

# -BURLEIGH MANOR-

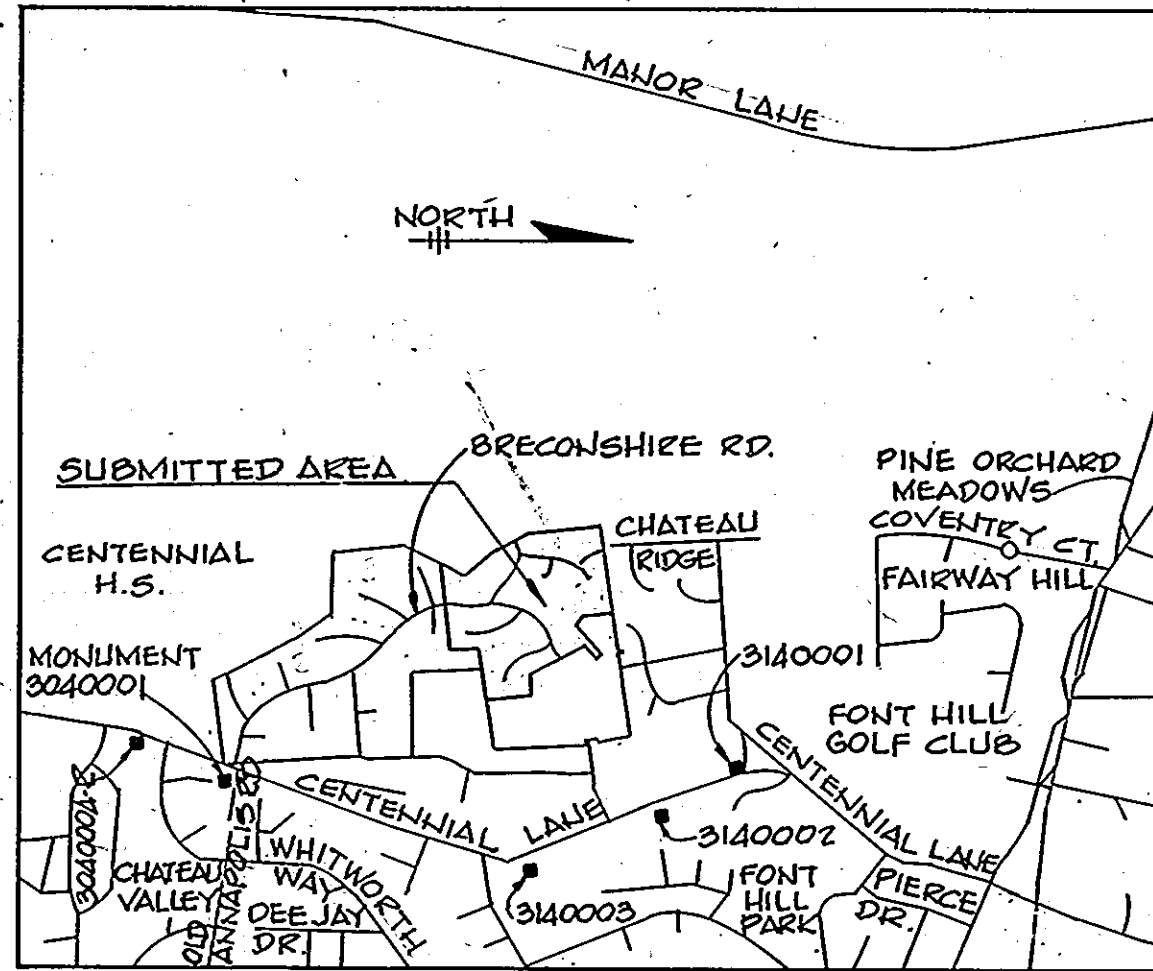
## SECTION 3 AREA 5

**NOTES:**

1. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE ON \_\_\_\_\_ ON WHICH DATE THE DEVELOPER'S AGREEMENT WAS FILED AND ACCEPTED.
2. 4"x4"x36" CONCRETE MONUMENTS ARE SHOWN THUS ■
3. THE "DRAINAGE" BASEMENTS SHOWN HEREON ARE "DRAINAGE AND UTILITY" BASEMENTS.
4. SUBJECT PROPERTY ZONED R-20 PER 8/83 COMPREHENSIVE ZONING PLAN.
5. REFERENCE S-86-97, P-87-27, F-88-240.
6. NO STRUCTURES ARE TO BE CONSTRUCTED ON OPEN SPACE LOT 751 AT A DISTANCE LESS THAN HOWARD COUNTY ZONING REGULATIONS ALLOW.
7. PURPOSE OF THIS RESUBDIVISION IS TO REVISE THE ROAD ALIGNMENT TO CHATEAU RIDGE DRIVE.

