

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	50.00'	22.38'	42.05'	48°11'23"	114°35'30"	40.82'	S 01°50'08"E
C-2	50.00'	29.84'	58.37'	50°33'46"	104°10'26"	46.98'	S 03°01'13"E
C-3	50.00'	29.84'	58.37'	50°33'46"	104°10'27"	46.98'	S 03°01'13"E
C-4	50.00'	8.70'	17.28'	17°04'42"	104°10'27"	17.18'	S 86°04'20"E
C-5	50.00'	10.47'	20.70'	21°33'48"	104°10'30"	20.58'	N 66°18'08"E
C-6	50.00'	40.65'	70.01'	72°58'07"	104°10'27"	65.38'	N 19°03'14"E
C-7	50.00'	29.68'	54.43'	58°48'15"	104°10'27"	52.24'	N 43°40'58"W
C-8	50.00'	22.38'	42.05'	48°11'23"	114°35'30"	40.82'	N 50°01'24"W
C-9	53.97'	15.98'	31.08'	32°59'47"	106°09'44"	30.65'	N 22°38'48"W
C-10	1814.11'	10.00'	20.00'	0°42'38"	3°32'38"	20.00'	N 70°38'56"W
C-11	1814.11'	7.41'	14.82'	0°31'33"	3°32'38"	14.82'	N 71°17'01"W
C-12	1854.11'	10.00'	20.00'	0°41'34"	3°27'50"	20.00'	N 70°38'56"W
C-13	1854.11'	10.00'	20.00'	0°41'34"	3°27'50"	20.00'	N 70°38'56"W
C-20	431.09'	123.68'	240.79'	32°00'13"	15°17'27"	237.67'	N 41°58'50"W

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	49556.25200	56194.33000	0.00	STONE
123	49641.30630	56268.35630	0.00	POINT
42	48749.19690	56224.37280	0.00	POINT
128	48097.15210	57227.12800	0.00	POINT
460	48098.78720	56474.18940	0.00	POINT
781	48949.59000	56343.10000	0.00	POINT
125	48487.25570	56679.86910	0.00	POINT

**AREA TABULATIONS (PLAT #1 DAY'S WOODS MANOR)**

AREA OF LOTS = 27,725 AC.  
 AREA OF TRACTS A, B, C = 33,708 AC.  
 AREA OF RIGHT-OF-WAY (DAY'S WOODS COURT) = 0.294 AC.  
 AREA OF STORMWATER MANAGEMENT RESERVATION #1 = 2.014 AC.  
 AREA OF HIGHWAY WIDENING = 2.505 AC.  
 TOTAL AREA THIS PLAT = 66.246 AC.

**LEGEND**

EASEMENT LINES  
 PROPERTY LINE  
 FOREST CONSERVATION EASEMENT  
 FOREST BUFFER EASEMENT  
 BUILDING SETBACK LINE (B.S.L.)  
 100YR. FLOOD PLAIN  
 SEPTIC RESERVE AREA

**REVERTIBLE SLOPE EASEMENT**

**FINAL PLAT:** ZADM, STREETS, NUMBERING, DEV PLAN REVIEW, DEV ENGINEER, DIV. OF REAL ESTATE, ASSESSMENTS

**AREA TABULATIONS (PLAT #1 DAY'S WOODS MANOR)**

AREA OF LOTS = 27,725 AC.  
 AREA OF TRACTS A, B, C = 33,708 AC.  
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 AREA OF HIGHWAY WIDENING = 2.505 AC.  
 TOTAL AREA THIS PLAT = 66.246 AC.

