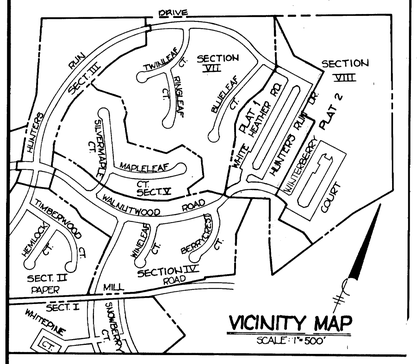
BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 62, pp. 146-147, MSA_S1236_5392. Date available 1990/12/07. Printed 05/22/2026.



TABULATION (THIS PLAT ONLY)

EX. ZONING	DR 3.5
AREA OF PLAT *	11.843 Ac.±
NO. UNITS PERMITTED	41.45
NO. UNITS PROPOSED	57
NO. PARKING SPACES REQUIRED	114
NO. PARKING SPACES PROPOSED	120
OPEN SPACE REQUIRED	0.355 (11.842 Ac. ×0.03)
H.O.A. OPEN SPACE PROPOSED	4.374 Ac.±
LOCAL OPEN SPACE PROPOSED	0.396 Ac.±
TOTAL OPEN SPACE PROPOSED	4.770 Ac.±

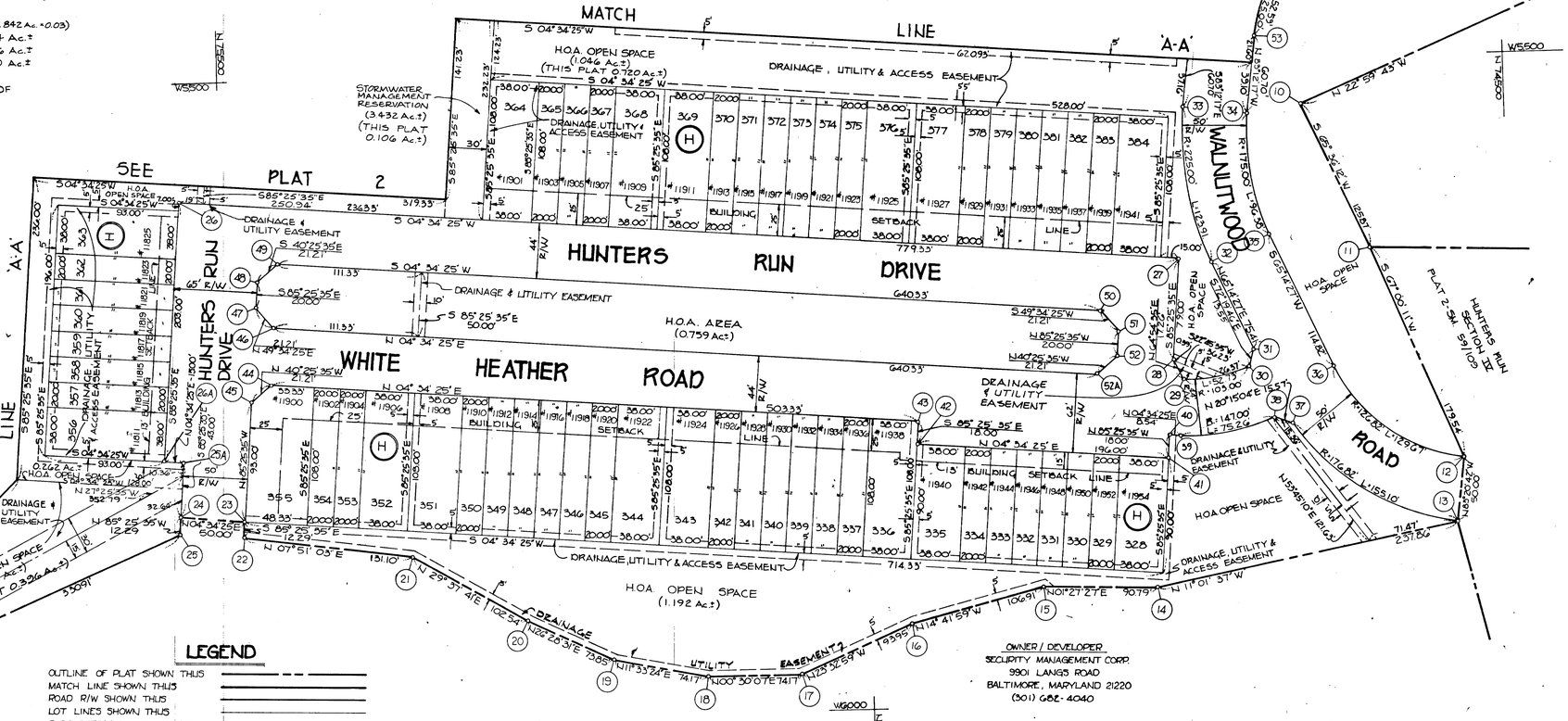
* INCLUDES RIGHT OF WAY EASEMENT, STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES.