**COORDINATE SCHEDULE**

COORDINATES SHOWN ARE EXTENSIONS MADE FROM MARYLAND STATE PLANE COORDINATE SYSTEM. BEARINGS REFER TO TRUE NORTH AND ARE BASED ON MARYLAND BUREAU OF CONTROL SURVEYS POINT "304001" N 518297.86 E 838017.74



-- VICINITY MAP --  
SCALE: 1"=2,000'

- CONCRETE MONUMENT
- IRON PIN

**DENSITY TABULATIONS**

SECTION 3 AREA	2	3	4	5	TOTAL
1. GROSS AREA	16.37	10.25	53.49	42.77	122.88
2. OPEN SPACE REQUIRED	1.12	0.37	6.14	6.46	14.09
3. OPEN SPACE PROVIDED	5.62	4.58	4.50	7.73	22.43
4. NET AREA	16.37	9.90	49.44	42.10	117.81
5. NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA)	31	18	88	75	212
6. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	-	-	16	1	17
7. TOTAL NO. OF DWELLING UNITS ALLOWED	31	18	104	76	229
8. TOTAL NO. OF DWELLING UNITS PROPOSED	22	8	100	78	208
9. DENSITY PER ACRE	1.34	0.78	1.87	1.82	1.69

**LOT SIZE AND MANDATORY OPEN SPACE REQUIREMENTS**

LOT SIZE (SQ. FT.)	NUMBER OF LOTS BUILDABLE	AREA (AC.)	MANDATORY OPEN SPACE	OPEN SPACE (AC.)
20,000 OR LARGER	6	2.84	6%	0.17
18,000 TO 19,999	2	0.839	10%	0.083
16,000 TO 17,999	7	2.73	20%	0.546
14,000 TO 15,999	14	4.76	30%	1.43
TOTAL	29	11.209	-	2.229

**NOTE:** PLANS FOR PUBLIC WATER AND 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.

*Stewart J. Greenebaum* 5/6/89  
OWNER DATE

OWNER  
STEWART J. GREENEBAUM &  
THOMAS J. PELLERITO, TRUSTEES  
  
DEVELOPER  
ROSE / RICHMOND JOINT VENTURE  
1531 EDGEWOOD STREET, SUITE M  
BALTIMORE, MARYLAND 21227

RECORDED AS PLAT **8756**  
ON **July 27, 1989** AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND

**BURLEIGH MANOR**  
SECTION 3 AREA 5  
A RESUBDIVISION OF LOTS 532 TO 560 & 601  
LOTS 722 TO 750 & 753  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: 4/8/88  
SHEET 1 OF 2

**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 STEWART J. GREENEBAUM AND THOMAS J. PELLERITO, TRUSTEES, UNTO STEWART J. GREENEBAUM ETAL & THOMAS J. PELLERITO, TRUSTEES, DEED, DATED 1-26-89, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1958, FOLIO 617. I ALSO HEREBY CERTIFY 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.

WHITMAN, REQUARDT AND ASSOCIATES  
ENGINEERS  
2315 SAINT PAUL STREET  
BALTIMORE, MARYLAND 21218

*Demetrius A. Hodge*  
7-27-89 DATE REGISTERED LAND SURVEYOR - NO. 7460

**OWNER'S CERTIFICATE**

I, STEWART J. GREENEBAUM ETAL & THOMAS J. PELLERITO ETAL, TRUSTEES 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 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 STREET 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-WAY.

