

COORDINATES

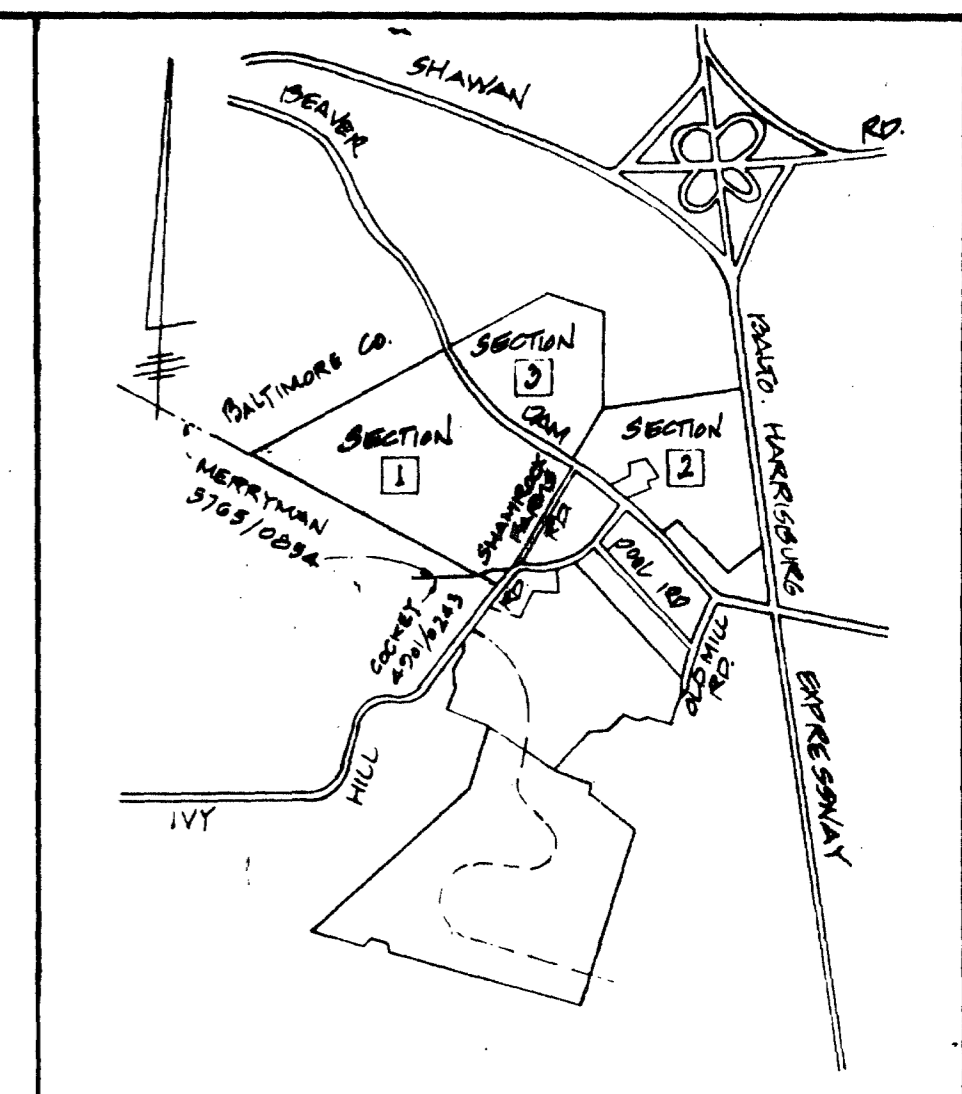
| NR | NORTH | WEST | NR | NORTH | WEST |
|------|----------|----------|------|----------|----------|
| 290 | 67654.50 | 16644.04 | 1220 | 67906.20 | 16597.25 |
| 463 | 67710.23 | 17354.75 | 1211 | 67977.29 | 16700.40 |
| 466 | 68759.69 | 17316.55 | 1212 | 68092.90 | 16830.21 |
| 468 | 67377.72 | 16859.14 | 1213 | 68159.47 | 16912.89 |
| 469 | 67495.86 | 17111.65 | 1214 | 68327.03 | 17216.81 |
| 474 | 67662.01 | 16684.67 | 1225 | 68364.64 | 17388.73 |
| 477 | 67528.11 | 16793.29 | 1226 | 68338.15 | 17690.40 |
| 1063 | 68741.25 | 16124.00 | 1227 | 68373.97 | 17854.21 |
| 1064 | 69988.30 | 17388.08 | 1228 | 68382.41 | 18220.02 |
| 1161 | 68744.31 | 16127.76 | 1236 | 68387.93 | 18254.94 |
| 1166 | 68827.65 | 16260.47 | 1231 | 68653.08 | 18217.79 |
| 1167 | 68996.10 | 16793.29 | 1238 | 68625.64 | 18195.25 |
| 1169 | 69142.12 | 16804.82 | 1234 | 68417.41 | 17829.64 |
| 1170 | 69496.23 | 17102.79 | 1235 | 68387.96 | 17693.01 |
| 1172 | 69652.49 | 17235.12 | 1236 | 68414.44 | 17393.10 |
| 1201 | 68693.74 | 16159.94 | 1237 | 68370.47 | 17192.04 |
| 1202 | 68731.10 | 16168.28 | 1238 | 68202.91 | 16889.19 |
| 1203 | 68796.19 | 16275.81 | 1239 | 68130.24 | 16796.93 |
| 1204 | 68964.64 | 16621.08 | 1240 | 68014.62 | 16667.15 |
| 1205 | 69118.04 | 16830.21 | 1241 | 67950.57 | 16374.20 |
| 1206 | 69432.14 | 17128.18 | 1242 | 67943.66 | 16360.89 |
| 1207 | 69637.09 | 17266.97 | 1243 | 67947.92 | 16342.40 |
| 1208 | 69970.74 | 17418.54 | | | |
| 1210 | 67885.80 | 16377.68 | | | |
| 1219 | 67889.20 | 16583.04 | | | |

