

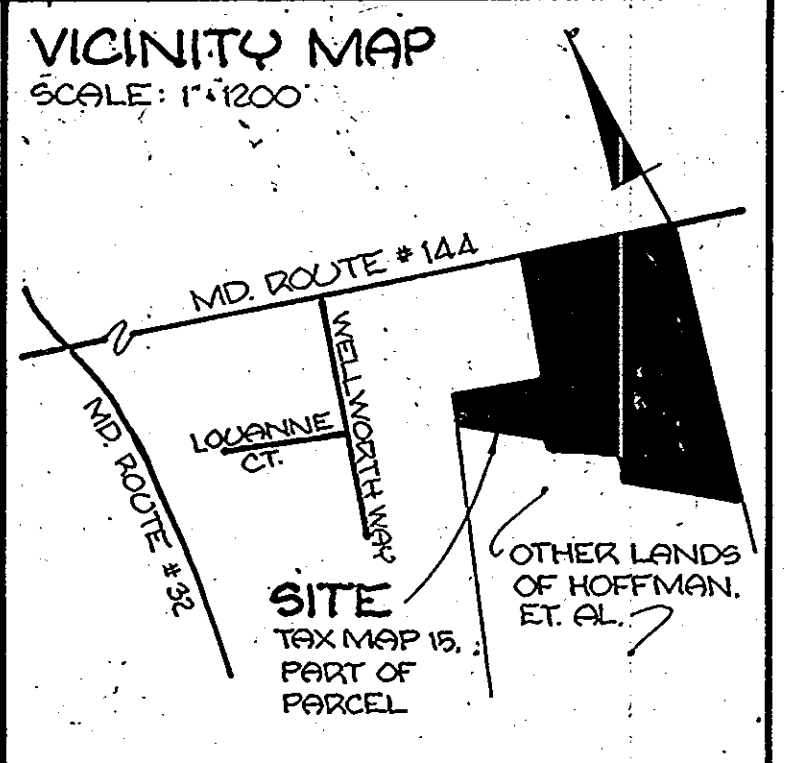
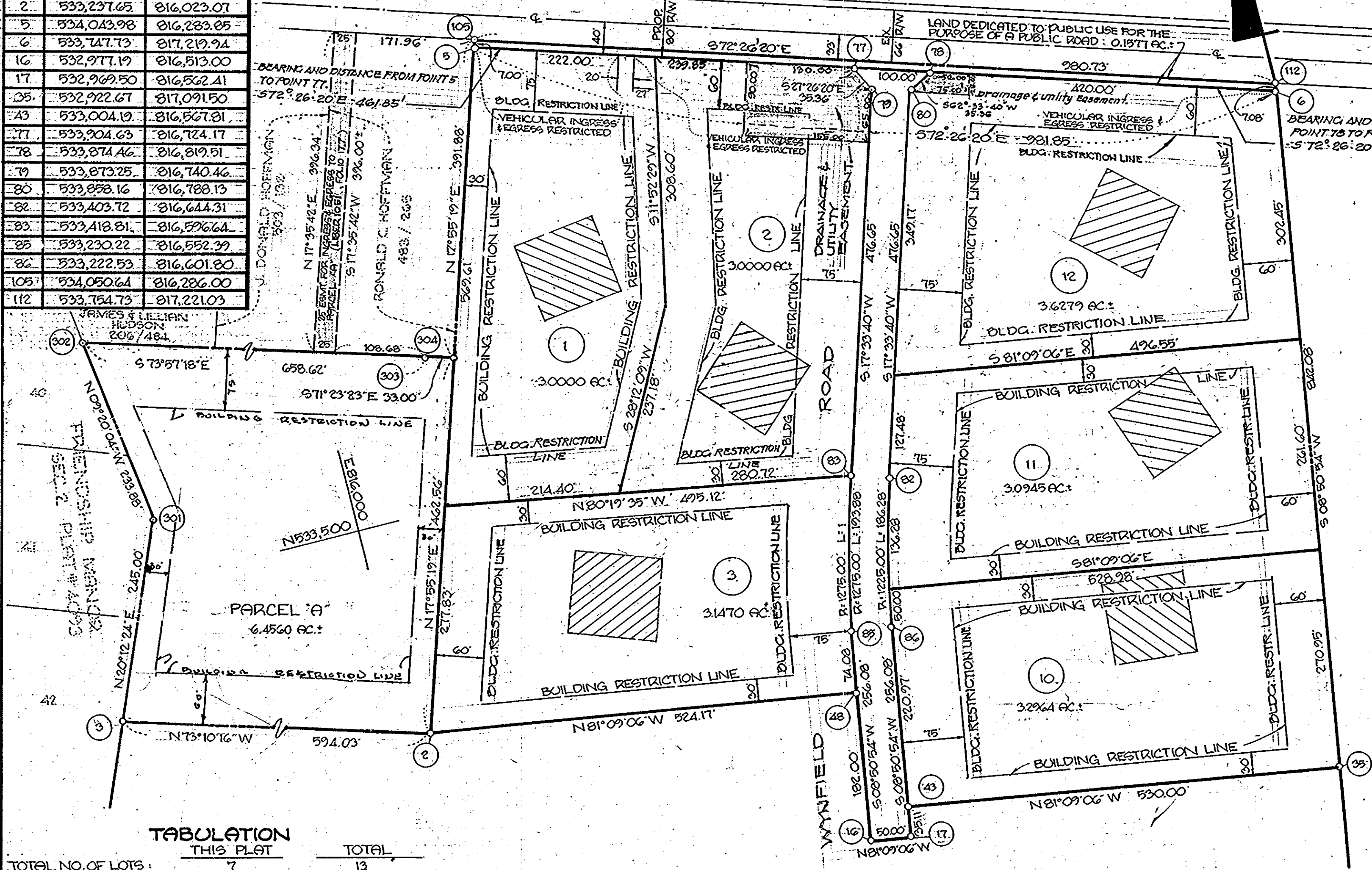
FROM TO	RADIUS	Δ	LENGTH	TANGENT	CHORD
83-85	1275.00'	08°42'46"	193.88'	97.13'	S13°12'17"W 193.70'
82-86	1225.00'	08°42'46"	186.28'	93.32'	S13°12'17"W 186.10'

