

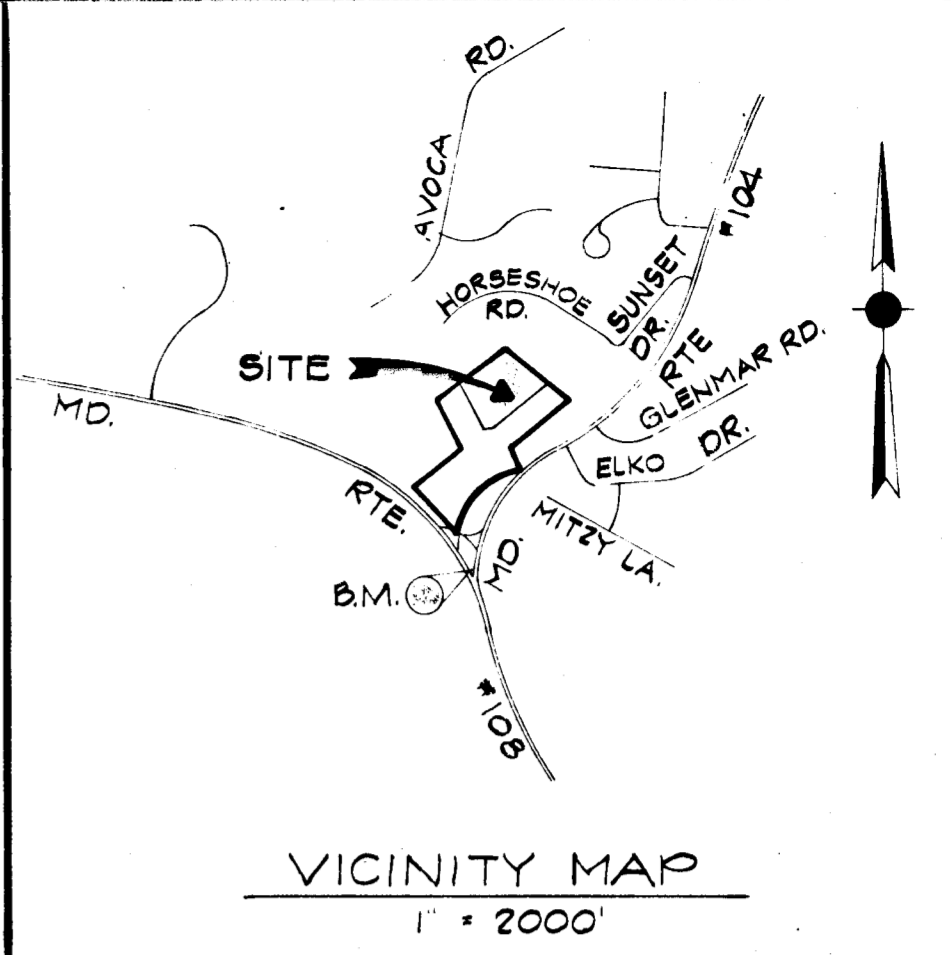
CURVE DATA			
NO.	DELTA	RADIUS	LENGTH
811-910	00-21-57	17,179.48	109.69'
228-222	8-57-55	100.00	15.65
226-166	17-34-10	150.00	46.00
1005-229	0° 19' 36"	17,099.48	97.49'
907-1006	0° 34' 39"	17,179.48	173.16
225-310	0-22-39	17,099.48	112.66

NO.	TAN.	CHORD
311-910	152.98	N 39° 46' 38.5" W 304.75
228-222	7.84	N 31° 07' 39" E 15.63
226-166	23.18	N 55° 25' 32" E 45.82
1005-229	48.745'	S 39° 06' 11" E 97.49
907-1006	86.58'	N 39° 13' 42.5" E 173.16
225-310	56.33	S 30° 47' 34" E 112.66

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122 B 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. 24-10490 WAS FILED AND ACCEPTED.

