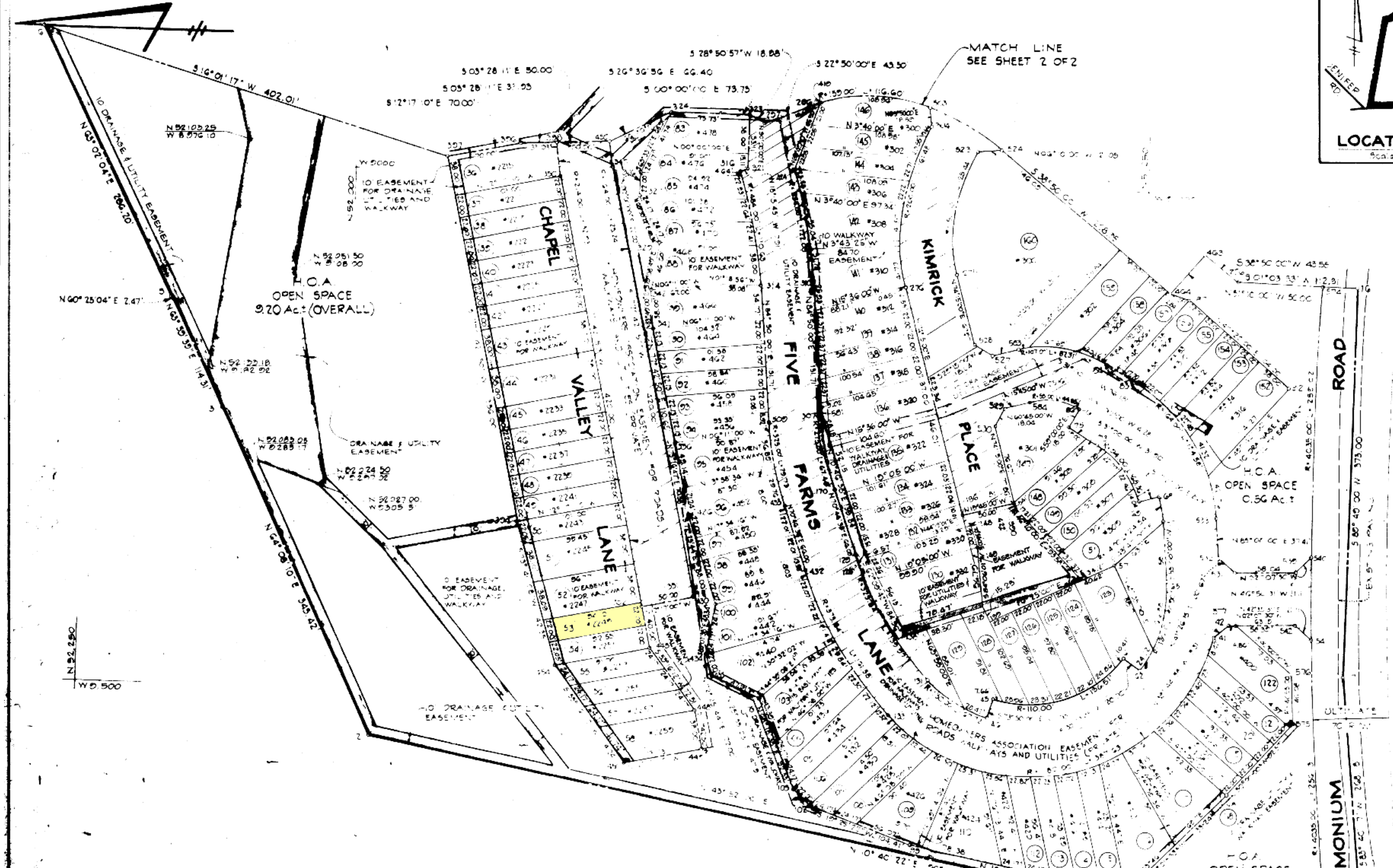
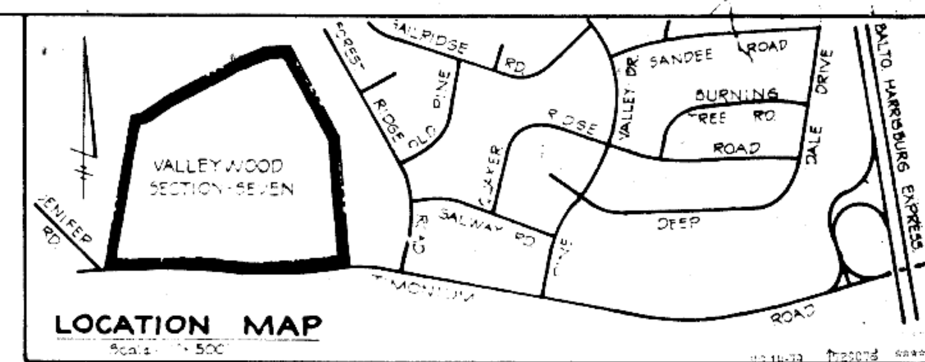
BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book EHK, Jr. 44, p. 133, MSA_S1236_8063. Date available 1979/08/14. Printed 10/02/2026.