**SITE DATA**

OWNER: JWR MT. VISTA LIMITED PARTNERSHIP  
 4344 CHAPEL ROAD  
 PERRYHALL, MARYLAND 21228

GROSS AREA: 102.63 AC. (PLATS 1 & 2 DAY'S WOODS MANOR)  
 CURRENT ZONING: RC-5 (1996, 1990, 1984 MAPS)  
 DEED REFERENCE: PARCEL A 9841-003 PARCEL B 9841-062  
 TAX ACCOUNT NO. PARCEL A 22-00-016449 PARCEL B 22-00-016450

CENSUS TRACT: 4111.02  
 ELECTION DISTRICT: H5  
 COUNCILMANIC DISTRICT: H5  
 ELEMENTARY SCHOOL: KINGSDALE ELEMENTARY

B. LOTS PROPOSED: 14 SINGLE FAMILY LOTS AND 1 REMNANT C. REMAINING DENSITY 22 D.U.

LOT #2 WILL REQUIRE AN EJECTOR PUMP  
 A VARIANCE HAS BEEN REQUESTED AND APPROVED FOR WELLS LOWER THAN THE HIGHEST ELEVATION OF THE STRA.  
 SEPTIC AND WELL AREAS HAVE BEEN APPROVED BY DEPDM.

NOTE: PLATS 1 & 2 DAY'S WOODS MANOR ARE A RESUBDIVISION OF LOT #2 MINOR SUBDIVISION OF DE BALLA PROPERTY #54-157-M. LOTS 1 & 3 ARE SHOWN HEREON FOR THE PURPOSE OF HIGHWAY WIDENING

**OWNER'S 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 HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

OWNER: JWR MT. VISTA LIMITED PARTNERSHIP  
 DATE: 5/15/96

OWNER: JOHN W. RUPPERT  
 DATE: 3/21/96

OWNER: JOHN C. LOVE  
 DATE: 7/4/96

**SURVEYOR'S CERTIFICATE**

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID 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 MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

SURVEYOR: JAMES B. THOMAS RPLS #27  
 DATE: 7-12-96

**APPROVED:**

DIR. DEPT. ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
 DATE: 1-31-97

APPROVED BY THE DIRECTOR PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(C) BALTIMORE COUNTY CODE  
 DATE: 1-31-97

