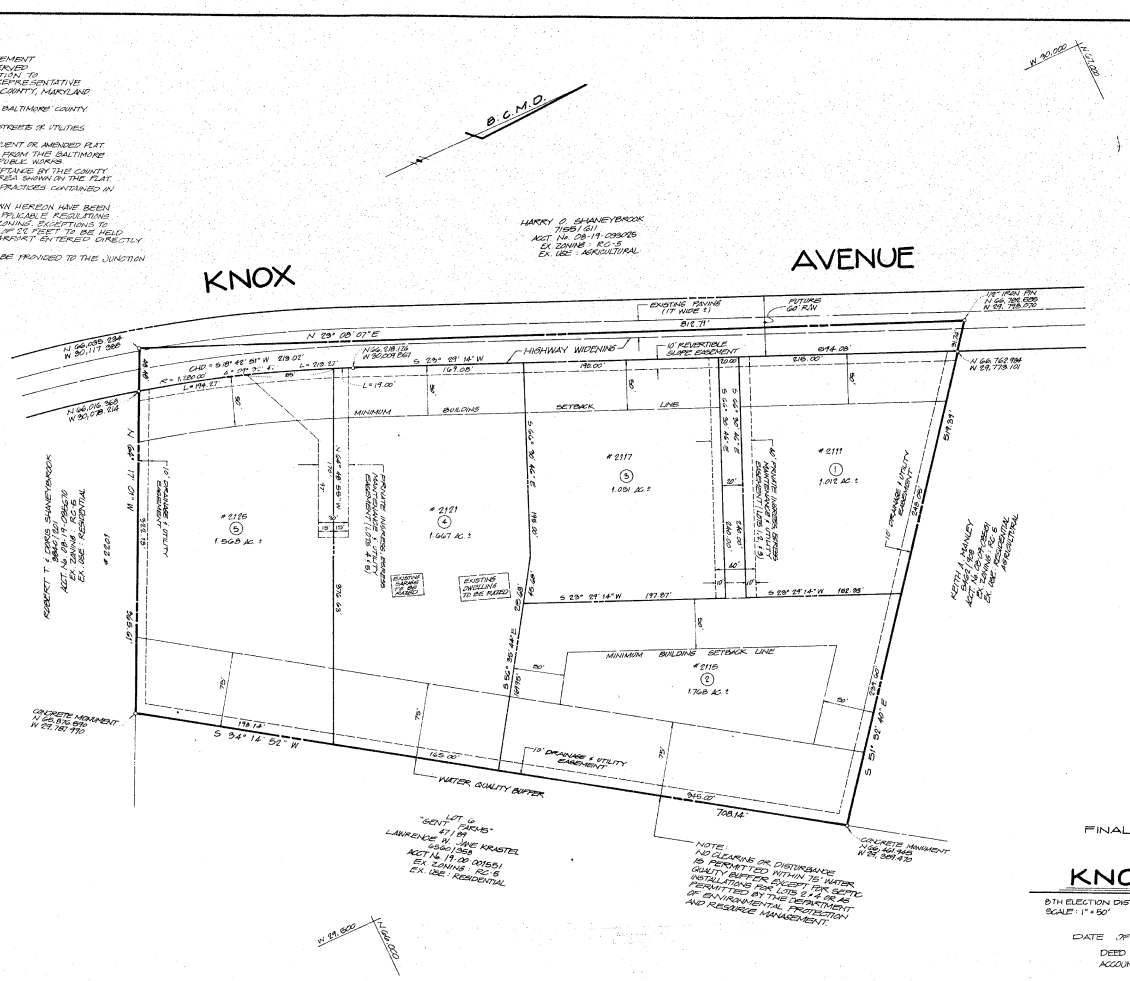
BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 61, p. 7, MSA_S1236_9765. Date available 1989/09/22. Printed 01/29/2026.

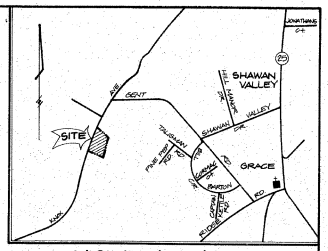
GENERAL NOTES

1. HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVE AND ASSIGNS SHALL 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 22-68.
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 THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.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 CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
8. EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. EXCEPTIONS TO THIS RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 50 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.
9. TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PAVEMENT AND 30 FEET RIGHT OF WAYS.
10. A VARIANCE TO STORM WATER MANAGEMENT HAS BEEN GRANTED.
    DATE OF VARIANCE: JUNE 1, 1989
    NOTE: CLEARING FOR EACH LOT IS RESTRICTED TO THE AREAS AS DEPICTED ON THE C.R.G. PLAN AND THE FINAL DEVELOPMENT PLAN.

DENSITY NOTES

1. EXISTING ZONING ON SITE		RC-5
2. GROSS AREA BY DEED		7.619 AC ±
3. No. OF LOTS ALLOWED	(7.619 x .667)	+5 LOTS
4. No. OF LOTS PROPOSED		5 LOTS
5. HIGHWAY WIDENING		0.553 AC ±
6. NET AREA OF LOTS		7.066 AC ±
7. AVERAGE LOT SIZE		1.413 AC ±
8. No. OF PARKING SPACES REQUIRED	(2 PER LOT)	+ 10
9. No. OF PARKING SPACE PROPOSED		10+





VICINITY MAP
SCALE: 1" = 2000'

FINAL SUBDIVISION PLAT
OF
KNOX WOODS

8TH ELECTION DISTRICT
SCALE: 1" = 50'

BALTIMORE COUNTY, MARYLAND
JUNE 7, 1989

DATE OF C.R.G. APPROVAL: JUNE 1, 1989
DEED REFERENCE: 8219/319
ACCOUNT No.: 08-26-040125

The streets and/or roads shown hereon and the mention thereof in deeds are for the purposes 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.

Coordinates and bearings shown on this Plat are referred to the system of coordinates established in the Baltimore County Metropolitan District, and are based on the following traverse stations:

1.) HUB NO.	10288	N 65,415.38	W 22,396.69
2.) HUB NO.	10985	N 65,177.92	W 22,342.13

SURVEYOR'S CERTIFICATION

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 hereon has been laid out and the Plat thereof has been prepared in compliance with Subsection (C) Section 3-108 of the Real Property Article of the Annotated Code of Maryland, particularly insofar as same concerns the making of Plat and marker setting.

James W. McKee — Date

OWNER'S CERTIFICATION

The undersigned, owner of the land shown hereon, hereby certifies that to the best of his knowledge, the requirements of Subsection (C) of Section 3-108 of the Real Property Article of the Annotated Code of Maryland has been complied with, as same concerns the making of the Plat and setting of markers.

Owner — Date

OWNER

J. DAVID LAWSON
MALAW BUILDING
216 MT. CARMEL RD.
PARKTON MD 21120
(301) 329-6935

APPROVED: DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
DIRECTOR — DATE 9-7-89

APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING & ZONING.
DIRECTOR — DATE

APPROVED: DEPARTMENT OF PUBLIC WORKS.
DIRECTOR — DATE

McKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development
SHAWAN PLACE, 5 SHAWAN ROAD — HUNT VALLEY, MARYLAND 21030
(301) 527-1555

PWA. COMPLETED: None
FINAL PLAT CHECKED:
PLANNING:
ENGINEERING:
HOUSE NUMBERS:
COMPUTED BY: GCG
DRAWN BY: JBK
CHECKED BY: GCG
JOB NUMBER: 89-90

MSA 3SM 1236-9765

5-1-7