiVivo. Thus, the instant Petition was filed to resolve the matter.

As set forth above, the Petitioners seek two-fold special exception relief. The first prong of the request relates to the Petitioners' proposal to utilize a portion of their property for a riding stable. Additionally, as shown on the site plan, the Petitioners propose constructing a silo containing an office adjacent to the existing barn for use in conjunction with the agricultural uses on the property. The riding stable and office area of the special exception request will encompass 4.02 acres. The second prong of the special exception request relates to the proposed shooting range. This portion of the special exception request encompasses 13.77 acres in area and is likewise shown on the site plan. The balance of the property is unimproved and generally contains a stream, pasture and forested areas.

Turning first to the special exception for a riding stable, testimony and evidence offered revealed that there are presently 15 stalls within the barn, 12 of which are used for boarders. Additionally, there is an occasional field-boarded horse. The riding stable operation was described as very low-intensity. Ms. Supik-Jones teaches many of the riding lessons offered on the site. She is a well-known horsewoman who testified that she has been an instructor for over 40 years;

ORDER OF THE ZONING BOARD
Date: 6/10/02
By: [Signature]

however, she has decided to limit her instruction activities. Presently, she teaches both children and adults at the subject site. Some of the lessons are geared towards general horsemanship, while others are for horse showing or fox hunting. It was indicated that lessons are typically conducted on Tuesdays, Thursdays, Fridays, and one day over the weekend. Ms. Supik-Jones indicated that she is on the property approximately 17 hours total during any given week. There are no indoor facilities and lessons are not given during inclement weather. Indeed, it appears that the riding stable operation is relatively minor in its scope.

Ms. Green testified as to the nature of the use. She indicated that she has been a horsewoman her entire life and that the riding stable operation fits with the character of the surrounding locale. It was indicated that this area is generally agricultural and rural in character. Frequently, many owners will ride their horses from one farm to the next and an informal arrangement between adjacent property owners allows access throughout the area. It was indicated that the riding stable is compatible with the subject locale and would not cause detrimental impacts to the health, safety or general welfare of the neighborhood.

Based on the undisputed testimony and evidence offered as well as the numerous letters received in support of the request from neighbors and friends, I am persuaded to grant that portion of the Petition for Special Exception. It is clear that the riding stable is consistent with the rural nature of the surrounding locale and that its limited use, as set forth above, meets the special exception requirements of Section 502.1 of the B.C.Z.R.

As to the proposed office, Mr. Green testified that the barn is located some distance from the house and that it is inconvenient to travel back and forth between the barn and the house to conduct business related to agricultural activities on the site. Thus, he proposes to construct a small office in the form of a silo adjacent to the barn. The office would be used entirely in connection with the operation of the property as a farm. That is, the office use is restricted to serve the agricultural activities on the site. The design of the building is proposed to be compatible with the rural agricultural nature of the area. A floor plan of the proposed building was submitted at the

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Date 6/10/02

By [Signature]

hearing showing a small, one-room office and bathroom facilities. Indeed, Mr. Green has retained Amish workmen to construct the silo.

Based upon the testimony and evidence presented, it is also clear that this portion of the special exception relief should be granted. The silo building and proposed use are entirely consistent with the rural agricultural nature of this property and the surrounding locale. I find that this request likewise meets the requirements of Section 502.1 of the B.C.Z.R.

The third prong of the special exception relief relates to the proposed shooting range. Mr. Green indicated that he enjoys recreational shooting and recently constructed a small shed and five shooting stalls to the rear of the property. The range is used entirely for Mr. Green's personal use and his guests. He indicated that shooting is limited and that it is not a commercial operation. Moreover, there is no shooting unless he or someone from his family is present. Mr. Green also indicated that he occasionally has a charitable shooting tournament at the property, but that is rare. The area of the range is shown on the site plan and in photographs submitted at the hearing.

Mr. Binosky also offered testimony regarding the design of the range. Mr. Binosky is a registered professional engineer who is a consultant of the National Rifle Association of America and is familiar with industry standards for shooting ranges. He testified that the range met or exceeded all industry standards and can be conducted in a safe and prudent manner. In his judgment, the use of the range will not be detrimental to adjacent properties. It is also to be noted that the range is oriented towards the interior of the subject property so that stray shells and gunfire are directed away from adjacent properties.

Mr. Alderman appeared at the hearing on behalf of adjacent property owners, Victor and Ramona DiVivo. He indicated that an agreement had been reached as to the use of the shooting range. Specifically, it was indicated that no shooting would take place in the mornings on weekends, except on those occasions when a charitable or special event is taking place, which might occur 2 or 3 times a year. Notice to Mr. & Mrs. DiVivo and other adjacent neighbors will be provided in advance of that activity. Additionally, it was agreed that the range will be used a maximum of 50 times a year.

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Date 6/11/02
By [Signature]

In addition to this agreement, testimony was also received from Ms. Jenkins. She requested that Mr. Green notify her prior to shooting so that her family and their guests will not be startled by gunfire. In this regard, Mr. Green advised that he would notify Ms. Jenkins in advance when the range would be used.

Again, based on the testimony and evidence offered, it is clear that the shooting range at this location is an appropriate use. In the manner proposed, the use will not be detrimental to the health, safety and general welfare of the locale and meets the requirements of Section 502.1 of the B.C.Z.R.

Pursuant to the advertisement posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

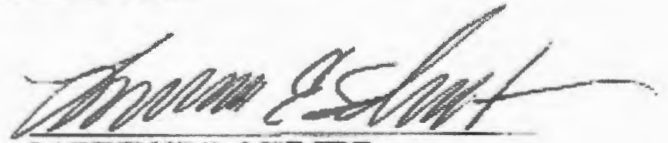
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of June, 2002 that the Petition for Special Exception for a riding stable and an office for agricultural-related uses, pursuant to Sections 1A01.2.C.15 and 1.A01.2.C.21 of the Baltimore County Zoning Regulations (B.C.Z.R.), and, for a shooting range, pursuant to Section 1A01.2.C.24 of the B.C.Z.R., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) There shall be no expansion of the riding stable beyond the 12 stalls currently boarded without a public hearing to amend the request.
- 3) The office granted herein is limited to agricultural-related uses.
- 4) The shooting range shall be operated a maximum of 50 times per year, and no more than 3 times per year on weekend mornings.
- 5) The Petitioners shall provide advance notice of all shooting activities to Mr. & Mrs. DiVivo and Ms. Jenkins.
- 6) Petitioners and their guests shall comply with the shooting rules depicted

ORDER FILED FOR FILING
Date 6/10/02
By [Signature]

in a photograph submitted into evidence as Petitioner's Exhibit 2C, a copy of which is attached hereto and made a part hereof.

- 7) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 6/16/02

By [Signature]

CATHERINE B. JACKSON DEED

DATED JANUARY 30, 1978 CONTAINING 201.32 ACRES

This Deed, Made this 30th day of January, in the year one thousand nine hundred and seventy-eight, by and between JOAN McHENRY HOBLITZELL, party of the first part, Grantor; and CATHERINE B. JACKSON, party of the second part, Grantee.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, party of the second part, her heirs and assigns, in fee simple,

----- all those ----- lot(s) of ground situate in the Eighth Election District of Baltimore County, in the State of Maryland, and described as follows, that is to say:

SEE SCHEDULE "A" ATTACHED HERETO
AND MADE A PART HEREOF

07116*** 20152852 02-12-11
0705226* 20062252 02-12-11
0700924* 20062252 02-12-11
0715054** 20062252 02-12-11

1986 7 4 2011 01 9,750.00 NEG

ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21202
PHONE: 539-4263

SIMON J. MARTENET	1849-1898
HARRY G. JAVINS	1871-1894
SEPTIMUS P. TUSTIN	1870-1881
J. HOWARD BUTTON	1884-1840
WILLIAM G. ATWOOD	1887-1891
SAMUEL A. THOMPSON	1888-1844
GEORGE E. WINNER	1887-1848
HOWARD D. TUSTIN	1887-1888
HOWARD C. BUTTON	1844-1888

DESCRIPTION OF PROPERTY OF JOAN MCHENRY HOBLITZELL
LYING EAST OF GREEN ROAD

Beginning for the same on the Northeast side of Mantua Mill Road at the end of the first line of the land described in a deed from James McHenry and wife to Charles F. Jenkins and wife dated April 20, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2921 folio 384 etc., said place of beginning also at the end of the fifth line of the land firstly described in a deed from Vincent T. Caples and wife to James McHenry and wife dated March 2, 1942 and recorded among said Land Records in Liber C.H.K. No. 1205 folio 558 etc., and running thence, binding reversely on part of the fifth line of the firstly described land in said last mentioned deed, as now surveyed, North 62 degrees, 37 minutes and 45 seconds West 1364.02 feet to the end of the third line of the parcel of land fifthly described in a deed from The Title Guarantee Company to DeWitt L. Sage dated June 18, 1953 and recorded among said Land Records in Liber G.L.B. No. 2317 folio 33 etc.; thence, binding reversely on the third and second lines of the land fifthly described in said last mentioned deed, North 09 degrees and 21 minutes East 204.20 feet to a pipe heretofore set and North 46 degrees and 24 minutes West 125.00 feet to a pipe heretofore set at the end of the first line of the land described in a deed from William V. Elder, Sr. and wife to William V. Elder, Jr. and wife dated March 11, 1938 and recorded among said Land Records in Liber C.W.B. Jr. No. 1025 folio 264 etc.; thence, running with and binding on the second line of the land described in said last mentioned deed, as now surveyed North 67 degrees and 13 minutes West 406.74 feet to a point where formerly stood an ash tree at the end of the second line of the land described in the deed secondly hereinbefore referred to; thence, binding reversely on the second, first and part of the eighth lines of the land described in said secondly mentioned deed, as now surveyed, the three (3) following courses and distances to wit:

North 02 degrees and 46 minutes West 2119.87 feet; North 87 degrees and 32 minutes East 1732.50 feet to a large stone marked S.G. and South 02 degrees and 35 minutes East 641.87 feet to the end of the second line of the land described in a deed from Ottolie Y.W. Cochran, Widow, to James McHenry and wife dated April 15, 1954 and recorded among said Land Records in Liber G.L.B. No. 2469 folio 126 etc.; thence, running with and binding on the third line of the land described in said last mentioned deed, North 74 degrees, 43 minutes and 40 seconds East 334.08 feet; thence, running with and binding on the fourth line of the land described in said last mentioned deed to the end thereof and continuing the same direction, binding reversely on the thirty-first line of the land described in a deed from William C. Coleman and wife to James McHenry and wife dated April 4, 1952 and recorded among said Land Records in Liber G.L.B. No. 2093 folio 434 etc., in all South 35 degrees and 11 minutes East 257.61 feet; thence, binding reversely on the thirtieth through part of the seventeenth lines of the land described in said last mentioned deed, as said lines follow the meanderings of the center of Western Run as located in 1915, the fourteen (14) following courses and distances to wit:

- 1 - North 84 degrees and 46 minutes East 200 feet;
- 2 - North 14 degrees and 03 minutes East 160 feet;
- 3 - North 46 degrees and 30 minutes East 190 feet;
- 4 - South 62 degrees and 22 minutes East 138 feet;
- 5 - North 47 degrees and 30 minutes East 65 feet;
- 6 - South 87 degrees and 59 minutes East 140 feet;

DESCRIPTION OF PROPERTY OF JOAN MCHENRY HOBLITZELL

PAGE TWO

- 8 - North 81 degrees and 51 minutes East 94 feet;
- 9 - North 06 degrees and 39 minutes East 60 feet;
- 10 - North 28 degrees and 26 minutes West 105 feet;
- 11 - North 02 degrees and 52 minutes East 200 feet;
- 12 - South 78 degrees and 10 minutes East 135 feet;
- 13 - North 72 degrees and 33 minutes East 110 feet and
- 14 - North 03 degrees and 29 minutes West 63 feet to the end of the ninth

line of the land described in a deed from James McHenry and wife to Jack S. Griswold and wife dated January 5, 1971 and recorded among said Land Records in Liber O.T.G. No. 5156 folio 166 etc.; thence, running with and binding on the tenth line of the land described in said last mentioned deed, South 71 degrees and 04 minutes East 728.17 feet to a concrete monument heretofore set at the beginning of said last mentioned land; thence, binding reversely on part of the first line of the land described in the aforementioned deed from William C. Coleman and wife to James McHenry and wife dated April 4, 1952 to the beginning thereof and continuing the same direction, running with and binding on part of the ninth line of the land described in another deed from William C. Coleman and wife to James McHenry and wife dated January 26, 1956 and recorded among said Land Records in Liber G.L.B. No. 2863 folio 253 etc., in all South 02 degrees and 54 minutes West 2172.34 feet to a pipe heretofore set at the end of the sixth line of the land described in the deed from James McHenry and wife to Charles F. Jenkins and wife first herein referred to; thence, binding reversely on the sixth through the second lines of the land described in said first mentioned deed, the five (5) following courses and distances to wit:

- 1 - North 87 degrees and 06 minutes West 984 feet to a pipe heretofore set;
- 2 - South 82 degrees and 04 minutes West 1098.40 feet to a pipe heretofore set;
- 3 - South 02 degrees and 35 minutes East 246.00 feet;
- 4 - South 87 degrees and 25 minutes West 52.00 feet to a pipe heretofore set; and
- 5 - South 02 degrees and 35 minutes East 602.00 feet to the place of beginning.