COORDINATES		
3	533,409.63	816,454.48
301	533,639.55	815,539.10
302	533,870.33	815,501.17
303	533,688.29	816,134.13
304	533,677.76	816,165.40

MD. STATE GRID SYSTEM COORDINATES BASED ON HOWARD CO. TRAVERSE POINTS #3437001 & #3437002

COORDINATES		
NO.	NORTH	EAST
2	533,297.65	816,023.07
5	534,043.98	816,283.85
6	533,747.73	817,219.94
16	532,977.19	816,513.00
17	532,969.50	816,562.41
25	532,922.67	817,091.50
43	533,004.19	816,567.81
77	533,904.63	816,724.17
78	533,874.46	816,819.51
79	533,873.25	816,740.46
80	533,898.16	816,788.13
82	533,403.72	816,644.31
83	533,418.81	816,596.64
85	533,230.22	816,552.39
86	533,222.53	816,601.80
105	534,050.64	816,286.00
112	533,754.73	817,221.03

MARYLAND ROUTE 144



- THIS DESIGNATES A PRIVATE SEWERAGE ESMT. OF 10000' AS REQUIRED BY THE MD STATE DEPT. OF HEALTH & MENTAL HYGIENE FOR INDIVIDUAL SEWER DISPOSAL IMPROVEMENTS OF ANY KIND IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE & SERVICING AND RESIDENTIAL STRUCTURE ON THIS BUILDING SITE. THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH & MENTAL HYGIENE.
- PLAN SUBJECT TO VP. 81-42.

TABULATION		
	THIS PLAT	TOTAL
TOTAL NO. OF LOTS	7	13
TOTAL AREA OF LOTS	25.6216 AC.	46.5994 AC.
ROAD DEDICATION	0.1577 AC.	0.1577 AC.
AREA OF ROAD R/W	1.1023 AC.	1.8023 AC.
TOTAL AREA	26.8816 AC.	48.5594 AC.

WYNFIELD SHEET 2 OF 2

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

James M. Reed 5-20-81
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

Thomas A. Davis 5-21-81
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

John F. Newman 5-21-81
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 LAND WHICH, BY DEED DATED AUGUST 7, 1978, & RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 896, FOLIO 469, WAS CONVEYED BY ETHEL FLOVILLA HOFFMAN ONTO J. DONALD HOFFMAN & WILLIAM C. HOFFMAN, & 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.

Walter Park 11/17/80
WALTER PARK
REG. PROF. L.S. # 5539

DEDICATION FOR INDIVIDUALS

WE, J. DONALD HOFFMAN, & WILLIAM C. HOFFMAN OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, & GRANT ONTO HOWARD COUNTY, MD, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL ROADS & STREET RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS OR ROADS, FLOOD PLAINS, & OPEN SPACE WHERE APPLICABLE, & FOR GOOD & OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES & OPEN SPACE, WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS & DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR, & MAINTENANCE; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & R/W'S. WITNESS OUR HANDS THIS 20th DAY OF NOV 1980.

