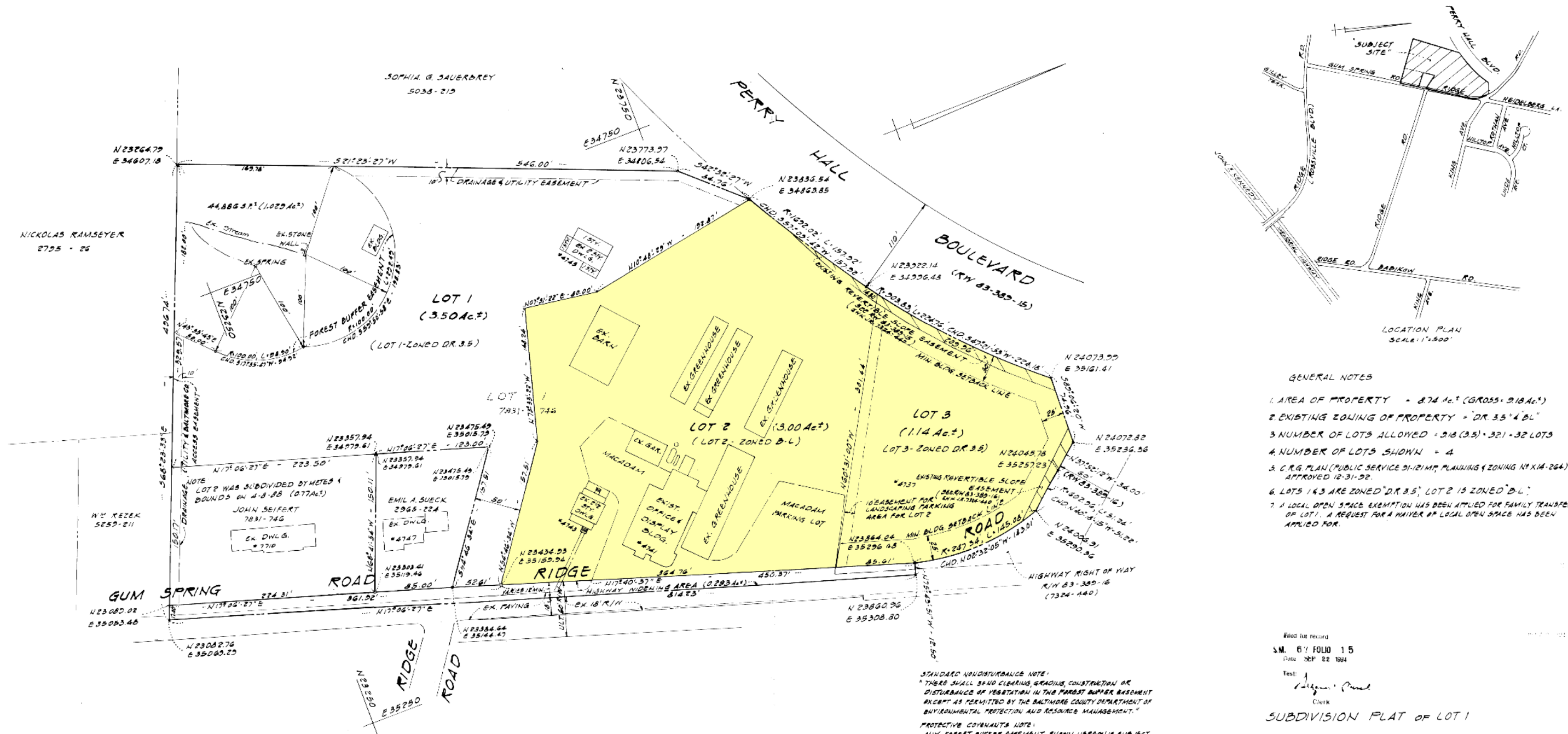




- GENERAL NOTES
1. AREA OF PROPERTY = 8.74 Ac. (GROSS = 9.18 Ac.)
 2. EXISTING ZONING OF PROPERTY = "DR 35.4 BL"
 3. NUMBER OF LOTS ALLOWED = 9.18 (3.5) = 32 LOTS
 4. NUMBER OF LOTS SHOWN = 4
 5. C.R.G. PLAN (PUBLIC SERVICE 31-121M, PLANNING & ZONING NO. 114-264) APPROVED 12-31-92
 6. LOTS 1 & 3 ARE ZONED "DR 35", LOT 2 IS ZONED "B-L"
 7. A LOCAL OPEN SPACE EXEMPTION HAS BEEN APPLIED FOR FAMILY TRANSFER OF LOT 1. A REQUEST FOR A WAIVER OF LOCAL OPEN SPACE HAS BEEN APPLIED FOR.

