

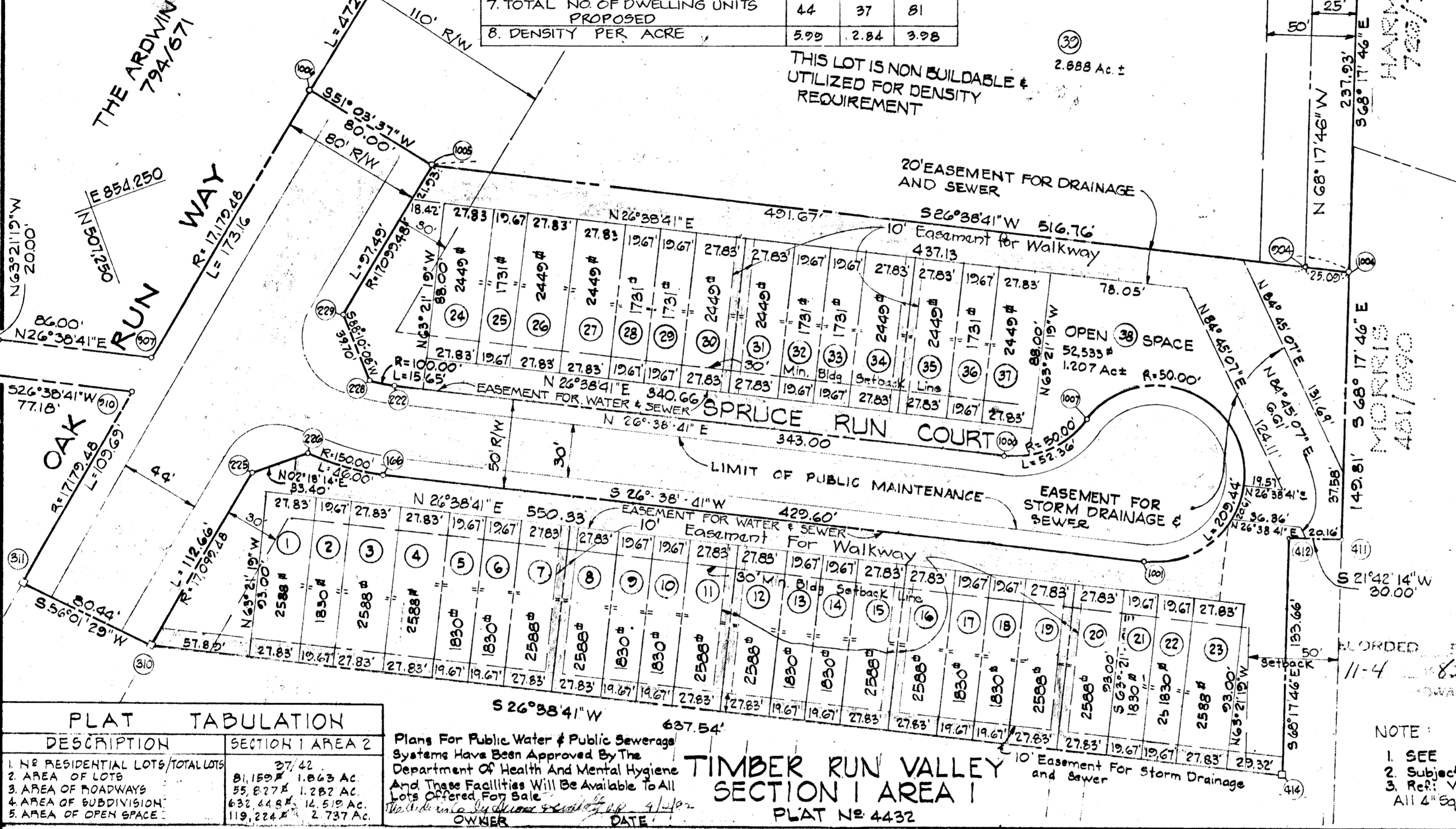
NO.	DELTA	RADIUS	LENGTH
811-910	00-21-57	17,179.48	109.67
228-222	8-57-55	100.00	15.65
226-166	17-34-10	150.00	46.00
1005-229	0° 19' 36"	17,059.48	97.49
907-1006	0° 34' 39"	17,179.48	173.16
225-310	0-22-39	17,099.48	112.66

NO.	TAN.	CHORD
811-910	152.58	304.75
228-222	7.84	15.63
226-166	23.18	45.82
1005-229	48.745	97.49
907-1006	86.58	173.16
225-310	56.33	112.66

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 10-4-82, ON WHICH DATE DEVELOPER AGREEMENT NO. 24-1049D WAS FILED AND ACCEPTED.

