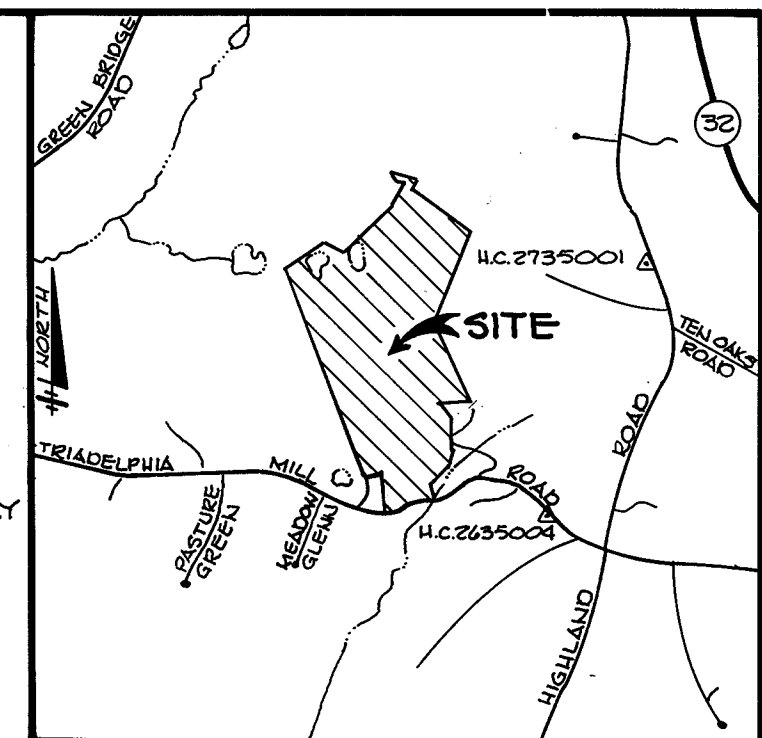


COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
62	503,734.346	804,059.487	200	505,918.723	802,893.109
63	503,742.394	803,782.117	201	506,032.160	802,620.791
64	503,773.597	803,850.987	202	506,169.000	802,483.000
68	503,816.480	804,430.716	203	506,185.748	802,113.331
69	503,783.157	804,357.679	209	505,806.529	803,296.268
70	503,860.148	804,410.788	210	505,787.793	803,249.912
72	503,764.991	804,216.942	211	505,643.101	803,292.213
73	503,745.040	804,244.105	214	505,673.079	803,366.384
74	503,756.505	804,137.393	215	505,756.807	803,573.541
75	503,731.273	804,115.050	217	505,118.000	804,201.000
85	503,870.608	804,205.676	354	505,249.186	804,276.796
86	503,862.122	804,126.128	357	505,546.783	803,804.253
87	504,104.105	804,204.402	358	505,753.538	804,008.595
88	504,111.723	804,124.766	375	503,681.674	804,005.526
89	504,213.463	804,134.497	229	505,633.830	803,295.960
90	504,205.845	804,214.134	230	505,549.517	803,087.354
91	504,936.321	803,909.417	231	505,434.000	802,885.000
92	504,874.369	803,858.801	232	505,388.078	802,734.940
96	505,079.860	803,733.731	238	504,534.058	803,704.650
97	505,017.908	803,683.115	239	504,745.619	803,783.088
99	505,463.547	803,451.071	355	504,890.173	804,626.000
100	505,433.569	803,376.899	243	504,056.000	804,626.000
105	506,019.856	803,210.047	244	504,763.000	804,626.000
106	506,001.120	803,163.690	245	504,585.810	804,162.558
108	506,243.814	803,140.994	248	504,794.018	804,046.786
109	506,233.998	803,190.021	249	503,796.354	804,439.900
112	506,345.063	803,212.257	275	506,043.347	803,201.453
113	506,354.879	803,163.230	974	503,717.238	803,913.620
115	506,747.963	803,065.884	380	503,674.035	804,086.348
116	506,779.524	803,104.664	976	503,689.359	804,294.845
118	506,804.136	803,095.378	977	503,785.683	804,409.830
119	506,784.424	803,100.677	1009	507,977.938	803,147.296
121	506,762.054	803,043.671	1010	507,999.741	803,130.209
122	506,752.862	803,061.897	1013	507,517.828	802,761.810
125	506,696.521	803,188.160	1016	506,904.394	802,351.490
126	506,708.258	803,153.499	1018	507,147.529	801,900.799
127	506,650.931	803,208.691	1019	506,828.072	801,453.352
128	506,617.198	803,194.507	1020	506,135.531	802,164.929
134	506,728.188	803,258.478	1024	506,312.025	803,713.756
135	506,682.579	803,279.009	1044	504,098.749	803,886.751
137	506,801.969	803,394.624	1049	504,733.044	803,313.266
138	506,821.032	803,348.401	1050	504,667.313	803,284.600
142	506,887.870	803,357.094	1051	503,978.597	803,911.562
143	506,859.185	803,364.136	1052	503,762.203	803,847.620
145	506,921.988	803,439.054	1053	505,806.577	803,982.340
146	506,892.234	803,431.851	1055	507,879.225	803,254.929
160	506,793.719	803,391.027	1056	507,975.491	803,294.390
161	506,747.546	803,491.395	1057	508,062.128	802,991.447
162	506,859.553	803,860.687	1080	504,838.493	803,577.296
166	506,840.715	803,005.068	1086	506,293.554	803,741.283
167	507,136.915	802,582.830	1089	507,457.851	804,021.243
195	506,024.574	803,155.004	1090	508,035.722	803,016.355
350	505,288.006	804,239.036	381	503,687.282	803,762.896
			1231	505,480.000	803,040.000

