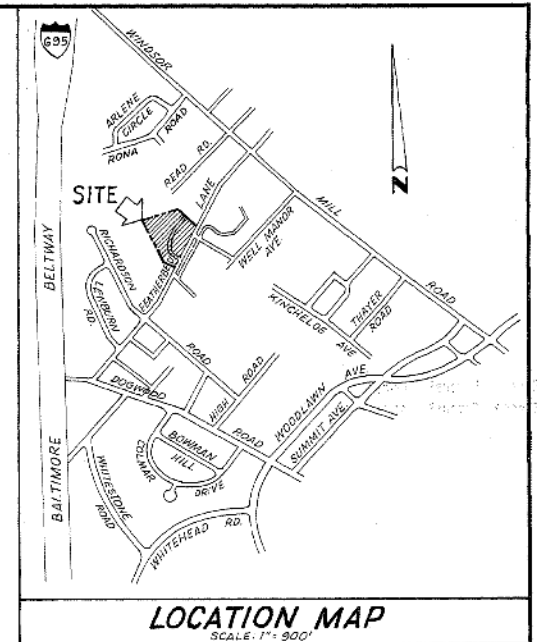
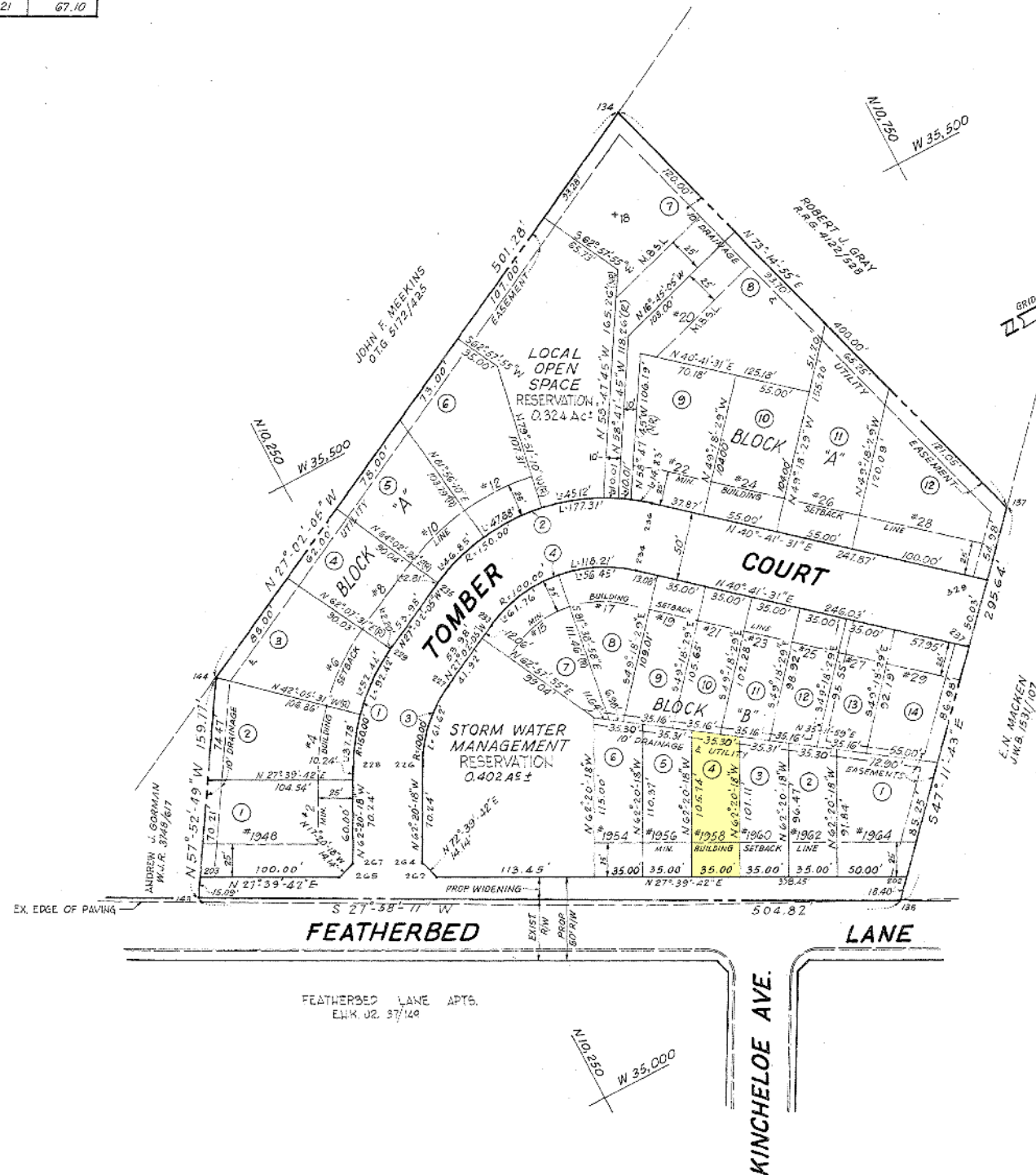


