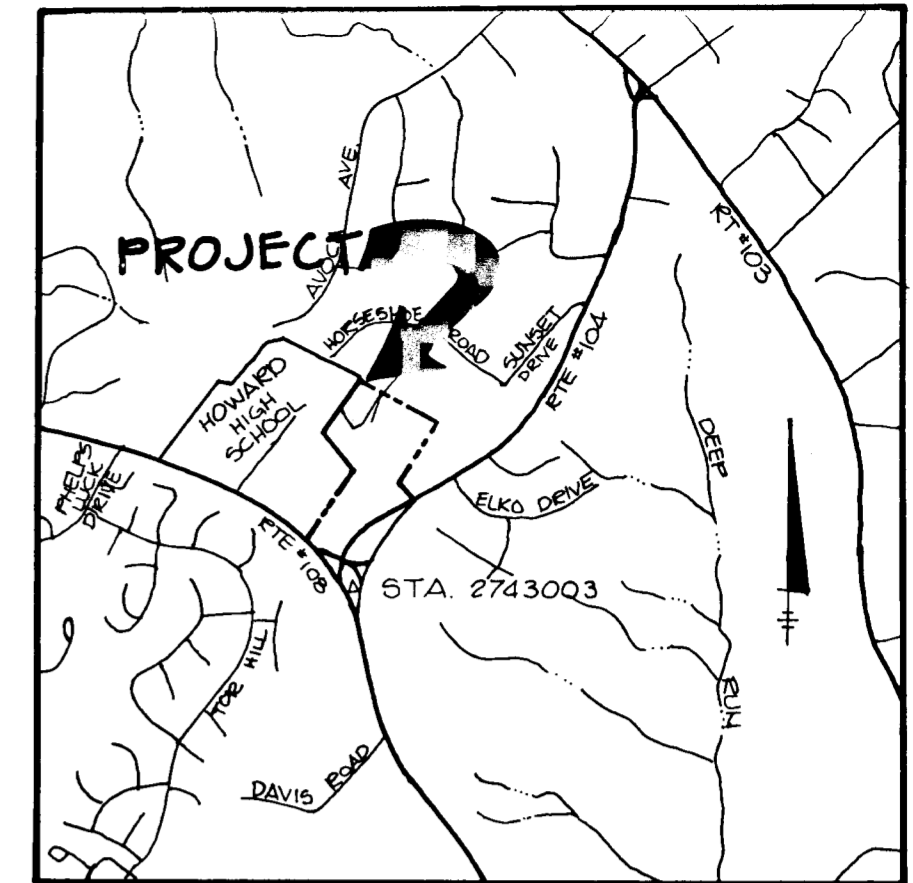


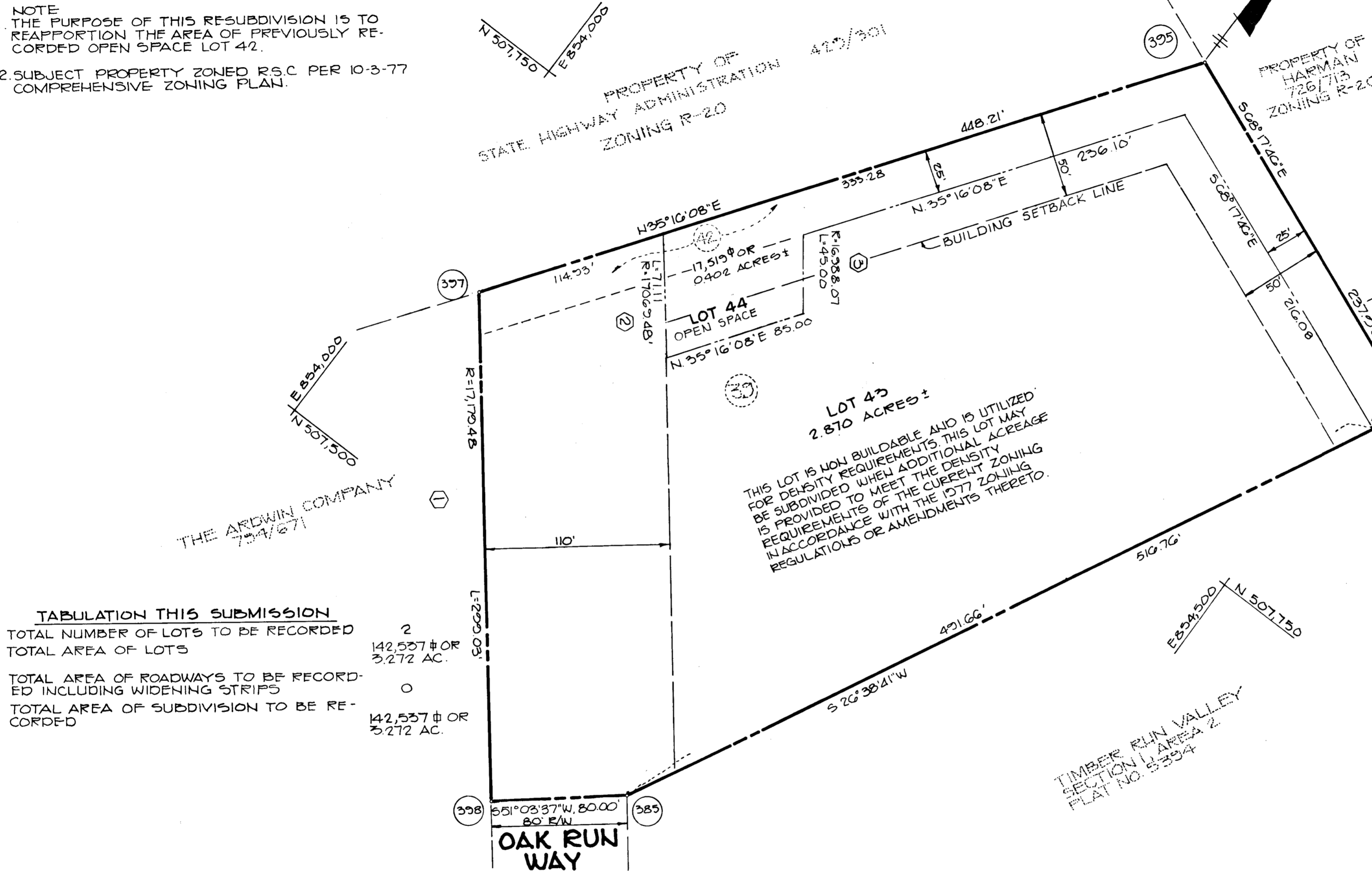
COORDINATES - MD. STATE GRID			CURVE DATA						
NO.	NORTH	EAST	NO.	RAD.	Δ	TAN.	ARC.	CHD.	L.C.B.
395	507,087.91	854,303.25	①	17170.48'	00°59'50"	140.52	299.03'	299.02	N38°26'27"W
394	507,800.91	854,524.31	②	17069.48'	00°14'13"	35.56	71.11	71.11	S37°57'01"E
385	507,438.04	854,222.57	③	16958.07'	00°03'06"	22.50	45.00	45.00	N37°54'42"W
398	507,387.76	854,230.35							
397	507,621.06	854,044.44							