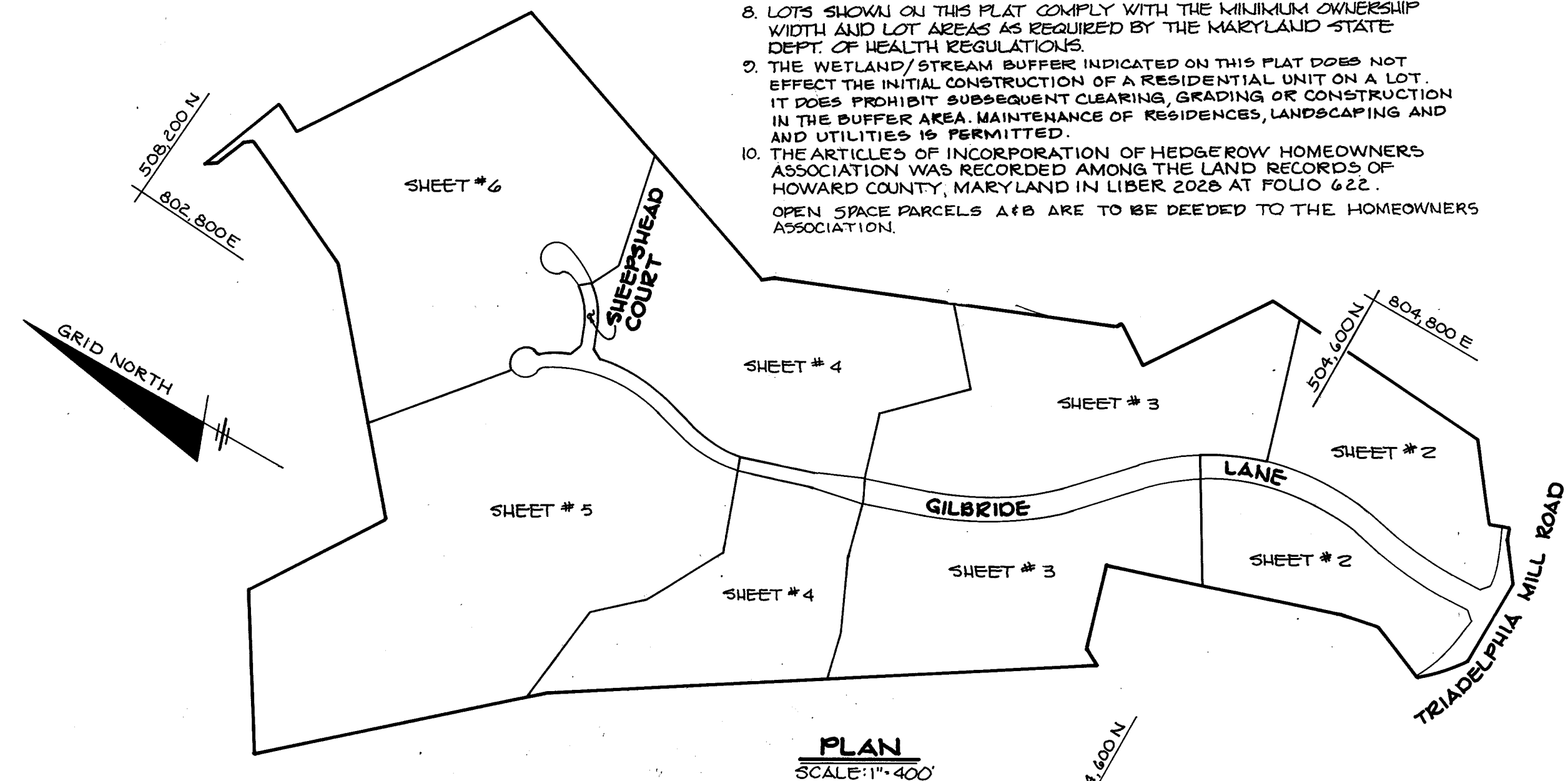
TABULATION OF NET AREAS						
LOT NO.	GROSS AREA	PIPESTEM	SUB TOTAL	STEEP SLOPES	FLOODPLAINS	NET AREA
LOT# 1	3.419 AC.	—	—	0.002 AC.	—	3.417 AC.
LOT# 4	5.159 AC.	—	—	0.030 AC.	—	5.129 AC.
LOT# 8	3.172 AC.	0.166 AC.	3.006 AC.	0.020 AC.	—	2.986 AC.
LOT# 9	3.382 AC.	0.063 AC.	3.319 AC.	0.010 AC.	—	3.309 AC.
LOT# 11	3.541 AC.	0.241 AC.	3.300 AC.	0.010 AC.	—	3.290 AC.
LOT# 12	3.833 AC.	0.235 AC.	3.598 AC.	0.040 AC.	—	3.558 AC.
LOT# 14	3.106 AC.	—	—	0.070 AC.	—	3.036 AC.
LOT# 15	3.356 AC.	0.343 AC.	3.013 AC.	0.010 AC.	—	3.003 AC.
LOT# 16	6.869 AC.	0.455 AC.	6.414 AC.	0.950 AC.	0.854 AC.	4.610 AC.
LOT# 17	3.601 AC.	0.278 AC.	3.323 AC.	0.080 AC.	0.096 AC.	3.147 AC.
LOT# 18	3.525 AC.	0.164 AC.	3.361 AC.	0.010 AC.	—	3.351 AC.
LOT# 19	3.143 AC.	—	—	0.004 AC.	—	3.139 AC.
LOT# 20	3.213 AC.	—	—	0.010 AC.	—	3.203 AC.
LOT# 21	3.078 AC.	—	—	0.010 AC.	—	3.068 AC.
LOT# 23	3.103 AC.	—	—	0.060 AC.	—	3.043 AC.
LOT# 24	3.243 AC.	—	—	0.020 AC.	—	3.223 AC.
LOT# 25	3.007 AC.	—	—	0.020 AC.	—	2.987 AC.
LOT# 26	3.480 AC.	—	—	0.140 AC.	—	3.340 AC.
LOT# 27	4.441 AC.	—	—	0.080 AC.	—	4.361 AC.
LOT# 28	5.160 AC.	—	—	0.040 AC.	—	5.120 AC.
LOT# 3	3.603 AC.	0.577 AC.	—	—	—	3.026 AC.