Containing 201.32 acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1915, it being the meridian used in the two deeds from William C. Coleman and wife to James McHenry and wife hereinabove referred to.

BEING the same lot of ground described in a Deed dated of even date herewith and recorded among the Land Records of Baltimore County immediately prior hereto from Alan P. Hoblitzell, Jr., Personal Representative to the with named Grantor.

Together with the right to use, in common with others entitled thereto, the macadam roadway lying within the confines of a strip of land 20 feet wide located East of and immediately adjacent to the last or South 02 degrees and 35 minutes East 602.00 feet line of the land hereinabove described as set forth under the terms of the deed from James McHenry and wife to Charles F. Jenkins and wife dated April 20, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2921 folio 384 etc., first hereinabove referred to.

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said Grantee, party of the second part, her heirs and assigns, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS: [Signature]

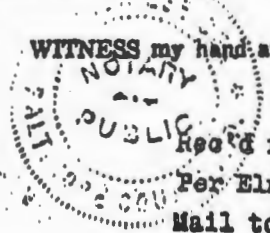
Joan McH. Hoblitzell [Seal]
Joan McHenry Hoblitzell

_____ [Seal]

State of Maryland, Washington County, TO WIT:

I HEREBY CERTIFY, that on this 30th day of January, 1978, before me, a Notary Public of the State aforesaid, personally appeared JOAN McHENRY HOBLITZELL, the within named Grantor, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that s/he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.



[Signature]
Notary Public

Record for record JAN 31 1978 My commission expires: July 1, 1978

Per Elmer H. Kahline, Jr. Clerk
Mail to THE TITLE GUARANTEE COMPANY

Receipt No. ✓ \$ 14.00

1ST OUT-CONVEYANCE FROM CATHERINE B. JACKSON

**ESTATE OF CATHERINE B. JACKSON DEED
TO HAROLD C. GREEN & ANN M. GREEN, his wife
DATED JANUARY 2, 1998 CONTAINING 183.808 ACRES**

183.808 Acres

0012519 292

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12598, p. 0292, MSA_CE62_12453, Date available 03/04/2005. Printed 03/20.

After recording, return to:
Hadley & House, P.C.
4822 Montgomery Lane
Bethesda, MD 20814

DEED

THIS DEED dated January 2, 1998, from CATHERINE YOUNG JACKSON, and WALTER W. BREWSTER, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF CATHERINE B. JACKSON, deceased, Grantors, to HAROLD C. GREEN and ANN M. GREEN, his wife, Grantees.

Whereas, Catherine B. Jackson (the "decedent") died on September 26, 1996, seized and possessed of the fee simple property located in Glyndon, Baltimore County, State of Maryland, known as 14111 Green Road and described on Exhibit A attached hereto; and

Whereas, the decedent's Last Will and Testament dated July 19, 1996 (the "Will") was duly admitted to probate on September 30, 1996 and recorded in the office of the Register of Wills for Baltimore County, Maryland Estate No. 88371. The Grantors were appointed as Personal Representatives of the Estate, duly qualifying as such on September 30, 1996, and continue to serve as Personal Representatives of the Estate; and

Whereas, by the terms of the said Will, the Grantors received full power and authority to convey the fee simple property hereinafter described; and

Whereas, the Grantors desire to convey the property hereinafter described to the Grantees.

WITNESSETH: That for the actual consideration of the sum of TWO MILLION TWO HUNDRED SIXTY THOUSAND DOLLARS (\$2,260,000) the receipt whereof is hereby acknowledged, the Grantors grant and convey unto the Grantees, as tenants-in-common, their heirs and assigns, all that property situate in Baltimore County, Maryland, and described on Exhibit A attached hereto:

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

SUBJECT TO the terms and conditions of that certain Declaration and Grant of Easement for the benefit of the Greenspring Valley Hounds, Inc. recorded or intended to be recorded immediately prior hereto and other covenants, conditions and restrictions of record, if any.

TO HAVE AND TO HOLD the said described property unto and to the use of the Grantees, as tenants-in-common, their heirs and assigns of the survivor. in fee simple.

REVIEWED SDAT
SPD 1/8/98
BY _____ DATE _____

THE FEES & RECORDING FEE 5.00
RECORDING FEE 20.00
RECORDATION T 1,200.00
TR. TAX STATE 1,200.00
TOTAL 2,625.00
Rec'd Bond \$ 494.74
SM SN \$ 124.7
Jan 09, 1998

AGRICULTURE NOT APPLICABLE INTENT
SIGNATURE MR 1-8-98 DATE _____

Balt1:15767:1:1/2/98
12999-7

0012598 293

WITNESS the hand and seal of the Grantors as of the day and year first above written.

WITNESS:

Barbara A. McCully
Barbara A. McCully

Barbara A. McCully
Barbara A. McCully

ESTATE OF CATHERINE B. JACKSON

By: Catherine Young Jackson (SEAL)
Catherine Young Jackson, Co-Personal Representative

By: Walter W. Brewster (SEAL)
Walter W. Brewster, Co-Personal Representative

STATE OF MARYLAND)

) SS: 217-46-0177

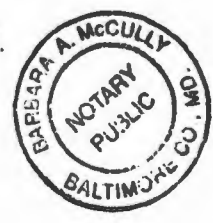
CITY/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 2nd day of JANUARY, 1998, before me, the undersigned officer, personally appeared CATHERINE YOUNG JACKSON, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Barbara A. McCully
Notary Public

My Commission expires: 10/31/01



BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12598, p. 0294, MSA_CE62_12453. Date available 03/04/2005. Printed 03/20

0012598 294

STATE OF MARYLAND)

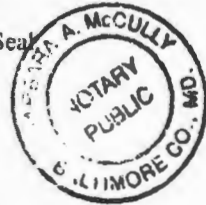
) SS: 217-86-0177

CITY/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 2nd day of January, 1998, before me, the undersigned officer, personally appeared WALTER W. BREWSTER, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal

Barbara A. McCully
Notary Public



My Commission expires: 10/2/01

THE UNDERSIGNED attorney at law certifies that the above Deed was prepared by an attorney or under an attorney's supervision, or by one of the parties named in the Deed.

John P. Machen
Name: John P. Machen

AFFIDAVIT OF RESIDENCY

We, HAROLD C. GREEN and ANN M. GREEN, hereby certify under the penalties of perjury that we intend to occupy the residence known as 14111 Green Road, Glyndon, Maryland, located on the above described real property, as our primary residence. We further certify that the property is owner occupied, residentially improved, and our principal place of residence.

Witness:

<u>Margaret E. Hawkins</u> Margaret E. Hawkins	<u>[Signature]</u> HAROLD C. GREEN	(SEAL)
<u>Margaret E. Hawkins</u> Margaret E. Hawkins	<u>[Signature]</u> ANN M. GREEN	(SEAL)

STATE OF MARYLAND : To Wit:
COUNTY OF MONTGOMERY :

On this 7th day of January, 1998, before me, the undersigned officer, personally appeared HAROLD C. GREEN and ANN M. GREEN known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Margaret E. Hawkins
Notary Public

My commission expires: 2-1-2001

Description

183.808 Acre Parcel

A Portion of the Estate of Catherine B. Jackson

Southeast Side of Green Road

Northeast Side of Mantua Mill Road



Duff-McCune-Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

http://www.dmw.com

410 296 3333

Fax 410 296 4703

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at a 3/4-inch diameter iron pipe found northeast of Green Road said point being at the end of the fifth or North 02 degrees 46 minutes West 2119.87 foot line of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson, thence running with and binding on the sixth, seventh, and eighth lines of said deed the following three courses and distances, referring all courses of this description to the Maryland Coordinate System-NAD 83(1991), viz: (1) North 80 degrees 25 minutes 13 seconds East 1732.50 feet to a stone marked S.G., thence (2) South 09 degrees 41 minutes 47 seconds East 641.87 feet, passing over a 3/4-inch diameter iron pipe found at the end of 471.69 feet, and thence (3) North 67 degrees 36 minutes 53 seconds East 356.35 feet to a point in the centerline of Western Run as now surveyed in December 1997, thence running with the same the following thirteen courses and distances, viz: (4) North 48 degrees 40 minutes 00 seconds East 24.09 feet, thence (5) South 63 degrees 15 minutes 00 seconds East 89.00 feet, thence (6) South 12 degrees 15 minutes 00 seconds East 150.00 feet, thence (7) South 58 degrees 45 minutes 00 seconds ^{EAST} ~~West~~ 100.00 feet, thence (8) North 59 degrees 05 minutes 00 seconds East 191.00 feet, thence (9) North 46 degrees 20 minutes 00 seconds West 117.00 feet, thence (10) North 07 degrees 45 minutes 00 seconds East 81.00 feet, thence (11)

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12598, p. 0297, MSA_CE62_12453. Date available 03/04/2005. Printed 03/20/2

0012500 297

North 61 degrees 20 minutes 00 seconds East 74.00 feet, thence (12) North 07 degrees 01 minute 00 seconds East 74.00 feet, thence (13) North 36 degrees 35 minutes 00 seconds West 71.00 feet, thence (14) North 08 degrees 35 minutes 00 seconds East 60.00 feet, thence (15) North 79 degrees 10 minutes 00 seconds ~~West~~^{EAST} 100.00 feet, and thence (16) South 48 degrees 10 minutes 00 seconds East 198.00 feet, thence running for new lines of division established in December 1997, through the hereindescribed parcel of land the following three courses and distances, viz: (17) South 46 degrees 17 minutes 50 seconds East 405.60 feet to a fence post, thence binding on an existing fence line (18) South 09 degrees 50 minutes 00 seconds East 165.00 feet, and thence (19) North 74 degrees 35 minutes 26 seconds East 942.39 feet to intersect the twenty-fifth or South 02 degrees 54 minutes West 2172.34 foot line of the aforementioned parcel of land, said point also being situate South 04 degrees 11 minutes 50 seconds East 671.09 feet from a concrete monument found at the beginning of said line said point also being in the ninth or South 03 degrees 02 minutes West 3894.00 foot line of the land which by deed dated January 26, 1956, and recorded among the aforesaid Land Records in Liber G.L.B. 2863, Folio 253, was conveyed by William C. Coleman and Elizabeth Brooke Coleman to James McHenry and Marjorie O. McHenry, thence running with and binding on a portion of said ninth line and running with and binding on the remainder of the said twenty-fifth line of the first hereinmentioned parcel of land (20) South 04 degrees 11 minutes 50 seconds East 1497.49 feet to a 1 1/2-inch diameter iron pipe found, said pipe also being at the end of the sixth or South 87 degrees 06 minutes East 984.00 foot line of the land which by deed dated April 20, 1956, and recorded in the aforesaid Land Records in Liber G.L.B. 2921, Folio 384, was conveyed by James McHenry and Marjorie O. McHenry to Charles F. Jenkins and Katherine F. Jenkins, thence

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12598, p. 0298, MSA_CE62_12453. Date available 03/04/2005. Printed 03/20.

0012598 298

running reversely with and binding on the sixth, fifth, fourth, third, and second lines of said deed and running with and binding on the twenty-sixth through thirtieth lines of the first hereinmentioned deed the following five courses and distances, viz: (21) South 85 degrees 45 minutes 27 seconds West 983.00 feet to a 1 1/2-inch diameter iron pipe found, thence (22) South 74 degrees 54 minutes 53 seconds West 1098.20 feet to a 1 1/2-inch diameter iron pipe found, thence (23) South 09 degrees 45 minutes 08 seconds East 245.76 feet to a 1 1/2-inch diameter iron pipe found, thence (24) South 80 degrees 14 minutes 52 seconds West 53.33 feet, and thence (25) South 09 degrees 40 minutes 04 seconds East 602.59 feet to the beginning of the first hereinmentioned deed, thence running with and binding on the first through fifth lines of said deed the following five courses and distances, viz: (26) North 69 degrees 42 minutes 49 seconds West 1362.47 feet, thence (27) North 02 degrees 15 minutes 37 seconds East 204.20 feet to a 3/4-inch diameter iron pipe found, thence (28) North 53 degrees 29 minutes 23 seconds West 125.03 feet to a 3/4-inch diameter iron pipe found, thence (29) North 74 degrees 18 minutes 23 seconds West 408.63 feet, and thence (30) North 09 degrees 51 minutes 04 seconds West 2119.68 feet to the point of beginning containing 183.808 acres of land, more or less, as surveyed by Daft-McCune-Walker, Inc., in December 1997.

Being a portion of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson.