WITNESS MY/OUR HANDS THIS 25<sup>th</sup> DAY OF MAY 1989

*David L. Carney*  
DAVID L. CARNEY  
  
*Louis C. Smith*  
LOUIS C. SMITH  
  
*Stewart J. Greenebaum*  
STEWART J. GREENEBAUM

PT	NORTH	EAST	PT	NORTH	EAST
4	521129.76	835809.21	1259	520793.44	836657.63
12	522115.02	835740.15	1260	520774.17	836664.35
13	522109.79	835690.42	1356	521176.53	835652.40
172	521214.31	836865.72	1357	521225.77	835631.09
162	520767.01	836283.06	1551	520987.25	837408.12
163	521204.03	836411.63	1552	521364.84	837372.21
164	521202.91	836475.84	1553	521351.68	837243.39
165	521235.86	836513.45	1554	521351.59	837232.84
166	521269.93	836516.84	1557	521335.64	837033.45
167	521302.88	836567.12	1592	521563.49	836824.67
168	521345.32	836630.91	1593	521477.14	837019.99
169	521392.07	836705.08	1301	520580.36	836303.91
170	521391.84	836742.58	1556	521337.49	837056.62
171	521300.98	836815.83	1698	520935.47	836828.31
173	521110.45	837092.80	1725	521595.66	836838.89
174	521115.02	837116.46	1713	521615.88	836793.16
176	521110.37	837136.33	1714	521692.86	836619.04
186	521540.63	836814.56	2139	520670.00	836675.00
187	521466.19	836772.22	2140	520850.00	835860.00
232	521429.36	836775.63	2141	521055.00	835705.00
233	521325.92	836859.17	2142	521347.89	835578.23
234	521239.25	836909.05	5	522165.91	836224.53
235	521159.55	837083.32	2149	521226.13	835640.80
236	521164.12	837106.98	2150	521252.03	835733.80
238	521175.83	837123.70	2151	521237.45	835781.62
253	520763.61	836233.17	2152	521286.23	835736.50
257	520828.11	836232.11	2153	521300.82	835748.67
258	520855.99	836208.64	2154	521389.62	835757.26
259	520905.66	836214.39	2155	521394.76	835807.00
260	520927.44	836243.61	2156	521441.34	835751.91
380	521875.41	836699.74	2157	521446.49	835801.64
381	521899.00	836655.67	2158	521460.93	835905.93
382	521916.63	836516.07	2159	521453.24	835917.87
511	521654.33	836375.47	2160	521508.75	835945.39
514	521346.08	836541.94	2161	521506.99	835926.34
518	521560.84	836768.83	2162	521474.92	835825.07
519	521388.51	836614.72	2163	521462.22	835801.11
521	520991.21	835943.59	2164	521524.66	835830.09
522	521024.97	835980.47	2165	521551.66	835811.15
523	521120.85	835892.67	2166	521683.23	835825.82
524	521087.08	835855.80	2167	521651.16	835864.18
525	521198.68	835946.03	2168	521730.80	835865.58
526	521165.73	835908.42	2169	521826.18	836010.47
527	521193.94	835794.49	2170	521835.13	836028.81
528	521223.11	835698.84	2171	521877.89	835977.66
679	520581.31	836831.25	2172	521858.25	835972.10
686	520537.51	836311.03	2173	521807.53	835929.71
705	520572.67	836254.51	2174	521804.38	835894.50
712	520485.70	835947.33	2175	521766.02	835862.43
896	520971.61	837243.72	2176	521804.50	835816.39
898	520936.72	836978.30	2177	521842.86	835848.46
1017	522088.89	835491.50	2178	522210.48	835702.13
1253	520849.60	836612.23	2179	522023.40	835750.87
1254	520845.35	836662.05	2180	521473.02	835843.84
1257	520797.69	836607.81	2181	521508.75	835945.39
1258	520779.83	836597.92			

**TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS: 29  
 TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED: 30  
 TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED: 19.10  
 TOTAL AREA OF ROADWAY TO BE RECORDED: 1.82  
 TOTAL AREA OF OPEN SPACE TO BE RECORDED: 7.696 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 20.92 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
*James M. Boyd* 7-21-89  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*[Signature]* 7-26-89  
DIRECTOR DATE