COORDINATE SCHEDULE

NO.	NORTH	WEST	NO.	NORTH	WEST
1	75,842.07	5981.19	33	74,749.46	5537.71
7	74,141.72	5300.29	34	74,699.81	5543.62
8	74,179.07	5318.44	35	74,684.95	5637.62
9	74,389.21	5420.53	36	74,636.86	5741.88
10	74,658.54	5534.83	37	74,669.85	5765.29
11	74,606.55	5649.46	38	74,684.46	5779.90
12	74,536.40	5814.73	39	74,757.74	5792.95
13	74,542.20	5864.39	40	74,766.26	5792.27
14	74,775.67	5909.89	41	74,767.69	5810.21
15	74,866.43	5907.68	42	74,963.07	5794.58
16	74,963.84	5934.71	43	74,961.63	5776.64
17	75,055.96	5972.24	44	75,463.36	5736.50
18	75,130.12	5971.59	45	75,479.51	5750.26
19	75,202.79	5956.74	46	75,459.85	5692.64
20	75,268.90	5923.81	47	75,475.61	5676.49
21	75,358.03	5873.12	48	75,472.01	5656.56
22	75,487.91	5855.21	49	75,455.87	5642.80
23	75,486.93	5842.96	50	74,817.57	5693.86
24	75,536.77	5838.97	51	74,803.82	5710.01
25	75,537.75	5851.22	52	74,805.41	5729.95
26	75,532.10	5897.56	52A	74,821.36	5743.70
27	74,755.25	5684.71	53	74,692.62	5483.34
28	74,761.55	5733.45	54	74,675.76	5433.94
29	74,754.23	5749.09	55	74,661.59	5404.15
30	74,702.88	5739.95	56	74,640.42	5405.84
31	74,698.77	5727.04	25A	75,533.34	5796.11
32	74,730.35	5658.56	26A	75,548.29	5794.91

CURVE DATA

COORD. NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING & DIST.
29 TO 30	103.00'	52.75'	029°19'59"	26.96'	S10°05'54"E 52.16'
32 TO 33	225.00'	123.91'	031°33'16"	63.57'	N81°01'05"E - 122.35'
34 TO 35	175.00'	96.38'	031°33'16"	49.44'	S81°01'05"W - 95.16'
38 TO 39	147.00'	75.26'	029°19'59"	38.47'	N10°05'54"W 74.44'
53 TO 54	125.00'	52.59'	024°06'14"	26.69'	S71°09'10"E - 52.20'
54 TO 55	173.41'	33.03'	010°54'52"	16.57'	S64°36'42"E - 32.98'
36 TO 12	126.82'	129.67'	058°35'08"	71.14'	S35°56'53"W - 124.09'
13 TO 37	176.82'	155.10'	050°15'36"	82.94'	N31°47'06"E - 150.18'



