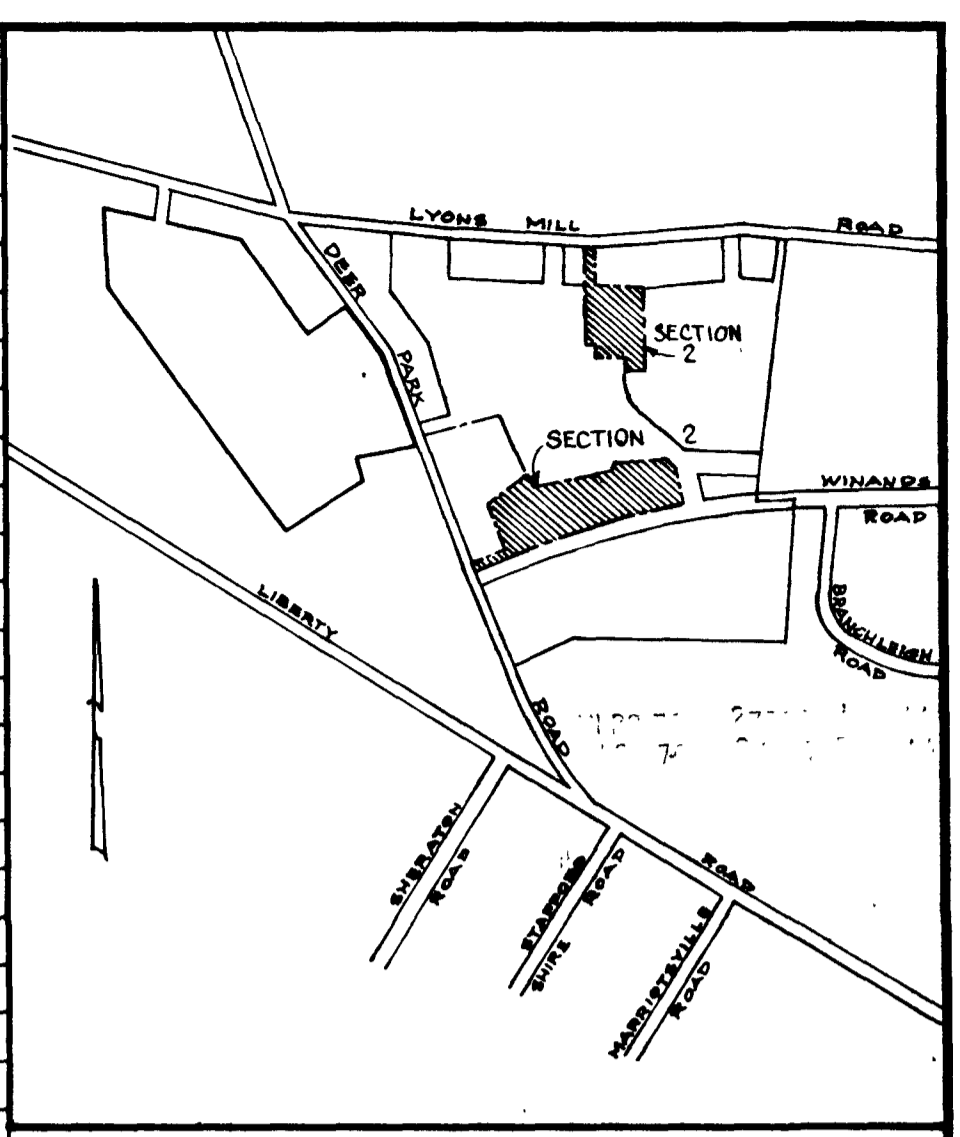


TABULATION

	SECTION TWO 11.5195 Ac±	SECTION ONE 22.835 Ac±	OVERALL 34.3545 Ac±
Gross Area Of Tract			
No. Density Units Allowed			
DR 2	0.2318x2=0.464	1.650x2=3.300	2.445x2=4.890
DR 3.5	2.7575x3.5=9.651	15.460x3.5=54.110	57.006x3.5=199.521
DR 5.5	7.9416x5.5=43.679	5.725x5.5=31.488	28.413x5.5=156.272
Total	10.9309 = 53.794	22.835 = 88.898	87.864 = 360.683
No. Density Units Proposed	68x1=68	80x1=80	360x1=360
No. Dwelling Units Proposed	68	80	360
No. Parking Spaces Required			
DR 2	0	0	0
DR 3.5	16x2=32	16 PNL Unitsx2=32	16 PNL Unitsx2=32
DR 5.5	52x1.75=91	64 PNL Unitsx1.75=112	224 PNL Unitsx1.75=392
Total	123	144	664
No. Parking Spaces Proposed	136	194	724
Open Space Required			
DR 2	0.2318x0=0 Ac±	1.650x0=0 Ac±	2.445x0=0 Ac±
DR 3.5	2.7575x0.3=0.827 Ac±	5.460x0.3=1.638 Ac±	57.006x0.3=17.102 Ac±
DR 5.5	7.9416x0.06=0.476 Ac±	5.725x0.06=0.344 Ac±	28.413x0.06=1.705 Ac±
Total	0.56 Ac±	0.80 Ac±	3.415 Ac±
Open Space Proposed	4.11 Ac±	10.68 Ac±	45.722 Ac±