DENSITY CALCULATIONS

| SECT. | PARCEL NO. | TAX ACCT. NO. | ACREAGE | NO. OF LOTS | ALLOW. (0.2) | PROP. |
|--------|-------------|---------------|---------|-------------|--------------|-------|
| 1 | P-16 (PART) | 08-1700006607 | 95.81 | 19.16 | 20 | |
| 2 | P-60 | 08-0815038875 | 42.40 | 8.48 | 7 | |
| 3 | P-16 (PART) | 08-1700004007 | 41.46 | 8.29 | 2 | |
| TOTALS | | | 179.67 | 36.93 | 30 | |

CURVES

| FROM | TO | RADIUS | LENGTH | Δ | TANGENT | CHORD |
|------|------|--------|--------|-----------|---------|-----------------------|
| 1161 | 1160 | 731.41 | 137.06 | 12°18'13" | 78.83 | N 37°50'27"W - 156.76 |
| 1167 | 1169 | 693.66 | 248.22 | 20°30'10" | 125.45 | N 33°44'28"W - 246.90 |
| 1170 | 1172 | 717.09 | 237.80 | 19°00'00" | 119.00 | N 33°30'23"W - 236.71 |
| 1202 | 1203 | 694.41 | 125.07 | 10°21'22" | 63.11 | N 58°48'52"W - 125.70 |
| 1204 | 1205 | 728.66 | 360.73 | 20°30'10" | 131.70 | N 33°44'28"W - 257.36 |
| 1206 | 1207 | 732.09 | 249.40 | 19°00'00" | 125.86 | N 33°59'23"W - 248.26 |
| 1220 | 1221 | 503.41 | 125.59 | 14°14'17" | 65.12 | N 33°25'42"W - 125.27 |
| 1222 | 1223 | 543.69 | 114.32 | 12°00'13" | 57.37 | N 54°18'40"W - 114.11 |
| 1224 | 1225 | 295.08 | 178.71 | 34°42'00" | 92.19 | N 77°39'46"W - 175.99 |
| 1226 | 1227 | 281.08 | 170.22 | 34°42'00" | 87.81 | N 77°39'46"W - 167.63 |
| 1228 | 1230 | 300.00 | 36.14 | 41°24'35" | 18.90 | N 81°01'04"W - 35.38 |
| 1230 | 1231 | 300.00 | 229.35 | 26°49'00" | 72.19 | N 37°39'46"E - 137.81 |
| 1234 | 1235 | 231.08 | 199.94 | 34°42'00" | 96.14 | N 29°11'41"E - 75.00 |
| 1231 | 1233 | 300.00 | 36.14 | 41°24'35" | 18.90 | N 39°36'29"E - 35.36 |
| 1236 | 1237 | 345.08 | 208.89 | 34°42'00" | 107.81 | N 77°39'46"E - 205.81 |
| 1238 | 1239 | 593.69 | 124.80 | 12°00'13" | 62.63 | N 54°18'40"E - 124.57 |
| 1239 | 1240 | 455.41 | 118.17 | 14°14'17" | 56.88 | N 33°25'42"E - 112.80 |



GENERAL NOTES (TOTAL TRACT)