**GENERAL NOTES**

- THIS AREA IS DESIGNATED AS A PRIVATE SEWERAGE EASEMENT OF 10000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND 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 EASEMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM STATION NOS 2635004 & 2735001
- SUBJECT PROPERTY IS ZONED 'R' AS PER B-2-85 COMPREHENSIVE ZONING PLAN.
- B.R.L. ~ DENOTES BUILDING RESTRICTION LINE.
- PREVIOUS OFFICE OF PLANNING AND ZONING FILE NOS 5-88-47, P-88-74, WP-88-69
- WP-88-69 WAS A WAIVER OF SECTION 16.113, C.10 OF THE HOWARD COUNTY SUBDIVISIONS REGULATIONS, TO WAIVE THE LENGTH OF CUL-DE-SAC STREETS NOT TO EXCEED 1200 FEET IN LENGTH.
- LOTS SHOWN ON THIS PLAT COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH REGULATIONS.
- THE WETLAND/STREAM BUFFER INDICATED ON THIS PLAT DOES NOT EFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON A LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.
- THE ARTICLES OF INCORPORATION OF HEDGEROW HOMEOWNERS ASSOCIATION WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2028 AT FOLIO 622. OPEN SPACE PARCELS A & B ARE TO BE DEEDED TO THE HOMEOWNERS ASSOCIATION.



**VICINITY MAP**  
SCALE: 1" = 200'



TOTAL TABULATION THIS SUBMISSION	TOTALS
1. TOTAL NUMBER OF LOTS TO BE RECORDED INCLUDING PARCELS A & B	30
2. TOTAL AREA OF LOTS INCLUDING OPEN SPACE PARCELS A & B	120,585 AC.
3. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	6,902 AC.
4. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED	127,487 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*John Zylka* 10-3-89  
 HOWARD COUNTY HEALTH OFFICER MK DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chris* 10.24.89  
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*James J. ...* 10/20/89  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAN SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED, BY MARTIN S. THALER TO HEDGEROW ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 21, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1920, FOLIO 661 AND BY MARTIN S. THALER TO HEDGEROW ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 21, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1920, FOLIO 665, 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.

*Richard E. Muegge* 12-13-88  
 REGISTERED LAND SURVEYOR DATE

**OWNER'S CERTIFICATE**

WE, HEDGEROW ASSOCIATES LIMITED PARTNERSHIP, LOWRIE SARGENT, GENERAL PARTNER, 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 DEPARTMENT 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 AREAS 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; (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 RIGHT OF WAYS.