COORDINATES

No.	NORTH	WEST	No.	NORTH	WEST
1	33733.02	59218.65			
2	33739.16	59138.89			
3	33728.11	59152.22			
4	33723.05	59152.69	23	32592.15	58823.76
5	33738.60	59138.47	24	32583.98	58877.30
6	33757.53	58892.88	25	32460.79	59672.05
7	33273.45	58869.06	26	32409.75	59892.47
8	33268.72	58965.17	27	32422.91	59917.50
9	33350.72	58970.20	28	32419.95	59927.05
10	33343.96	59107.50	29	32453.37	59937.44
11	33419.75	59111.23	30	32512.76	59746.50
12	33416.98	59167.50	31	32799.34	59835.23
13	33548.46	59173.97	32	32808.88	59857.21
14	33919.21	59202.54	33	32920.93	59602.59
15	33924.13	59203.78	34	32834.52	59571.02
			35	32850.33	59271.04
			36	32888.34	59230.06
			37	32911.44	58985.07
			38	32857.86	58871.82
			29A	32466.34	59927.89



LOCATION MAP
SCALE: 1"=1000'

CURVE DATA

Curve	Δ	Radius	Tangent	Arc	Chd Bearing	Chd.
2-4	90°00'00"	15.00'	15.00'	23.56'	S40°55'35"W	21.21'
14-1	90°00'00"	15.00'	15.00'	23.56'	N49°24'25"W	21.21'
23-24	0°16'20"	11398.65'	27.08'	54.16'	S.81°19'31"W.	54.16'
25-26	8°27'10"	1535.00'	113.43'	226.45'	S.76°57'46"W.	226.25'

LEGEND

- Property Line Shown Thus: [Symbol]
- Utility & Drainage Easement Line Shown Thus: [Symbol]
- Private Drives Shown Thus: [Symbol]
- Road Right of Way Shown Thus: [Symbol]
- Coordinates Shown Thus: [Symbol]
- Lot Number Shown Thus: [Symbol]
- House Number Shown Thus: [Symbol]
- Buildings Shown Thus: [Symbol]
- Open Space Shown Thus: [Symbol]
- Building Setback Line Shown Thus: [Symbol]
- Lot Line Shown Thus: [Symbol]
- Ex. Easement Shown Thus: [Symbol]

E.H.K. JR. 39 FOLIO 105

Filed for record:
Date JUN 22, 1976
Tost:

George William Stephens, Jr. Clerk

SECTION TWO TWELVE TREES

Baltimore Co. Md. Election District # 2
Scale: 1"=100' NOV. 11, 1975

OWNER

DEER PARK ESTATES, INC.
16 Court St.
Brooklyn, New York 11201

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
TOWSON, MARYLAND 21204

BEL AIR, MARYLAND 21014

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVEL STATIONS:
X-1156 N.29469.92 W.56950.72
X-1157 N.30032.04 W.57798.70

NOTE:
THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE LOTS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNERS CERTIFICATE:
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.
George William Stephens, Jr. 12/10/75
DATE

SURVEYORS CERTIFICATE:
THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THE PLAT HAS BEEN LAD OUT, AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MD, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF MARKERS.
George William Stephens, Jr. 12/10/75
REG. NO. L3, 5782 DATE

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT
Donald R. ... DATE

APPROVED BY BALTIMORE COUNTY PLANNING BOARD
... DATE

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS
... DATE

P.W.A. COMPLETED 27403 E.H.K.
FINAL PLAT CHECKED:
PLANNING
ENGINEERING
DATE 12-11-75

COMPUTED BY: H.K. CHECKED BY: B.B.B.
DRAWN BY: E.L.M. W.O. NO. 2510

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book EHK, Jr. 39, p. 105, MSA 51236-8020. Date available 1976/06/22. Printed 08/26/2024.