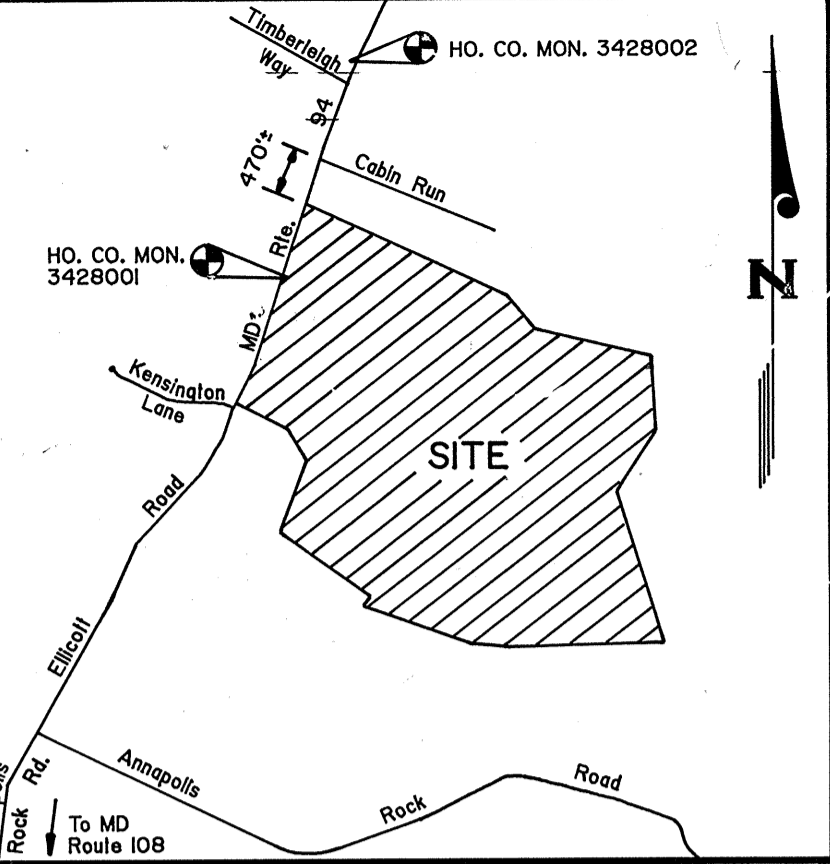


NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
1	222.96'	05°45'12"	222.72'	114.47'	222.66'	S 70° 17' 45" E
2	2274.96'	05°45'12"	228.44'	114.31'	228.34'	S 70° 18' 16" E
3	425.00'	48°00'00"	356.05'	189.22'	345.73'	N 43° 25' 40" W
4	475.00'	48°00'00"	397.94'	211.48'	386.40'	S 43° 25' 40" W
5	1725.00'	04°30'45"	135.48'	67.78'	135.45'	N 17° 10' 40" W
6	1775.00'	04°30'45"	139.41'	69.74'	139.37'	S 17° 10' 40" E
7	425.00'	17°59'58"	135.51'	67.31'	132.97'	N 23° 55' 39" W
8	375.00'	17°59'58"	117.81'	59.39'	117.32'	S 23° 55' 39" E
9	25.00'	48°11'23"	21.03'	11.18'	20.41'	S 57° 01' 19" E
10	25.00'	48°11'23"	21.03'	11.18'	20.41'	N 08° 49' 57" W
11	50.00'	83°37'14"	241.19'	44.72'	66.67'	S 57° 04' 22" W
12	25.00'	48°11'23"	21.03'	11.18'	20.41'	N 50° 58' 39" E
13	25.00'	48°11'23"	21.03'	11.18'	20.41'	S 50° 58' 39" E
14	50.00'	60°52'30"	241.19'	44.72'	66.67'	S 72° 40' 48" E
15	25.00'	70°31'44"	30.77'	17.68'	28.87'	S 35° 18' 28" W
16	50.00'	250°31'44"	218.63'	70.71'	81.65'	N 54° 41' 32" W
17	1495.00'	17°57'00"	468.36'	236.12'	466.45'	S 13° 35' 50" W
18	1545.00'	17°57'00"	550.43'	284.03'	482.05'	N 13° 35' 50" E
19	300.00'	19°00'00"	99.48'	50.20'	99.03'	S 04° 52' 40" E
20	350.00'	19°00'00"	116.06'	58.57'	115.53'	N 04° 52' 40" W
21	25.00'	48°11'23"	21.03'	11.18'	20.41'	S 38° 28' 21" E
22	25.00'	48°11'23"	21.03'	11.18'	20.41'	S 38° 28' 21" E
23	50.00'	83°37'14"	241.19'	44.72'	66.67'	S 75° 37' 20" W

STATION	NORTHING	EASTING	STATION	NORTHING	EASTING
300	532942.7698N	765317.7261E	311	52881.1209N	766790.4311E
301	527619.1140N	766333.1884E	312	529175.1518N	765836.1515E
302	532169.4326N	767214.9536E	313	529253.2283N	765896.9842E
303	531846.1659N	767470.1249E	314	529844.2285N	765067.6248E
304	531656.5194N	768524.0480E	315	530527.4871N	765308.5770E
305	530936.8398N	768565.7289E	316	530769.6702N	765185.9260E
306	530394.8484N	768223.3906E	317	531056.5563N	764684.1488E
307	529684.4648N	768441.1154E	318	531562.5808N	764889.9670E
308	528978.3262N	768657.5390E	319	531846.5976N	764987.3554E
309	528885.0362N	767197.8872E	320	532228.3629N	765106.8511E
310	528897.0654N	766839.5690E			

