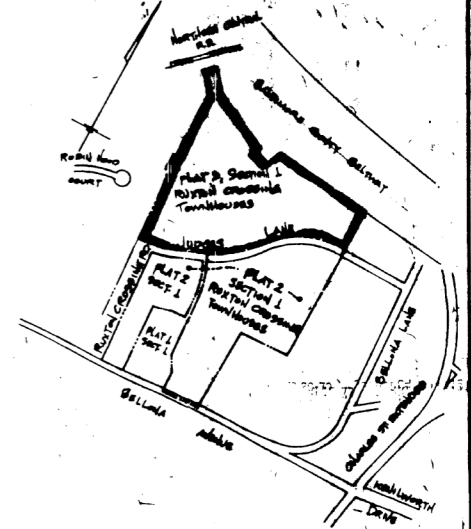
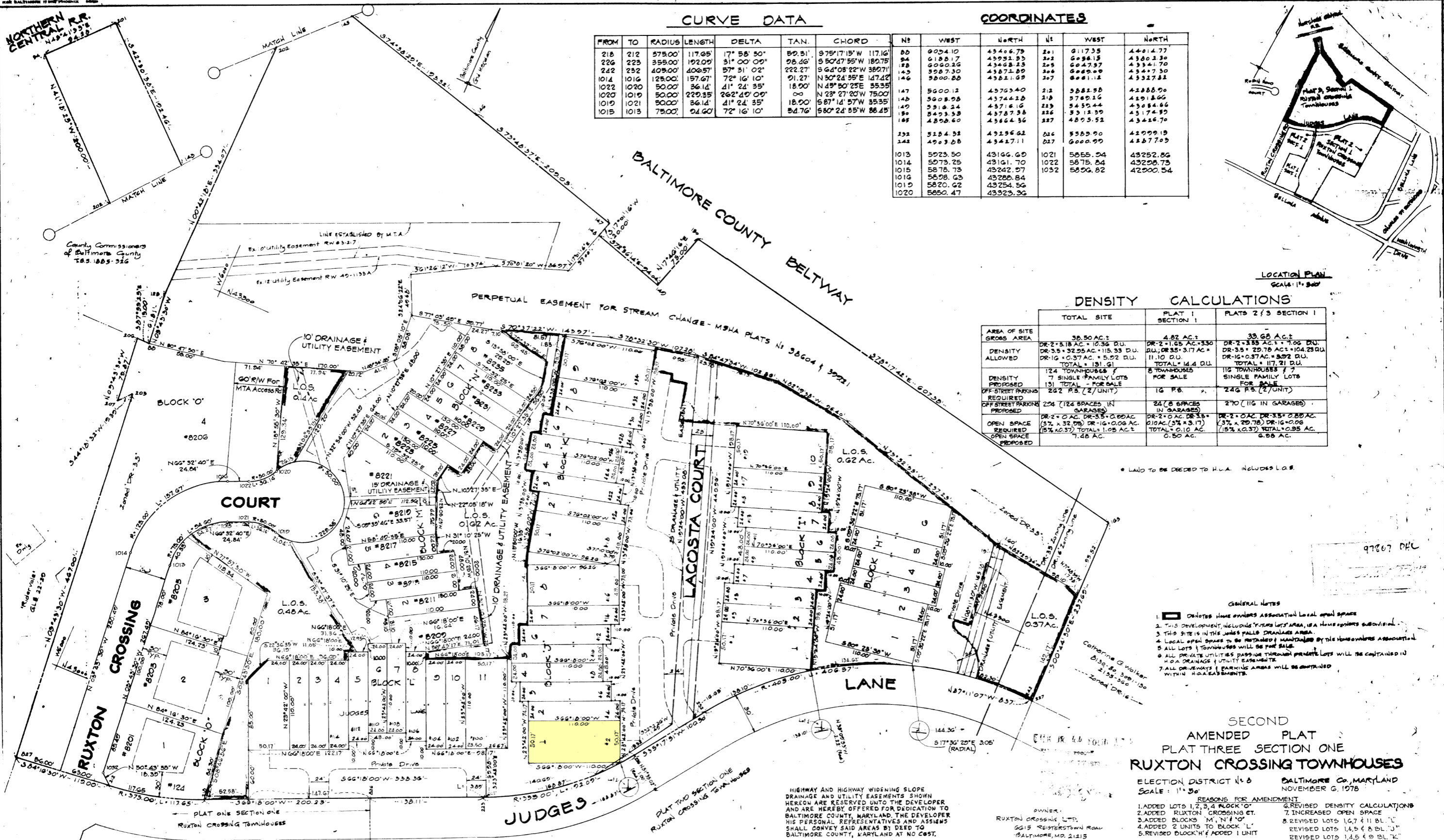


BALTIMORE COUNTY CIRCUIT COURT (Plats) Plat Book EHK, Jr. 44, p. 134, MSA-C2136-7187, Date available 1979/08/17, Printed 05/31/2023.