NOTE  
 1. THE PURPOSE OF THIS RESUBDIVISION IS TO REAPPORTION THE AREA OF PREVIOUSLY RECORDED OPEN SPACE LOT 42.  
 2. SUBJECT PROPERTY ZONED R-2.0 PER 10-3-77 COMPREHENSIVE ZONING PLAN.



VICINITY MAP  
 NO SCALE

HOWARD COUNTY MONUMENT  
 STATION DESIGNATION 2743003  
 COORDINATES:  
 N 505953.540  
 E 854445.247  
 3/4" REBAR 0.5' BELOW SURFACE IN ISLAND AT INTERSECTION OF ROUTES 104 & 108.



**TABULATION THIS SUBMISSION**

TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF LOTS	142,537 # OR 3.272 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	142,537 # OR 3.272 AC.

THIS LOT IS NON-BUILDABLE AND IS UTILIZED FOR DENSITY REQUIREMENTS. THIS LOT MAY BE SUBDIVIDED WHEN ADDITIONAL ACREAGE IS PROVIDED TO MEET THE DENSITY REQUIREMENTS OF THE CURRENT ZONING REGULATIONS OR AMENDMENTS THERE TO.

TIMBER RUN VALLEY  
 SECTION 1, AREA 2  
 PLAT NO. 5354

THE RIEMER GROUP, INC.  
 3105 HEALTH PARK DRIVE  
 ELLICOTT CITY, MARYLAND 21043

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Source in Board...* 10-7-84  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

*Thomas A. Harmit* 10-8-84  
 DIRECTOR DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORK.

*George F. Neuman* 10-3-84  
 DIRECTOR DATE

**SURVEYOR CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MARY T. SMITH TO THE ARDWIN CO. BY DEED DATED NOV. 6, 1976 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 754, FOLIO 671 AND BEING ALSO A SUBDIVISION OF PART OF THE LANDS CONVEYED BY THE ARDWIN COMPANY TO TIMBER RUN VALLEY COMMUNITY ASSOCIATION, INC., BY CONFIRMATORY DEED DATED JULY 28, 1983 AND RECORDED AMONG THE SAID LAND RECORDS IN LIBER 1179, FOLIO 510 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

PROFESSIONAL LAND SURVEYOR  
*Arthur E. Muegge* 6-1-84  
 ARTHUR E. MUEGGE #10751 DATE

THE RIEMER GROUP, INC.  
 8650 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21043

**OWNERS CERTIFICATE**  
 WE, THE ARDWIN COMPANY, BY JEROME BERENHOLTZ, VICE PRESIDENT, AND TIMBER RUN VALLEY COMMUNITY ASSOCIATION, INC., BY GREGORY N. WOOD, VICE PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND AND ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS OF WAY AND THE SPECIFIC EASEMENT AREA SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS OF WAY.

WITNESS MY/OUR HANDS THIS DAY OF 1984  
 ATTEST *Gregory N. Wood* GREGORY N. WOOD 4/23/84 DATE  
 ATTEST *Jerome Berenholtz* JEROME BERENHOLTZ 5/30/84 DATE

RECORDED AS PLAT NUMBER **5974**  
 ON **10-10-1984** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

OWNER: THE ARDWIN COMPANY  
 2221 MARYLAND AVENUE  
 BALTIMORE, MARYLAND 21218  
 TIMBER RUN VALLEY COMMUNITY ASSOCIATION, INC.

LOTS 43 AND 44  
**TIMBER RUN VALLEY**  
 SECTION 1, AREA 2  
 A RESUBDIVISION OF LOTS 39 & 42  
 SEE O.P.Z. FILES 5-77-23, 5-78-41, P-78-40 AND F-83-36  
 SHEET 1 OF 1 ZONING - R-2.0  
 PARCEL 767 TAX MAP NO. 31  
 2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' DATE: June 1, 1984

796

F-84-201