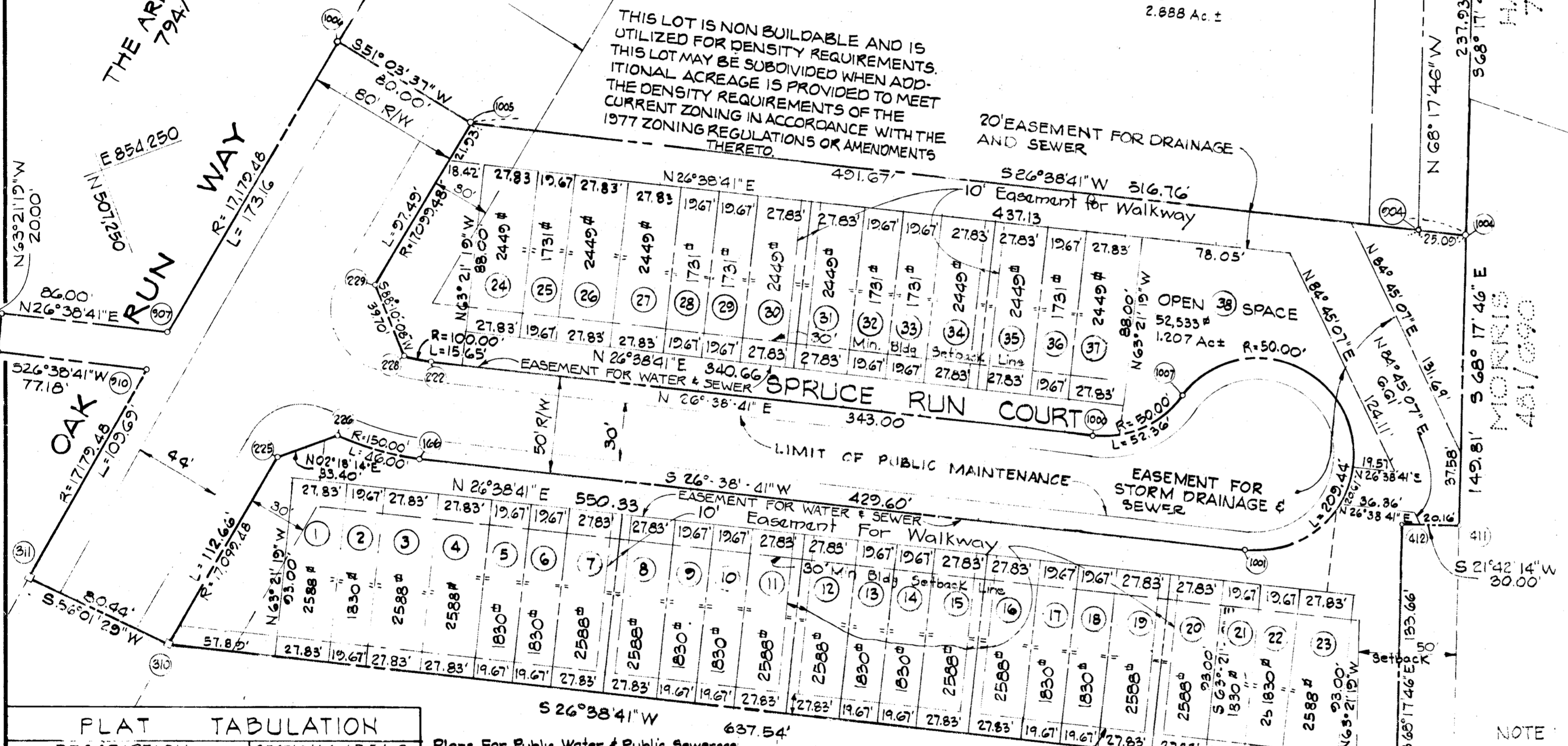
DENSITY TABULATIONS			
SECTION 1	AREA 1	AREA 2	TOTAL
1. GROSS AREA	7.335	14.519	21.854
2. FLOODPLAIN/STEEP SLOPES	-	-	-
3. NET AREA	7.335	14.519	21.854
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	29.34	51.95	81.29
5. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	-	-	-
6. TOTAL NO. OF DWELLING UNITS 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

BOARD OF EDUCATION OF HOWARD COUNTY
230/473
448.21
436.05'