Together with the right to use in common with others, the roadway lying within the confines of a 20-foot wide strip of land located east and immediately adjacent to the South 09 degrees 40 minutes 04 seconds East 605.29 foot line of

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12598, p. 0299, MSA_CE62_12453. Date available 03/04/2005. Printed 03/20

1912000 299

the above described land as set forth under the terms of a deed dated April 20, 1956, and recorded among the aforementioned Land Records in Liber G.L.B. 2921, Folio 334, was conveyed by James McHenry and Marjorie O. McHenry to Charles F. Jenkins and Katherine F. Jenkins.

December 31, 1997

Project No. 97100 (L97100)



State of Maryland Land Instrument Intake Sheet
Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)
 (Check Box if Addendum Intake Form is Attached.)

1 Type(s) of Instruments
 Deed Mortgage Other Other
 Deed of Trust Lease
2 Conveyance Type
 Improved Sale Unimproved Sale Multiple Accounts Not an Arms-Length Sale
 Arms-Length [1] Arms-Length [2] Arms-Length [3] Length Sale [9]

3 Tax Exemptions (if Applicable)
 Recordation
 State Transfer
 County Transfer

REV 2 SDAT

4 Consideration and Tax Calculations
 Consideration Amount
 Purchase Price/Consideration \$ 2,260,000.00
 Any New Mortgage \$ 1,200,000.00
 Balance of Existing Mortgage \$
 Other: \$
 Other: \$
 Full Cash Value \$

Finance Office Use Only
Transfer and Recordation Tax Consideration
 Transfer Tax Consideration \$ 2260000 -
 X (1.5)% = \$ 33900 -
 Less Exemption Amount = \$
 Total Transfer Tax = \$ 33570 -
 Recordation Tax Consideration \$
 X () per \$500 = \$
TOTAL DUE \$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	\$ 25.00	\$ 25.00
Surcharge	\$	\$
State Recordation Tax	\$ 11,300.00	\$
State Transfer Tax	\$ 11,300.00	\$
County Transfer Tax	\$ 33,570.00	\$
Other	\$	\$
Other	\$	\$

Agent: *[Signature]*
 Tax Bill: *[Signature]*
 C.B. Credit: _____
 Ag. Tax/Other: *W Adm Due*

6 Description of Property
 SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).
 District: 08 Property Tax ID No. (1): 18-00-000051 Grantor Liber/Folio: 5851/287 Map: 004J
 Subdivision Name: _____ Lot (3a): _____ Block (3b): _____ Sect/AR(3c): _____
 Parcel No.: 0025 Var. LOG: (5)
 Plat Ref.: _____ SqFt/Acreage (4): 201.28

Location/Address of Property Being Conveyed (2)
 14111 Green Road, Glyndon, Maryland 21071
 Other Property Identifiers (if applicable)

Water Meter Account No.

Residential or Non-Residential Fee Simple or Ground Rent Amount:
 Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred: 183.808

If Partial Conveyance, List Improvements Conveyed: House and outbuildings
7 Transferred From
 Doc. 1 - Grantor(s) Name(s): Catherine Young Jackson/Walter W. Brewster
 Doc. 2 - Grantor(s) Name(s): Harold C. Green
 Personal Representatives: Ann M. Green
 Doc. 1 - Owner(s) of Record, if Different from Grantor(s): Catherine B. Jackson
 Doc. 2 - Owner(s) of Record, if Different from Grantor(s): _____

8 Transferred To
 Doc. 1 - Grantee(s) Name(s): Harold C. Green
 Ann M. Green
 Doc. 2 - Grantee(s) Name(s): Patricia G. Woods, Trustee
 Delores A. Chilcote, Trustee

New Owner's (Grantee) Mailing Address
 14111 Green Road, Glyndon, Maryland 21071

9 Other Names to Be Indexed
 Doc. 1 - Additional Names to be Indexed (Optional)
 Doc. 2 - Additional Names to be Indexed (Optional): Citizens National Bank

10 Contact/Mail Information
 Instrument Submitted By or Contact Person
 Name: Donald H. Hadley/Maggie Hawkins Return to Contact Person
 Firm: Hadley & House, P.C. Hold for Pickup
 Address: 4822 Montgomery Lane, Bethesda, MD 20814
 Phone: (301) 654-1181 Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information
 Yes No Will the property being conveyed be the grantee's principal residence?
 Yes No Does transfer include personal property? If yes, identify:
 Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification
Year: 19	Date Received: 19	Geo. Zoning Use	Map Grid Parcel Ex. 91	Assigned Property No. Block Lot Section Occ. Cd.

FIMORE COUNTY CIRCUIT COURT (Land Records) SM 12598, p. 0300, MSA_CE62_12453. Date available 03/04/2005. Printed 03/20/2019.

§ 1A01.3. - Height and area regulations.

- A. Height regulation. No structure hereafter erected in an R.C.2 Zone shall exceed a height of 35 feet, except as otherwise provided under Section 300.
- B. Area regulations.

[Bill No. 178-1979]

1. Subdivision lot density. No lot of record lying within an R.C.2 Zone and having a gross area of less than two acres may be subdivided. No such lot having a gross area between two and 100 acres may be subdivided into more than two lots (total), and such a lot having a gross area of more than 100 acres may be subdivided only at the rate of one lot for each 50 acres of gross area. In cases where land in single ownership is crossed by existing or proposed roads, rights-of-way or easements, the portions of land on either side of the road, right-of-way or easement shall not be considered separate parcels for the purpose of calculating the number of lots of record.

[Bill Nos. 199-1990; 125-2005]

2. Lot size. A lot having an area less than one acre may not be created in an R.C.2 Zone.
3. Setback requirements. No principal structure or dwelling (whether or not it is a principal structure) in an R.C.2 Zone may be situated within 75 feet of the center line of any street or within 35 feet of any lot line other than a street line.
4. Principal dwellings per lot. No more than one principal dwelling is permitted on any lot in an R.C.2 Zone.

2nd OUT-CONVEYANCE FROM CATHERINE B. JACKSON

**ESTATE OF CATHERINE B. JACKSON DEED
TO JACK S. GRISWOLD & CAROL I. GRISWOLD, his wife
DATED JANUARY 7, 1998 CONTAINING 20 ACRES**

DEED

THIS DEED dated JAN 7, 1998, from CATHERINE YOUNG JACKSON, and WALTER W. BREWSTER, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF CATHERINE B. JACKSON, deceased, Grantors, to JACK S. GRISWOLD and CAROL I. GRISWOLD, his wife, Grantees.

Whereas, Catherine B. Jackson (the "decedent") died on September 26, 1996, seized and possessed of the fee simple property located in Baltimore County, State of Maryland, as described on Exhibit A attached hereto; and

Whereas, the decedent's Last Will and Testament dated July 19, 1996 (the "Will") was duly admitted to probate on September 30, 1996 and recorded in the office of the Register of Wills for Baltimore County, Maryland Estate No. 88371. The Grantors were appointed as Personal Representatives of the Estate, duly qualifying as such on September 30, 1996, and continue to serve as Personal Representatives of the Estate; and

Whereas, by the terms of the said Will, the Grantors received full power and authority to convey the fee simple property hereinafter described; and

Whereas, the Grantors desire to convey the property hereinafter described to the Grantees.

WITNESSETH: That for the actual consideration of the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000) the receipt whereof is hereby acknowledged, the Grantors grant and convey unto the Grantees, as tenants-by-the-entireties, their assigns and to the survivor of them, and the successors, personal representatives, heirs and assigns of the survivor, in fee simple, all that property situate in Baltimore County, Maryland, and described on Exhibit A attached hereto:

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

SUBJECT TO the terms and conditions of that certain Declaration and Grant of Easement for the benefit of the Greenspring Valley Hounds, Inc. recorded or intended to be recorded immediately prior hereto

TO HAVE AND TO HOLD the said described property unto and to the use of the Grantees, as tenants-by-the-entireties, their assigns and to the survivor of them, and the successors, personal representatives, heirs and assigns of the survivor, in fee simple.

REVIEWED SDAT	
<i>[Signature]</i>	1/12/98
BY	DATE

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE-LETTER OF INTENT

SIGNATURE M.S. DATE 1-12-98

WITNESS the hand and seal of the Grantors as of the day and year first above written.

WITNESS:

Barbara A. McGully

Barbara A. McGully

ESTATE OF CATHERINE B. JACKSON

By: *Catherine Young Jackson* (SEAL)
Catherine Young Jackson, Co-Personal Representative

By: *Walter W. Brewster* (SEAL)
Walter W. Brewster, Co-Personal Representative

STATE OF MARYLAND)

) SS: 217-86-0177

CITY/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 2nd day of January, 1998, before me, the undersigned officer, personally appeared CATHERINE YOUNG JACKSON, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal

Barbara A. McGully
Notary Public



My Commission expires: 10/31/01

0012602 364

Description

20.000 Acre Parcel

A Portion of the Estate of Catherine B. Jackson

Northeast of Green Road

Northeast of Mantua Mill Road



Dick McCase Walker, Inc.

200 East Pennsylvania Avenue

Brown, Maryland 21206

http://www.dmw.com

410 296 3333

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at a concrete monument found at the end of the twenty-fourth or South 71 degrees 04 minutes East 728.17 foot line of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson said point also being in the ninth or South 03 degrees 02 minutes West 3894.00 foot line of the land which by deed dated January 26, 1956, and recorded among the aforesaid Land Records in Liber G.L.B. 2863, Folio 253, was conveyed by William C. Coleman and Elizabeth Brooke Coleman to James McHenry and Marjorie O. McHenry, thence running with and binding on a portion of said ninth line and running with and binding on a portion of the twenty-fifth line of the first hereinmentioned deed referring all courses and distances to the Maryland Coordinate System-NAD 83(1991), (1) South 04 degrees 11 minutes 50 seconds East 671.09 feet, thence running for new lines of division established in December 1997, through the first hereinmentioned parcel of land the following three courses and distances, viz: (2) South 74 degrees 35 minutes 26 seconds West 942.39 to intersect an existing fence line, thence binding thereon (3) North 09 degrees 50 minutes 00 seconds West 165.00 feet to a fence post, and thence (4) North 46 degrees 17 minutes 50 seconds West 405.60 feet to a point in the centerline of Western Run as now surveyed in December 1997, thence running with the same the following

0012602 365

eight courses and distances, viz: (5) North 81 degrees 05 minutes 00 seconds East 145.00 feet, thence (6) South 88 degrees 25 minutes 00 seconds East 128.00 feet, thence (7) North 25 degrees 15 minutes 00 seconds East 96.00 feet, thence (8) North 07 degrees 10 minutes 00 seconds West 166.00 feet, thence (9) North 23 degrees 05 minutes 00 seconds West 198.00 feet, thence (10) North 15 degrees 00 minutes 00 seconds East 114.00 feet, thence (11) North 42 degrees 50 minutes 00 seconds East 110.00 feet, and thence (12) North 21 degrees 15 minutes 00 seconds East 14.40 feet, thence running with and binding on the twenty-fourth line of the first hereinmentioned deed (13) South 78 degrees 08 minutes 58 seconds East 876.16 feet to the point of the beginning containing 20.000 acres of land, more or less, as surveyed by Daft-McCune-Walker, Inc., in December 1997.

Being a portion of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson.

December 31, 1997

Project No. 97100 (L97100.2)



BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12602, p. 0365, MSA_CE62_12457. Date available 03/04/2005. Printed

State of Maryland Land Instrument Intake Sheet

Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible) (Check Box if Addendum Intake Form is Attached.)

IMP FD SURE \$ 5.00
RECORDING FEE 28.00
RECORDATION T 888.00
TR TAX STATE 888.00
TOTAL 1,625.00
Res# B804 Rpt # 39876
SH: BC Blk # 1242
Jan 12, 1998 83:22 PM

1 Type(s) of Instruments
2 Conveyance Type Check Box
3 Tax Exemptions (If Applicable)
4 Consideration and Tax Calculations

Deed Mortgage Other
Deed of Trust Lease
Improved Sale Unimproved Sale Multiple Accounts Not an Arms-Length Sale [1] Arms-Length [2] Arms-Length [3] Length Sale [9]

SDAT

5 Fees
6 Description of Property
SDAT requires submission of all applicable information. Maximum of 40 characters will be included in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

Table with columns: Consideration Amount, Amount of Fees, Dec. 1, Dec. 2. Rows include Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, Other, Full Cash Value, Recording Charge, Surcharge, State Recordation Tax, State Transfer Tax, County Transfer Tax, Other.

Table with columns: Finance Office Use Only, Transfer and Recordation Tax Consideration. Rows include Transfer Tax Consideration, X (1.5) % = \$ 240, Less Exemption Amount = \$, Total Transfer Tax = \$ 240, Recordation Tax Consideration, X () per \$500 = \$, TOTAL DUE \$.