**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 TRAVERSE STATIONS:

X-9089 N48754.93 E58381.60  
 X-9090 N49401.48 E58530.44

**OWNER'S 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 HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS.

OWNER: JWR MT. VISTA LIMITED PARTNERSHIP  
 DATE: 5/15/96

OWNER: JOHN W. RUPPERT  
 DATE: 3/21/96

OWNER: JOHN C. LOVE  
 DATE: 7/4/96

**SURVEYORS SEAL**

TRIANGLE SURVEYS, INC.  
 P.O. BOX 307  
 PERRYHALL, MD. 21228  
 (410) 529-1332

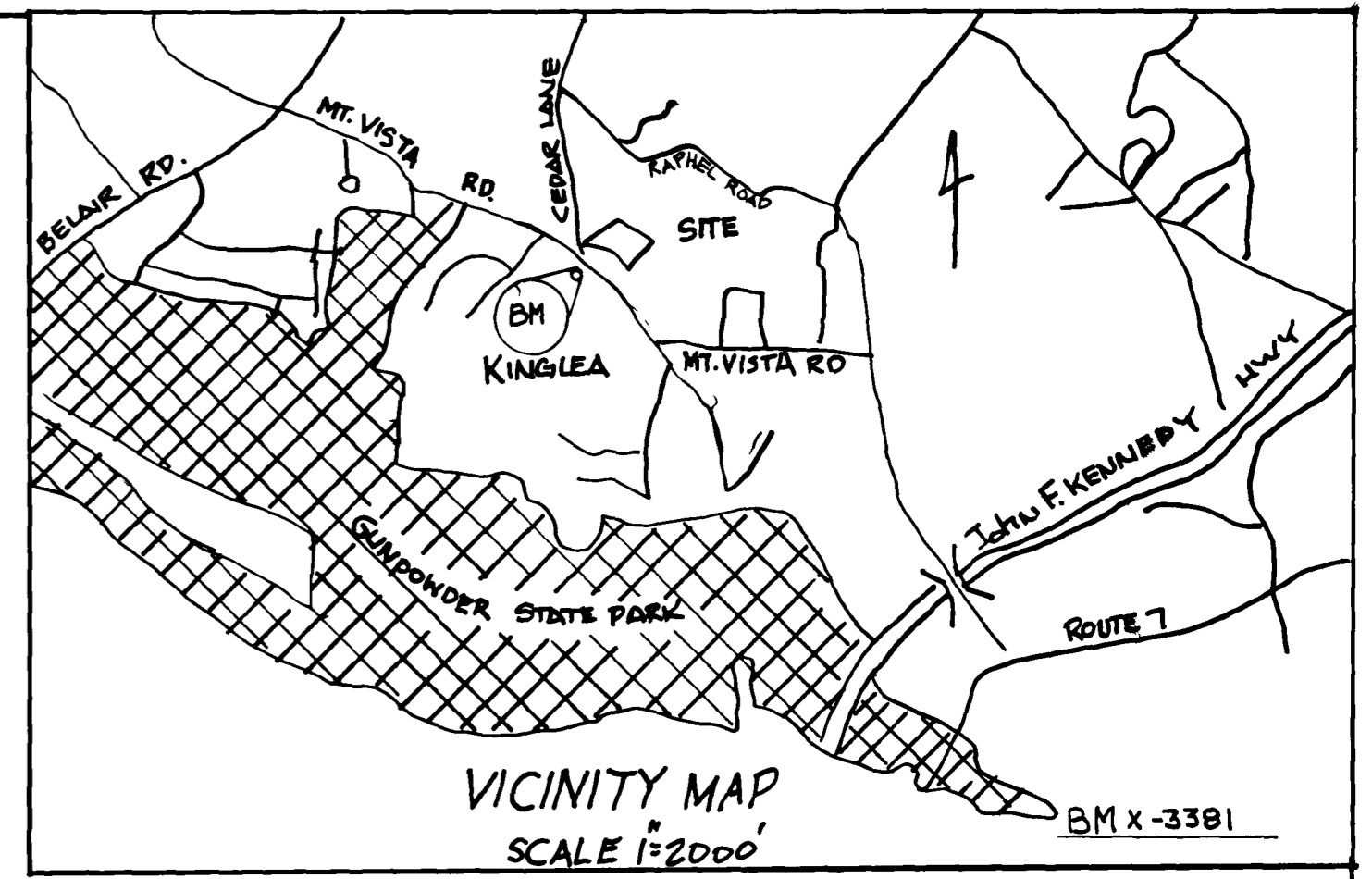
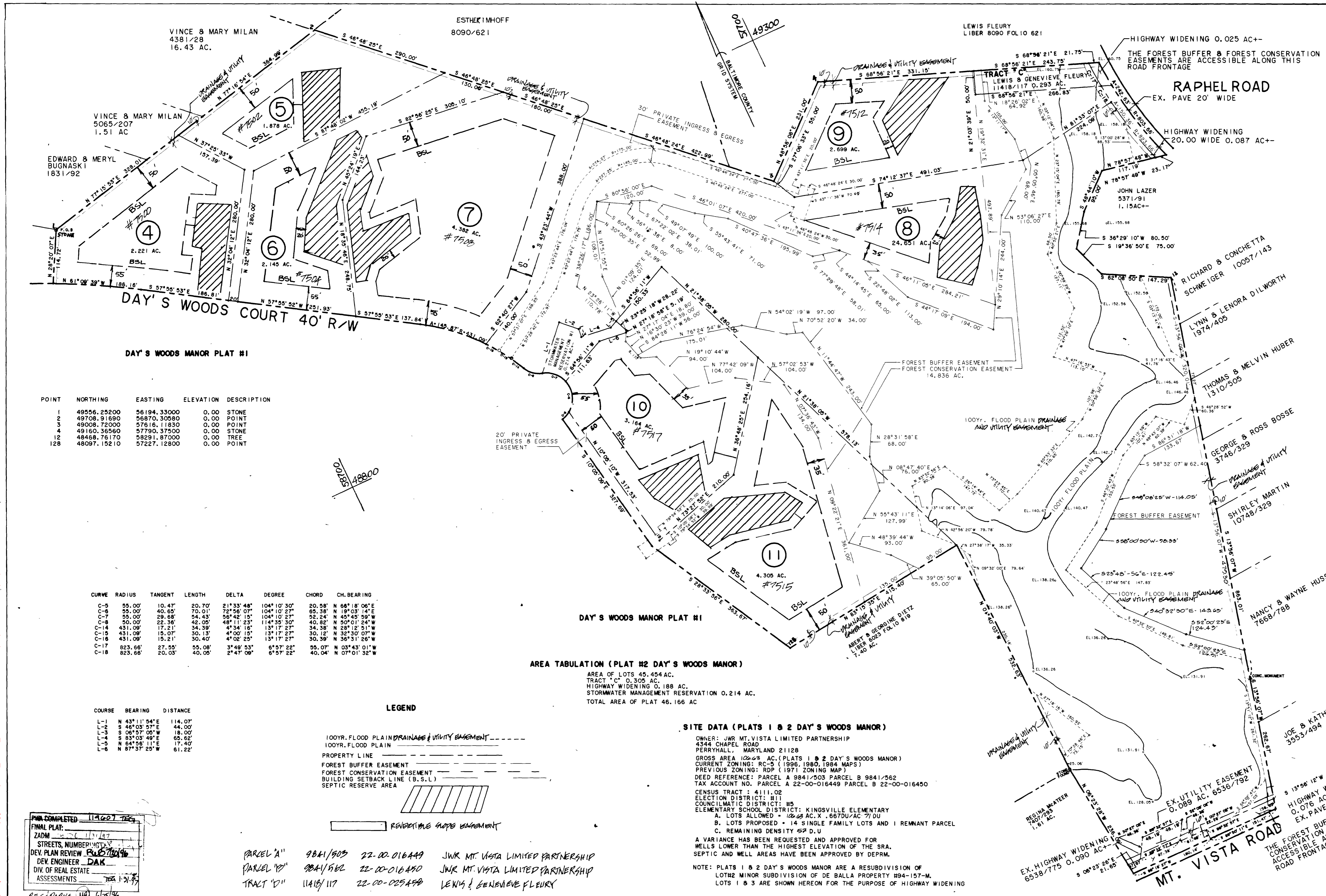
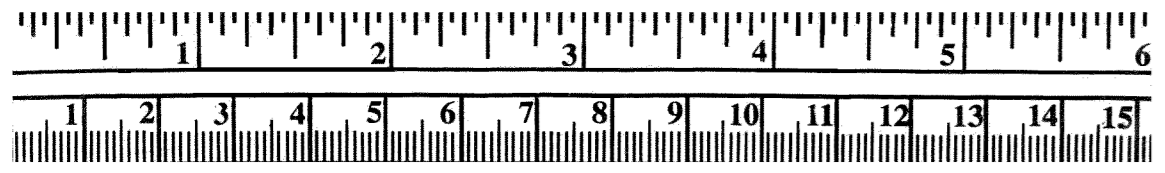
**PLAT #1 DAY'S WOODS MANOR**