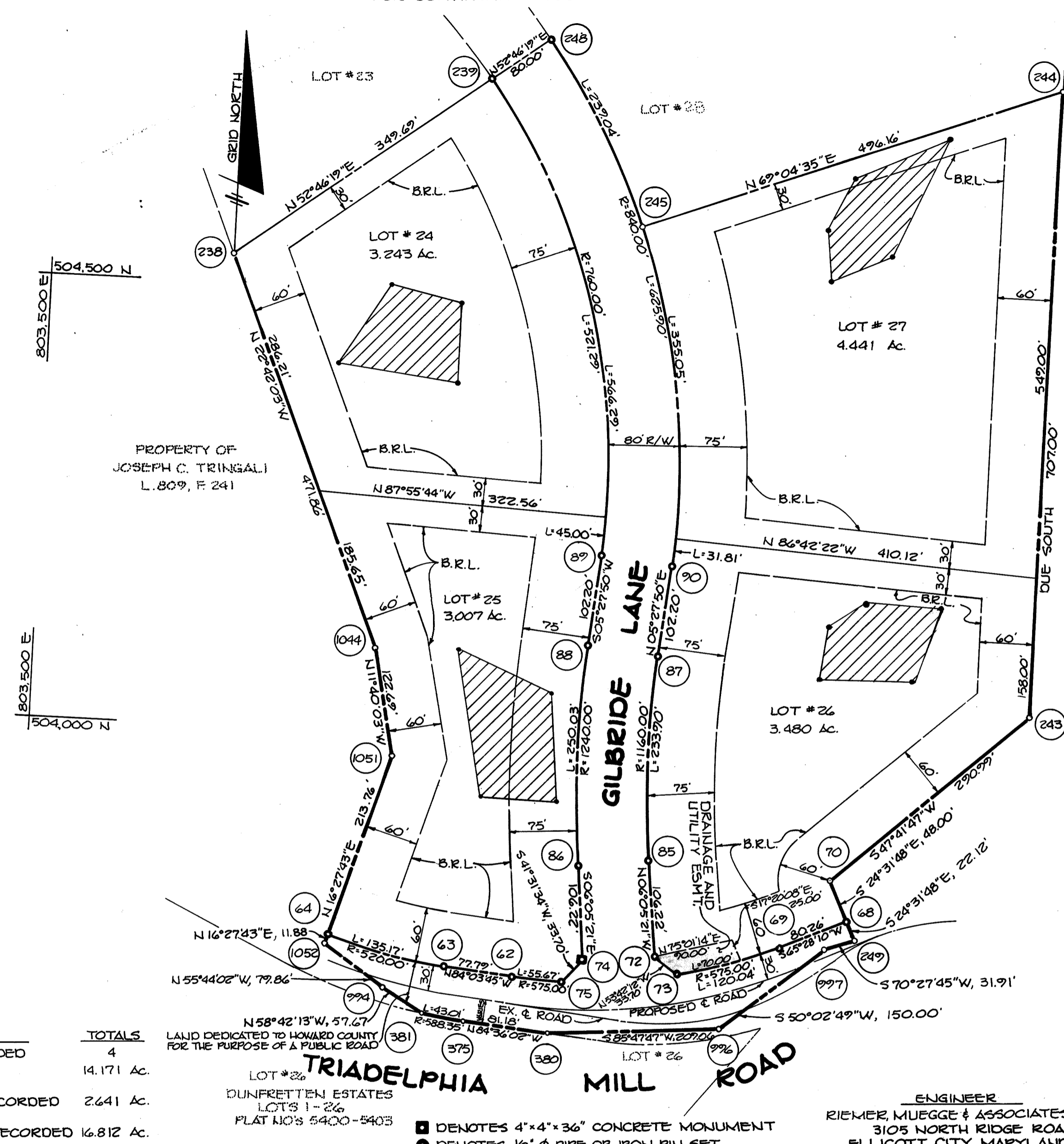
WITNESS BY MY/OUR HANDS THIS 29 DAY OF AUGUST, 1989.  
*Lowrie Sargent* *Larry J. Duff*  
 LOWRIE SARGENT, GENERAL PARTNER ATTORNEY

RECORDED AS PLAT NUMBER **8930\***  
 ON **10-24-89** AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HEDGEROW SECTION ONE**  
 LOTS 1 THRU 28 AND PARCELS A AND B

S-88-47 P-88-74 WP-88-69  
 TAX MAP NO. 28 & 34, PARCELS 30, 57, 60, 87 EXISTING ZONING = R  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: AS SHOWN SHEET 1 OF 6 DATE: 8-29-80

LINE	RAD.	Δ	TAN.	ARC	CHD.	L.C.B.
64-63	522.00	14°53'38"	67.97	135.17	134.79	S 76°36'55"E
62-75	575.00	05°32'50"	27.86	55.67	55.65	S 86°50'04"E
73-69	575.00	11°57'40"	60.24	120.04	119.82	N 71°27'02"E
86-88	1240.00	11°33'10"	125.44	250.03	249.61	N 00°18'46"W
85-87	1160.00	11°33'10"	117.35	233.90	233.50	N 00°18'46"W
89-239	760.00	42°41'31"	297.01	566.29	553.28	N 15°52'56"W
90-248	840.00	42°41'31"	328.28	625.90	611.52	N 15°52'56"W
90-245	840.00	26°23'15"	196.92	386.86	383.45	N 07°43'48"W
245-248	840.00	16°18'16"	120.33	239.04	238.23	N 29°04'33"W
375-381	588.35	4°11'17"	21.51	43.01	43.00	N 82°30'21"W



PROPERTY OF JOSEPH C. TRINGALI  
L. 809, F. 241

PROPERTY OF MARTIN S. THALER  
L. 1211, F. 636

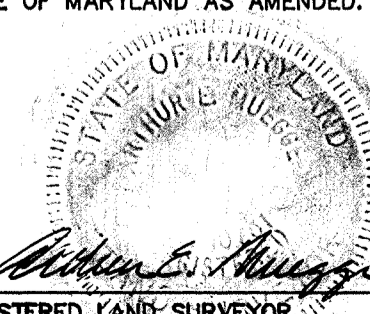
TOTAL TABULATION THIS SHEET	TOTALS
1. TOTAL NUMBER OF LOTS TO BE RECORDED	4
2. TOTAL AREA OF LOTS	14.171 AC.
3. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	2.641 AC.
4. TOTAL AREA OF THIS SHEET TO BE RECORDED	16.812 AC.

LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD  
 LOT #26  
 DUNFRET TEN ESTATES  
 LOTS 1-26  
 PLAT NO'S 5400-5403

ENGINEER  
 RIEMER, MUEGGE & ASSOCIATES INC.  
 3105 NORTH RIDGE ROAD  
 ELLICOTT CITY, MARYLAND 21043

OWNER  
 HEDGEROW ASSOCIATES LIMITED PARTNERSHIP  
 % LOWRIE SARGENT  
 13243 WESTMEATH LANE  
 CLARKSVILLE, MARYLAND 21029

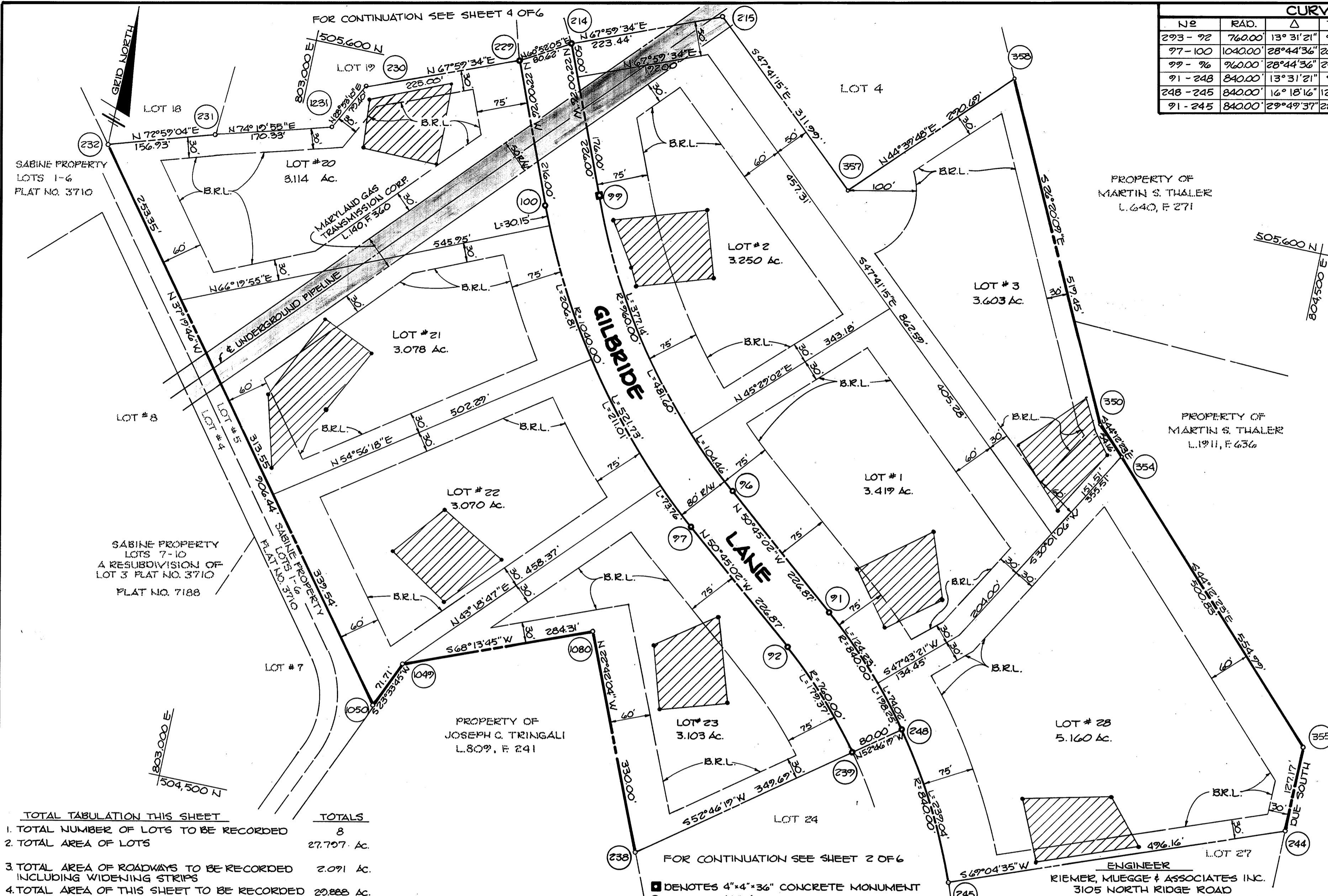
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*James Zedler* 10-3-89  
 HOWARD COUNTY HEALTH OFFICER MR DATE  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Ulrich* 10-24-89  
 DIRECTOR DATE  
 APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*James Zedler* 10/20/89  
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAN SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED, BY MARTIN S. THALER TO HEDGEROW ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 21, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1920, FOLIO 661 AND BY MARTIN S. THALER TO HEDGEROW ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 21, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1920, FOLIO 665, 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.  
  