Agent: BZ
Tax Bill: Pro
C.B. Credit:
Ag. Tax/Other: AGIC INC

7 Transferred From
8 Transferred To
9 Other Names to Be Indexed

District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG
08 18-10-0008 E.H.K.R. 587/247
Subdivision Name Lot (3a) Block (3b) Sect/AR(3c) Plat Ref. SqFt/Acreage (4)
20 AC
Location/Address of Property Being Conveyed (2)
Other Property Identifiers (if applicable)
Water Meter Account No.
Residential or Non-Residential Fee Simple or Grant Recd Amount:
Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred: 20 ACRES
If Partial Conveyance, List Improvements Conveyed:

10 Contact/Mail Information

Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)
Catherine Jung Jackson and Walter W. Brantke Co - Personal Representatives of the Estate of Catherine B. Jackson, Deceased.
Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)
Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)
Jacob S. Griswold
Carol I. Griswold
New Owner's (Grantee) Mailing Address
8409 GADD RD. COCKEYSVILLE, MD 21030
Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)
Instrument Submitted By or Contact Person
Name: Leah Hyland
Firm: Hyland Search Co, Inc
Address: 307 Dolphin St Ste 1A
Baltimore, Md 21217 Phone: (410) 225-0014
Return to Contact Person
Hold for Pickup
Return Address Provided

11 Assessment Information

IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does transfer include personal property? If yes, identify:
Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).
Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
Rhonor Number: Data Received: Deed Reference: Assessed Property No.
Year 19 19
Land Use Zoning Map Sub Block
Ownership Use Parcel Plat Lot
Total Town Cd. Ex. Rt. Ex. Cd.
REMARKS:
HOLD COPY 933
881/247
583/001

EASEMENT FROM CATHERINE B. JACKSON

**CATHERINE B. JACKSON EASEMENT
TO MARYLAND ENVIRONMENTAL TRUST
DATED DECEMBER 20, 1982**

LIBERTY OF EASEMENT
6469 PAGE 804

THIS DEED OF EASEMENT, Made this 20th day of December, 1982, by and between CATHERINE B. JACKSON (hereinafter the "Grantor"), and the MARYLAND ENVIRONMENTAL TRUST (hereinafter the "Grantee")

WITNESSETH:

WHEREAS, the Grantee is charitable in nature and is created and exists pursuant to Subtitle 2 of Title 3 of the Natural Resources Article, Annotated Code of Maryland (1974 Volume as amended), to conserve the natural and scenic qualities of the environment; and

WHEREAS, the Grantor is the owner in fee simple of certain real property, situated in the Eighth Election District of Baltimore County, Maryland and more particularly described in the attached Schedule A (hereinafter the "Property"); and

WHEREAS, the Property has scenic, natural and aesthetic value in its present state as a natural area which has not been subject to development; and

WHEREAS, the Grantor is willing to grant a perpetual Conservation and Open Space Easement over the Property, thereby restricting and limiting the use of the Property on the terms and conditions and for the purposes hereinafter set forth; and

WHEREAS, the Grantee is willing to accept such Easement; and

WHEREAS, the Grantor and the Grantee recognize the scenic, natural and aesthetic value of the Property in its present state, and have a common purpose in conserving the natural values of the Property, preserving its dominant agricultural, pastureland and woodland character, and limiting the use or development of the Property for any purpose or in any manner which

B RC/F 54.00
DEED 0 N
EJK JR L 54.00
10580 0004 R01 108:34
12/23/82

BALTIMORE COUNTY CIRCUIT COURT (Land Records) EHK Jr. 6469, p. 0804, MSA_CE62_6324. Date available 04/14/2006. Printed 08/31/2016.

54

AGRICULTURAL TRANSFER TAX NOT APPLICABLE
STATE DEPARTMENT OF ASSESSMENTS & TAXATION
TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per [Signature]
Authorized Signature
Date 12/23/82 Sec. 11-88 - A

would conflict with the maintenance of the scenic, pastureland and woodland condition of the Property; and

WHEREAS, the Grantee is authorized by the Maryland General Assembly to accept, hold and administer Conservation and Open Space Easements, and possesses the authority to accept, and is willing to accept, this Easement under the terms and conditions hereinafter described;

NOW, THEREFORE, as an absolute gift of no monetary consideration (\$0.00) but in consideration of the mutual covenants, terms, conditions and restrictions hereinafter set forth, the Grantor hereby grants and conveys unto Grantee and its successors and assigns forever, in gross and in perpetuity an interest and Conservation and Open Space Easement in and to the Property, which is more particularly described on Schedule A, which is attached hereto.

BEING the parcel which by Deed dated January 30, 1978 and recorded in the Land Records of Baltimore County in Liber 5851 page 287 was conveyed to the Grantor by Joan McHenry Hoblitzell.

TOGETHER with all and singular the buildings, improvements, rights, ways, waters, easements, privileges and appurtenances thereunto belonging or in anywise appertaining, and subject to the terms, conditions and restrictions as hereinafter set forth.

1. This Easement shall be perpetual. It is an easement in gross and as such is inheritable and assignable and runs with the land as an incorporeal interest in the property enforceable with respect to the Property by the Grantee, against the Grantor and her personal representatives, heirs, successors and assigns.

2. No industrial or commercial activities, with the exception of farming, forestry, and activities that can be conducted from a residential or farm building without alteration of the external appearance of the building, shall be conducted on the Property. Sales of farm products by the owner to the public shall be a permitted use.
3. Except as related to farming, and as otherwise provided herein, no billboard or advertising material shall be erected on the Property.
4. Except as may be necessary for the agricultural and forestry uses of the Property, there shall be no dumping of soil, trash, ashes, garbage, waste or offensive material.
5. Excavation, dredging and removal of loam, gravel, soil, rock, sand and other materials are prohibited except when necessary for:
 - (a) Application of good farming and forestry practices; and
 - (b) Maintenance of existing accesses; and
 - (c) Construction and maintenance of farm accesses and accesses to structures permitted within the provisions of this Deed of Easement; accesses shall be designed

and constructed to cause a minimum of interference with the existing topography, drainage, vegetation, wildlife and conservation purposes of the Property.

6. Notwithstanding the provisions of paragraph 5, the mining, extraction or removal of subsurface oil, gas or other minerals by any surface mining method is forever prohibited.

7. (a) Removal, destruction and cutting of trees, shrubs or other vegetation is prohibited except where necessary for:

- (1) Reasonable maintenance of existing accesses or construction and maintenance of accesses herein permitted; or
- (2) Application of good husbandry practices including the prevention or treatment of disease; or
- (3) Furtherance and perpetuation of the agricultural, horticultural, silvicultural and naturalistic uses of the Property.

(b) All forest management activities shall be in accordance with forestry guidelines promulgated by the Society of American Foresters for natural forests and plantations

and, to the extent reasonably possible, in cooperation with a Registered Professional Forester in the State of Maryland.

8. Except as herein provided, there shall be no activities or uses detrimental or adverse to water conservation, erosion control, soil conservation and, subject to the primary uses of farming and forestry, the preservation of wildlife habitat.
9. No building, facility or other structure shall be erected or constructed on the Property, unless:
 - (a) Such structure is a new structure which is designed, constructed and utilized in connection with the continued agricultural, horticultural, silvicultural and naturalistic uses of the Property;
 - (b) Such structure is a new structure which is designed, constructed and utilized for the principal purpose of serving or supplementing the existing residence buildings. The type of such structure which may be erected shall be compatible with the conservation purposes of the Property and includes, but is not limited to, a tenant house, garage or well house; or

LIBER 8469 rAsi 809

- (c) Such structure is in the form of a structural modification to one of the existing structures on the Property, as provided in Paragraph 10 (c); or
- (d) Such structure replaces a structure with one of similar purpose, and of comparable size, bulk, height and floor area; or
- (e) Such structure is a new structure erected pursuant to Paragraph 10 (c) hereof.

All structures permitted herein shall be located and constructed to cause a minimum of interference with existing topography, drainage, vegetation and wildlife and shall not interfere with the conservation purposes of this Easement. Grantor shall notify Grantee in writing, of the location of new or relocated structures permitted herein, with the exception of those structures built in accordance with subparagraph 9 (a); written notification shall occur prior to the time construction or relocation is scheduled to begin.

10. Notwithstanding anything contained in Paragraphs 1 through 9 herein, the Grantor expressly reserves to herself, her personal representatives, heirs, successors and assigns the right to:

- (a) Continue the agricultural, forestry and naturalistic uses of the Property;
 - (b) Continue to hunt, fish or trap on the Property subject to relevant laws;
 - (c) Improve, repair, restore, alter, remodel or replace the existing and/or permitted structures with structures of similar size, bulk, height, floor area and purpose provided that the changes are compatible with the conservation purposes of the Property and the provisions of Paragraph 9 herein;
 - (d) Continue the use of the Property for all purposes not inconsistent with this Conservation and Open Space Easement.
11. The granting of this Easement does not grant to the public the right to enter the Property for any purpose whatsoever.
12. The parties agree that monetary damages would not be adequate remedy for breach of any of the terms, conditions and restrictions herein contained, and, therefore, in the event that the Grantor, her personal representatives, heirs, successors or assigns, violates or breaches any of such terms, conditions and restrictions herein contained, the Grantee,

its successors or assigns, may institute a suit to enjoin by ex parte, temporary and/or permanent injunction such violation and to require the restoration of the Property to its prior condition. The Grantee, or its successors and assigns, by any prior failure to act do not waive or forfeit the right to take action as may be necessary to insure compliance with the terms, conditions and purposes of this Conservation and Open Space Easement.

13. The Grantee, its successors and assigns, has the right, with reasonable notice, to enter the Property at all times for the purpose of inspection to determine whether the Grantor, or her personal representatives, heirs, successors or assigns, is complying with the terms, conditions and restrictions of this Conservation and Open Space Easement. This right of inspection does not include the right to enter or view the interior of any structure.
14. It is the intention of the parties hereto that this Easement, which is by nature and character negative in that the Grantor has restricted and limited her right to use the Property rather than grant any affirmative rights to the Grantee except as otherwise set forth herein, be construed

at all times and by all parties to effectuate its terms, conditions and purposes. The Grantee may assign its rights under this easement to any state or federal agency charged with the responsibility of conservation of natural or farm areas, or to any non-profit, tax exempt organization engaged in promoting conservation of farm or natural areas; and if any such assignee shall be dissolved or shall abandon this easement or the rights and duties of enforcement herein set forth, or if proceedings are instituted for condemnation of this easement, the easement and rights of enforcement shall revert to the Grantee; and if the Grantee shall be dissolved and if the terms of the dissolution fail to provide a successor, then the Circuit Court for Baltimore County shall appoint an appropriate successor as Grantee.

15. The Grantor agrees for herself, her personal representatives, heirs, successors and assigns, to send in writing to the Grantee the names and addresses of any party to whom the property is to be transferred at the time said transfer is executed.
16. The Grantee agrees to hold this Easement exclusively for conservation pur-

poses, i.e., it will not transfer the Easement in exchange for money, other property, or services.

- 17. This Easement shall be construed to promote the purposes of the statutes creating and governing the Grantee, the purpose of Section 2-118 of the Real Property Article of the Annotated Code of Maryland, and to promote the conservation purposes of this Easement, including such purposes as are defined in Section 170(h)(4) of the Internal Revenue Code.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, forever. The covenants agreed to and the terms, conditions, restrictions and purposes imposed as aforesaid shall not only be binding upon the Grantor, but also her agents, personal representatives, heirs, assigns and all other successors to her in interest, and shall continue as a servitude running in perpetuity with the above-described land.

IN WITNESS WHEREOF, the Grantor and Grantee have hereunto set their hands and seals in the day and year above written.

WITNESS:

[Handwritten Signature]

Catherine B. Jackson (SEAL)
CATHERINE B. JACKSON

STATE OF MARYLAND TO WIT:

COUNTY OF *Baltimore*
City

I HEREBY CERTIFY that on this *20th* day of *December* 1982, before me, the subscriber, a Notary Public of the State

and County aforesaid, personally appeared CATHERINE B. JACKSON, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained and in my presence signed and sealed the same.

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



Virginia M. Cobough
Notary Public

My Commission Expires: 7/1/86

ATTEST

ACCEPTED:

THE MARYLAND ENVIRONMENTAL TRUST

James M. Lester

By: John C. Murphy (SEAL)
John C. Murphy, Chairman

STATE OF MARYLAND

TO WIT:

COUNTY OF

I HEREBY CERTIFY that on this 21 day of December 1982, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JOHN C. MURPHY who acknowledged himself to be the Chairman of the Maryland Environmental Trust and that he, as such being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as

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



Theresa M. Matricciani
Notary Public

My Commission Expires: 7-1-86

Approved as to legal form and sufficiency this 21 day of December, 1982.