SCALE: 1" = 100'  
 DATE: 2/20/96  
 ELECTION DISTRICT H11 COUNCILMANIC DISTRICT H5

**GENERAL NOTES**

- All requirements of the Maryland State Department of the Environment and Baltimore County Department of Environmental Protection and Resource Management pertaining to private water and/or sewage systems must be complied with prior to approval of building applications.
- Traffic collection, snow removal and road maintenance are to be provided to the junction of the easement and street right-of-way.
- Highway rights-of-way and highway widenings, slope easements, drainage and utility easements, access in fee or easement, grassy areas in fee or easement and stormwater management areas are hereby reserved to the owner and except for the dedication to Baltimore County, Maryland, the owner, his personal representatives and assigns shall convey said areas by deed to Baltimore County, Maryland or its agent, Baltimore County, Maryland, for the purposes of installing, constructing, maintaining and repairing the roads, utilities and facilities, and stormwater management ponds and facilities.
- Street and/or roads shown hereon and the mention thereof in deeds are for the purposes of description only, and the same are not intended to be dedicated to public use; the right to alter upon the property for the purposes reserved in the grantors in the deed to which this plat is attached, their heirs and assigns.
- This plat may expire in accordance with the provisions of the Baltimore County Code, Section 26-216.
- The recording of this plat does not guarantee the installation of streets or utilities by Baltimore County.
- The information shown hereon may be superseded by a subsequent or amended plat.
- Additional information concerning this plat may be obtained from the Baltimore County Office of Planning and Zoning and the Department of Public Works.
- The recording of this plat does not constitute or imply acceptance by the county of any street, easement, park, open space or other public use shown on this plat.
- The owner/developer will comply with the best management practice adopted by Baltimore County Department of Environmental Protection and Resource Management.
- The plan for the property shown on this plat was approved on 1/30/97.
- Except as otherwise indicated, all building restriction lines shown hereon have been placed as a result of an interpretation of currently applicable regulations and policies of the Baltimore County Office of Planning and Zoning. Exceptions to these restrictions may apply.
- The approval of this plat is based upon a reasonable assumption that the development and use of the property is planned for the development and use of the property as shown hereon. However, building permits may not be issued until the planned water and sewer facilities are completed and determined to be adequate to serve the proposed development.
- There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement or Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.

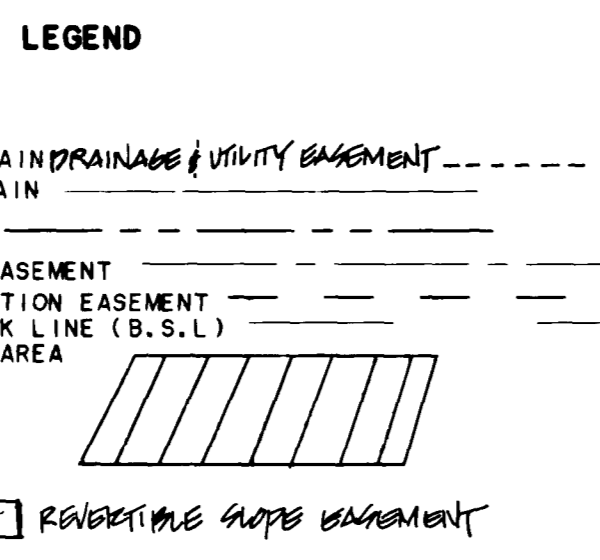
BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 69, pp. 32-33, MSA S1236-10462. Date available 1997/01/31. Printed 03/17/2003.