SECTION 1	AREA 1	AREA 2	TOTAL
1. GROSS AREA	7.335	14.519	21.854
2. FLOODPLAIN/STEEP SLOPES	-	-	-
3. NET AREA	7.335	14.519	21.854
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	29.34	51.95	81.29
5. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	-	-	-
6. TOTAL NO. OF DWELLING UNITS ALLOWED	29.34	51.95	81.29
7. TOTAL NO. OF DWELLING UNITS PROPOSED	44	37	81
8. DENSITY PER ACRE	5.99	2.84	3.98

THIS LOT IS NON BUILDABLE & UTILIZED FOR DENSITY REQUIREMENT



DESCRIPTION	SECTION 1	AREA 2
1. NO. RESIDENTIAL LOTS/TOTAL LOTS	27/42	
2. AREA OF LOTS	81,159 sq. ft. 1.863 AC.	
3. AREA OF ROADWAYS	55,827 sq. ft. 1.282 AC.	
4. AREA OF SUBDIVISION	632,448 sq. ft. 14.519 AC.	
5. AREA OF OPEN SPACE	119,224 sq. ft. 2.737 AC.	

Plans For Public Water & Public Sewerage Systems Have Been Approved By The Department of Health And Mental Hygiene And These Facilities Will Be Available To All Lots Offered For Sale

TIMBER RUN VALLEY SECTION I AREA I
PLAT NO. 4432

APPROVED: For Public Water & Public Sewerage Systems, In Conformance With The Master Plan Of Water And Sewerage For Howard County
Howard County Health Officer *[Signature]* Date

APPROVED: Howard County Office of Planning & Zoning
[Signature] Date

APPROVED: For Storm Drainage Systems, Public Roads, and Public Water & Public Sewer Systems, Howard County Department of Public Works
[Signature] Date

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by MARY T. SMITH to THE ARDWIN CO. deed dated NOV. 6, 1976 and recorded in the Land Records of Howard County, in Liber 794, Folio 671, 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.

[Signature]
Registered Surveyor Md. # 11524

OWNERS DEDICATION

We, The Ardwin Company a Maryland Corporation by of BERNARD DACKMAN, President, SANDRA B. DACKMAN, Secretary, 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, 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 right-of-ways and the specific easement 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 Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities and open space where applicable; and (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 structures of any kind shall be on or over the said easements and right-of-ways.

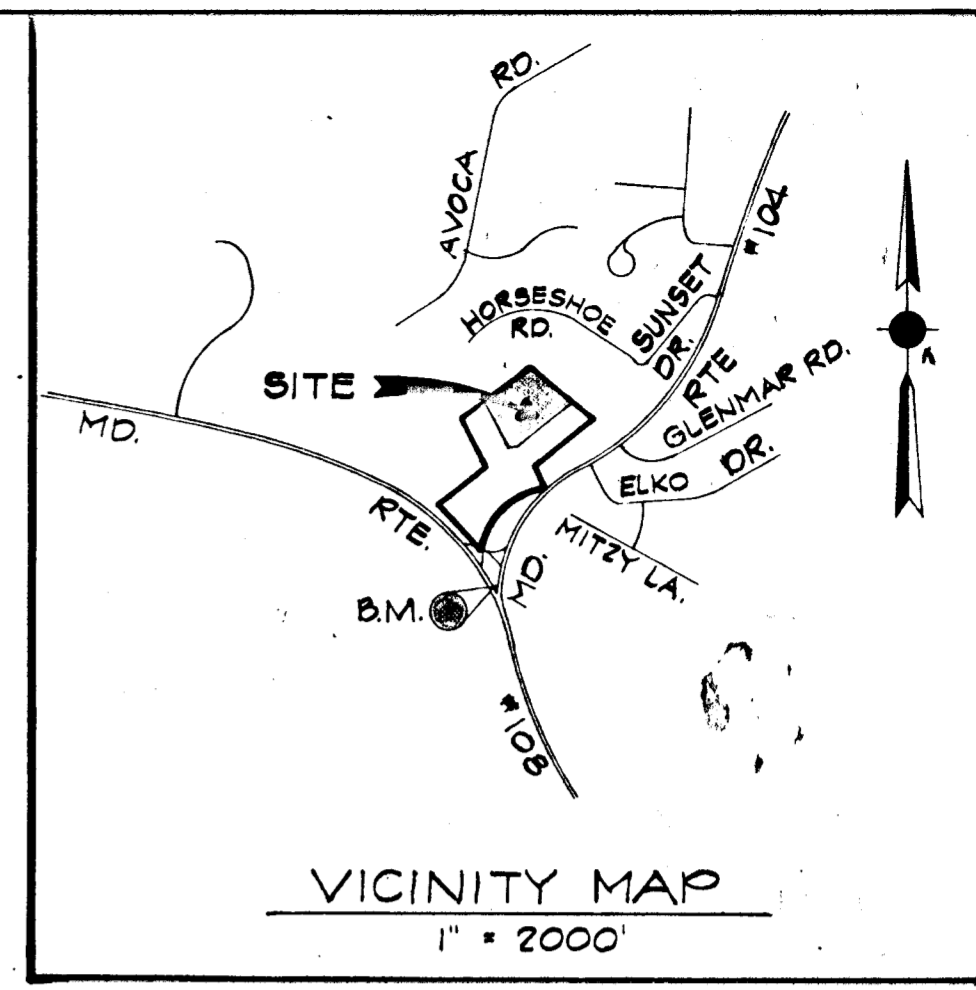
Witness our hands this 18th day of January 1982