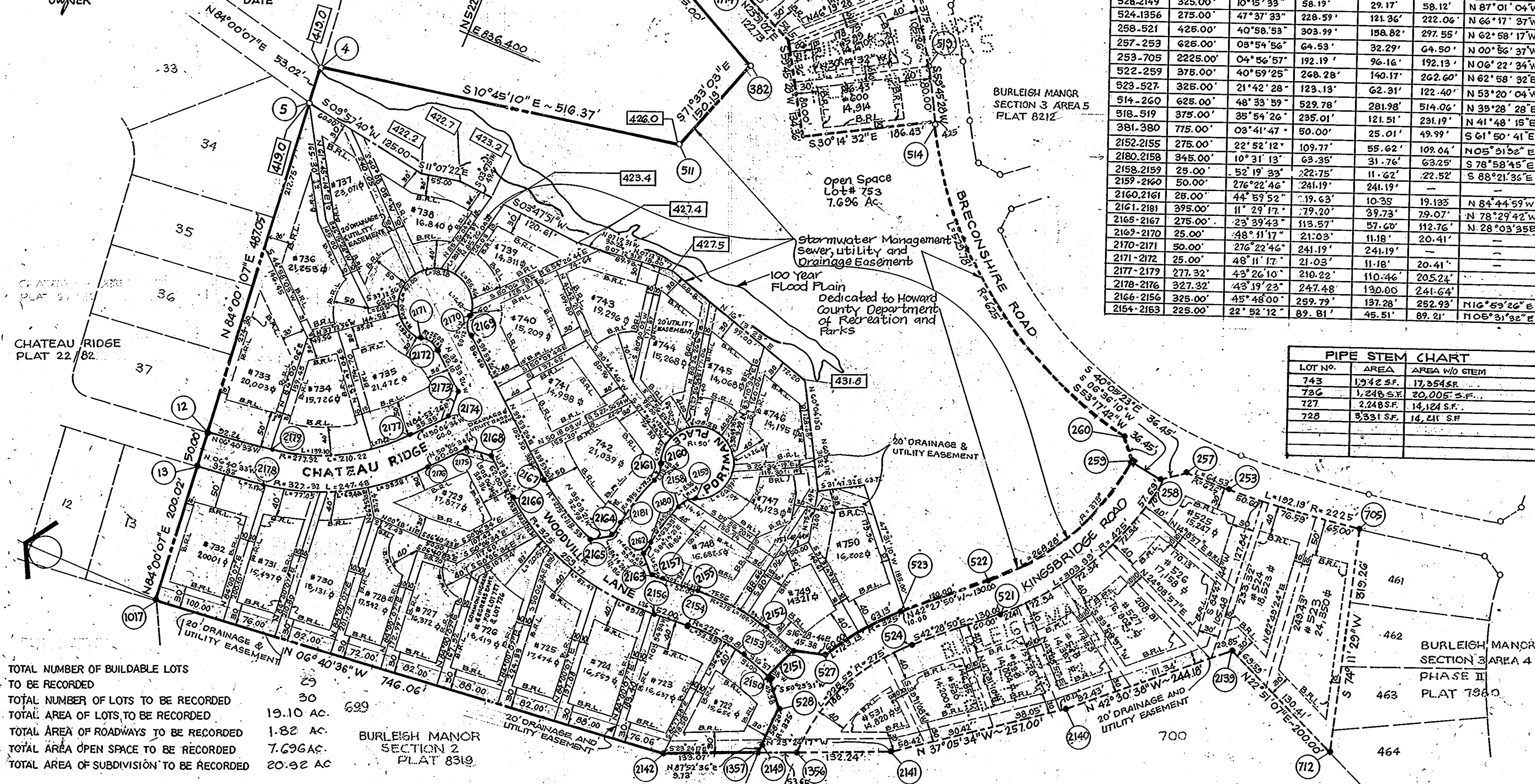
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*John O'Hara* 7/18/89  
DIRECTOR DATE

NOTE:  
 PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*David J. Greenebaum*  
 OWNER

5/25/89  
 DATE

BURLEIGH MANOR  
 SECTION 3 AREA 4  
 PLAT 8537



TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 29  
 TOTAL NUMBER OF LOTS TO BE RECORDED: 30  
 TOTAL AREA OF LOTS TO BE RECORDED: 19.10 AC. 699  
 TOTAL AREA OF ROADWAYS TO BE RECORDED: 1.82 AC.  
 TOTAL AREA OPEN SPACE TO BE RECORDED: 7.696 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 20.92 AC