*William E. Muegge* 12-13-89  
 REGISTERED LAND SURVEYOR DATE

OWNER'S CERTIFICATE  
 WE, HEDGEROW ASSOCIATES LIMITED PARTNERSHIP, LOWRIE SARGENT, GENERAL PARTNER, 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 DEPARTMENT 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 AREAS 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; (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 RIGHT OF WAYS.  
 WITNESS BY MY/OUR HANDS THIS 29 DAY OF AUGUST 1989.  
*Lowrie Sargent*  
 LOWRIE SARGENT, GENERAL PARTNER

RECORDED AS PLAT NUMBER 8931  
 ON 10-24-89 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
 HEDGEROW SECTION ONE  
 LOTS 1 THRU 28 AND PARCELS A AND B  
 S-88-47 P-88-74 WP-88-69  
 TAX MAP NO. 28 & 34, PARCELS 3057, 40, 87 EXISTING ZONING = R  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' SHEET 2 OF 6 DATE: 8-29-89

NO	RAD.	Δ	TAN.	ARC	CHD	L.C.B.
293 - 92	760.00	13° 31' 21"	90.10	179.37	178.95	N43° 59' 22" W
97 - 100	1040.00	28° 44' 36"	266.98	521.73	516.28	N36° 22' 44" W
99 - 96	960.00	28° 44' 36"	245.98	481.60	476.56	S36° 22' 44" E
91 - 248	840.00	13° 31' 21"	99.59	198.25	197.79	S43° 59' 22" E
248 - 245	840.00	16° 18' 16"	120.33	239.04	238.23	N29° 04' 33" W
91 - 245	840.00	29° 49' 37"	223.78	437.29	432.36	S35° 50' 13" E



TOTAL TABULATION THIS SHEET	TOTALS
1. TOTAL NUMBER OF LOTS TO BE RECORDED	8
2. TOTAL AREA OF LOTS	27,707 Ac.
3. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	2,091 Ac.
4. TOTAL AREA OF THIS SHEET TO BE RECORDED	29,888 Ac.

■ DENOTES 4" x 4" x 36" CONCRETE MONUMENT  
 ● DENOTES 1/2" Ø PIPE OR IRON PIN SET

**OWNER**  
 HEDGEROW ASSOCIATES LIMITED PARTNERSHIP  
 96 LOWRIE SARGENT  
 13243 WESTMEATH LANE  
 CLARKSVILLE, MARYLAND 21029

**ENGINEER**  
 RIEMER, MUEGGE & ASSOCIATES INC.  
 3105 NORTH RIDGE ROAD  
 ELLICOTT CITY, MARYLAND 21043

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

*John Zuck* 10-3-89  
 HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Alf...* 10.24.89  
 DIRECTOR DATE

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

*James...* 10/20/89  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAN SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED, BY MARTIN S. THALER TO HEDGEROW ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 21, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1920, FOLIO 661 AND BY MARTIN S. THALER TO HEDGEROW ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 21, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1920, FOLIO 665, 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.

*Richard E. Muegge* 12-13-88  
 REGISTERED LAND SURVEYOR DATE

**OWNER'S CERTIFICATE**

WE, HEDGEROW ASSOCIATES LIMITED PARTNERSHIP, LOWRIE SARGENT, GENERAL PARTNER, OWNERS, OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT 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 AREAS 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; (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 RIGHT OF WAYS.

WITNESS BY MY/OUR HANDS THIS 29 DAY OF AUGUST, 1989.

