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BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats; Bk) Plat Book EHK, Jr. 42, p. 38, MSA_S1336_7633, Date available 1977/12/09, Printed 01/28/2026.

DENSITY CALCULATIONS

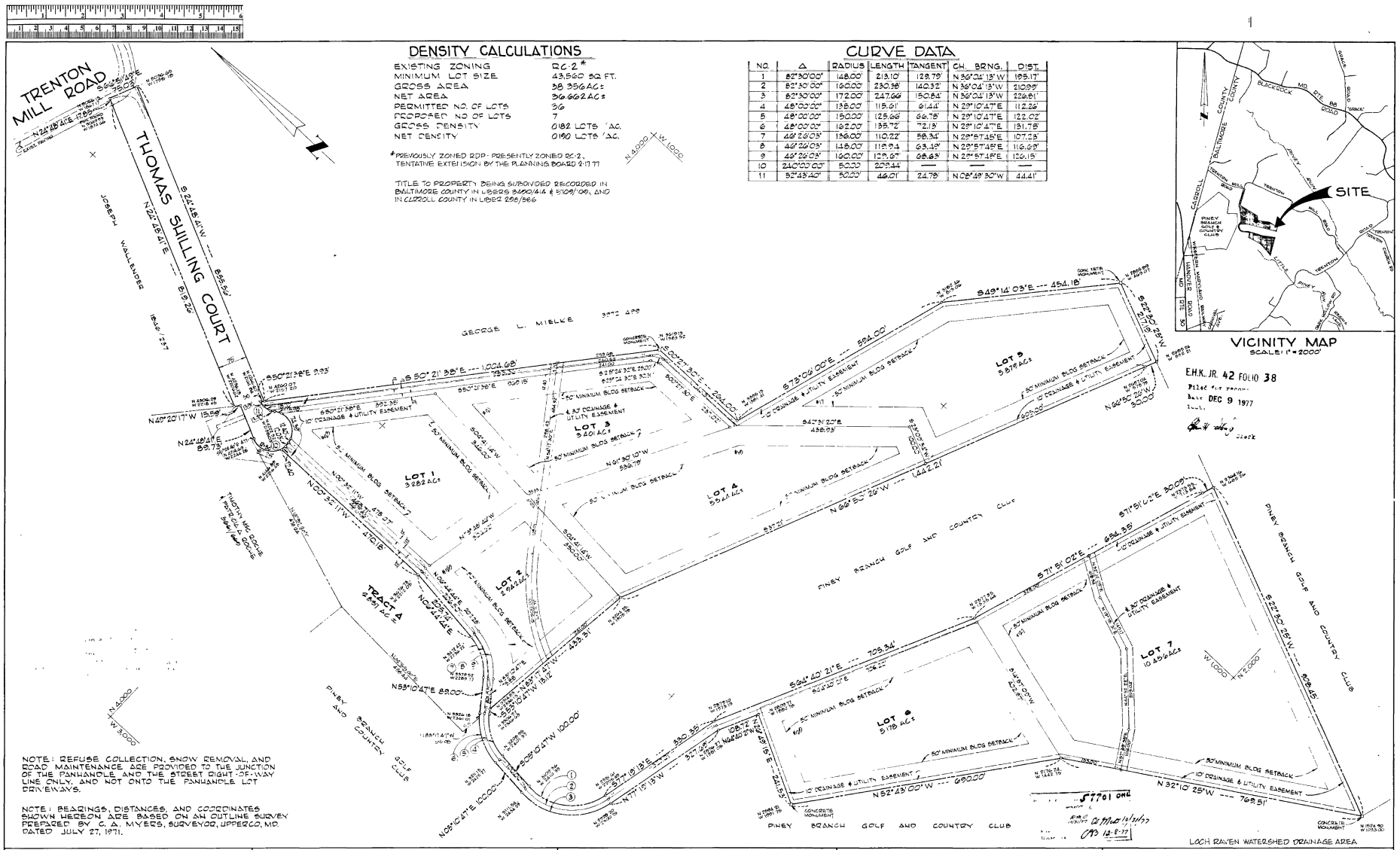
EXISTING ZONING	RC-2*
MINIMUM LOT SIZE	43,560 SQ. FT.
GROSS AREA	38.356 AC±
NET AREA	36.662 AC±
PERMITTED NO. OF LOTS	36
PROPOSED NO. OF LOTS	7
GROSS DENSITY	0.182 LOTS / AC.
NET DENSITY	0.190 LOTS / AC.