The Ardwin Company
By *[Signature]* Authorized Agent
Attest: *[Signature]* Secretary

SHEET 1 OF 2

TIMBER RUN VALLEY-SECTION I AREA 2
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 50' JAN. 20, 1982

O.S. THALER & ASSOC.
11 WARREN RD.
BALTIMORE, MARYLAND
21208



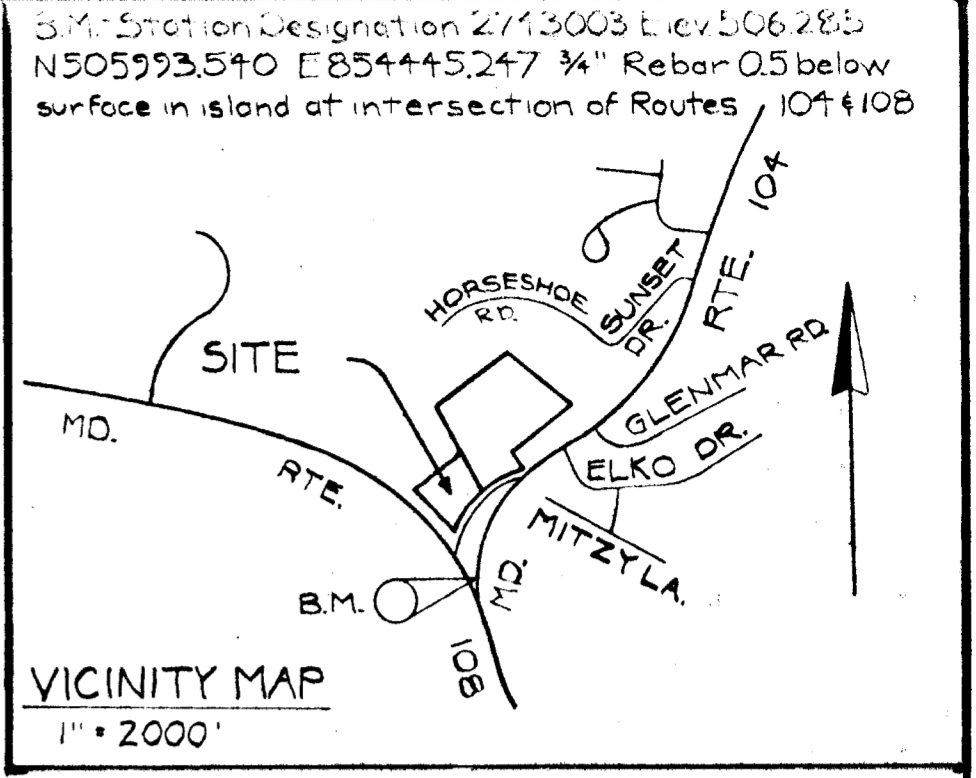
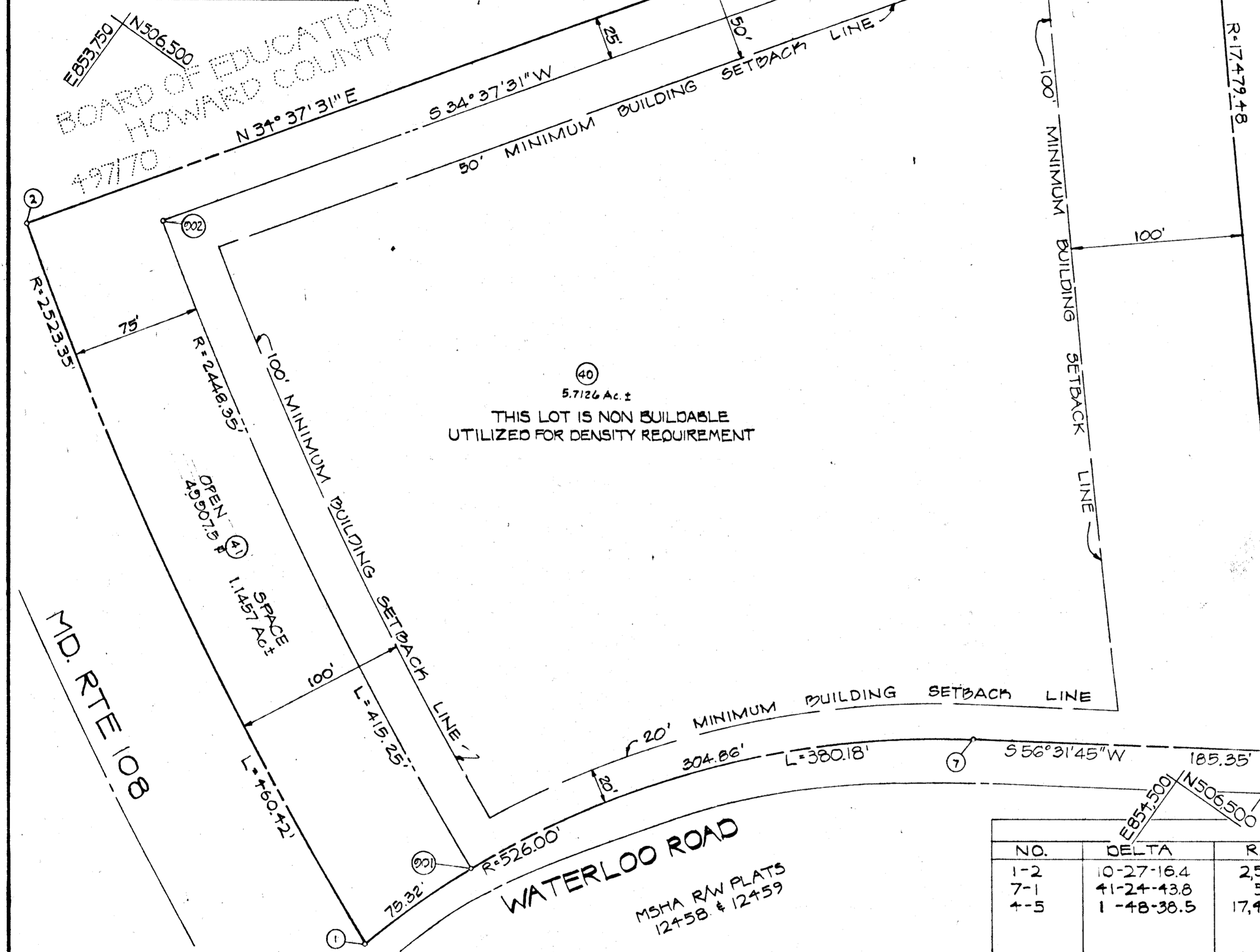
B.M. Station Designation 2743003 Elev. 506.285
N 505993.540 E 854445.247 3/4" Rebar 0.5 below surface in island at intersection of Routes 104 & 108

NO.	NORTH	EAST
5	507,987.91	854,303.25
310	507,197.3628	854,490.6204
311	507,152.4295	854,429.9834
166	507,354.6154	854,446.5111
904	507,877.4904	854,513.0656
905	507,957.4032	854,312.2932
411	507,844.5191	854,663.5054
412	507,816.6459	854,652.4111
906	507,601.3932	854,060.5142
908	507,176.7280	854,301.3173
222	507,377.0383	854,401.8209
225	507,283.9088	854,418.6180
226	507,317.2803	854,419.9534
228	507,363.6574	854,393.7403
229	507,362.3889	854,354.0628
909	507,167.7588	854,319.1933
232	507,621.9699	854,044.4462
210	507,236.7413	854,352.8045
1000	507,683.6132	854,555.6416
1001	507,738.5937	854,639.1681
1004	507,899.9190	854,524.3189
1005	507,438.0402	854,292.5761
1006	507,387.7600	854,230.3514
1007	507,733.5256	854,552.7135
5303	507,767.2160	854,776.5984
233	507,690.2082	854,092.7064