LOCATION MAP

Scale 1" = 500'

COORDINATES

NO.	NORTH	WEST	NO.	NORTH	WEST	NO.	NORTH	WEST
	51022.230	9723.060	206	51165.770	8544.155	455	51762.511	8094.355
2	51070.550	9544.320	208	51255.268	8451.212			
3	52120.360	9235.300	216	51105.705	9011.607	463	51196.693	9055.164
4	52170.480	9132.560				464	51228.045	9294.133
5	52171.700	9130.410	226	51162.727	9052.493	486	51512.180	8610.341
6	52300.480	8875.330	205	51381.766	8780.174	496	51842.677	8456.253
7	52342.310	8760.550	229	51481.145	8745.252	500	51824.898	8605.402
8	52347.750	8661.520	230	51462.699	8299.328	502	51063.199	8575.145
9	52352.910	8623.180	233	51585.402	8774.150	504	51706.520	8848.856
10	52076.660	8460.340	234	51608.475	8728.068	505	51696.051	8837.367
11	51885.400	8308.500	244	51410.518	8692.526	506	51603.058	9231.407
12	51072.340	8245.200				515	51603.563	9496.059
13	51072.090	8332.560	253	51401.382	8623.276	523	51411.836	8865.382
14	51041.170	8490.380	255	51350.458	8574.161	524	51350.811	8865.110
15	51021.230	8610.590	260	51442.728	8677.386	499	51704.957	8301.456
16	51050.480	9084.580	263	51327.480	8438.653			
17	51251.670	9457.580	268	51431.048	8776.415	527	51395.034	9160.180
28	51250.048	9665.945	270	51552.508	8882.720	528	51410.774	9151.365
4	51175.333	9422.347	275	51429.224	9085.548	529	51380.5[illegible]	9210.228
40	51161.272	9410.636	276	51407.547	9080.320	530	51380.734	9225.968
			280	51534.144	8766.743	531	51157.981	9360.479
			282	51670.380	8915.547	532	51173.487	9346.707
48	51157.543	9574.048	293	51708.365	8814.479	533	51176.746	9300.533
52	51226.550	9313.691	296	51573.105	8925.342	534	51080.228	8998.801
57	51272.149	9357.415	297	51613.197	8945.722	535	51091.211	8983.479
61	51260.962	9446.192	298	51632.559	8899.640	536	51095.677	8925.355
62	51244.552	9457.681	304	51457.162	8943.690	537	51075.164	8916.324
65	51227.435	9371.670				539	51099.983	9358.327
66	51231.293	9289.862	307	51553.222	9226.904	540	51085.545	9342.929
69	51250.385	9295.821	310	51545.122	9055.735	541	51087.590	9422.578
73	51291.702	9243.253	311	51629.822	8989.672	542	51098.122	9408.293
75	51310.046	9226.823	314	51614.919	9100.236	544	51062.456	9677.673
76	51308.745	9209.679	316	51637.337	8992.150	545	51058.196	9716.281
77	51302.840	9372.662	323	51739.822	8956.563	564	51105.320	8247.456
81	51368.601	9300.902	324	51723.550	8936.563	567	51105.654	8266.514
86	51313.444	9209.189	326	51730.822	8996.563	568	51096.610	8386.705
87	51207.795	9099.897	327	51730.822	9018.563	569	51105.790	8357.878
92	51111.747	9181.448	329	51710.822	9042.563	570	51080.539	8456.308
99	51456.344	9631.280	336	51691.962	9254.122	571	51025.479	8447.273
102	51553.804	9556.553	341	51775.563	9146.105	572	51072.371	8513.351
103	51569.668	9581.788	342	51712.596	9108.327	573	51060.974	8686.352
			347	51622.852	8865.235	561	51553.577	8486.322
186	51416.723	9314.474	348	51682.254	8759.133	562	51628.565	8501.565
			349	51759.455	8991.282	563	51507.476	8436.475
			350	51808.310	9001.922	564	51631.426	8476.508
			351	51670.982	9401.663	565	51661.466	8466.368
128	51507.874	9351.709	352	51716.937	9412.303	603	51455.158	8575.211
129	51517.316	9335.001	364	51771.353	8654.858	580	51414.924	9325.165
131	51444.556	9473.283	394	51839.329	9334.131	576	51100.847	9457.140
133	51480.511	9508.008	396	51846.686	8971.985	581	51553.516	9219.662
139	51384.992	9413.472	397	51915.083	8986.784	574	51084.287	9089.252
141	51351.620	9400.133	398	51812.815	8959.535	575	51098.041	9503.156
145	51381.628	9488.650	408	51533.100	9042.365	576	51100.847	9457.140
146	51387.156	9527.560	410	51550.792	8794.790	577	51156.181	9410.458
148	51407.195	9323.745	418	51541.673	8919.290	579	51386.157	9305.850
138	51468.200	9426.835	419	51525.100	8935.960	580		
145	51400.000	9344.554				581	51553.916	9219.662
			424	51586.244	8987.833	582	51410.342	8602.368
			428	51574.080	9322.266	583	51570.818	9153.350
			430	51547.513	9406.165	584	51556.703	9203.398
			432	51564.529	9271.423	580	51367.454	9304.968
170	51337.046	9252.681	435	51586.150	9300.143			
83	51255.250	9163.251	434	51633.297	9454.145			
84	51290.632	9164.2[illegible]	435	51646.656	9475.118			
			445	51710.425	9251.386			
			448	51667.068	9509.421			
164	51139.156	8704.608	449	51658.992	9546.621			
195	51351.173	8740.626	450	51731.020	9562.309			
198	51077.597	8823.721	454	51799.34	9470.751			
204	51271.273	8274.100						