LEGEND

- OUTLINE OF PLAT SHOWN THUS
- MATCH LINE SHOWN THUS
- ROAD R/W SHOWN THUS
- LOT LINES SHOWN THUS
- BLDG. SETBACK LINE SHOWN THUS
- EASEMENTS SHOWN THUS
- LOT Nos. SHOWN THUS 354
- HOUSE Nos. SHOWN THUS #17
- COORDINATES SHOWN THUS 25
- BLOCK LETTERS SHOWN THUS H
- H.O.A. & LOCAL OPEN SPACE SEPERATION LINE SHOWN THUS
- STATE OF MD. RIGHT-OF-WAY ESM'T. SHOWN THUS

HUNTERS RUN
SECTION VII
PLAT 2-SM. 60/54

OWNER / DEVELOPER
SECURITY MANAGEMENT CORP.
9901 LANGS ROAD
BALTIMORE, MARYLAND 21220
(301) 682-4040

GENERAL NOTES

1. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-68.
2. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
3. THE INFORMATION SHOWN HEREON MAY BE SUPERCEDED BY A SUBSEQUENT OR AMENDED PLAT.
4. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS.
5. 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.
6. THE OWNER / DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES CONTAINED IN THE WATER QUALITY MANAGEMENT POLICY.
7. 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 THESE RESTRICTIONS MAY APPLY.
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. ALL AREAS NOT WITHIN LOTS, RIGHTS-OF-WAY & LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
10. ALL OPEN SPACE LABELED "LOCAL OPEN SPACE" TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.

CRG. APPROVAL DATE - MAY 19, 1987 (AMENDED PLAN)
DEED REFERENCE - E.H.K. JR. 6025/758
PROPERTY NO. 18-00-009685
H.O.A. - HOMEOWNERS ASSOCIATION

Filed for record
S.M. 62 FOLIO 146
Date DEC 7 1990
Test:
Clerk

PLAT 1
SECTION VIII
HUNTERS RUN

BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50'
ELECTION DIST. #8
"A" 1990

NOTE:

HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, AND STORMWATER MANAGEMENT AREAS, NO MATTER NOW 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.

NOTE:

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.

X-8499 N72,449.82 W 7,209.66
X-8498 N77,080.48 W 7,187.48

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 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.

OWNERS CERTIFICATE:

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF IT'S 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 THE SETTING OF THE MARKERS.

DATE 5-8-90

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.

REG. NO. 13 DATE 5/2/90

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
DIRECTOR DATE 10-11-90

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
DIRECTOR DATE 11/29/90

APPROVED BY DEPARTMENT OF PUBLIC WORKS
DIRECTOR OF PUBLIC WORKS DATE 9/17/90

P.W.A. COMPLETED
FINAL PLAT CHECKED:
PLANNING
ENGINEERING
HOUSE NOS.

TEXAS/COCKEYSVILLE DRAINAGE AREA

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
TOWSON, MARYLAND 21204 — BEL AIR, MARYLAND 21014