B.M. Station Designation 2743003 Elev. 506.285
N 505009.540 E 854445.247 3/4" Rebar 0.5 below surface in island at intersection of Routes 104 & 108

COORDINATE		
NO.	NORTH	EAST
5	507,987.91	854,303.25
310	507,197.3623	854,420.6904
311	507,152.4295	854,423.9834
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	507,176.7260	854,301.3173
222	507,377.0383	854,401.8209
225	507,283.9088	854,413.6180
226	507,317.2803	854,419.9934
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
910	507,236.7413	854,352.8042
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
414	507,767.2160	854,776.5954
233	507,690.2082	854,092.7064



FLAT TABULATION	
DESCRIPTION	SECTION 1 AREA 2
1. NO. RESIDENTIAL LOTS/TOTAL LOTS	27/42
2. AREA OF LOTS	81,159.4 1.863 Ac.
3. AREA OF ROADWAYS	57,450.4 1.310 Ac.
4. AREA OF SUBDIVISION	632,448.4 14.519 Ac.
5. AREA OF OPEN SPACE	119,224.4 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 1 AREA 1
PLAT NO. 4432

NOTE:
1. SEE OP & Z FILES S-77-23, S-73-41, & P-78-40
2. Subject Property Zoned R9-C Per 10-3-77 Comp. Zoning Plan
3. Ref: Variance Petition B1-102
All 4" Square Concrete Monuments shown Thusly - □

REASON FOR AMENDMENT 2-18-83: CORRECTED AREA OF ROADWAYS & REVISED NOTE GOVERNING LOTS 39 & 40

APPROVED: For Public Water & Public Sewerage Systems, In Conformance With The Master Plan Of Water And Sewerage For Howard County
[Signature] 2-21-83
Howard County Health Officer Date

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

APPROVED: For Storm Drainage Systems, Public Roads, and Public Water & Public Sewer Systems Howard County Department of Public Works
[Signature]
Director 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 AROWIN CO. deed dated NOV. 6, 1976 and recorded in the Land Records of Howard County, in Liber 79A, 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. # 1454

OWNERS DEDICATION

We The Arowin Company a Maryland Corporation by of BERNARD DACKMAN, President, SANDRA B. DACKMAN, Secretary, Timber Run Valley Community Association Inc., Regal Savings And Loan Association, 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 streets 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 on or over the said easements and right-of-ways.

Witness our hands this 23 day of February, 1983.

