

CURVE DATA

FROM-TO	RADIUS	△	LENGTH	TANGENT	CHORD
1-3	12453.32	03°47'49"	825.25'	412.78'	S 56°50'34" W 825.10'
4-5	12203.32	04°32'52"	968.61'	484.57'	N 57°13'51" E 968.37'
31-34	12263.32	00°35'32"	126.78'	63.39'	S 55°19'13" W 126.76'
37-41	12263.32	01°10'19"	250.84'	125.43'	S 56°33'08" W 250.79'
44-12	12263.32	00°25'05"	89.45'	44.72'	S 57°39'05" E 89.42'
12-14	241.04	22°31'21"	94.75'	47.99'	S 46°29'19" W 94.14'
19-23	710.00	06°15'39"	77.58'	38.83'	S 38°21'28" W 77.54'
21-17	650.00	07°45'00"	87.92'	44.03'	N 39°06'09" E 87.85'
16-10	301.04	22°32'38"	118.45'	60.00'	N 46°29'58" E 117.69'
10-5	12203.32	02°54'11"	618.27'	309.20'	N 56°24'30" E 618.21'
4-10	12203.32	01°38'42"	350.34'	175.18'	N 58°40'57" E 350.33'
12-123	241.04	08°29'02"	35.69'	17.88'	S 53°30'44" W 35.66'
123-14	241.04	14°02'19"	59.06'	29.68'	S 42°14'39" W 58.91'
1-124	12453.32	00°39'05"	141.55'	70.78'	S 55°16'13" W 141.55'
124-125	12453.32	00°22'05"	80.00'	40.00'	S 55°46'48" W 80.00'
125-126	12453.32	01°07'51"	245.76'	122.88'	S 56°31'46" W 245.76'
126-127	12453.32	00°22'05"	80.00'	40.00'	S 57°16'44" W 80.00'
127-122	12453.32	00°33'08"	120.00'	60.00'	S 57°44'20" W 120.00'
122-3	12453.32	00°43'36"	157.94'	78.97'	S 58°22'35" W 157.94'