	TOTAL SITE	PLAT 1 SECTION 1	PLATS 2 & 3 SECTION 1
AREA OF SITE GROSS AREA	30.50 AC.±	4.82 AC.±	33.68 AC.±
DENSITY ALLOWED	DR-2=5.18 AC.± 10.36 D.U. DR-3.5=32.05 AC.± 115.33 D.U. DR-1G=0.37 AC.± 5.92 D.U. TOTAL=131.61	DR-2=1.65 AC.± 3.30 D.U. DR-3.5=20.78 AC.± 104.23 D.U. DR-1G=0.37 AC.± 5.92 D.U. TOTAL=114.4 D.U.	DR-2=3.85 AC.± 7.06 D.U. DR-3.5=20.78 AC.± 104.23 D.U. DR-1G=0.37 AC.± 5.92 D.U. TOTAL=117.21 D.U.
DENSITY PROPOSED	124 TOWNHOUSES / 7 SINGLE FAMILY LOTS	8 TOWNHOUSES FOR SALE	118 TOWNHOUSES / 7 SINGLE FAMILY LOTS FOR SALE
OFF-STREET PARKING REQUIRED	242 P.S. (2/UNIT)	16 P.S.	246 P.S. (2/UNIT)
OFF-STREET PARKING PROPOSED	204 (124 SPACES IN GARAGES)	24 (8 SPACES IN GARAGES)	270 (116 IN GARAGES)
OPEN SPACE REQUIRED	DR-2=0 AC.± DR-3.5=0.00 AC.± (5% x 32.05) DR-1G=0.00 AC.± (15% x 0.37) TOTAL=1.05 AC.±	DR-2=0 AC.± DR-3.5=0.00 AC.± (5% x 3.17) DR-1G=0.00 AC.± (15% x 0.37) TOTAL=0.10 AC.±	DR-2=0 AC.± DR-3.5=0.00 AC.± (5% x 20.78) DR-1G=0.00 AC.± (15% x 0.37) TOTAL=0.95 AC.±
OPEN SPACE PROPOSED	7.48 AC.	0.50 AC.	6.88 AC.

* LAND TO BE DEED TO H.U.A. INCLUDES L.O.S.

GENERAL NOTES

1. [Symbol] DENOTES HOME OWNERS ASSOCIATION LOCAL OPEN SPACE
2. THIS DEVELOPMENT, INCLUDING TOWNHOUSES LOTS, IS A HOME OWNERS ASSOCIATION.
3. THIS SITE IS IN THE JUDGES LANE DRAINAGE AREA.
4. LOCAL OPEN SPACE TO BE RETAINED & MAINTAINED BY THE HOME OWNERS ASSOCIATION.
5. ALL LOTS & TOWNHOUSES WILL BE FOR SALE.
6. ALL PRIVATE UTILITIES PASSING THROUGH PRIVATE LOTS WILL BE CAPTURED IN H.O.A. DRAINAGE & UTILITY EASEMENTS.
7. ALL DRIVEWAYS & PARKING AREAS WILL BE CAPTURED WITHIN H.O.A. EASEMENTS.

SECOND AMENDED PLAT PLAT THREE SECTION ONE RUXTON CROSSING TOWNHOUSES

ELECTION DISTRICT NO. 8 BALTIMORE CO., MARYLAND NOVEMBER 6, 1978

SCALE: 1" = 30'

REASONS FOR AMENDMENT

1. ADDED LOTS 1, 2, 3, 4 BLOCK 'O'
2. ADDED RUXTON CROSSING CT.
3. ADDED BLOCKS 'M', 'N' & 'O'
4. ADDED 2 UNITS TO BLOCK 'L'
5. REVISED BLOCK 'W' & ADDED 1 UNIT
6. REVISED DENSITY CALCULATIONS
7. INCREASED OPEN SPACE
8. REVISED LOTS 1, 6, 7 & 11 BL. 'L'
9. REVISED LOTS 1, 4, 5 & 8 BL. 'J'
10. REVISED LOTS 1, 4, 5 & 8 BL. 'K'
11. REVISED LOTS 1, 5, 6 & 10 BL. 'I'

HIGHWAY AND HIGHWAY WIDENING 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.

OWNER:
RUXTON CROSSING LTD.
6615 REISTERSTOWN ROAD
BALTIMORE, MD. 21215

SURVEYORS CERTIFICATE
A Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown herein has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.

OWNERS CERTIFICATE
The requirements of Section 3106A, Article 21 of the Annotated Code of Maryland, as far as they relate to the preparation of this plat have been complied with.

Ruxton Crossing, Inc.
Michael J. Gorman, President
Michael J. Gorman, President

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:

X 4680 N 42173.70 W 5148.52
X 9833 N 42156.49 W 5809.00

NOTE:
STREETS AND ROADS shown herein and mentioned therein are for purposes of description only, and the same are not intended to be dedicated to public use. The fee simple title to the lands thereof is expressly reserved to the grantors of the deed to which this plat is attached, their heirs and assigns.

APPROVED: [Signature]
DEPUTY STATE COUNTY HEALTH OFFICER

DATE: _____ COUNTY ROADS ENGINEER

APPROVED: BALTIMORE COUNTY PLANNING BOARD

DATE: _____ DIRECTOR