Thomas A. Dignia

SCHEDULE A

Beginning for the same on the Northeast side of Mantua Hill Road at the end of the first line of the land described in a deed from James McHenry and wife to Charles F. Jenkins and wife dated April 20, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2921 folio 304 etc., said place of beginning also at the end of the fifth line of the land firstly described in a deed from Vincent T. Caples and wife to James McHenry and wife dated March 2, 1942 and recorded among said Land Records in Liber C.H.K. No. 1205 folio 558 etc., and running thence, binding reversely on part of the fifth line of the firstly described land in said last mentioned deed, as now surveyed, North 62 degrees, 37 minutes and 45 seconds West 1364.02 feet to the end of the third line of the parcel of land fifthly described in a deed from The Title Guarantee Company to DeWitt L. Sage dated June 18, 1953 and recorded among said Land Records in Liber G.L.B. No. 2317 folio 33 etc.; thence, binding reversely on the third and second lines of the land fifthly described in said last mentioned deed, North 09 degrees and 21 minutes East 204.20 feet to a pipe heretofore set and North 48 degrees and 24 minutes West 125.00 feet to a pipe heretofore set at the end of the first line of the land described in a deed from William V. Elder, Sr. and wife to William V. Elder, Jr. and wife dated March 11, 1938 and recorded among said Land Records in Liber C.W.B. Jr. No. 1025 folio 264 etc.; thence, running with and binding on the second line of the land described in said last mentioned deed, as now surveyed North 67 degrees and 13 minutes West 406.74 feet to a point where formerly stood an ash tree at the end of the second line of the land described in the deed secondly hereinbefore referred to; thence, binding reversely on the second, first and part of the eighth lines of the land described in said secondly mentioned deed, as now surveyed, the three (3) following courses and distances to wit:

North 02 degrees and 46 minutes West 2119.87 feet; North 87 degrees and 32 minutes East 1732.50 feet to a large stone marked S.G. and South 02 degrees and 35 minutes East 641.87 feet to the end of the second line of the land described in a deed from Ottolie Y.W. Cochran, Widow, to James McHenry and wife dated April 15, 1954 and recorded among said Land Records in Liber G.L.B. No. 2469 folio 126 etc.; thence, running with and binding on the third line of the land described in said last mentioned deed, North 74 degrees, 43 minutes and 40 seconds East 334.08 feet; thence, running with and binding on the fourth line of the land described in said last mentioned deed to the end thereof and continuing the same direction, binding reversely on the thirty-first line of the land described in a deed from William C. Coleman and wife to James McHenry and wife dated April 4, 1952 and recorded among said Land Records in Liber G.L.B. No. 2093 folio 434 etc., in all South 35 degrees and 11 minutes East 257.61 feet; thence, binding reversely on the thirtieth through part of the seventeenth lines of the land described in said last mentioned deed, as said lines follow the meanderings of the center of Western Run as located in 1915, the fourteen (14) following courses and distances to wit:

- 1 - North 84 degrees and 46 minutes East 200 feet;
- 2 - North 14 degrees and 03 minutes East 160 feet;
- 3 - North 46 degrees and 30 minutes East 190 feet;
- 4 - South 62 degrees and 22 minutes East 138 feet;
- 5 - North 47 degrees and 30 minutes East 65 feet;
- 6 - South 87 degrees and 59 minutes East 140 feet;
- 7 - North 20 degrees and 19 minutes East 150 feet;

- 8 - North 81 degrees and 51 minutes East 94 feet;
- 9 - North 06 degrees and 39 minutes East 60 feet;
- 10 - North 28 degrees and 26 minutes West 105 feet;
- 11 - North 02 degrees and 52 minutes East 200 feet;
- 12 - South 78 degrees and 10 minutes East 135 feet;
- 13 - North 72 degrees and 33 minutes East 110 feet and
- 14 - North 03 degrees and 29 minutes West 63 feet to the end of the ninth

line of the land described in a deed from James McHenry and wife to Jack S. Griswold and wife dated January 5, 1971 and recorded among said Land Records in Liber O.T.G. No. 5156 folio 166 etc.; thence, running with and binding on the tenth line of the land described in said last mentioned deed, South 71 degrees and 04 minutes East 728.17 feet to a concrete monument heretofore set at the beginning of said last mentioned land; thence, binding reversely on part of the first line of the land described in the aforementioned deed from William C. Coleman and wife to James McHenry and wife dated April 4, 1952 to the beginning thereof and continuing the same direction, running with and binding on part of the ninth line of the land described in another deed from William C. Coleman and wife to James McHenry and wife dated January 26, 1956 and recorded among said Land Records in Liber G.L.B. No. 2063 folio 253 etc., in all South 02 degrees and 54 minutes West 2172.34 feet to a pipe heretofore set at the end of the sixth line of the land described in the deed from James McHenry and wife to Charles F. Jenkins and wife first herein referred to; thence, binding reversely on the sixth through the second lines of the land described in said first mentioned deed, the five (5) following courses and distances to wit:

- 1 - North 87 degrees and 06 minutes West 984 feet to a pipe heretofore set;
- 2 - South 82 degrees and 04 minutes West 1090.40 feet to a pipe heretofore set;
- 3 - South 02 degrees and 35 minutes East 246.00 feet;
- 4 - South 87 degrees and 25 minutes West 52.00 feet to a pipe heretofore set; and
- 5 - South 02 degrees and 35 minutes East 602.00 feet to the place of beginning.

Containing 201.32 acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1915, it being the meridian used in the two deeds from William C. Coleman and wife to James McHenry and wife hereinabove referred to.

BEING the same lot of ground described in a Deed dated of even date herewith and recorded among the Land Records of Baltimore County immediately prior hereto from Alan P. Hobbitzell, Jr., Personal Representative to the with named Grantor.

Together with the right to use, in common with others entitled thereto, the macadam roadway lying within the confines of a strip of land 20 feet wide located East of and immediately adjacent to the last or South 02 degrees and 35 minutes East 602.00 feet line of the land hereinabove described as set forth under the terms of the deed from James McHenry and wife to Charles F. Jenkins and wife dated April 20, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2921 folio 384 etc., first hereinabove referred to.

Rec'd for Record DEC 22 1982 at 9:34 A.M.
 For Elnor K. Kuhlino, Jr. Clerk
 Mail to Piper & Marbury
 Receipt No. 54.00

To: TMRP
5/4/20
wa



April 24, 2020

Mr. W. Carl Richards, Jr.
Zoning Review Supervisor
Baltimore County Department of Permits, Approval, and Inspections
111 W. Chesapeake Avenue – Suite 111
Towson, MD 21204

Re: Goose Green Farm - 14111 Green Road
Property Acreages
Project No. 97100.P1

RC2 2.4 Ac
Discrepancy?

Dear Mr. Richards:

We are writing on behalf of our client, Ms. Ann Martin, the owner of Goose Green Farm, to clarify apparent acreage discrepancies between her property, the neighboring 20-acre parcel, and the parent tract from which these two parcels were derived. Both the 1978 S.J. Martenet survey and the associated deed show the parent tract as being "201.32 acres of land, more or less". DMW's 1998 boundary survey and deed description for Goose Green Farm show it as being "183.808 acres of land, more or less", and the off-conveyance as "20.000 acres of land, more or less". The total of these two parcels is 203.808 acres which is 2.488 acres larger than the parent tract. We understand that as part of an evaluation to determine the number of lots allowable under the RC2 zoning of the Goose Green Farm you are seeking to better understand this apparent discrepancy.

We have determined that these discrepancies arose primarily as the result of apparent inaccuracies associated with the prior boundary survey, and secondarily due to the apparent historic shifting of the Western Run stream channel and its effect on the properties' boundaries. Attached for reference please find: a copy of the 1978 S.J. Martenet boundary survey of the parent tract and associated deed; a copy of the 1998 DMW boundary survey of Goose Green Farm and associated deed; the 1998 deed that created the 20-acre parcel; and, a color plot showing the parent tract boundary overlain with DMW's boundaries for the two subdivided parcels.

We have plotted and measured the S.J. Martenet parent tract boundary and we find that the property is +/- 203.00 acres in size, not 201.32 acres as described. We are unable to determine whether this is due to an arithmetic or topographic error or if it is the result of our using more modern technology and computation methods; however, it is clear that the parent tract was +/- 1.68 acres larger than had been shown and described. In addition, we have measured gains and losses due to the shifting of the Western Run stream channel which was called to in the previous boundary descriptions for a portion of the parent tract boundary. The attached color plot of the three boundaries shows these loss/gain areas: the black outline is the Martenet survey of the parent tract; the red outline is DMW's survey of Goose Green Farm; and, the blue outline is DMW's survey of the 20-acre parcel. We note that between the time of the Martenet survey and DMW's survey, the shifting of Western Run resulted in an addition of 47,722 square feet (1.096 acres) to Goose Green Farm along with a loss of 4,587 square feet (0.105 acres), for net gain of 43,135 square feet (0.99 acres) to the Goose Green Farm. The additional 1.68 acres from the Martenet survey combined with the 0.99 acres of land gained from the

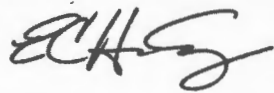
Mr. W. Carl Richards, Jr.
April 24, 2020
Page 2 of 2

stream shift accounts for an additional +/- 2.67 acres of land. This additional acreage is only 0.182 acres greater than the 2.488 acreage discrepancy and is well within generally accepted "more or less" tolerances in land descriptions.

We trust that this information is adequate for your needs, but please do not hesitate to contact us if you require anything further.

Thank you,

Daft-McCune-Walker, Inc.



Eric C. Hadaway
Vice-President | Director of Environmental Services

cc: Ms. Karen Martin Fuqua
Tim Kotroco, Esq.
Ms. Ann Martin

Enclosures (6)



501 Fairmount Avenue
Suite 300
Towson, MD 21286
410 296 3333 Office
410 296 4705 Fax

MDOT - MBE/DBE Certified

**DAFT-McCUNE-WALKER, INC.
Baltimore MD . Frederick MD**

This message is confidential. It may also be privileged or otherwise protected by work product immunity or other legal rules. If you have received it by mistake, please let us know by e-mail reply and delete it from your system; you may not copy this message or disclose its contents to anyone. Please send us by fax any message containing deadlines as incoming e-mails are not screened for response deadlines. The integrity and security of this message cannot be guaranteed on the Internet.

Carl Richards Jr

From: Eric C. Hadaway <EHadaway@dmw.com>
Sent: Monday, May 04, 2020 8:34 AM
To: Carl Richards Jr
Subject: FW: Goose Green Farm - Acreage Accounting
Attachments: 2020-04-24 GooseGreenFarmAcreages 1.pdf

CAUTION: This message from EHadaway@dmw.com originated from a non Baltimore County Government or non BCP&L email system. Hover over any links before clicking and use caution opening attachments.

AS discussed

Eric C. Hadaway
Vice President - Director of Environmental Services
410 296 3333 Office



From: Eric C. Hadaway
Sent: Friday, April 24, 2020 1:47 PM
To: 'crichards@baltimorecountymd.gov' <crichards@baltimorecountymd.gov>
Cc: 'Ann Martin' <ann.beecher.martin@gmail.com>; 'Karen Martin Fuqua' <karen@fuqua.net>; 'tkotroco@gmail.com' <tkotroco@gmail.com>
Subject: Goose Green Farm - Acreage Accounting

Good Afternoon Carl,

I hope all is well with you and that you are staying safe.

Tim advises that you and he have reviewed the devolution of title for the property at 14111 Green Road and that you had a question about the acreages of the properties involved. I'm attaching for your review a letter along with some survey plats, deeds, and an exhibit to explain the acreage discrepancies between the parent tract and the two subdivided parcels.

Please give me a call if we need to discuss further.

Thank you for your consideration.