SECOND AMENDED PLAT
SHEET 1

VALLEYWOOD

SECTION 7

8th ELECTION DISTRICT — BALTIMORE COUNTY, MD.
SCALE: 1" = 50' — JULY 16, 1979

REASON FOR AMENDMENT: RELOCATED LOTS 123 THRU 130

EHK, JR. 44 FOLIO 133

Filed for record
Date AUG 14 1979
Test
[signature] Clerk

OWNER
VALLEYWOOD, INC.
BOX 322 MD. RD. #1
PHOENIX, MD. 21131

GENERAL NOTES

1. ALL LOTS SHOWN ARE FOR SALE
2. MINIMUM FRONT YARD SETBACK IS 15 FEET
3. ALL OPEN SPACE NOT WITHIN INDIVIDUAL LOTS SHALL BE OWNED AND MAINTAINED BY LOCAL HOMEOWNERS ASSOCIATION.
4. SEE SHEET 2 FOR REMAINDER OF PLAT
5. ——— EASEMENTS SHOWN THUSLY TO BE ACQUIRED BY BALTIMORE COUNTY
6. - - - EASEMENTS SHOWN THUSLY TO BE RETAINED BY HOMEOWNERS ASSOCIATION FOR WALKWAYS
7. THIS PROPERTY LIES WITHIN THE GUNPOWDER DRAINAGE AREA

DENSITY TABULATIONS

OVERALL

1. GROSS AREA OF SITE = 34.35 ACRES ±
2. DWELLING UNITS ALLOWED = (5.5 x 34.35) = 188.93 DENSITY UNITS
3. DWELLING UNITS PROPOSED = 174
4. PARKING SPACES REQUIRED = (1.75 x 174) = 308
5. PARKING SPACES PROVIDED = 348
6. OPEN SPACE REQUIRED = (6% x 34.35) = 2.06 Ac.±
7. OPEN SPACE PROVIDED = 11.44 Ac.±
8. EXISTING ZONING DR-5.5

The approval of this plat is predicated on the availability of public water and sewers prior to construction of homes.

... and Bearings shown on this Plat ... referred to the system of Coordinates ... in the Baltimore City Metropolitan ... and are based on the following Traverse ...:

...53	X = 100'S	
...04	N 51012.35	
...67	W 8640.76	

NOTE:
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 dedication 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.

OWNERS CERTIFICATE

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT TO THE BEST OF ITS KNOWLEDGE THE REQUIREMENT 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.

George S. Struett 7/16/79
Ass't Treasurer 7/16/79
Valleywood, Inc. — DATE
Lot No. 129 — Margaret W. Webster 7/16/79

SURVEYORS 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 THIS 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.

John C. Melleman Jr.
REG. NO. 607 — DATE 7-25-79

APROVED BY BALTIMORE CO. HEALTH DEPARTMENT
[signature] 7/30/79
DEPUTY STATE & COUNTY HEALTH DEPT.

APPROVED BY BALTIMORE CO. PLANNING BOARD
[signature] 8/14/79
DIRECTOR — DATE

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS
[signature] 8/1/79
ROADS ENGINEER OF BALTO. CO., MD.

D. S. THALER AND ASSOCIATES

ENGINEERS - SITE PLANNERS
11 WARREN ROAD 484-4100 BALTIMORE, MARYLAND 21208

P.W.A. COMPLETED 97703
FINAL PLAT CHECKED
PLANNING
ENGINEERING ED MAJ
DATE 7-24-79
House Numbers MAJ 8-3-79

COMPUTED BY: H.E.S. CHECKED BY: L.T.S.
DRAWN BY: S.A.F. W.O. NO. 0181