*Lowrie Sargent*  
 LOWRIE SARGENT, GENERAL PARTNER

*Richard E. Muegge*  
 ATTEST

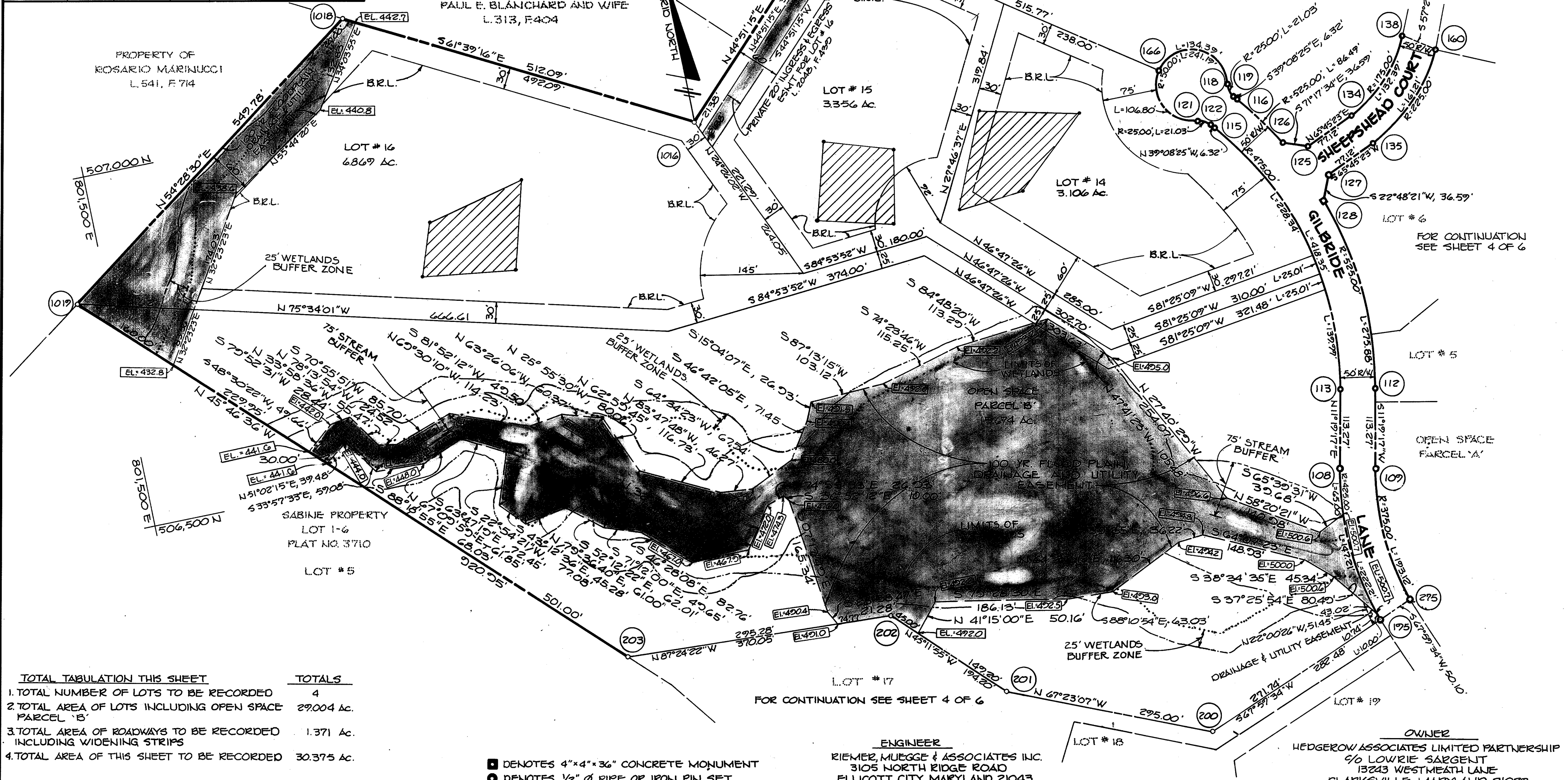
RECORDED AS PLAT NUMBER **8932**  
 ON **10-24-89** AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HEDGEROW SECTION ONE**  
 LOTS 1 THRU 28 AND PARCELS A AND B

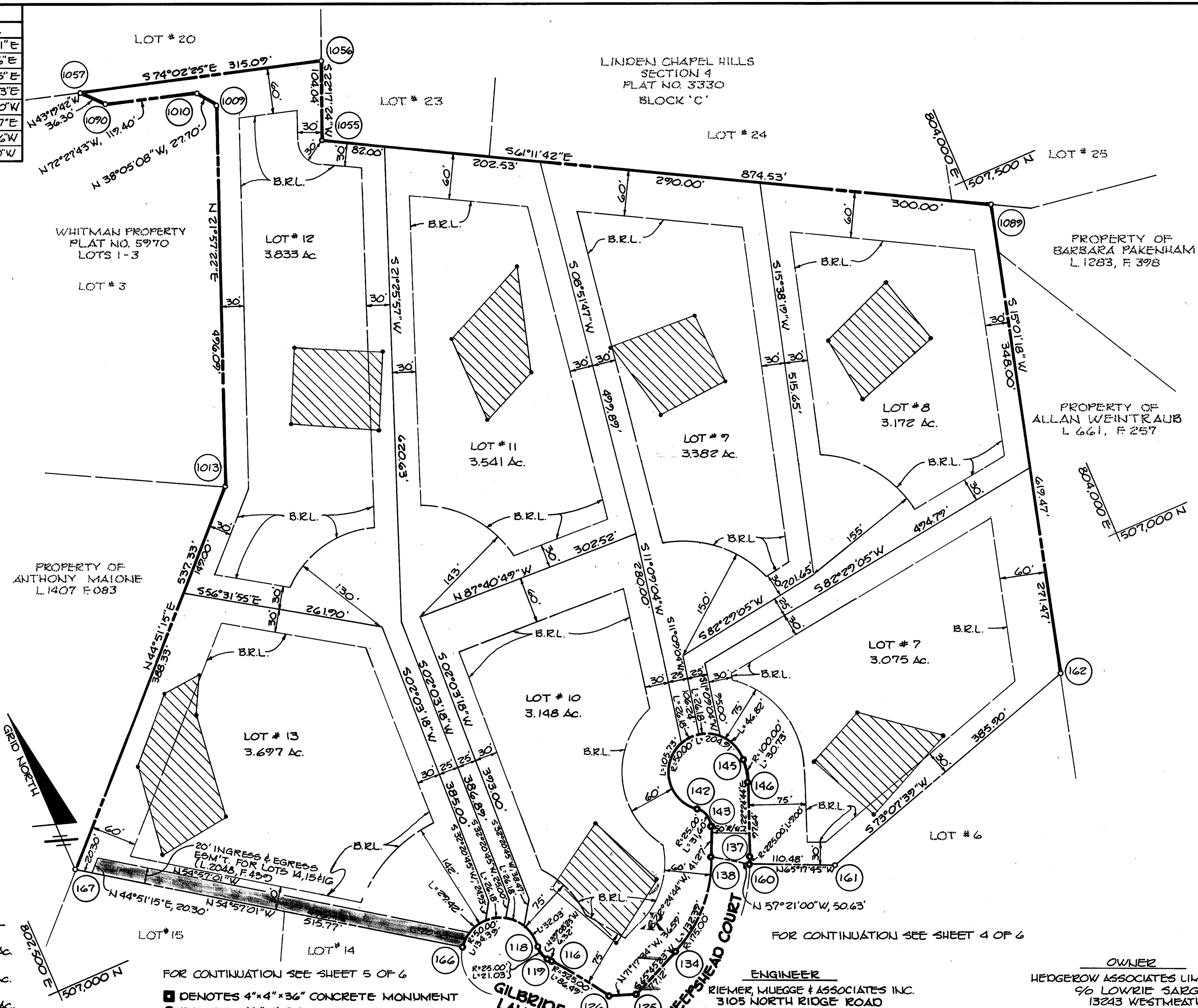
S-88-47 P-88-74 WP-88-69  
 TAX MAP NO. 28 & 34, PARCELS 30, 31, 40, 89 EXISTING ZONING = R  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' SHEET 3 OF 6 DATE: 8-20-89