Eric Hadaway
443-690-6565

Eric C. Hadaway
Vice President - Director of Environmental Services

BALTIMORE COUNTY GOVERNMENT

Roz Johnson

Land Management

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User Info

⇒ Roz Johnson

LandManagementSuperv
BALTIMORE COUNTY G
VERNMENT, MD

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Land Management

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<input type="checkbox"/> <u>Tracking Number</u>	<u>PAI Number</u>	<u>Project Name</u>
<input type="checkbox"/> <u>MIN-2019-00013</u>	01-0611	Davis Property (aka 47 & 49 Bloomsbury
<input type="checkbox"/> <u>MAJ-2018-00012</u>	01-0606	Davis Farms
<input type="checkbox"/> <u>DRC-2013-00075</u>	03-0471	Davis Property
<input type="checkbox"/> <u>REF-2013-00025</u>	03-0471	Davis Property
<input type="checkbox"/> <u>MIN-2013-00009-C</u>	03-0471	Davis Patricia Property

Page 1 of 2

Record ID: MIN-2019-00013

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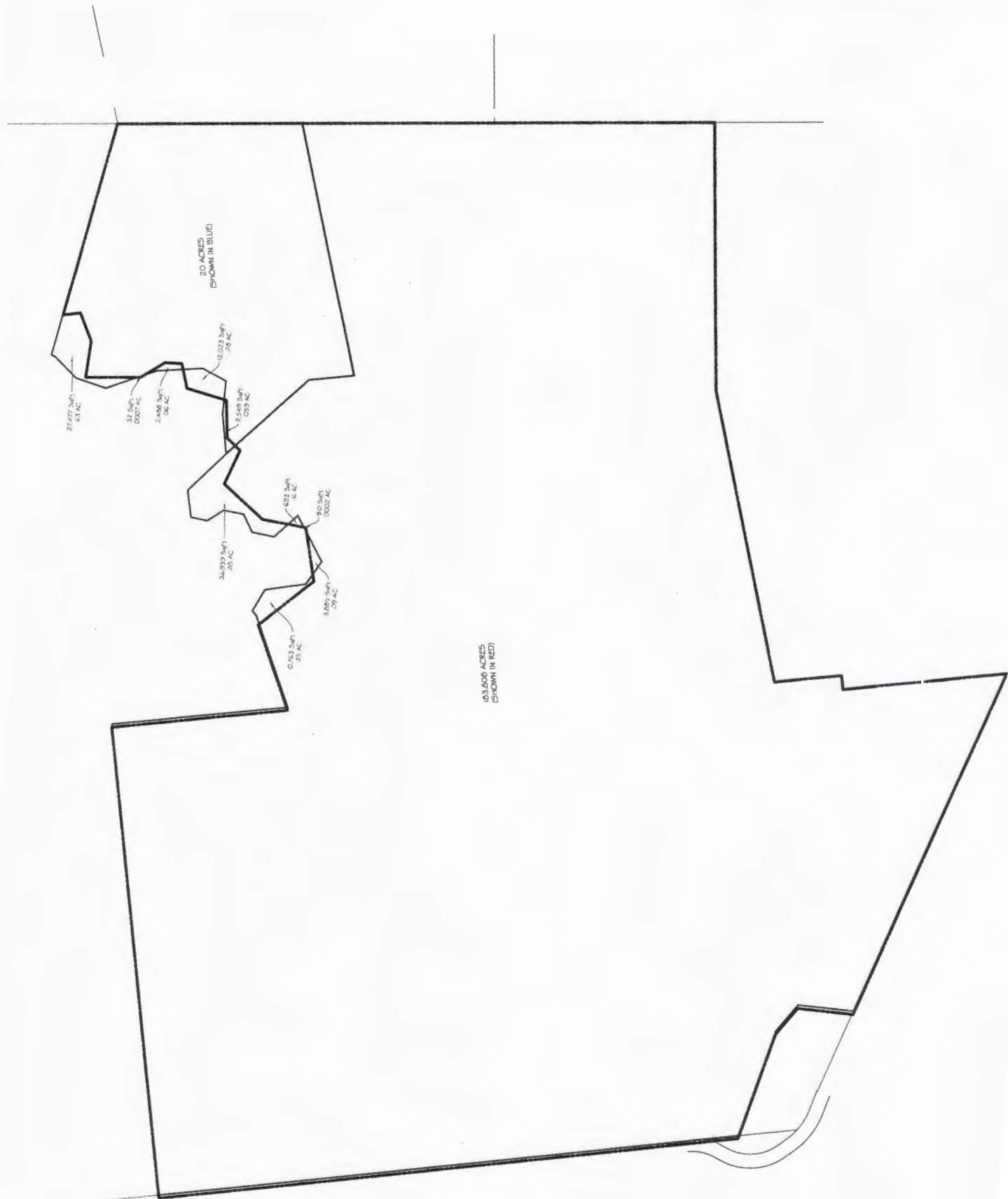
Summary

Reports

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<u>Tracking Number</u>	<u>Record Type</u>	<u>St</u>
MIN-2019-00013	LandManagement/Plan Review/Minor Subdivision/Ne	DF
Detailed Description		
2 Single family semi-detached dwellings. Roz Johnson, Project Manager		

My Tasks



20 ACRES
(SHOWN IN BLUE)

163,506 ACRES
(SHOWN IN RED)

27,477 Sq. Ft.
621 AC

32,541 Sq. Ft.
747 AC

2,400 Sq. Ft.
55 AC

12,023 Sq. Ft.
276 AC

2,248 Sq. Ft.
51 AC

622 Sq. Ft.
14 AC

30,541 Sq. Ft.
702 AC

34,453 Sq. Ft.
787 AC

1,005 Sq. Ft.
23 AC

3,005 Sq. Ft.
69 AC

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12602, p. 0365, MSA_CE62_12457. Date available 03/04/2005. Printed

0012602 365

eight courses and distances, viz: (5) North 81 degrees 05 minutes 00 seconds East 145.00 feet, thence (6) South 88 degrees 25 minutes 00 seconds East 128.00 feet, thence (7) North 25 degrees 15 minutes 00 seconds East 96.00 feet, thence (8) North 07 degrees 10 minutes 00 seconds West 166.00 feet, thence (9) North 23 degrees 05 minutes 00 seconds West 198.00 feet, thence (10) North 15 degrees 00 minutes 00 seconds East 114.00 feet, thence (11) North 42 degrees 50 minutes 00 seconds East 110.00 feet, and thence (12) North 21 degrees 15 minutes 00 seconds East 14.40 feet, thence running with and binding on the twenty-fourth line of the first hereinmentioned deed (13) South 78 degrees 08 minutes 58 seconds East 876.16 feet to the point of the beginning containing 20.000 acres of land, more or less, as surveyed by Daft-McCune-Walker, Inc., in December 1997.

Being a portion of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson.

December 31, 1997

Project No. 97100 (L97100.2)



0012602 364

Description

20.000 Acre Parcel

A Portion of the Estate of Catherine B. Jackson

Northeast of Green Road

Northeast of Mantua Mill Road



Dick & Case Walker, Inc.

200 East Pennsylvania Avenue

Brown, Maryland 21206

Telephone (410) 296 3333

Fax (410) 296 4703

A Division of Land Planners,

Landscape Architects,

Engineers, Surveyors &

Environmental Professionals

Beginning for the same at a concrete monument found at the end of the twenty-fourth or South 71 degrees 04 minutes East 728.17 foot line of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson said point also being in the ninth or South 03 degrees 02 minutes West 3894.00 foot line of the land which by deed dated January 26, 1956, and recorded among the aforesaid Land Records in Liber G.L.B. 2863, Folio 253, was conveyed by William C. Coleman and Elizabeth Brooke Coleman to James McHenry and Marjorie O. McHenry, thence running with and binding on a portion of said ninth line and running with and binding on a portion of the twenty-fifth line of the first hereinmentioned deed referring all courses and distances to the Maryland Coordinate System-NAD 83(1991), (1) South 04 degrees 11 minutes 50 seconds East 671.09 feet, thence running for new lines of division established in December 1997, through the first hereinmentioned parcel of land the following three courses and distances, viz: (2) South 74 degrees 35 minutes 26 seconds West 942.39 to intersect an existing fence line, thence binding thereon (3) North 09 degrees 50 minutes 00 seconds West 165.00 feet to a fence post, and thence (4) North 46 degrees 17 minutes 50 seconds West 405.60 feet to a point in the centerline of Western Run as now surveyed in December 1997, thence running with the same the following

0012602 363

STATE OF MARYLAND)
) SS: 217-86-0177
CITY/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 2nd day of January, 1998, before me, the undersigned officer, personally appeared WALTER W. BREWSTER, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal

Barbara A. McGully
Notary Public



My Commission expires: 10/31/01

THE UNDERSIGNED attorney at law certifies that the above Deed was prepared by an attorney or under an attorney's supervision, or by one of the parties named in the Deed.

John P. Machen
Name: John P. Machen

State of Maryland Land Instrument Intake Sheet
Baltimore City and County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

(Check Box if Addendum Intake Form is Attached.)

1 Type(s) of Instruments: Deed, Mortgage, Other, Lease, etc.
2 Conveyance Type: Improved Sale, Unimproved Sale, Multiple Accounts, Not an Arms-Length Sale, etc.
3 Tax Exemptions (if Applicable): State Transfer, County Transfer, etc.

4 Consideration and Tax Calculations: Purchase Price/Consideration \$2,260,000.00, Any New Mortgage \$1,200,000.00, Balance of Existing Mortgage \$, Other \$, Full Cash Value \$, etc.

5 Fees: Recording Charge \$25.00, Surcharge \$, State Reconciliation Tax \$11,300.00, State Transfer Tax \$11,300.00, County Transfer Tax \$33,570.00, Other \$, etc.

6 Description of Property: District 08, Property Tax ID No. 18-00-000051, Grantor Liber/Folio 5851/287, Map 0043, Parcel No. 0025, etc.

7 Transferred From: Catherine Young Jackson/Walter W. Brewster Personal Representatives, Doc. 1 - Owner(s) of Record, etc.

8 Transferred To: Harold G. Green, Ann M. Green, Patricia G. Woods, Trustee, Delores A. Chilcote, Trustee, etc.

9 Other Names to Be Indexed: Doc. 1 - Additional Names to be Indexed (Optional), Doc. 2 - Additional Names to be Indexed (Optional), Citizens National Bank, etc.

10 Contact/Mail Information: Instrument Submitted By or Contact Person: Donald H. Hadley/Maggie Hawkins, Firm: Hadley & House, P.C., Address: 4822 Montgomery Lane, Bethesda, MD 20814, etc.

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER. Assessment Information: Will the property being conveyed be the grantee's principal residence? No Does transfer include personal property? If yes, identify: No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line. Terminal Verification, Agricultural Verification, Whole, Part, Tran. Process Verification, etc.

Table with columns: Year, Zoning Use, Temp. Rd., Map, Plat, Ex. Ct., Sub, Plat, Section, Ex. Ct., Block, Lot, Occ. Cd.

RECEIVED BALTIMORE COUNTY CLERK'S OFFICE JAN 12 1998
White - Clerk's Office
Canary - SOAT
Pilot - Office of Finance
Goldenrod - Preparer
ADC-CC-300 (8/95)

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12598, p. 0300, MSA_CE62_12453. Date available 03/04/2005. Printed 04/22/2020.

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12602, p. 0361, MSA_CE62_12457. Date available 03/04/2005. Printed c

20 AC PCL

0012602 361

DEED

THIS DEED dated JAN 7, 1998, from CATHERINE YOUNG JACKSON, and WALTER W. BREWSTER, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF CATHERINE B. JACKSON, deceased, Grantors, to JACK S. GRISWOLD and CAROL I. GRISWOLD, his wife, Grantees.

Whereas, Catherine B. Jackson (the "decedent") died on September 26, 1996, seized and possessed of the fee simple property located in Baltimore County, State of Maryland, as described on Exhibit A attached hereto; and

Whereas, the decedent's Last Will and Testament dated July 19, 1996 (the "Will") was duly admitted to probate on September 30, 1996 and recorded in the office of the Register of Wills for Baltimore County, Maryland Estate No. 88371. The Grantors were appointed as Personal Representatives of the Estate, duly qualifying as such on September 30, 1996, and continue to serve as Personal Representatives of the Estate; and

Whereas, by the terms of the said Will, the Grantors received full power and authority to convey the fee simple property hereinafter described; and

Whereas, the Grantors desire to convey the property hereinafter described to the Grantees.

WITNESSETH: That for the actual consideration of the sum of ONE HUNDRED SIXTY THOUSAND DOLLARS (\$160,000) the receipt whereof is hereby acknowledged, the Grantors grant and convey unto the Grantees, as tenants-by-the-entireties, their assigns and to the survivor of them, and the successors, personal representatives, heirs and assigns of the survivor, in fee simple, all that property situate in Baltimore County, Maryland, and described on Exhibit A attached hereto:

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

SUBJECT TO the terms and conditions of that certain Declaration and Grant of Easement for the benefit of the Greenspring Valley Hounds, Inc. recorded or intended to be recorded immediately prior hereto

TO HAVE AND TO HOLD the said described property unto and to the use of the Grantees, as tenants-by-the-entireties, their assigns and to the survivor of them, and the successors, personal representatives, heirs and assigns of the survivor, in fee simple.

REVIEWED SDAT
BY [Signature] DATE 1/12/98

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE-LETTER OF INTENT

SIGNATURE [Signature] DATE 1-12-98

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12602, p. 0362, MSA_CE62_12457. Date available

001209

WITNESS the hand and seal of the Grantors as of the day and year first above written.

WITNESS:

ESTATE OF CATHERINE B. JACKSON

[Signature]

By: *[Signature]* (SEAL)
Catherine Young Jackson, Co-Personal Representative

[Signature]

By: *[Signature]* (SEAL)
Walter W. Brewster, Co-Personal Representative

STATE OF MARYLAND)

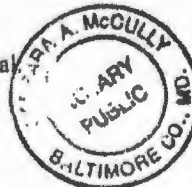
) SS: 217-86-0177

CITY/COUNTY OF *Baltimore*)

I HEREBY CERTIFY that on this 2nd day of January, 1998, before me, the undersigned officer, personally appeared CATHERINE YOUNG JACKSON, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal

[Signature]
Notary Public



My Commission expires: 12/31/01

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12598, p. 0299, MSA_CE62_12453. Date available 03/04/2005. Printed 04/22

019500 299

the above described land as set forth under the terms of a deed dated April 20, 1956, and recorded among the aforementioned Land Records in Liber G.L.B. 2921, Folio 334, was conveyed by James McHenry and Marjorie O. McHenry to Charles F. Jenkins and Katherine F. Jenkins.