THE AROWIN CO.
BY *[Signature]* AUTHORIZED AGENT
ATTEST *[Signature]* SECRETARY

REGAL SAVINGS & LOAN ASSOC.
STEWART D. BACHS - VICE PRES

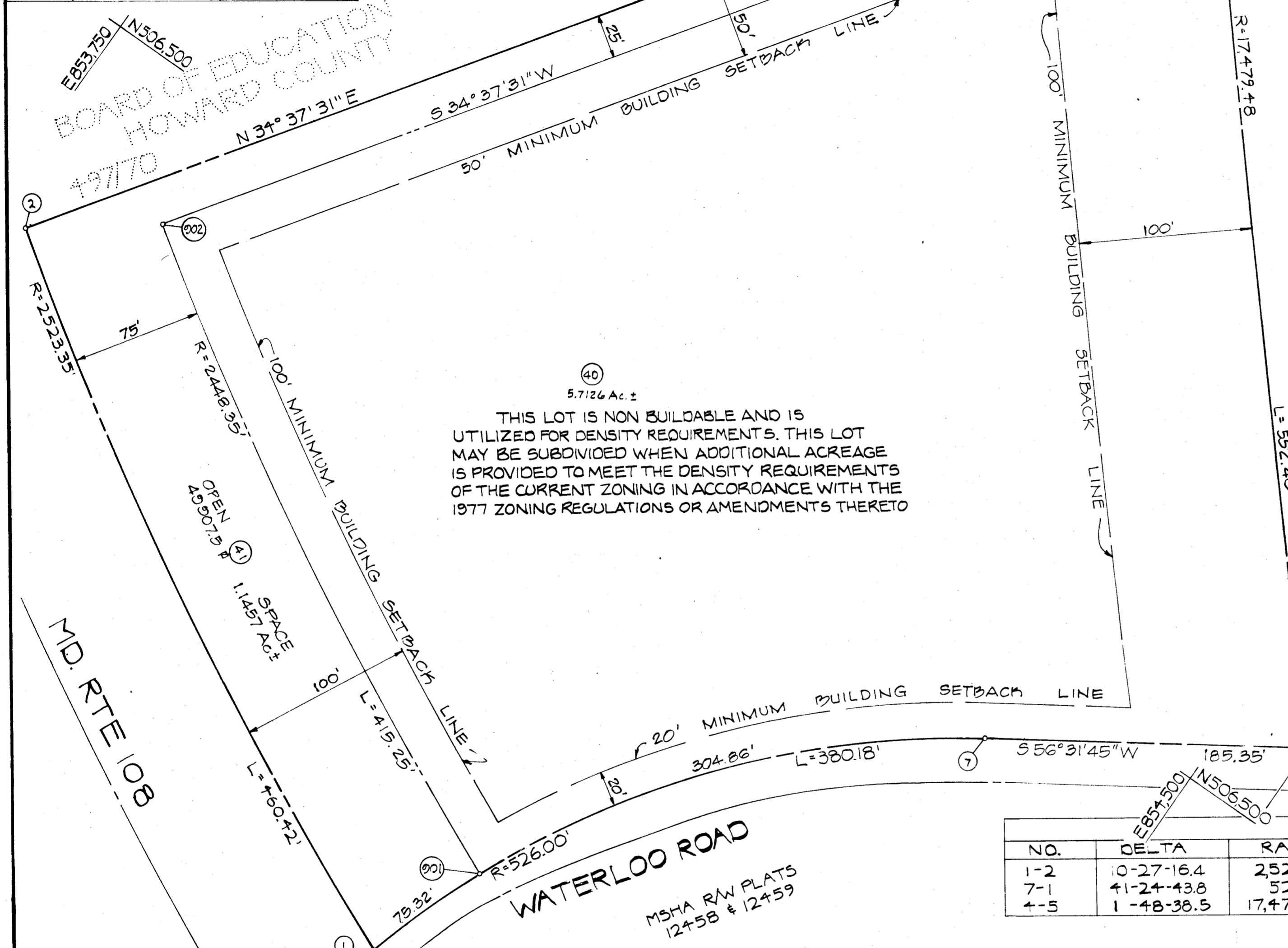
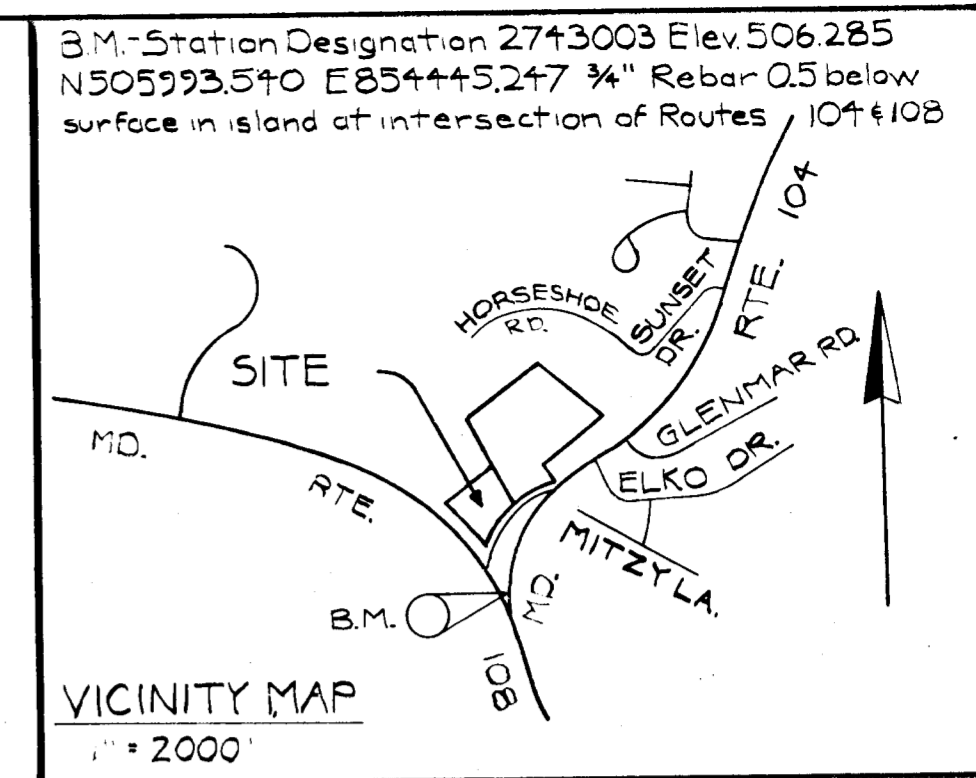
TIMBER RUN VALLEY COMMUNITY ASSOCIATION INC.
JEROME BERENHOLTZ - PRES.