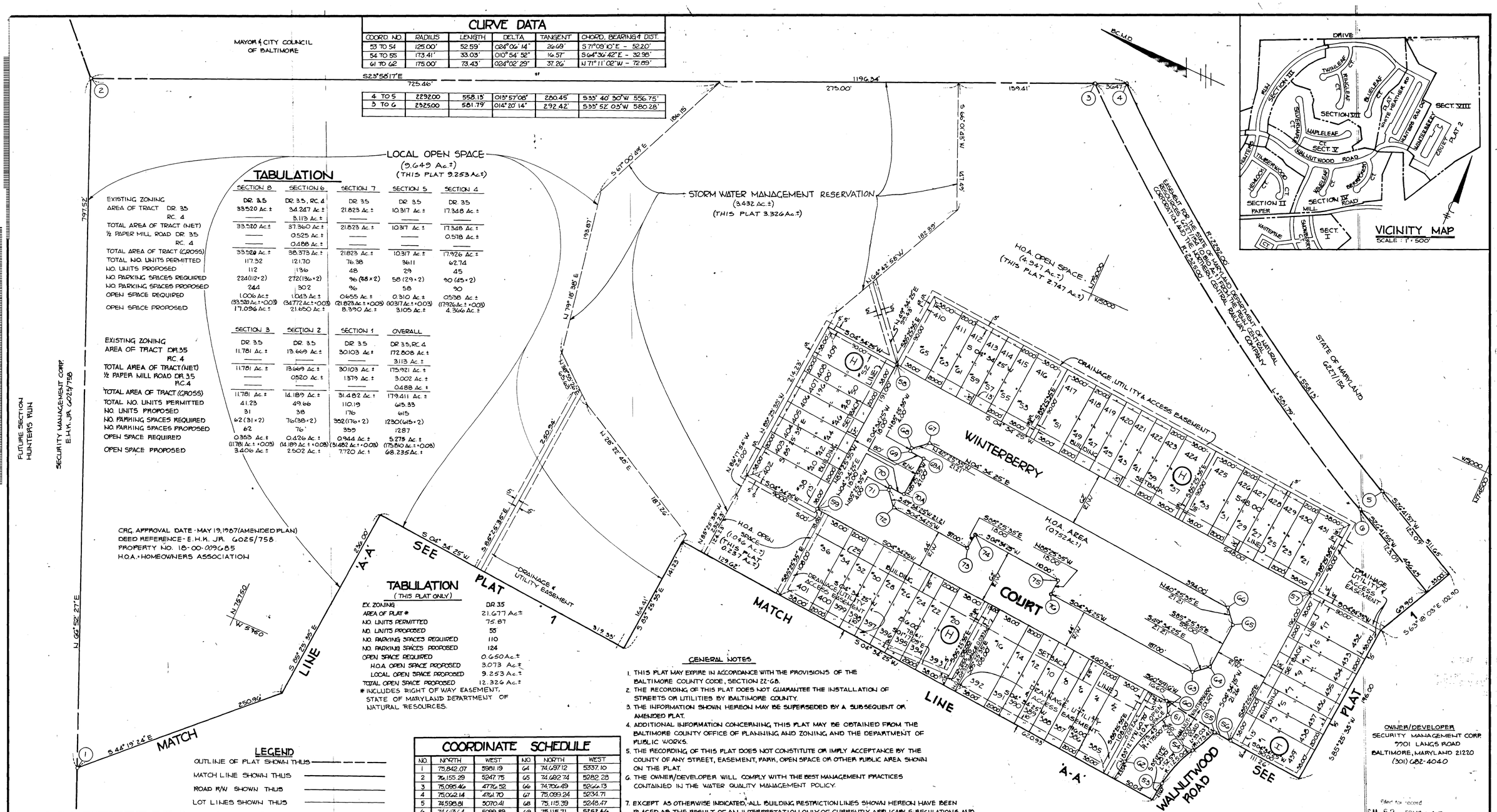
COMPUTED BY: JT CHECKED BY: R.B.&R.P.H.
DRAWN BY: R.A.M. W.O. NO.: 6055

MSA SSM 86-1-5392 62-146

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 62, pp. 146-147, MSA_S1236_5392. Date available 1990/12/07. Printed 05/22/2026.

CURVE DATA

COORD. NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD, BEARINGS & DIST.
53 TO 54	125.00'	52.59'	024°06' 14"	26.69'	S 71°09'10"E - 52.20'
54 TO 55	173.41'	33.03'	010° 54' 52"	16.57'	S 64°36' 42" E - 32.98'
61 TO 62	175.00'	73.43'	024°02' 29"	37.26'	N 71° 11' 02" W - 72.89'
4 TO 5	2292.00	558.13'	013°57'08"	280.45'	S 35° 40' 30" W 556.75'
3 TO 6	2325.00	581.79'	014° 20' 14"	292.42'	S 35° 52' 05" W 580.28'