- AREA OF TRACT: 179.51 AC. (NET), 178.21 AC. (GROSS)
- EXISTING ZONING: RC-4
- PRESIDENT USE: VACANT, PART WOODED
- PROPOSED USE: SINGLE FAMILY UNITS
- NUMBER OF UNITS ALLOWED (178.21 AC x 0.2) = 35.7 U.
- NUMBER OF UNITS PROPOSED = 35
- MINIMUM AREA OF LOTS = 3.0 AC.
- ALL DWELLING UNITS ARE FOR SALE
- NUMBER OF PARKING SPACES REQUIRED (PROPOSED) = 70
- NO OPEN SPACE REQUIRED
- ALL DRIVEWAYS & PARKING AREAS TO BE PAVED WITH A DURABLE DUST-FREE SURFACE
- WATERSHED NR 1
- PUBLIC SEWER & WATER NOT AVAILABLE
- DRAINAGE AREA: OREGON BRANCH
- THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE
- PANHANDLE DRIVES WILL BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SERVED
- TOTAL AREA OF ROAD DEDICATION = 6,679.9 AC
- WATER APPROPRIATION PERMIT NR
- S.W.M. EXEMPTION IS APPROVED BY BALTO. COUNTY
- PROPOSED GRADING WILL BE LIMITED TO THE HOUSE & DRIVEWAY LOCATIONS AND SUCH ARE IMMEDIATELY ADJACENT AS REQUIRED TO PROVIDE POSITIVE DRAINAGE
- ALL RIGHTS OF WAY, EASEMENTS & RESERVATIONS TO BE DEDICATED TO BALTIMORE COUNTY
- HIGHWAY & HIGHWAY WIDENING, SLOPE, DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTO. CO. MR. THE DEVELOPER HIS PERSONAL REPRESENTATIVES & ASSIGNS SHALL CONVEY SAID AREA BY DEED TO BALTIMORE COUNTY, MD. AT NO COST
- RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-60, BILL & 56-02
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT
- ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING & ZONING AND THE DEPARTMENT OF PUBLIC WORKS
- DATE OF C.R.G. APPROVAL: SEE BELOW
- OWNERSHIP REFERENCES: TAX MAP 42, LOTS 1 THRU 26, E.H.K. JR. 7120/023
- THE SITE IS LOCATED IN THE 39TH JUDICIAL DISTRICT, BALTIMORE COUNTY, SUBSEVER SHED 36.

SECTION I

- TOTAL AREA: 91.8730 AC. (NET) 95.81 AC. (GROSS)
- NO. OF UNITS ALLOWED: 05.81 AC x 0.2 = 1.16 U.
- NO. OF UNITS PROPOSED: 2 U.
- MIN. AREA OF LOTS: 3.0 AC.
- NO. OF PARKING SPACES REQUIRED: PROVIDED = 52 SPA
- DATE OF C.R.G. APPROVAL: 12-18-83
- AREA OF ROAD DEDICATION: 4.2318 AC.

RESUBDIVISION OF SECTION I IVY HILL

8TH ELECTION DISTRICT BALTIMORE CO., MD.
SCALE: 1" = 100' JUNE 10, 1987

MIDDE CONSULTANTS, INC.
ENGINEERS - ARCHITECTS - PLANNERS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21204

OWNER/DEVELOPER
CHAMARAL LIMITED PARTNERSHIP
509 CRANBROOK ROAD
COCKEYSVILLE, MARYLAND 21030
(301)-666-3400

NOTE: THIS PLAT WAS PREVIOUSLY RECORDED ON MARCH 26, 1986, E.H.K. JR. 54 FOLIOT 71. REASON FOR RE-RECORDING: JEREMY ARTHUR COURT CHANGED TO CHRIS ELIOT COURT

Filed for record
Date: June 14, 1987
Test:
Gerald P. Maragos
Gerald P. Maragos

APPROVED: DEPARTMENT OF HEALTH
DATE: _____
DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED: DEPARTMENT OF PUBLIC WORKS
DATE: 6/22/87
DIRECTOR

APPROVED: OFFICE OF PLANNING & ZONING
DATE: _____
DIRECTOR

NOTE: STREETS AND/OR ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved to the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE: COORDINATES AND BEARINGS shown on this plat are referred to by the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:
X9785 N 07633.65 W 16630.70
X9786 N 67493.54 W 16750.10

SURVEYOR'S 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 HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, INsofar AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF MARKERS.

GERALD P. MARAGOS # _____ DATE _____

OWNER'S CERTIFICATE
THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT 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 & SETTING OF MARKERS.

CHAMARAL LIMITED PARTNERSHIP
OWNER OF LAND SHOWN HEREON

BY: _____ DATE _____