December 31, 1997

Project No. 97100 (L97100)



SM 12598 298

running reversely with and binding on the sixth, fifth, fourth, third, and second lines of said deed and running with and binding on the twenty-sixth through thirtieth lines of the first hereinmentioned deed the following five courses and distances, viz: (21) South 85 degrees 45 minutes 27 seconds West 983.00 feet to a 1 1/2-inch diameter iron pipe found, thence (22) South 74 degrees 54 minutes 53 seconds West 1098.20 feet to a 1 1/2-inch diameter iron pipe found, thence (23) South 09 degrees 45 minutes 08 seconds East 245.76 feet to a 1 1/2-inch diameter iron pipe found, thence (24) South 80 degrees 14 minutes 52 seconds West 53.33 feet, and thence (25) South 09 degrees 40 minutes 04 seconds East 602.59 feet to the beginning of the first hereinmentioned deed, thence running with and binding on the first through fifth lines of said deed the following five courses and distances, viz: (26) North 69 degrees 42 minutes 49 seconds West 1362.47 feet, thence (27) North 02 degrees 15 minutes 37 seconds East 204.20 feet to a 3/4-inch diameter iron pipe found, thence (28) North 53 degrees 29 minutes 23 seconds West 125.03 feet to a 3/4-inch diameter iron pipe found, thence (29) North 74 degrees 18 minutes 23 seconds West 408.63 feet, and thence (30) North 09 degrees 51 minutes 04 seconds West 2119.68 feet to the point of beginning containing 183.808 acres of land, more or less, as surveyed by Daft-McCune-Walker, Inc., in December 1997.

Being a portion of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson.

Together with the right to use in common with others, the roadway lying within the confines of a 20-foot wide strip of land located east and immediately adjacent to the South 09 degrees 40 minutes 04 seconds East 605.29 foot line of

0012598 297

North 61 degrees 20 minutes 00 seconds East 74.00 feet, thence (12) North 07 degrees 01 minute 00 seconds East 74.00 feet, thence (13) North 36 degrees 35 minutes 00 seconds West 71.00 feet, thence (14) North 08 degrees 35 minutes 00 seconds East 60.00 feet, thence (15) North 79 degrees 10 minutes 00 seconds ~~West~~^{EAST} 100.00 feet, and thence (16) South 48 degrees 10 minutes 00 seconds East 198.00 feet, thence running for new lines of division established in December 1997, through the hereindescribed parcel of land the following three courses and distances, viz: (17) South 46 degrees 17 minutes 50 seconds East 405.60 feet to a fence post, thence binding on an existing fence line (18) South 09 degrees 50 minutes 00 seconds East 165.00 feet, and thence (19) North 74 degrees 35 minutes 26 seconds East 942.39 feet to intersect the twenty-fifth or South 02 degrees 54 minutes West 2172.34 foot line of the aforementioned parcel of land, said point also being situate South 04 degrees 11 minutes 50 seconds East 671.09 feet from a concrete monument found at the beginning of said line said point also being in the ninth or South 03 degrees 02 minutes West 3894.00 foot line of the land which by deed dated January 26, 1956, and recorded among the aforesaid Land Records in Liber G.L.B. 2863, Folio 253, was conveyed by William C. Coleman and Elizabeth Brooke Coleman to James McHenry and Marjorie O. McHenry, thence running with and binding on a portion of said ninth line and running with and binding on the remainder of the said twenty-fifth line of the first hereinmentioned parcel of land (20) South 04 degrees 11 minutes 50 seconds East 1497.49 feet to a 1 1/2-inch diameter iron pipe found, said pipe also being at the end of the sixth or South 87 degrees 06 minutes East 984.00 foot line of the land which by deed dated April 20, 1956, and recorded in the aforesaid Land Records in Liber G.L.B. 2921, Folio 384, was conveyed by James McHenry and Marjorie O. McHenry to Charles F. Jenkins and Katherine F. Jenkins, thence

001000 296

Description

183.808 Acre Parcel

A Portion of the Estate of Catherine B. Jackson

Southeast Side of Green Road

Northeast Side of Mantua Mill Road



Duff-McCune-Willner, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

http://www.dmw.com

410 296 3533

Fax 410 296 4705

A Team of Land Planners,

Landscape Architects,

Engineers, Surveyors &

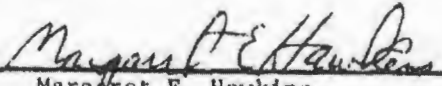
Environmental Professionals

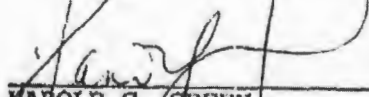
Beginning for the same at a 3/4-inch diameter iron pipe found northeast of Green Road said point being at the end of the fifth or North 02 degrees 46 minutes West 2119.87 foot line of the land which by deed dated January 30, 1978, and recorded among the Land Records of Baltimore County, Maryland, in Liber E.H.K., Jr. 5851, Folio 287, was conveyed by Joan McHenry Hoblitzell to Catherine B. Jackson, thence running with and binding on the sixth, seventh, and eighth lines of said deed the following three courses and distances, referring all courses of this description to the Maryland Coordinate System-NAD 83(1991), viz: (1) North 80 degrees 25 minutes 13 seconds East 1732.50 feet to a stone marked S.G., thence (2) South 09 degrees 41 minutes 47 seconds East 641.87 feet, passing over a 3/4-inch diameter iron pipe found at the end of 471.69 feet, and thence (3) North 67 degrees 36 minutes 53 seconds East 356.35 feet to a point in the centerline of Western Run as now surveyed in December 1997, thence running with the same the following thirteen courses and distances, viz: (4) North 48 degrees 40 minutes 00 seconds East 24.09 feet, thence (5) South 63 degrees 15 minutes 00 seconds East 89.00 feet, thence (6) South 12 degrees 15 minutes 00 seconds East 150.00 feet, thence (7) South 58 degrees 45 minutes 00 seconds ^{EAST} ~~West~~ 100.00 feet, thence (8) North 59 degrees 05 minutes 00 seconds East 191.00 feet, thence (9) North 46 degrees 20 minutes 00 seconds West 117.00 feet, thence (10) North 07 degrees 45 minutes 00 seconds East 81.00 feet, thence (11)

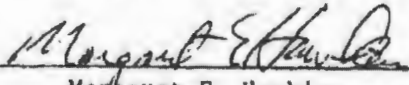
AFFIDAVIT OF RESIDENCY

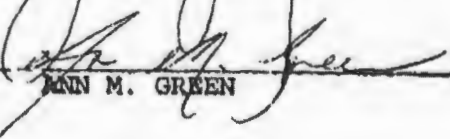
We, HAROLD C. GREEN and ANN M. GREEN, hereby certify under the penalties of perjury that we intend to occupy the residence known as 14111 Green Road, Glyndon, Maryland, located on the above described real property, as our primary residence. We further certify that the property is owner occupied, residentially improved, and our principal place of residence.

Witness:


 Margaret E. Hawkins


 HAROLD C. GREEN (SEAL)

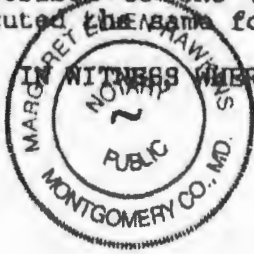

 Margaret E. Hawkins


 ANN M. GREEN (SEAL)

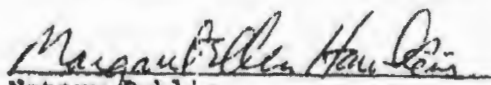
STATE OF MARYLAND : To Wit:

COUNTY OF MONTGOMERY :

On this 7th day of January, 1998, before me, the undersigned officer, personally appeared HAROLD C. GREEN and ANN M. GREEN known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.



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


 Notary Public

My commission expires: 2-1-2001

001288 294

STATE OF MARYLAND)

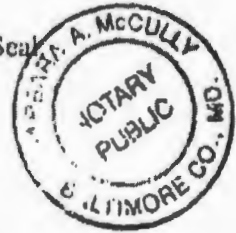
) SS: 217-86-0177

CITY/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 2nd day of January, 1998, before me, the undersigned officer, personally appeared WALTER W. BREWSTER, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal

Barbara A. McCully
Notary Public



My Commission expires: 12/31/01

THE UNDERSIGNED attorney at law certifies that the above Deed was prepared by an attorney or under an attorney's supervision, or by one of the parties named in the Deed.

John P. Machen
Name: John P. Machen

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 12598, p. 0292, MSA_CE62_12453. Date available 03/04/2005. Printed 04/22/

0012598 292

184.8 Az PCL

After recording, return to:
Hadley & House, P.C.
4822 Montgomery Lane
Bethesda, MD 20814

DEED

THIS DEED dated January 2, 1998, from CATHERINE YOUNG JACKSON, and WALTER W. BREWSTER, CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF CATHERINE B. JACKSON, deceased, Grantors, to HAROLD C. GREEN and ANN M. GREEN, his wife, Grantees.

Whereas, Catherine B. Jackson (the "decedent") died on September 26, 1996, seized and possessed of the fee simple property located in Glyndon, Baltimore County, State of Maryland, known as 14111 Green Road and described on Exhibit A attached hereto; and

Whereas, the decedent's Last Will and Testament dated July 19, 1996 (the "Will") was duly admitted to probate on September 30, 1996 and recorded in the office of the Register of Wills for Baltimore County, Maryland Estate No. 88371. The Grantors were appointed as Personal Representatives of the Estate, duly qualifying as such on September 30, 1996, and continue to serve as Personal Representatives of the Estate; and

Whereas, by the terms of the said Will, the Grantors received full power and authority to convey the fee simple property hereinafter described; and

Whereas, the Grantors desire to convey the property hereinafter described to the Grantees.

RECORDATION T	10,000.00
TR TAX STATE	20,000.00
TOTAL	30,000.00
Rest BAO3	RCPL \$ 43474
SM SM	DIR \$ 1242
Jan 02, 1998	82138 FR

WITNESSETH: That for the actual consideration of the sum of TWO MILLION TWO HUNDRED SIXTY THOUSAND DOLLARS (\$2,260,000) the receipt whereof is hereby acknowledged, the Grantors grant and convey unto the Grantees, as tenants-in-common, their heirs and assigns, all that property situate in Baltimore County, Maryland, and described on Exhibit A attached hereto:

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

SUBJECT TO the terms and conditions of that certain Declaration and Grant of Easement for the benefit of the Greenspring Valley Hounds, Inc. recorded or intended to be recorded immediately prior hereto and other covenants, conditions and restrictions of record, if any.

TO HAVE AND TO HOLD the said described property unto and to the use of the Grantees, as tenants-in-common, their heirs and assigns of the survivor. in fee simple.

REVIEWED SDAT	
<i>SPD 1/8/98</i>	
BY	DATE

IMP FD CURE \$	5.00
RECORDING FEE	20.00
RECORDATION T	10,000.00
TR TAX STATE	20,000.00
TOTAL	30,025.00
Rest BAO3	RCPL \$ 43474
SM SM	DIR \$ 1242
Jan 02, 1998	82138 FR

AGRICULTURE
NOT APPLICABLE
SIGNATURE MR 1-8-98 DATE 1-8-98

WITNESS the hand and seal of the Grantors as of the day and year first above written.

WITNESS:

Barbara A. McCully
Barbara A. McCully

Barbara A. McCully
Barbara A. McCully

ESTATE OF CATHERINE B. JACKSON

By: Catherine Young Jackson (SEAL)
Catherine Young Jackson, Co-Personal Representative

By: Walter W Brewster (SEAL)
Walter W Brewster, Co-Personal Representative

STATE OF MARYLAND)

) SS: 217-46-0177

CITY/COUNTY OF Baltimore)

I HEREBY CERTIFY that on this 2nd day of JANUARY, 1998, before me, the undersigned officer, personally appeared CATHERINE YOUNG JACKSON, co-personal representative of the Estate of Catherine B. Jackson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial Seal.

Barbara A. McCully
Notary Public



My Commission expires: 10/31/01

Together with the buildings and improvements thereupon; 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 described lot(s) of ground and premises, unto and to the use of the said Grantee, party of the second part, her heirs and assigns, in fee simple.

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s):

WITNESS:

[Signature]

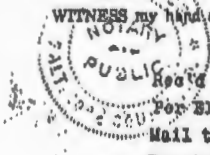
Joan McHenry Noblitzell [Seal]
Joan McHenry Noblitzell

[Seal]

State of Maryland, Calverton County, TO WIT:

I HEREBY CERTIFY, that on this 30th day of January, 1978, before me, a Notary Public of the State aforesaid, personally appeared JOAN McHENRY NOBLITZELL, the within named Grantor, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, who signed the same in my presence, and acknowledged that s/he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.