CURVE DATA						CURVE DATA							
№	RAD.	Δ	TAN.	ARC	CHD.	№	RAD.	Δ	TAN.	ARC	CHD.	L.C.B.	
195-108	425.00'	29°57'25"	113.71'	222.21'	219.69'	N03°39'23"W	160-135	225.00'	4°03'08"	84.24'	161.21'	157.79'	S45°13'49"W
113-115	475.00'	50°27'45"	223.83'	418.35'	404.96'	N13°54'33"W	128-112	525.00'	30°06'28"	41.20'	275.88'	272.71'	S03°43'55"E
122-121	250.00'	48°11'23"	11.18'	21.03'	20.41'	N63°14'12"W	109-275	375.00'	29°30'24"	98.75'	193.12'	190.99'	S03°25'53"E
121-166	500.00'	122°22'52"	90.91'	106.80'	87.62'	N26°08'22"W							
166-118	500.00'	153°59'53"	216.56'	134.39'	97.44'	S67°57'01"E							
121-118	500.00'	276°22'45"	—	241.19'	66.67'	N50°51'35"E							
118-119	250.00'	48°11'19"	11.18'	21.03'	20.41'	S15°02'46"E							
116-126	525.00'	09°26'21"	43.34'	86.49'	86.39'	S34°25'15"E							
134-138	175.00'	43°20'38"	67.54'	132.39'	129.25'	N44°05'03"E							



NO	RAD.	Δ	TAN.	ARC	CHD	L.C.B.
166-118	50.00	153°59'53"	216.56	134.39	97.44	S 67°57'01"E
118-119	25.00	48°11'19"	11.18	21.03	20.41	S 15°02'46"E
116-126	525.00	09°26'21"	43.34	86.49	86.39	S 34°25'15"E
134-138	175.00	43°20'38"	69.54	132.39	129.25	N 44°05'03"E
143-142	25.00	72°25'06"	18.30	31.60	29.54	N 13°47'40"W
142-145	50.00	234°48'26"	—	20.91	88.78	N 67°23'57"E
145-146	100.00	17°36'34"	15.49	30.73	30.61	S 13°36'26"W
137-160	225.00	02°17'31"	4.50	9.00	9.00	S 23°33'30"W



TOTAL TABULATION THIS SHEET	TOTALS
1. TOTAL NUMBER OF LOTS TO BE RECORDED	7
2. TOTAL AREA OF LOTS	23.848 Ac.
3. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	0.274 Ac.
4. TOTAL AREA OF THIS SHEET TO BE RECORDED	24.122 Ac.

FOR CONTINUATION SEE SHEET 5 OF 6  
 ■ DENOTES 4"X4"X36" CONCRETE MONUMENT  
 ● DENOTES 1/2" Ø PIPE OR IRON PIN SET

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
*[Signature]* 10-2-89  
 HOWARD COUNTY HEALTH OFFICER  
 DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*[Signature]* 10.24.89  
 DIRECTOR  
 DATE

APPROVED FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*[Signature]* 10/20/89  
 DIRECTOR  
 DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE FINAL PLAN SHOWN HEREON IS CORRECT. THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED, BY MARTIN S. THALER TO HEDGEROW ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 21, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1920, FOLIO 661 AND BY MARTIN S. THALER TO HEDGEROW ASSOCIATES LIMITED PARTNERSHIP BY DEED DATED NOVEMBER 21, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1920, FOLIO 665, 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 LAND SURVEYOR  
 DATE 12-13-88

**OWNER'S CERTIFICATE**

WE, HEDGEROW ASSOCIATES LIMITED PARTNERSHIP, LOWRIE SARGENT, GENERAL PARTNER, OWNERS, OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT 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 AREAS 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; (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 RIGHT OF WAYS.

WITNESS BY MY/OUR HANDS THIS 29 DAY OF August, 1989.  
*[Signature]*  
 LOWRIE SARGENT, GENERAL PARTNER

*[Signature]*  
 ATTEST

RECORDED AS PLAT NUMBER **8935\***  
 ON **10-24-89** AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HEDGEROW SECTION ONE**  
 LOTS 1 THRU 28 AND PARCELS A AND B

S-88-47 P-88-74 WP-88-69  
 TAX MAP NO. 28 & 34, PARCELS 30,57,60,89 EXISTING ZONING = R  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
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