CURVE DATA

NO.	CHORD BEARING	CHD. LENGTH	DELTA	RADIUS	ARC LENGTH	TANGENT
1	N 44° 41' 12" W	90.97	35° 18' 13"	150.00	92.42	47.73
2	N 6° 49' 43" E	167.16	67° 43' 36"	150.00	177.31	100.66
3	N 44° 41' 12" W	60.65	35° 18' 13"	100.00	61.62	31.82
4	N 6° 49' 43" E	111.44	67° 43' 36"	100.00	118.21	67.10

COORDINATES

NO.	NORTH	WEST
134	10590.13	35626.73
137	10705.42	35243.70
138	10504.53	35029.80
143	10058.68	35263.56
144	10143.63	35398.88
202	10517.03	35040.30
203	10066.70	35276.34
226	10245.66	35273.13
227	10288.78	35315.78
228	10201.38	35296.34
229	10266.05	35360.31
233	10336.86	35340.31
234	10447.51	35327.06
235	10314.13	35384.85
236	10480.11	35364.97
237	10634.06	35166.65
262	10217.27	35197.42
264	10213.25	35210.92
265	10155.27	35229.92
267	10168.77	35234.13
329	10668.05	35203.36



GENERAL NOTES

TOTAL TRACT 1 D.C.A. NO. 77-244

- GROSS AREA OF TRACT 5.10 AS ±
- NET AREA OF TRACT 4.94 AS ±
- EXISTING ZONING DR. 55
- TOTAL NUMBER OF UNITS ALLOWED 55 x 51 = 28 DWELLING UNITS
- TOTAL NUMBER OF UNITS PROPOSED: 26 DWELLING UNITS
 - 12 DETACHED UNITS
 - 14 SEMI-DETACHED UNITS
 - 26 TOTAL
- LOCAL OPEN SPACE REQUIRED: 6% x 5.10 = 0.306 AS ±
- LOCAL OPEN SPACE PROVIDED: 0.324 AS ± (TO BE DEDICATED TO BALTIMORE COUNTY)
- PARKING SPACES REQUIRED: 1.75 x 26 = 45.5
- PARKING SPACES PROVIDED: 2 x 26 = 52 (9' x 18' MIN.) (ALL DRIVEWAYS & PARKING PADS TO BE SURFACED WITH ASPHALT OR CONCRETE)
- ALL UNITS TO BE SOLD
- DRAINAGE AREA: GWYNNS FALLS
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND THE STREET RIGHT-OF-WAY LINE ONLY, AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
- TRASH WILL BE COLLECTED TWICE WEEKLY BY BALTIMORE CO.

PLAT OF
TOMBER'S CROSSING

ELECTION DISTRICT 2 BALTIMORE CO., MD.

FOR

OWNER / DEVELOPER
CHARLES J. SCHERR & ADELLE J. SCHERR
701 FERN VALLEY CIRCLE
BALTIMORE, MD. 21228

27809 DMC
2018
E.H.K. JR. 43 FOLIO 149

63

6-7-78

APPROVED: BALTIMORE COUNTY PLANNING BOARD

BY: *[Signature]*
DIRECTOR

DATE: 1/9/79

APPROVED: BALTIMORE COUNTY HIGHWAYS DEPARTMENT

BY: *[Signature]*
HIGHWAYS ENGINEER

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT

BY: *[Signature]*
DEPUTY STATE AND COUNTY HEALTH OFFICER

DATE: 1/9/79

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.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE REFERRED TO THE FOLLOWING TRAVERSE STATIONS.

X-4386 N 9,521.85 W 35,584.33
X-4396 N 9,248.58 W 35,265.32

SURVEYOR'S CERTIFICATE

I, L. L. EVANS, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTION 2-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF.

OWNER'S CERTIFICATE

I (WE) OWNER(S) OF THE PROPERTY SHOWN HEREON CERTIFY THAT THE REQUIREMENTS OF SECTION 2-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS AND THE SETTING OF MARKERS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF HAVE BEEN COMPLIED WITH.

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS & ENGINEERS

8013 BELAIR ROAD - BALTIMORE, MD. 21236
(301) 668-1501

DATE: 1/9/79 SCALE: 1" = 50'

P147215 MSA CSU 2126 7769