J. Donald Hoffman *William C. Hoffman*
J. DONALD HOFFMAN WITNESS WILLIAM C. HOFFMAN WITNESS

SUBJECT PROPERTY ZONED 'R' PER 10/3/77 COMPREHENSIVE ZONING PLAN.

RECORDED ON 5/21/81 AS PLAT NO. 4870 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FINAL PLAT

WYNFIELD

SECTION 1
LOTS NO. 1 THRU NO. 12 INCL.
SHEET 1 OF 2

3RD ELECTION DISTRICT
HOWARD COUNTY, MD.

APRIL 23, 1980 SCALE: 1"=100'

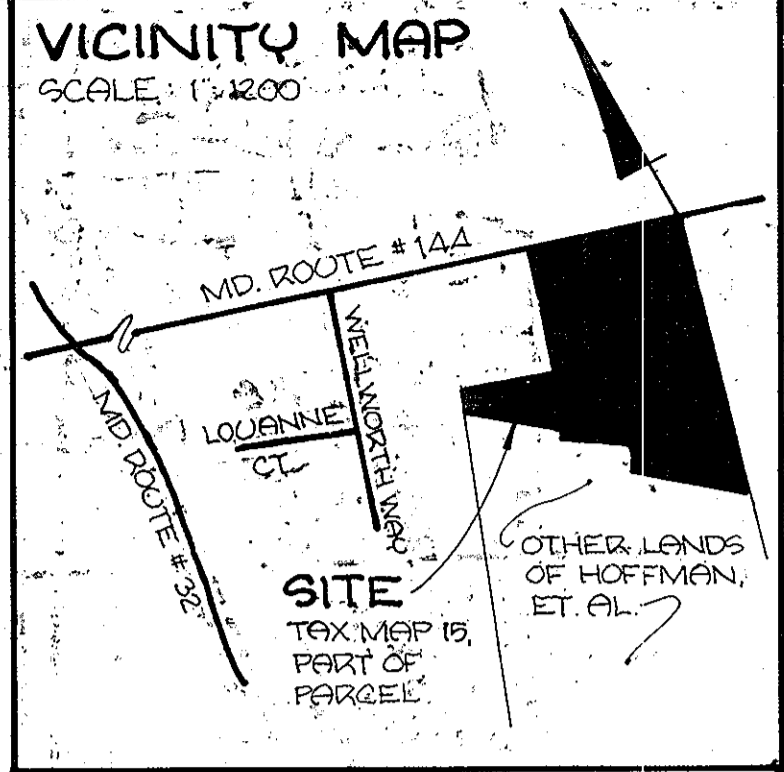
ENGINEERS
HODKINS ASSOCIATES, INC.
231 JOSEPH SQUARE
COLUMBIA, MARYLAND 21044

CURVE DATA

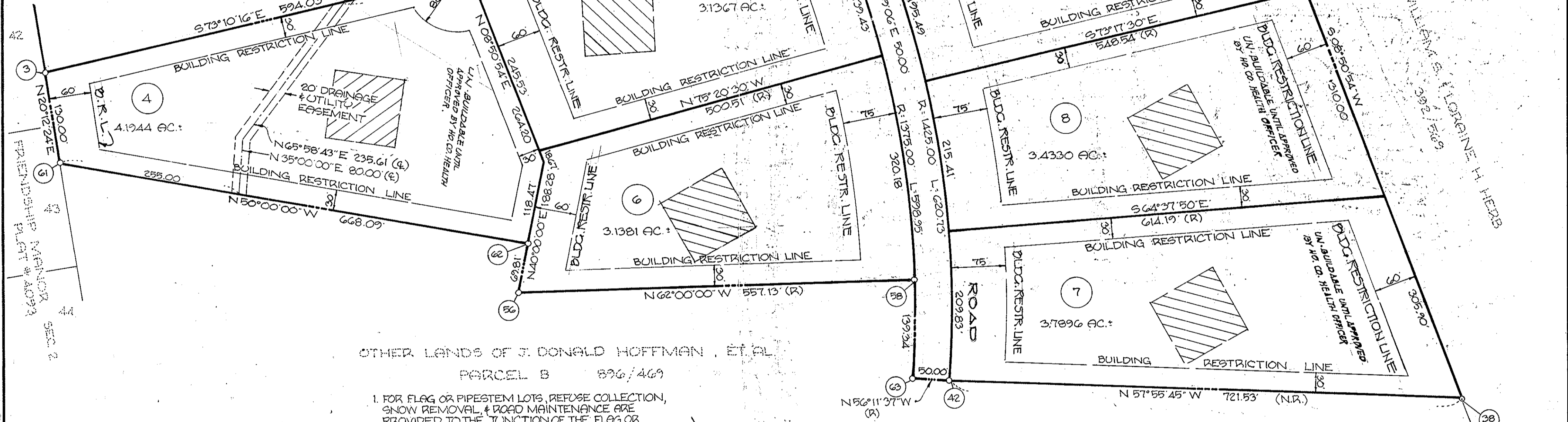
FROM TO	RADIUS	Δ	LENGTH	TANGENT	CHORD
17-42	1425.00	24°57'29"	620.73	315.36	S21°19'39"W 615.83
16-63	1375.00	24°57'29"	598.95	304.30	S21°19'39"W 594.23