[Signature]
Notary Public

Rec'd for record JAN 31 1978 My commission expires: July 1, 1978

For Elmer H. Kahline, Jr. Clerk
Mail to THE TITLE GUARANTEE COMPANY

Receipt No. 1400

LEAS 5851 REC 290

DESCRIPTION OF PROPERTY OF JOAH MCHENRY HOBLITZELL

PAGE TWO

- 8 - North 81 degrees and 51 minutes East 94 feet;
- 9 - North 06 degrees and 39 minutes East 60 feet;
- 10 - North 28 degrees and 26 minutes West 105 feet;
- 11 - North 02 degrees and 52 minutes East 200 feet;
- 12 - South 70 degrees and 10 minutes East 135 feet;
- 13 - North 72 degrees and 33 minutes East 110 feet and
- 14 - North 03 degrees and 29 minutes West 63 feet to the end of the ninth

line of the land described in a deed from James McHenry and wife to Jack S. Griswold and wife dated January 5, 1971 and recorded among said Land Records in Liber O.T.G. No. 5156 folio 166 etc.; thence, running with and binding on the tenth line of the land described in said last mentioned deed, South 71 degrees and 04 minutes East 728.17 feet to a concrete monument heretofore set at the beginning of said last mentioned land; thence, binding reversely on part of the first line of the land described in the aforementioned deed from William C. Coleman and wife to James McHenry and wife dated April 4, 1952 to the beginning thereof and continuing the same direction, running with and binding on part of the ninth line of the land described in another deed from William C. Coleman and wife to James McHenry and wife dated January 26, 1956 and recorded among said Land Records in Liber G.L.B. No. 2863 folio 253 etc., in all South 02 degrees and 54 minutes West 2172.34 feet to a pipe heretofore set at the end of the sixth line of the land described in the deed from James McHenry and wife to Charles F. Jenkins and wife first herein referred to; thence, binding reversely on the sixth through the second lines of the land described in said first mentioned deed, the five (5) following courses and distances to wit:

- 1 - North 87 degrees and 06 minutes West 904 feet to a pipe heretofore set;
- 2 - South 82 degrees and 04 minutes West 1098.40 feet to a pipe heretofore set;
- 3 - South 02 degrees and 35 minutes East 246.00 feet;
- 4 - South 87 degrees and 25 minutes West 52.00 feet to a pipe heretofore set; and
- 5 - South 02 degrees and 35 minutes East 602.00 feet to the place of beginning.

Containing 201.32 acres of land, more or less.

The courses in the above description are referred to the Magnetic Meridian of 1915, it being the meridian used in the two deeds from William C. Coleman and wife to James McHenry and wife hereinabove referred to.

BEING the same lot of ground described in a Deed dated of even date herewith and recorded among the Land Records of Baltimore County immediately prior hereto from Alan F. Hoblitzell, Jr., Personal Representative to the with named Grantor.

Together with the right to use, in common with others entitled thereto, the macadam roadway lying within the confines of a strip of land 20 feet wide located East of and immediately adjacent to the last or South 02 degrees and 35 minutes East 602.00 feet line of the land hereinabove described as set forth under the terms of the deed from James McHenry and wife to Charles F. Jenkins and wife dated April 20, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2921 folio 384 etc., first hereinabove referred to.

EDWARD D. TUSTIN, JR., REGISTERED
EDWARD P. TUSTIN

ROBERT S. BUTTON

ESTABLISHED 1849

S. J. MARTENET & CO.

LAND SURVEYORS
9 E. LEXINGTON STREET
BALTIMORE, MD. 21203
PHONE: 539-4263

SIMON J. MARTENET	1848-1892
HARRY G. JAYNE	1871-1886
STEPHEN P. TUSTIN	1876-1921
J. HOWARD BUTTON	1884-1888
WILLIAM G. AYWOOD	1887-1891
SAMUEL A. THOMPSON	1889-1894
GEORGE E. WINNER	1897-1898
HOWARD S. TUSTIN	1897-1898
HOWARD C. BUTTON	1898-1908

DESCRIPTION OF PROPERTY OF JOAN MCHENRY HOBLITZELL
LYING EAST OF GREEN ROAD

Beginning for the same on the Northeast side of Mantua Hill Road at the end of the first line of the land described in a deed from James McHenry and wife to Charles F. Jenkins and wife dated April 20, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.D. No. 2921 folio 384 etc., said place of beginning also at the end of the fifth line of the land firstly described in a deed from Vincent T. Caples and wife to James McHenry and wife dated March 2, 1942 and recorded among said Land Records in Liber C.H.K. No. 1205 folio 558 etc., and running thence, binding reversely on part of the fifth line of the firstly described land in said last mentioned deed, as now surveyed, North 62 degrees, 37 minutes and 45 seconds West 1364.02 feet to the end of the third line of the parcel of land fifthly described in a deed from The Title Guarantee Company to DeHitt L. Sage dated June 18, 1953 and recorded among said Land Records in Liber G.L.D. No. 2317 folio 33 etc.; thence, binding reversely on the third and second lines of the land fifthly described in said last mentioned deed, North 09 degrees and 21 minutes East 204.20 feet to a pipe heretofore set and North 46 degrees and 24 minutes West 125.00 feet to a pipe heretofore set at the end of the first line of the land described in a deed from William V. Elder, Sr. and wife to William V. Elder, Jr. and wife dated March 11, 1938 and recorded among said Land Records in Liber C.W.B. Jr. No. 1025 folio 264 etc.; thence, running with and binding on the second line of the land described in said last mentioned deed, as now surveyed North 67 degrees and 13 minutes West 406.74 feet to a point where formerly stood an ash tree at the end of the second line of the land described in the deed secondly hereinbefore referred to; thence, binding reversely on the second, first and part of the eighth lines of the land described in said secondly mentioned deed, as now surveyed, the three (3) following courses and distances to wit:

North 02 degrees and 46 minutes West 2119.87 feet; North 87 degrees and 32 minutes East 1732.50 feet to a large stone marked S.G. and South 02 degrees and 35 minutes East 641.87 feet to the end of the second line of the land described in a deed from Ottolie V.W. Cochran, Widow, to James McHenry and wife dated April 15, 1964 and recorded among said Land Records in Liber G.L.D. No. 2469 folio 126 etc.; thence, running with and binding on the third line of the land described in said last mentioned deed, North 74 degrees, 43 minutes and 40 seconds East 334.08 feet; thence, running with and binding on the fourth line of the land described in said last mentioned deed to the end thereof and continuing the same direction, binding reversely on the thirty-first line of the land described in a deed from William C. Coleman and wife to James McHenry and wife dated April 4, 1952 and recorded among said Land Records in Liber G.L.D. No. 2093 folio 434 etc., in all South 35 degrees and 11 minutes East 257.61 feet; thence, binding reversely on the thirtieth through part of the seventeenth lines of the land described in said last mentioned deed, as said lines follow the meanderings of the center of Western Run as located in 1915, the fourteen (14) following courses and distances to wit:

- 1 - North 84 degrees and 46 minutes East 200 feet;
- 2 - North 14 degrees and 03 minutes East 160 feet;
- 3 - North 46 degrees and 30 minutes East 190 feet;
- 4 - South 62 degrees and 22 minutes East 138 feet;
- 5 - North 47 degrees and 30 minutes East 65 feet;
- 6 - South 87 degrees and 59 minutes East 140 feet;
- 7 - North 20 degrees and 19 minutes East 150 feet;

BALTIMORE COUNTY CLERK OF COURTS (ALAN P. ROSS) 505 S. BALTIMORE ST., BALTIMORE, MD. 21202

201.72 Ac Pci

T-2
THE TITLE GUARANTEE COMPANY
(Individual Form)

LIBER 5851 PAGE 287

App. II- 94966

This Deed, Made this 30th day of January, in the year one thousand nine hundred and seventy-eight, by and between JOAN McHENRY HOBLITZELL, party of the first part, Grantor; and CATHERINE B. JACKSON, party of the second part, Grantee.

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto the said Grantee, party of the second part, her heirs and assigns, in fee simple,

----- all those ----- lot(s) of ground
situate in the Eighth Election District of Baltimore County,
in the State of Maryland, and described as follows, that is to say:

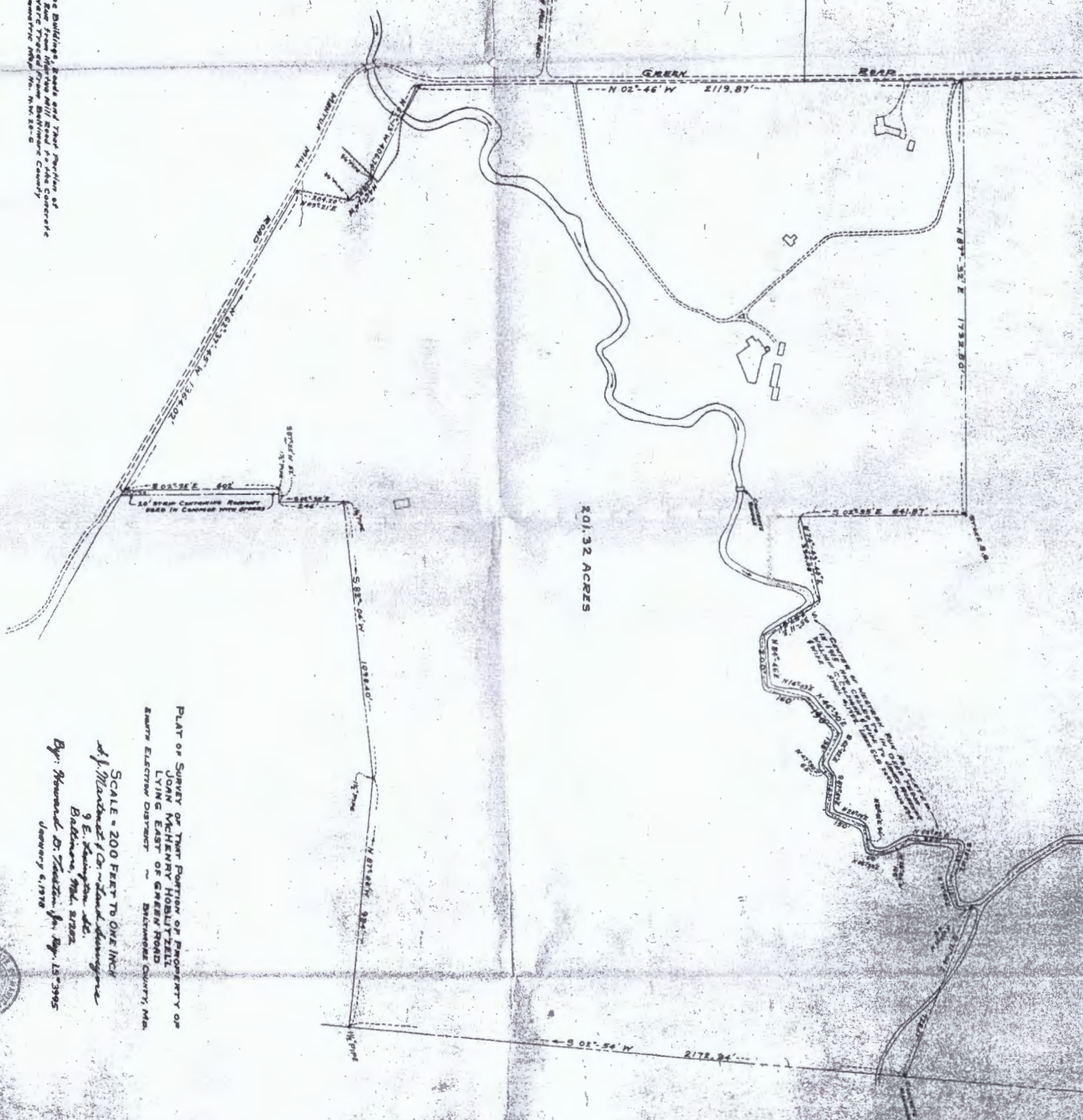
SEE SCHEDULE "A" ATTACHED HERETO
AND MADE A PART HEREOF

00410000 00402000 02-10-11
00002000 00002000 02-10-11
00002000 00002000 02-10-11
00402000 00402000 02-10-11

1978 JAN 31 5:17 50.00 MSB

BALTIMORE COUNTY CIRCUIT COURT (Case Records) ERM/SCS/B. 00207 (MSA) CERS_377- DOM AVAILABLE BY REGULAR MAILING PERIOD 08/29/2020

Note: The Buildings, Roads and other portions of
 this tract were traced from Baltimore County
 Plat No. 10, N. M. 20-5



80.32 ACRES

PLAT OF SURVEY OF THAT PORTION OF PROPERTY OF
 JOHN McHENRY HOBLYTZEL
 LYING EAST OF GREEN ROAD
 BALTIMORE COUNTY, MD.

SCALE = 200 FEET TO ONE INCH
 By *Handwritten Signature*
 J. E. Robinson, Jr.
 Baltimore, Md. 21202
 By *Handwritten Signature*
 Raymond D. Taitz, Jr.
 January 6, 1978

