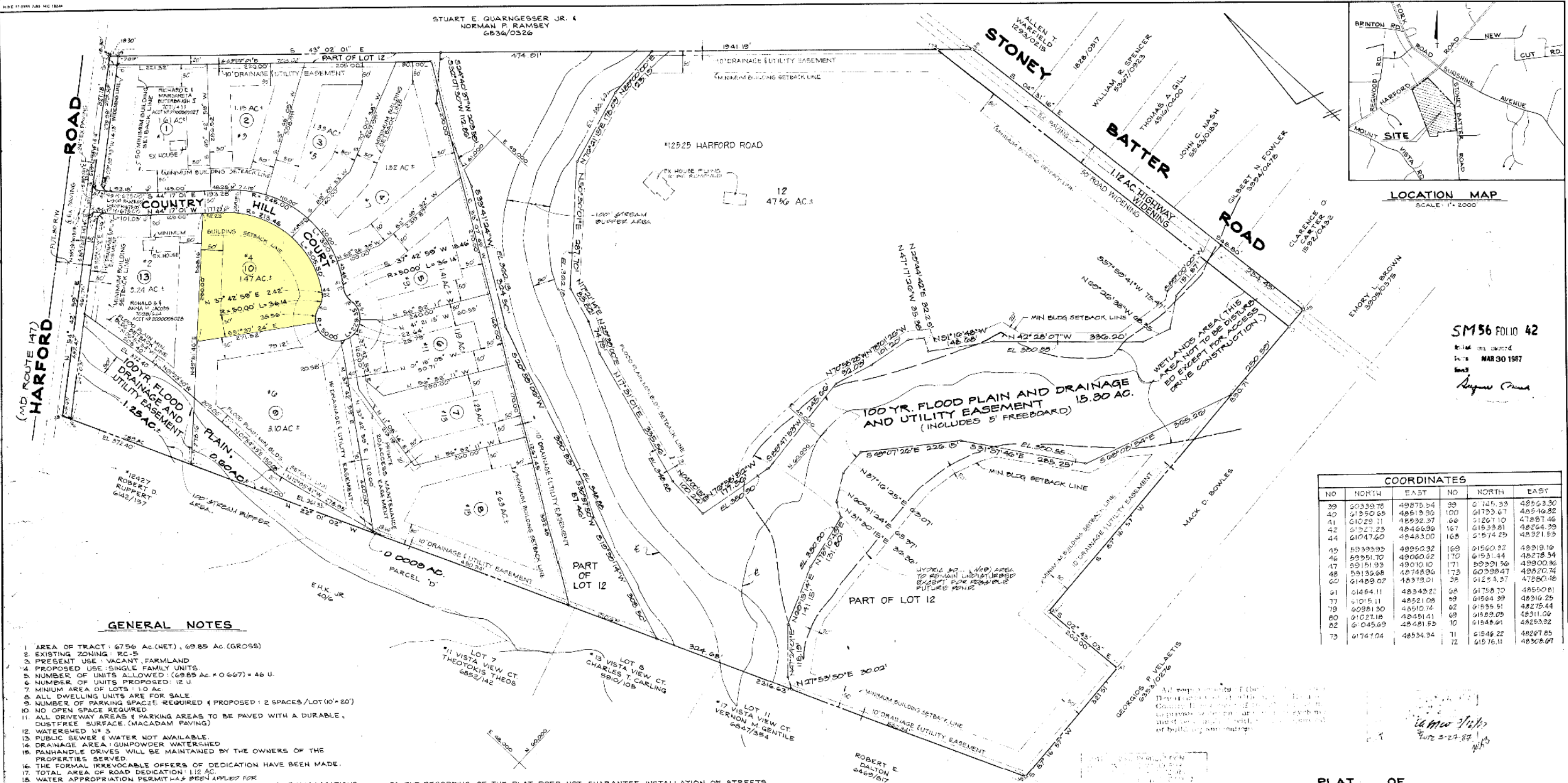




GENERAL NOTES

1. AREA OF TRACT: 67.56 AC. (NET), 69.85 AC. (GROSS)
2. EXISTING ZONING: RC-5
3. PRESENT USE: VACANT, FARMLAND
4. PROPOSED USE: SINGLE FAMILY UNITS
5. NUMBER OF UNITS ALLOWED: (69.85 AC. x 0.667) = 46 U.
6. NUMBER OF UNITS PROPOSED: 12 U.
7. MINIMUM AREA OF LOTS: 1.0 AC.
8. ALL DWELLING UNITS ARE FOR SALE
9. NUMBER OF PARKING SPACES REQUIRED (PROPOSED: 2 SPACES/LOT(10'x20'))
10. NO OPEN SPACE REQUIRED
11. ALL DRIVEWAY AREAS & PARKING AREAS TO BE PAVED WITH A DURABLE, DUST-FREE SURFACE (MACADAM PAVING)
12. WATERSHED: N° 3
13. PUBLIC SEWER & WATER NOT AVAILABLE
14. DRAINAGE AREA: GUNPOWDER WATERSHED
15. PANHANDLE DRIVES WILL BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SERVED
16. THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE
17. TOTAL AREA OF ROAD DEDICATION: 1.12 AC.
18. WATER APPROPRIATION PERMIT HAS BEEN APPLIED FOR
19. PROPOSED GRADING WILL BE LIMITED TO THE HOUSE & DRIVEWAY LOCATIONS AND SUCH AREAS IMMEDIATELY ADJACENT AS REQUIRED TO PROVIDE POSITIVE DRAINAGE
20. ALL RIGHTS OF WAY, EASEMENTS & RESERVATIONS TO BE DEDICATED TO BALTIMORE COUNTY
21. HIGHWAY & HIGHWAY WIDENING, SLOPE, DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES & ASSIGNEES SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.
22. RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE, OR ANY OTHER PUBLIC AREA SHOWN ON THIS PLAT.
23. THE PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-66, BILL #56-82.

24. THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
25. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
26. ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING & ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
27. DATE OF CRG APPROVAL: 8-2-86
28. OWNER REFERENCES:
TAX MAP: 54, PARCEL: 54, E.H.K. JR. - 6887/380, ACCT N° 2000005027, 2000005028 & 2000005029
29. THE SITE IS LOCATED IN THE 5TH COUNCILMANIC DISTRICT, CENSUS TRACT 411.01 SUBWATERSHED - NONE
30. DIRECT ACCESS TO HARFORD ROAD FROM LOT 1 AND LOT 13 IS PROHIBITED.
31. STORM WATER MANAGEMENT WAIVER GRANTED 7-18-86.
32. THERE IS NO LOT 11 ON THIS SITE.
33. NO CLEARING OR GRADING WILL BE DONE IN THE WETLAND AREA EXCEPT FOR FUTURE POND.

CURVE			DATA		
FROM	TO	RADIUS	LENGTH	TANGENT	CHORD
40	41	245.00'	350.64'	62°00'00"	321.47'
41	42	213.44'	308.90'	52°00'00"	280.09'
42	43	225.00'	331.17'	62°30'30"	327.09'
43	44	275.00'	401.03'	68°34'52"	390.58'
44	45	50.00'	36.14'	41°24'35"	36.94'
45	46	50.00'	29.35'	56°59'09"	29.00'
46	47	50.00'	36.14'	41°24'35"	36.94'
47	48	245.00'	350.64'	62°00'00"	321.47'
48	49	213.44'	308.90'	52°00'00"	280.09'
49	50	225.00'	331.17'	62°30'30"	327.09'
50	51	275.00'	401.03'	68°34'52"	390.58'
51	52	50.00'	36.14'	41°24'35"	36.94'
52	53	50.00'	29.35'	56°59'09"	29.00'
53	54	50.00'	36.14'	41°24'35"	36.94'
54	55	245.00'	350.64'	62°00'00"	321.47'

COORDINATES					
NO	NORTH	EAST	NO	NORTH	EAST
39	50339.78	49875.54	99	6145.33	48553.30
40	51350.65	48513.96	100	61733.67	48546.82
41	51029.71	48532.37	66	51267.10	47887.46
42	51227.23	48466.96	167	51533.81	48264.39
44	51047.60	48433.00	168	51542.25	48321.53
15	50339.78	48950.32	169	61560.32	48213.16
46	50351.70	49060.62	170	61531.44	48218.34
47	50151.93	49010.10	171	50351.56	48300.36
48	50135.68	48748.96	173	60398.47	48820.74
60	51489.07	48313.01	38	51254.37	47860.46
61	51484.11	48349.22	58	61758.70	48550.81
77	51015.11	48521.08	59	61564.39	48316.25
79	50981.30	48510.74	62	51555.51	48275.44
80	51027.18	48451.41	63	51583.05	48311.06
82	51045.69	48481.53	70	61548.91	48253.32
73	61747.04	48534.34	72	61546.22	48267.85
			75	61546.11	48306.87

PLAT OF COUNTRY HILL ESTATES

11TH ELECTION DISTRICT JANUARY 7, 1987
BALTIMORE COUNTY, MARYLAND SCALE: 1"=100'

OWNER & APPLICANT
MR. GARY SPEER
3712 MAGLETT ROAD
BALTIMORE, MD 21234
(301) 882-2185

KIDDE CONSULTANTS, INC.

ENGINEERS • ARCHITECTS • PLANNERS
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

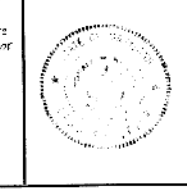
APPROVED: [Signature]
DATE: 3/17/87
APPROVED: BALTIMORE COUNTY PLANNING BOARD
DATE: 3/17/87
APPROVED: DEPT. OF PUBLIC WORKS
DATE: 3/17/87

NOTE:
STREETS AND ROADS shown herein and mentioned therein are shown as the property of the applicant only, and the same are not intended to be dedicated to public use. The fee simple title to the public thereof is hereby reserved in the hands of the deed to which this plat is attached, their heirs and assigns.

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 datum stations:
11817 N 89°34.57' E 45199.92'
11818 N 88°31.78' E 44267.57'

OWNERS CERTIFICATE
The undersigned owners of the land shown on this plat hereby certify that to the best of their knowledge the requirements of subsection (c) of Section 2-16 of the Real Property Article of the Annotated Code of Maryland have been complied with insofar as same concerns the making of the plat and the setting of the markers.
GARY SPEER
DATE: 3/17/87

SURVEYORS CERTIFICATE
The undersigned, a Registered Land Surveyor of the State of Maryland, 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 prepared in compliance with subsection (c) of Section 2-16 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of the plat and the setting of the markers.
[Signature]
DATE: 3/17/87
REGISTERED LAND SURVEYOR, No. 3989



COMPLETED: [] DRAWN: [] CHECKED: []
10-01-84216