COORDINATES

NO.	NORTH	EAST
2	533,297.66	816,023.07
3	533,409.63	815,454.48
16	532,977.19	816,513.00
17	532,969.50	816,562.41
35	532,922.67	817,091.50
38	532,012.73	816,949.85
42	532,395.84	816,338.43
43	533,004.19	816,567.81
48	533,157.02	816,541.00
56	532,804.72	815,876.50
58	532,543.16	816,368.42
61	533,287.63	815,409.58
62	532,858.19	815,921.37
63	532,423.66	816,296.88



MD STATE GRID SYSTEM COORDINATES BASED ON HOWARD CO. TRAVERSE POINTS #3437001 & #3437002.



OTHER LANDS OF J. DONALD HOFFMAN, ET AL
PARCEL B 896/469

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, & ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM & THE ROAD RIGHT-OF-WAY LINE ONLY, & NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- FLAG OR PIPESTEM LOTS SHALL NOT BE FURTHER SUBDIVIDED INTO LOTS ACCOMMODATING ADDITIONAL RESIDENCES UNLESS A PUBLIC ROAD CAN BE CONSTRUCTED ACCORDING TO COUNTY STANDARDS ON A MINIMUM FIFTY (50) FOOT RIGHT-OF-WAY TO BE DEEDED TO HOWARD COUNTY.

- THIS DESIGNATES A PRIVATE SEWERAGE ESMT. OF 1000# AS REQUIRED BY THE MD STATE DEPT. OF HEALTH & MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY KIND IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE & SERVING ANY RESIDENTIAL STRUCTURE ON THIS BUILDING SITE. THIS ESMT. SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD STATE DEPT. OF HEALTH & MENTAL HYGIENE.

- PLAN SUBJECT TO V.P. 81-42
- SUBJECT PROPERTY ZONED R-1 PER 10/3/77 COMPREHENSIVE ZONING PLAN.

TABULATION

	THIS PLAT	TOTAL
TOTAL NO. OF LOTS:	6	1
TOTAL AREA OF LOTS:	20,978 AC.	46,599.4 AC.
ROAD DEDICATION:	0	0.1577 AC.
AREA OF ROAD R/W:	0.7000 AC.	1.8023 AC.
TOTAL AREA:	21,678 AC.	48,599.4 AC.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

James W. Boyd, M.D. 5-20-81
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

Thomas A. Harris 5-21-81
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Walter F. Neum 5-21-81
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 LAND WHICH, BY DEED DATED AUGUST 7, 1978, & RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 896, FOLIO 469, WAS CONVEYED BY ETHEL FLOVILLA HOFFMAN ONTO J. DONALD HOFFMAN & WILLIAM C. HOFFMAN & 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.

Walter Park 11/17/80
WALTER PARK, REG. PROF. L.S. # 5539

DEDICATION FOR INDIVIDUALS

WE, J. DONALD HOFFMAN & WILLIAM C. HOFFMAN OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, & GRANT UNTO HOWARD COUNTY, MD. ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL ROADS & STREET RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS & ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, & FOR GOOD & OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS & ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES, & OPEN SPACE, WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS, & DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR & MAINTENANCE; & (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER SAID EASEMENTS & RIGHTS OF WAY. WITNESS OUR HANDS, THIS 20TH DAY OF NOVEMBER, 1980.

J. Donald Hoffman J. DONALD HOFFMAN
William C. Hoffman WILLIAM C. HOFFMAN
Walter Park WITNESS

RECORDED ON 5/21/81 AS PLAT NO. 487/1 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FINAL PLAT
WYNFIELD
SECTION 1
LOTS NO. 1 THRU NO. 12 INCL.
SHEET 2 OF 2
3RD ELECTION DISTRICT
HOWARD COUNTY, MD.
NOVEMBER 1, 1980 SCALE: 1"=100'

ENGINEERS
HUDKINS ASSOCIATES, INC.
231 JOSEPH SQUARE
COLUMBIA, MARYLAND 21044