- GENERAL NOTES**
- Highway rights-of-way and highway widenings, slope easements, drainage and utility easements, access in fee of easements, driveway areas in fee or easement and stormwater management areas, no matter how entitled, shown hereon, are reserved unto the owner and except for those indicated as private, are hereby offered for dedication to Baltimore County, Maryland. The owner, his personal representatives and assigns shall convey said areas by deed to Baltimore County, Maryland at no cost. Until the time of said conveyance is accepted by Baltimore County, the owner authorized Baltimore County, and its agents, the right to enter upon the property for the purpose of installing, constructing, maintaining and repairing roads, utility lines and facilities, and storm water management ponds and facilities.
  - Street and/or roads shown hereon and the mention thereof in deeds are for the purpose of record only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.
  - This plat may expire in accordance with the provisions of the Baltimore County code, Section 28-216.
  - The recording of this plat does not guarantee the installation of street or utilities by Baltimore County.
  - The information shown hereon may be superseded by a subsequent or amended plat.
  - Additional information concerning this plat may be obtained from the Baltimore County Office of Planning and Zoning and the Department of Public Works.
  - The 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.
  - The owner/developer will comply with the best management practice adopted by Baltimore County Department of Environmental Protection and Resource Management.
  - The plan for the property shown on this plat was approved on 1-30-97.
  - Except as otherwise indicated, all building restriction lines shown hereon have been placed as a result of an interpretation only of currently applicable Baltimore County regulations and policies of the Baltimore County Office of Planning and Zoning. Exceptions to these restrictions may apply.
  - The approval of this plat is based upon a reasonable expectation that the water and sewer service which is planned for the development will be available when needed. However, building permits may not be issued until the planned water and sewer facilities are completed and determined to be adequate to serve the proposed development.
  - There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement of Forest Conservation Easement except as permitted by the Baltimore County Department of Environmental Protection and Resource Management.
  - Any Forest Buffer Easement or Forest Conservation Easement shown hereon is subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.
  - The area designated as floodplain includes the area inundated by the 100-year frequency storm and a minimum of 1 foot vertical freeboard. The elevations shown on the floodplain sections are the 100-year design frequency surface elevations.
  - Roads, storm drains and utilities have been designed by a Professional Engineer-P.E. No. 16581.
  - This site is located in the Gunpowder sewerhead.
  - Soil percolation tests will be valid for a period of five (5) years from the date the record plat is signed by the Director of Environmental Protection and Resource Management. At this expiration of this period new tests may be required.
  - All requirements of the Maryland State Department of the Environment and Baltimore County Department of Environmental Protection and Resource Management pertaining to private water and/or sewer systems must be complied with prior to approval of building applications.
  - Trash collection, snow removal and road maintenance are to be provided to the junction of the parandah and street right-of-way.

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	49556.25200	56194.33000	0.00	STONE
2	49708.91690	56870.30680	0.00	POINT
3	49008.72000	57616.11830	0.00	POINT
4	49160.36560	57790.37500	0.00	STONE
12	48468.76170	58291.87000	0.00	TREE
128	48097.15210	57227.12800	0.00	POINT

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-5	55.00'	10.47'	20.70'	21°33'48"	104°10'30"	20.58'	N 68°18'06"E
C-6	55.00'	40.65'	70.01'	72°56'07"	104°10'30"	69.38'	N 19°03'14"E
C-7	50.00'	29.68'	54.43'	56°42'15"	104°10'30"	52.24'	N 45°45'59"W
C-8	50.00'	22.36'	42.05'	48°11'23"	114°33'30"	40.82'	N 50°01'24"W
C-14	431.09'	17.21'	34.38'	4°34'16"	13°17'27"	34.38'	N 28°12'51"W
C-15	431.09'	15.07'	30.13'	4°00'15"	13°17'27"	30.13'	N 38°30'07"W
C-16	431.09'	15.21'	30.40'	4°02'25"	13°17'27"	30.39'	N 36°31'26"W
C-17	823.66'	27.55'	55.08'	3°49'53"	6°27'22"	55.07'	N 03°43'01"W
C-18	823.66'	20.03'	40.05'	2°47'08"	6°27'22"	40.04'	N 07°01'32"W



**AREA TABULATION (PLAT #2 DAY'S WOODS MANOR)**  
 AREA OF LOTS 45, 46 & 47 AC.  
 TRACT "C" 0.305 AC.  
 HIGHWAY WIDENING 0.188 AC.  
 STORMWATER MANAGEMENT RESERVATION 0.214 AC.  
 TOTAL AREA OF PLAT 46.166 AC.