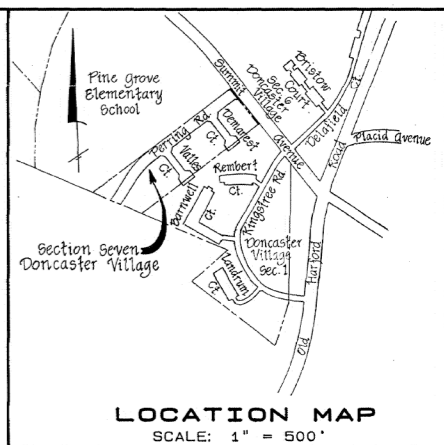
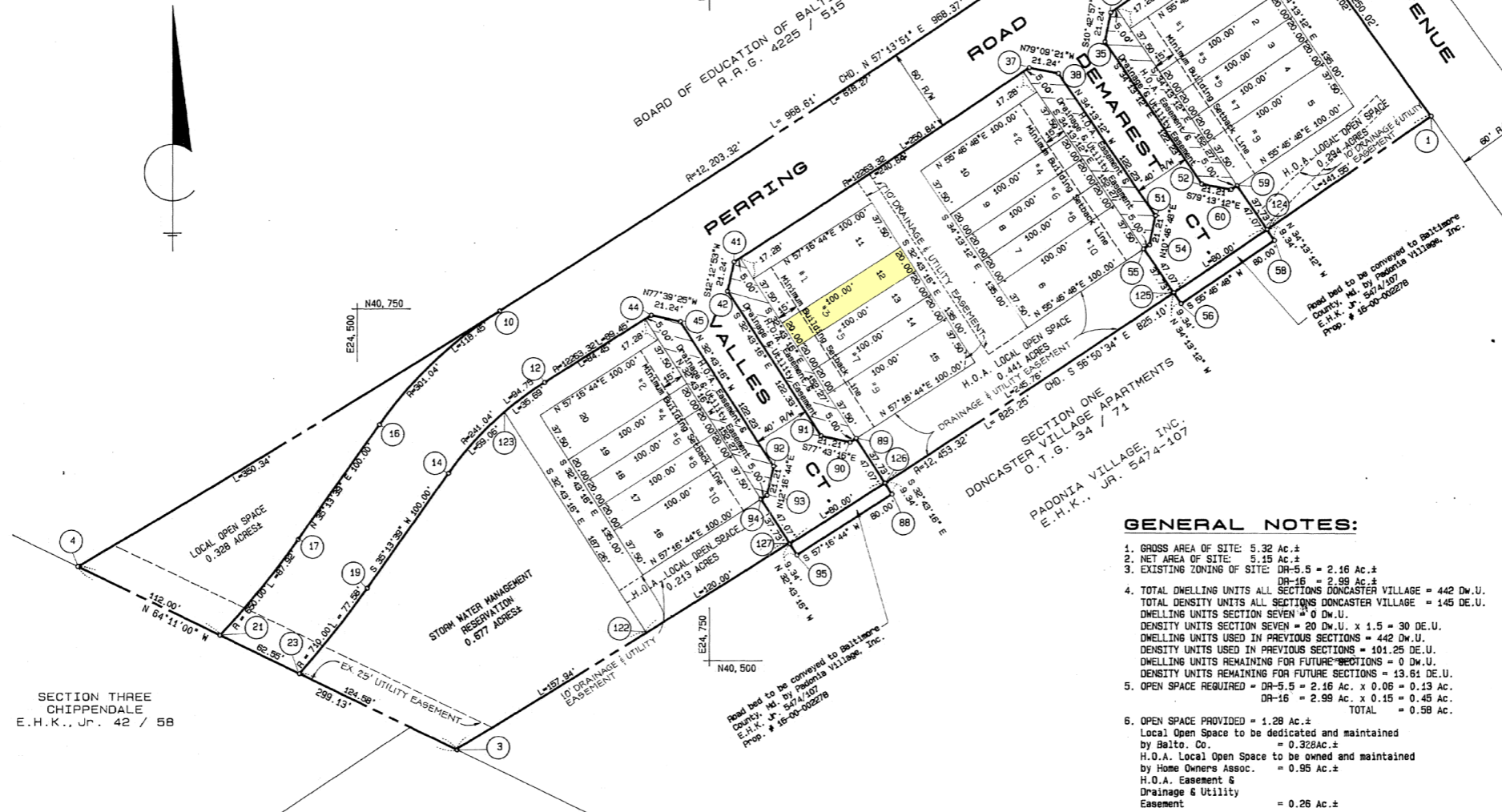
COORDINATES

NO.	NORTH	EAST	NO.	NORTH	EAST
1	40887.60	25261.90	54	40795.98	25062.33
3	40436.32	24571.13	55	40793.16	25058.19
4	40566.59	24301.86	56	40754.24	25084.66
5	41090.73	25116.12	58	40799.23	25150.81
10	40748.68	24601.14	59	40838.15	25124.34
12	40697.88	24633.06	60	40835.34	25120.21
14	40633.06	24564.79	88	40618.57	24879.45
16	40667.67	24515.78	89	40658.17	24854.01
17	40585.99	24458.09	90	40655.47	24849.80
19	40551.38	24507.11	91	40659.98	24829.08
21	40517.81	24402.69	92	40638.36	24795.42
23	40490.57	24458.99	93	40617.63	24790.91
30	41029.79	25159.85	94	40614.92	24786.70
31	41033.37	25138.82	95	40575.32	24812.15
34	40961.24	25034.58	122	40519.13	24705.62
35	40940.38	25030.63	123	40676.67	24604.40
37	40921.88	24976.70	124	40806.96	25145.56
38	40917.88	24997.56	125	40761.97	25079.41
41	40783.65	24767.44	126	40626.43	24874.40
42	40762.89	24762.95	127	40583.19	24807.10
44	40745.72	24708.60			
45	40741.18	24729.35			
51	40816.81	25066.29			
52	40839.31	25099.37			

NOTES

- 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 the plat.
- This plat may expire in accordance with the provisions of Section 22-68 Bill #56-82.
- Recording of this plat does not guarantee installation of streets or utilities by Baltimore County.
- The information shown may be superseded by a subsequent or amended plat.
- Additional information concerning this plat may be obtained from the Office of Planning and Zoning and the Department of Public Works.
- CRS Plan Approved on January 29, 1987.
- Highway and highway widening, slope, drainage and utility easements shown hereon are reserved unto the developer and are hereby offered for dedication to Baltimore County, Maryland. The developer, his personal representatives and assigns shall convey said areas by deed to Baltimore County, Maryland at no cost.