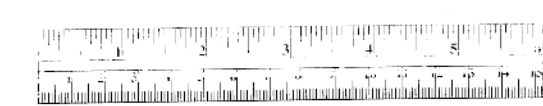
STANDARD NONDISTURBANCE NOTE:
"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER BASINMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT."

PROTECTIVE COVENANTS NOTE:
ANY FOREST BUFFER BASINMENT 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."

Filed for record
SM. 67 FOLIO 15
Date SEP 22 1994
Test:
August J. Seifert
Clerk

SUBDIVISION PLAT OF LOT 1
AUGUST J. SEIFERT PROPERTY
*4741, *4743 & *4745 RIDGE ROAD
(W.3 RIDGE ROAD, SW COR. PERRY HALL BOULEVARD)
PROPERTY NO. 21-00-0037004 21-00-003701 DEED 7831-746
ELECT DIST. 14CG
SCALE: 1"=50'
BALTIMORE COUNTY, MD.
JAN. 1994
JULY 6, 1994

1. HIGHWAYS AND HIGHWAY WIDENINGS, EASEMENTS, DRAINAGE AND UTILITIES, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER NOW ENTITLED, SHOWN HEREON AND 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 WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
2. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.
3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
4. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
6. 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 THE PLAT.
7. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
8. 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.
9. NO PERMITS SHALL BE ISSUED FOR ANY WORK ON LOT 1 UNTIL THE IMPACTED STREAM AND WETLANDS ARE RESTORED TO THE SATISFACTION OF BALTIMORE COUNTY DEPRM.
10. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTIONS SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
11. TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED AT THE JUNCTION OF THE PANHANDLE AND STREET FRONT OF LOTS.



OWNERS
LOT 1 (7831-746)
AUGUST J. SEIFERT
4743 RIDGE ROAD
BALTIMORE, MD. 21236
LOT 2 (7831-746)
JOHN SEIFERT
7710 GUM SPRING RD
BALTIMORE, MD. 21237

LOT 1 - OWNER:
August J. Seifert
ELSIE W. SEIFERT, W.F.
LOT 2 - OWNER:
JOHN SEIFERT
ANGEL SEIFERT, W.F.
EMIL A. SUECK
GABRIELLE M. SUECK

PREPARED BY	DATE
FINAL PLAT	
ZONING	
STREETS, EASEMENTS	
DEVELOPMENT	
DATE PREPARED	10/15/94
DIV. OF REAL ESTATE	
ASSESSMENTS	
RECEIVED	11/15/94

APPROVED: DEPARTMENT OF PUBLIC WORKS & OFFICE OF PLANNING AND ZONING
4/6/94 William J. [Signature] for DIRECTOR
APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
9/2/94 J. [Signature] for DIRECTOR

NOTE: STREETS AND/OR ROADS SHOWN HEREON AND HEREON THEREOF ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE PRESENT TITLE TO THE LAND THEREON IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.	NOTE: COORDINATES AND DEARNESS SHOWN ON THIS PLAT ARE REFERRED TO BY THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AREA BASED ON THE FOLLOWING "UNIVERSAL STATIONS".	OWNER'S CERTIFICATION: THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF ART. 31, ANNOTATED PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH INsofar AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.	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 LAND SURVEYED AND THE PLAT THEREOF HAD BEEN PREPARED IN COMPLIANCE WITH MARYLAND CODE, SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.
*12792 N 23340.15 E 35144.91	*17120 N 23333.01 E 35364.43	DATE 7-6-94 JOHN SEIFERT - OWNER, LOT 2 AUGUST SEIFERT - OWNER, LOT 1	DATE 7-6-94 REGISTERED PROPERTY LINE SURVEYOR "H" DATE

FRANK S. LEE
1277 NEIGHBORS AVENUE
BALTIMORE, MARYLAND - 21237
MSH SSU 1236-9147 91-031 16715