*PREVIOUSLY ZONED RDP - PRESENTLY ZONED RC-2, TENTATIVE EXTENSION BY THE PLANNING BOARD 2-17-77

TITLE TO PROPERTY BEING SUBDIVIDED RECORDED IN BALTIMORE COUNTY IN LIBERS 6490/416 & 5109/109, AND IN CARROLL COUNTY IN LIBER 208/566

CURVE DATA

NO.	Δ	RADIUS	LENGTH	TANGENT	CH. BRNG.	DIST.
1	82°30'00"	148.00'	213.10'	129.79'	N 36°04'13"W	195.17'
2	82°30'00"	190.00'	273.38'	167.32'	N 36°04'13"W	250.29'
3	82°30'00"	172.00'	247.66'	151.64'	N 36°04'13"W	226.81'
4	48°00'00"	138.00'	115.61'	61.44'	N 29°10'47"E	112.26'
5	48°00'00"	150.00'	125.66'	66.78'	N 29°10'47"E	122.02'
6	48°00'00"	162.00'	135.72'	72.13'	N 29°10'47"E	131.78'
7	46°26'03"	136.00'	110.22'	58.34'	N 29°57'45"E	107.23'
8	46°26'03"	146.00'	118.34'	63.49'	N 29°57'45"E	115.09'
9	46°26'03"	160.00'	129.67'	68.63'	N 29°57'45"E	126.15'
10	240°00'00"	50.00'	209.44	—	—	—
11	53°43'40"	50.00'	46.01'	24.78'	N 08°49'30"W	44.41'



NOTE: 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 DRIVEWAYS.

NOTE: BEARINGS, DISTANCES, AND COORDINATES SHOWN HEREON ARE BASED ON AN OUTLINE SURVEY PREPARED BY C. A. MYERS, SURVEYOR, UPPERCO, MD. DATED JULY 27, 1971.

OWNERS CERTIFICATE

THE REQUIREMENTS OF SECTION 72-B, ARTICLE 17, OF THE ANNOTATED CODE OF MARYLAND (BLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT, HAVE BEEN COMPLIED WITH.

Margaret B. Smock

OWNER MARGARET B. SMOCK — DATE 9/22/77

SURVEYOR'S CERTIFICATE

I, WILLIAM T. SADLER, 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 ACCORDANCE WITH THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL 459, CHAPTER 1016 OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.

PROFESSIONAL LAND SURVEYOR NO. 7133 — DATE

NOTES

THE STREETS AND OR ROADS 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 THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

COORDINATES SHOWN ON THIS PLAT ARE BASED UPON ASSUMED DATUM.

APPROVED BY BALTIMORE COUNTY HEALTH DEPARTMENT

DEPUTY STATE & COUNTY HEALTH OFFICER — DATE

APPROVED BY BALTIMORE COUNTY PLANNING BOARD

DIRECTOR — DATE

APPROVED AS TO ALIGNMENT AND LOCATION OF STREETS

ROADS ENGINEER OF BALTIMORE CO., MD. — DATE

PINEY BRANCH FARMS

FIFTH ELECTION DISTRICT — BALTIMORE COUNTY, MARYLAND

W. T. SADLER, INC.
SURVEYORS
506 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND - 21204

SCALE	1" = 100'
DATE	2-7-1975
JOB NO.	276

MSA S54.1236-7633

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