**SITE DATA (PLATS 1 & 2 DAY'S WOODS MANOR)**  
 OWNER: JWR MT. VISTA LIMITED PARTNERSHIP  
 4344 CHAPEL ROAD  
 PERRYHALL, MARYLAND 21128  
 GROSS AREA 126.69 AC. (PLATS 1 & 2 DAY'S WOODS MANOR)  
 CURRENT ZONING: RC-5 (1986, 1980, 1984 MAPS)  
 PREVIOUS ZONING: RDP (1971 ZONING MAP)  
 DEED REFERENCE: PARCEL A 9841/503 PARCEL B 9841/562  
 TAX ACCOUNT NO. PARCEL A 22-00-016449 PARCEL B 22-00-016450  
 CENSUS TRACT - 41111.02  
 ELECTION DISTRICT: H11  
 COUNCILMATIC DISTRICT: H5  
 ELEMENTARY SCHOOL DISTRICT: KINGSVILLE ELEMENTARY  
 A. LOTS ALLOWED - 126 AC. X .667DU/AC 7/0U  
 B. LOTS PROPOSED - 14 SINGLE FAMILY LOTS AND 1 REMNANT PARCEL  
 C. REMAINING DENSITY 57 D.U.  
 A VARIANCE HAS BEEN REQUESTED AND APPROVED FOR WELLS LOWER THAN THE HIGHEST ELEVATION OF THE SRA. SEPTIC AND WELL AREAS HAVE BEEN APPROVED BY DEPRM.  
 NOTE: PLATS 1 & 2 DAY'S WOODS MANOR ARE A RESUBDIVISION OF LOT#2 MINOR SUBDIVISION OF DE BALLA PROPERTY #94-157-M. LOTS 1 & 3 ARE SHOWN HEREON FOR THE PURPOSE OF HIGHWAY WIDENING

FINAL PLAT  
 ZADM 11/1/97  
 STREETS, NUMBERS, DISTRICTS  
 DEV. PLAN REVIEW 10/27/96  
 DEV. ENGINEER DAK  
 DIV. OF REAL ESTATE ASSESSMENTS 10/27/96  
 REC'D PERMS 10/27/96

PARCEL "A" 9841/503 22-00-016449 JWR MT. VISTA LIMITED PARTNERSHIP  
 PARCEL "B" 9841/562 22-00-016450 JWR MT. VISTA LIMITED PARTNERSHIP  
 TRACT "C" 11418/117 22-00-025499 LEWIS & GENEVIEVE FLEURY

<p>APPROVED:</p> <p>DIR. DEPT. ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT</p> <p>DATE: 1-31-97</p> <p>Approved by the Director of Permits and Development Management pursuant to Section 28-216(c) Baltimore County Code</p> <p>DATE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT</p>	<p>NOTE:</p> <p>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 TRAVERSE STATIONS:</p> <p>X-9089 N48754.93, E58581.60        X-9090 N49401.48, E58530.44</p>	<p>OWNERS</p> <p><b>JWR MT. VISTA LIMITED PARTNERSHIP</b></p> <p>4344 CHAPEL ROAD        BALTIMORE MARYLAND 21236</p> <p>JOHN W. RUPPERT        GENERAL PARTNER</p> <p>LEWIS L. FLEURY</p>	<p>OWNER'S CERTIFICATE</p> <p>THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY 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 HAVE BEEN COMPLIED WITH INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS</p> <p>OWNER: <i>Honoree Fleury</i> DATE 6/18/96        GENEVIEVE FLEURY</p> <p>OWNER: <i>John Ruppert</i> DATE 3/21/96        JOHN W. RUPPERT</p> <p>OWNER: <i>L. Fleury</i> DATE 3/21/96        LEWIS L. FLEURY</p>	<p>SURVEYOR'S CERTIFICATE</p> <p>THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID 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 MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS</p> <p><i>James B. Thomas</i>        3-12-96</p> <p>SURVEYOR: JAMES B. THOMAS RPLS H27</p>	<p>SURVEYOR'S SEAL</p>	<p>TRIANGLE SURVEYS, INC.</p> <p>P.O. BOX 307        PERRYHALL, MARYLAND 21128        (410) 529-1332</p> <p><b>DAY'S WOODS MANOR PLAT # 2</b></p> <p>SCALE: 1"=100'        DATE: 3/3/96        ELECTION DISTRICT # 11 COUNCILMATIC DISTRICT # 5</p>
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