SHEET 1 OF 2 AMENDED PLAT
TIMBER RUN VALLEY-SECTION 1 AREA 2
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 50'
FEB 18, 1983

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

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	506,971.4800	854,184.2200
5	506,553.1054	854,545.2366
6	506,454.1416	854,395.0995
7	506,451.1800	854,390.6200
901	506,220.6558	854,197.6868
902	506,421.2713	853,834.6700
903	506,951.5982	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.



PROPOSED FUTURE
 TIMBER RUN VALLEY
 ARDWIN CO. 794/671

PLAT TABULATION	
DESCRIPTION	SECTION 1 AREA 2
1. NO. RESIDENTIAL LOTS/TOTAL LOTS	37/42
2. AREA OF LOTS	81,159 # 1.863 Ac.
3. AREA OF ROADWAYS	57,459 # 1.319 Ac.
4. AREA OF SUBDIVISION	432,448 # 14.519 Ac.
5. AREA OF OPEN SPACE	119,224 # 2.737 Ac.

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
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 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 IN ACCORDANCE WITH THE 1977 ZONING REGULATIONS OR AMENDMENTS THERETO

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

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 81-02
 4. All 14" Square Concrete Monuments Shown Thusly -

CURVE DATA					
NO.	DELTA	RADIUS	LENGTH	TAN.	CHORD
1-2	10-27-16.4	2,523.35'	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 40-48-40.8 E 552.376'

REASON FOR AMENDMENT 2-18-83:
 CORRECTED AREA OF ROADWAYS & REVISED NOTE GOVERNING LOTS 39 & 40

APPROVED: For Public Water & Public Sewerage Systems, In Conformance With The Master Plan Of Water And Sewage For Howard County
 Howard County Health Officer: 3-21-83 Date

APPROVED: Howard County Office of Planning & Zoning
 Director: _____ Date _____

APPROVED: For Storm Drainage Systems, Public Roads, And Public Water & Public Sewer System Howard County Department of Public Works
 Director: _____ Date _____

SURVEYORS 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.

Albert L. Ray Registered Surveyor Md # 92526

OWNERS DEDICATION

We The Ardwin Company a Maryland Corporation by of BERNARD DACKMAN, President, SANDRA B. DACKMAN, Secretary, Timber Run Valley Community Association Inc., Regal Savings And Loan Association, 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 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 other structure of any kind shall be on or over the said easements and right-of-ways. Witness our hands this 23 day of Feb. 1983.

THE ARDWIN CO.
 BY: [Signature] AUTHORIZED AGENT
 ATTEST: [Signature] SECRETARY

REGAL SAVINGS & LOAN ASSOC. STEWART D. SACHS - VICE PRES.
 TIMBER RUN VALLEY COMMUNITY ASSOCIATION INC. JEROME BERENHOLTZ - PRES.

SHEET 2 OF 2
 AMENDED PLAT
TIMBER RUN VALLEY-SECTION 1 AREA 2
 2ND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 Scale: 1" = 50' FEB. 18, 1983

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