BURLEIGH MANOR  
 SECTION 2  
 PLAT 8319

NO.	RAD.	Δ	ARC	TAN	CHORD	CHD. BEARING
528-2149	325.00'	10°15'33"	58.17'	29.17'	58.12'	N 87°01'04"W
524-1356	275.00'	47°37'33"	228.59'	121.36'	222.06'	N 66°17'37"W
258-521	425.00'	40°58'53"	303.39'	158.82'	297.55'	N 62°58'17"W
257-259	625.00'	08°54'56"	64.53'	32.29'	64.50'	N 00°56'37"W
253-705	2225.00'	04°56'57"	192.19'	96.16'	192.13'	N 06°22'34"W
522-259	375.00'	40°59'25"	248.28'	140.17'	262.60'	N 62°58'32"E
523-527	325.00'	21°42'28"	123.13'	62.31'	122.40'	N 53°20'04"W
514-260	625.00'	48°33'59"	529.78'	281.98'	514.06'	N 35°28'28"E
518-519	375.00'	35°54'26"	235.01'	121.51'	231.19'	N 41°48'15"E
381-380	775.00'	03°41'47"	50.00'	25.01'	49.99'	S 61°50'41"E
2152-2155	275.00'	22°52'12"	109.77'	55.62'	109.04'	N 05°31'52"E
2180-2158	345.00'	10°31'13"	63.35'	31.76'	63.25'	S 78°58'45"E
2158-2159	25.00'	52°19'33"	222.75'	11.62'	22.52'	S 88°21'36"E
2159-2160	50.00'	27°22'46"	241.19'	24.19'	—	—
2160-2161	25.00'	44°59'52"	19.63'	10.35'	19.133'	N 84°44'59"W
2161-2181	395.00'	11°29'17"	79.20'	39.73'	79.07'	N 78°29'42"W
2165-2167	275.00'	23°39'43"	113.57'	57.60'	112.76'	N 28°03'35"E
2167-2170	25.00'	48°11'17"	21.03'	11.18'	20.41'	—
2170-2171	50.00'	27°22'46"	241.19'	24.19'	—	—
2171-2172	25.00'	48°11'17"	21.03'	11.18'	20.41'	—
2177-2179	271.32'	43°26'10"	210.22'	110.46'	205.24'	—
2178-2176	327.32'	43°19'23"	247.48'	130.00'	241.64'	—
2166-2156	325.00'	45°48'00"	259.79'	137.28'	252.93'	N 16°53'26"E
2154-2163	225.00'	22°52'12"	89.81'	45.51'	89.21'	N 06°31'32"E

LOT NO.	AREA	AREA W/O STEM
743	1,942 S.F.	17,354 S.F.
736	1,246 S.F.	20,005 S.F.
727	2,248 S.F.	14,124 S.F.
728	5,331 S.F.	14,211 S.F.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
*James M. Boyd* 7-21-89  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*W. J. O'Hara* 7-26-89  
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*John J. O'Hara* 7/18/89  
 DIRECTOR DATE

OWNER'S CERTIFICATE  
 WE STEWART J. GREENEBAUM, ETAL, & THOMAS J. PELLERITO, ETAL TRUSTEES 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 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 STREET 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-WAY.  
 WITNESS MY/OUR HANDS THIS 25th DAY OF MAY 1989

*David L. Carney*  
 DAVID L. CARNEY  
 ATTEST: *Louis C. Smith*  
 LOUIS C. SMITH

*Stewart J. Greenebaum*  
 STEWART J. GREENEBAUM

SURVEYOR'S CERTIFICATE  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIV. OF PART OF THE LANDS CONVEYED BY STEWART J. GREENEBAUM AND THOMAS J. PELLERITO, TRSTS. UNTO STEWART J. GREENEBAUM ETAL & THOMAS J. PELLERITO, ETAL TRSTS. DEED DATED 1-26-89, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1958, FOLIO 612. I ALSO HEREBY CERTIFY 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.

*Norman Kelly*  
 REGISTERED LAND SURVEYOR - NO. 7460

7-27-89  
 DATE

RECORDED AS PLAT 8757  
 ON July 27, 1989 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MARYLAND

BURLEIGH MANOR  
 SECTION 3 AREA 5  
 A RESUBDIVISION OF LOTS 532 TO 560 & 601  
 LOTS 722 TO 750 & 753  
 2ND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

TAX MAP-23,24 PARCEL 290  
 SCALE: 1"=100' DATE: / / 88

SHEET 2 OF 2