TABULATION

	SECTION 8	SECTION 6	SECTION 7	SECTION 5	SECTION 4
EXISTING ZONING	DR. 3.5	DR 3.5, RC. 4	DR 3.5	DR 3.5	DR 3.5
AREA OF TRACT DR 3.5	33.520 Ac.±	34.247 Ac.±	21.823 Ac.±	10.317 Ac.±	17.348 Ac.±
RC. 4		3.113 Ac.±			
TOTAL AREA OF TRACT (NET)	33.520 Ac.±	37.360 Ac.±	21.823 Ac.±	10.317 Ac.±	17.348 Ac.±
½ PAPER MILL ROAD DR. 3.5		0.525 Ac.±			0.578 Ac.±
RC. 4		0.488 Ac.±			
TOTAL AREA OF TRACT (GROSS)	33.520 Ac.±	38.373 Ac.±	21.823 Ac.±	10.317 Ac.±	17.926 Ac.±
TOTAL NO. UNITS PERMITTED	117.32	121.70	76.38	36.11	62.74
NO. UNITS PROPOSED	112	136	48	29	45
NO. PARKING SPACES REQUIRED	224 (112×2)	272 (136×2)	96 (48×2)	58 (29×2)	90 (45×2)
NO. PARKING SPACES PROPOSED	244	302	96	58	90
OPEN SPACE REQUIRED	1.006 Ac.± (33.520 Ac.± × .003)	1.043 Ac.± (34.772 Ac.± × .003)	0.655 Ac.± (21.823 Ac.± × .003)	0.310 Ac.± (10.317 Ac.± × .003)	0.538 Ac.± (17.926 Ac.± × .003)
OPEN SPACE PROPOSED	17.096 Ac.±	21.650 Ac.±	8.390 Ac.±	3.105 Ac.±	4.366 Ac.±

	SECTION 3	SECTION 2	SECTION 1	OVERALL
EXISTING ZONING	DR 3.5	DR 3.5	DR 3.5	DR 3.5, RC. 4
AREA OF TRACT DR 3.5	11.781 Ac.±	13.669 Ac.±	30.103 Ac.±	172.808 Ac.±
RC. 4				3.113 Ac.±
TOTAL AREA OF TRACT (NET)	11.781 Ac.±	13.669 Ac.±	30.103 Ac.±	175.921 Ac.±
½ PAPER MILL ROAD DR. 3.5		0.520 Ac.±	1.379 Ac.±	3.002 Ac.±
RC. 4				0.488 Ac.±
TOTAL AREA OF TRACT (GROSS)	11.781 Ac.±	14.189 Ac.±	31.482 Ac.±	179.411 Ac.±
TOTAL NO. UNITS PERMITTED	41.23	49.66	110.19	615.33
NO. UNITS PROPOSED	31	38	176	615
NO. PARKING SPACES REQUIRED	62 (31×2)	76 (38×2)	352 (176×2)	1230 (615×2)
NO. PARKING SPACES PROPOSED	62	76	359	1287
OPEN SPACE REQUIRED	0.353 Ac.± (11.781 Ac.± × .003)	0.426 Ac.± (14.189 Ac.± × .003)	0.944 Ac.± (31.482 Ac.± × .003)	5.275 Ac.± (175.810 Ac.± × .003)
OPEN SPACE PROPOSED	3.406 Ac.±	2.502 Ac.±	7.720 Ac.±	68.235 Ac.±

TABULATION
(THIS PLAT ONLY)

EX. ZONING	DR 3.5
AREA OF PLAT *	21.677 Ac.±
NO. UNITS PERMITTED	75.87
NO. UNITS PROPOSED	55
NO. PARKING SPACES REQUIRED	110
NO. PARKING SPACES PROPOSED	124
OPEN SPACE REQUIRED	0.650 Ac.±
H.O.A. OPEN SPACE PROPOSED	3.073 Ac.±
LOCAL OPEN SPACE PROPOSED	9.253 Ac.±
TOTAL OPEN SPACE PROPOSED	12.326 Ac.±

* INCLUDES RIGHT OF WAY EASEMENT, STATE OF MARYLAND DEPARTMENT OF NATURAL RESOURCES.