NOTE:
1. SEE OP & Z FILES S-77-23, S-78-41, & P-78-40
2. Subject Property Zoned RS-C Per 10-3-77 Comp. Zoning Plan
3. Ref: Variance Petition B1-102
All 4" Square Concrete Monuments shown Thusly - □

COORDINATES		
NO.	NORTH	EAST
1	506,149.5900	854,172.9100
2	506,373.5600	853,771.3600
3	506,776.3727	854,049.4997
4	506,971.1800	854,184.2200
5	506,553.4054	854,545.2366
6	506,454.1416	854,395.0995
7	506,451.1800	854,390.6200
801	506,220.6558	854,197.6868
902	506,421.2713	853,834.6700
903	506,991.5082	854,200.8724

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE 10-4-82, ON WHICH DATE DEVELOPER AGREEMENT NO 24-1049.0 WAS FILED AND ACCEPTED.



PLAT TABULATION	
DESCRIPTION	SECTION 1 AREA 2
1. NO. RESIDENTIAL LOTS/TOTAL LOTS	37/42
2. AREA OF LOTS	81,159 sq. ft. 1.865 Ac.
3. AREA OF ROADWAYS	55,827 sq. ft. 1.282 Ac.
4. AREA OF SUBDIVISION	137,448 sq. ft. 3.147 Ac.
5. AREA OF OPEN SPACE	119,224 sq. ft. 2.737 Ac.

PROPOSED FUTURE R/W
 TIMBER RUN VALLEY
 ARDWIN CO. 794/671

DENSITY TABULATIONS				
SECTION 1		AREA 1	AREA 2	TOTAL
1. GROSS AREA		7,935	14,519	21,854
2. FLOODPLAIN/STEEP SLOPES		-	-	-
3. NET AREA		7,935	14,519	21,854
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7. TOTAL NO. OF DWELLING UNITS PROPOSED		44	37	81
8. DENSITY PER ACRE		5.09	2.84	3.98

RECORDED IN PLAT 5304
 ON 11-24-82 BY HOWARD COUNTY MD

Plans For Public Water & Public Sewerage Systems Have Been Approved By The Department Of Health And Mental Hygiene And These Facilities Will Be Available To All Lots Offered For Sale

Sic. Authority
 By Albert L. Ray Date 11-24-82
 Owner

Note:
 1. See OP&Z Files 5-77-23, 5-78-41 & P-78-40
 2. Subject Property Zoned RS-C Per 10-3-77 Comp. Zoning Plan
 3. Ref: Variance Petition 81-02
 4. All 4" Square Concrete Monuments Shown Thusly -

CURVE DATA					
NO.	DELTA	RADIUS	LENGTH	TAN.	CHORD
1-2	10-27-16.4	2523.35'	460.42'	230.85'	N 60-50-56 W 459.79'
7-1	41-24-43.8	526.00'	380.18'	198.82'	S 35-49-28 W 371.96'
4-5	1-48-38.5	17,479.48'	552.40'	276.24'	S 40-48-40.0 E 552.376'

APPROVED: For Public Water & Public Sewerage Systems, In Conformance With The Master Plan Of Water And Sewerage For Howard County
Donald H. ... 11-2-82
 Director

APPROVED: Howard County Office of Planning & Zoning
Donald H. ... 11-2-82
 Director

APPROVE D: For Storm Drainage Systems, Public Roads, And Public Water & Public Sewer Systems, Howard County Department of Public Works
James ... 11-2-82
 Director

SURVEYORS CERTIFICATE

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Albert L. Ray Registered Surveyor Md.

OWNERS DEDICATION

We, The Ardwin Company, a Maryland Corporation of BERNARD DACKMAN, President, SANDRA B. DACKMAN, Secretary, 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, 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 right-of-ways and the specific easement shown hereon; (2) the right to require dedication for public use the beds of the streets and roads, and floodplains and open space where applicable, and for good and other valuable consideration, hereby grant the right and Option to Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities and open space where applicable; and (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 erected over the said easements and right-of-ways. Witness our hands this 27th day of April, 1982. The Ardwin Company

By: Albert L. Ray Authorized Agent
 Attest: ... Secretary

SHEET 2 OF 2

TIMBER RUN VALLEY-SECTION 1 AREA 2
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1" = 50' APRIL 27, 1982

D.S. THALER & ASSOC. INC.
 11 WARREN ROAD
 BALTIMORE, MARYLAND
 21208