NOTE:
SEWER DRAINAGE AREA: Gunpowder



GENERAL NOTES:

- GROSS AREA OF SITE: 5.32 Ac.±
- NET AREA OF SITE: 5.15 Ac.±
- EXISTING ZONING OF SITE: DR-5.5 = 2.16 Ac.±
- TOTAL DWELLING UNITS ALL SECTIONS DONCASTER VILLAGE = 442 Dw.U.
TOTAL DENSITY UNITS ALL SECTIONS DONCASTER VILLAGE = 145 DE.U.
DWELLING UNITS SECTION SEVEN = 0 Dw.U.
DENSITY UNITS SECTION SEVEN = 20 Dw.U. x 1.5 = 30 DE.U.
DWELLING UNITS USED IN PREVIOUS SECTIONS = 442 Dw.U.
DENSITY UNITS REMAINING FOR FUTURE SECTIONS = 0 Dw.U.
DENSITY UNITS REMAINING FOR FUTURE SECTIONS = 13.81 DE.U.
- OPEN SPACE REQUIRED - DR-5.5 = 2.16 Ac. x 0.06 = 0.13 Ac.
DR-16 = 2.99 Ac. x 0.15 = 0.45 Ac.
TOTAL = 0.58 Ac.
- OPEN SPACE PROVIDED = 1.28 Ac.±
Local Open Space to be dedicated and maintained by Balto. Co. = 0.328 Ac.±
H.O.A. Local Open Space to be owned and maintained by Home Owners Assoc. = 0.95 Ac.±
- PARKING SPACES REQUIRED FOR SECTION SEVEN
30 DE.U. x 1.53 = 45.9
- PARKING PROVIDED = 48

Filed for record
MAR 58 FOLIO 25
Date MAR 3 1988

Test:
Signature
Clerk

**SECTION SEVEN
DONCASTER VILLAGE**

9th ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE: 1" = 50' JULY 29, 1987

OWNER
JAMES KEELY & CO., INC.
61 E. PADONIA ROAD
P.O. BOX 528
TIMONIUM, MD 21093

DEED REFERENCE: E.H.K., JR. 5630/64
PROPERTY No. 17-00-008502

P.W.A. Completed 98705 JJK
Final Plat Checked
Planning
Engineering: PLS 2/5/88
Street Names:
House No.: 2-29-88
Assessment: AKK 9/29/88

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, HAS BEEN COMPLIED WITH, INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.
DATE: 7/29/87 OWNER: *Signature*

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 ON THE 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 SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.
DATE: 7/29/87 PROFESSIONAL LAND SURVEYOR: *Signature*

LEGEND

- Outline of Plat shown thus [---]
- Boundary of Roads shown thus [---]
- Lot lines shown thus [---]
- Lot Numbers shown thus [15]
- House Numbers shown thus [24]
- Easements for Utilities & Drainage shown thus [---]
- Building Setback shown thus [---]
- Coordinate Numbers shown thus [22]
- H.O.A. Easement & Drainage & Utility Easement shown thus [---]

THE PINE RIDGE SWIMMING CLUB
W.J.R. 3719 / 468

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
Robert W. Shively 2-23-88
DIRECTOR DATE

DEPARTMENT OF PUBLIC WORKS
Signature 2/2/88
DIRECTOR DATE

OFFICE OF PLANNING AND ZONING
Signature
DIRECTOR DATE

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 DEVELOPMENT.

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 BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

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-5196 N 40367.65 E 25786.60
X-5197 N 40516.52 E 25584.41

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 58, p. 25, MSA_S1236_2719, Date available 1988/03/03, Printed 06/14/2022.