GENERAL NOTES

1. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 22-68.
2. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
3. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
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9. ALL AREAS NOT WITHIN LOTS, RIGHTS-OF-WAY & LOCAL OPEN SPACE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
10. ALL OPEN SPACE LABELED 'LOCAL OPEN SPACE' TO BE OWNED AND MAINTAINED BY BALTIMORE COUNTY.

LEGEND

OUTLINE OF PLAT SHOWN THUS	
MATCH LINE SHOWN THUS	
ROAD R/W SHOWN THUS	
LOT LINES SHOWN THUS	
BLDG. SETBACK LINE SHOWN THUS	
EASEMENTS SHOWN THUS	
LOT Nos. SHOWN THUS	356
HOUSE Nos. SHOWN THUS	11811
COORDINATES SHOWN THUS	(12)
BLOCK LETTERS SHOWN THUS	(H)
STATE OF MD. RIGHT-OF-WAY ESMT. SHOWN THUS	
H.O.A. & LOCAL OPEN SPACE SEPERATION LINE SHOWN THUS	

COORDINATE SCHEDULE

NO.	NORTH	WEST	NO.	NORTH	WEST
1	75,842.07	5981.19	64	74,697.12	5337.10
2	76,155.29	5247.75	65	74,682.74	5282.28
3	75,085.46	4776.52	66	74,706.49	5266.13
4	75,062.14	4761.70	67	75,099.24	5234.71
5	74,598.81	5070.41	68	75,115.39	5248.47
6	74,613.64	5098.89	69	75,115.71	5252.46
53	74,692.62	5483.34	70	75,119.45	5299.31
54	74,675.76	5433.94	71	75,119.77	5303.29
55	74,664.59	5404.15	72	75,106.02	5319.44
56	74,640.42	5405.54	73	75,009.33	5327.18
57	74,624.79	5210.47	74	75,007.89	5309.23
58	75,171.05	5146.77	75	74,898.24	5318.01
59	75,184.28	5357.16	76	74,898.68	5335.95
60	74,726.81	5383.92	69A	75,097.76	5253.89
61	74,715.76	5408.43	70A	75,101.51	5300.74
62	74,742.27	5477.43			
63	74,713.27	5350.86			

NOTE:

HIGHWAY AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, AND STORMWATER 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.

NOTE:

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

N 72,449.82	N 77,080.48
X-8499	X-8498
W 7,209.66	W 7,187.48

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 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.

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 THE SETTING OF THE MARKERS

DATE

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.

Robert E. Herrings 11/5/90
REG. NO. DATE

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
Robert W. Sheesley 10-11-90
DIRECTOR DATE

APPROVED BY BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
for Frank A. Fox 11/21/90
DIRECTOR DATE

APPROVED BY DEPARTMENT OF PUBLIC WORKS
Dave Duff 9/12/90
DIRECTOR OF PUBLIC WORKS DATE

P.W.A. COMPLETED
FINAL PLAT CHECKED:
PLANNING
ENGINEERING RWD 11/5/90
HOUSE NOS. Bore 9-12-90
ATR 10/19/90

TEXAS/COCKEYSVILLE DRAINAGE AREA

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
TOWSON, MARYLAND 21204 — BEL AIR, MARYLAND 21014

COMPUTED BY: J.T. CHECKED BY: R.B.B. (R.P.H.)
DRAWN BY: R.A.M. W.O. NO.: 6055

PLAT 2
SECTION VIII
HUNTERS RUN
BALTIMORE COUNTY, MARYLAND
SCALE 1" = 50'
ELECT. DIST. #8
JAN. 12, 1990

OWNER/DEVELOPER
SECURITY MANAGEMENT CORP.
7701 LANGS ROAD
BALTIMORE, MARYLAND 21220
(301) 682-4040

Filed for record
S.M. 62 FOLIO 147
Date DEC 7 1990
Test:
Clerk

A & E INC. BALTIMORE

62-147
MSA SSU #236-5392-a