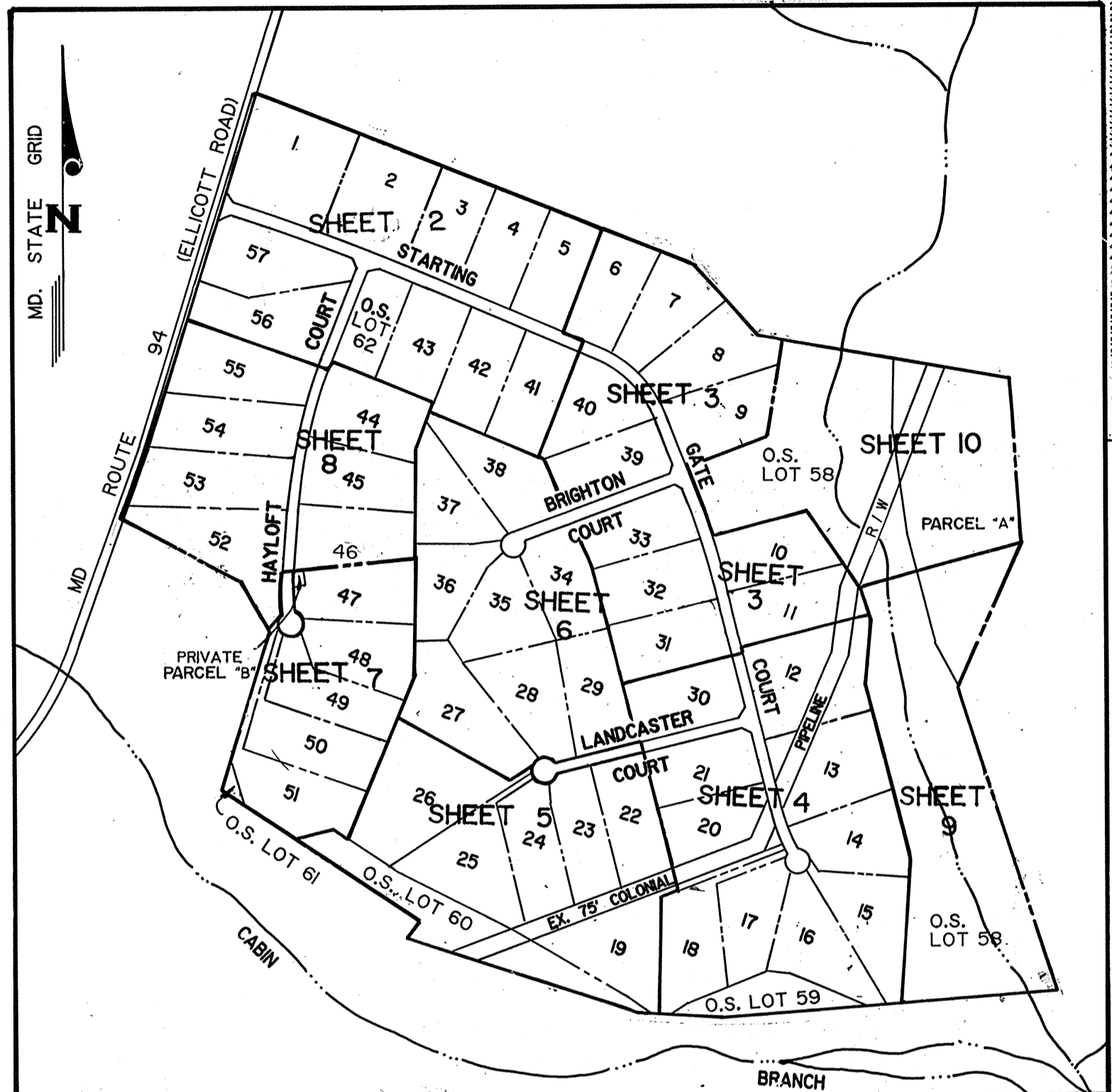
LOT	GROSS AREA	PIPE STEM	STEEP SLOPE	FLOOD PLAN	WETLAND	NET AREA
1	4.688		0.09			4.688
2	4.498					4.498
3	3.0858					3.0858
4	3.0604					3.0604
5	3.005					3.005
6	3.001					3.001
7	3.002					3.002
8	3.0353				0.0011	3.0342
9	3.004				0.0014	2.998
10	3.0253				0.0029	3.0224
11	3.0253				0.0029	3.0224
12	3.0253				0.0029	3.0224
13	3.0253				0.0029	3.0224
14	3.0253				0.0029	3.0224
15	3.0253				0.0029	3.0224
16	3.0253				0.0029	3.0224
17	3.0253				0.0029	3.0224
18	3.0253				0.0029	3.0224
19	3.0253				0.0029	3.0224
20	3.0253				0.0029	3.0224
21	3.0253				0.0029	3.0224
22	3.0253				0.0029	3.0224
23	3.0253				0.0029	3.0224
24	3.0253				0.0029	3.0224
25	3.0253				0.0029	3.0224
26	3.0253				0.0029	3.0224
27	3.0253				0.0029	3.0224
28	3.0253				0.0029	3.0224
29	3.0253				0.0029	3.0224
30	3.0253				0.0029	3.0224
31	3.0253				0.0029	3.0224
32	3.0253				0.0029	3.0224
33	3.0253				0.0029	3.0224
34	3.0253				0.0029	3.0224
35	3.0253				0.0029	3.0224
36	3.0253				0.0029	3.0224
37	3.0253				0.0029	3.0224
38	3.0253				0.0029	3.0224
39	3.0253				0.0029	3.0224
40	3.0253				0.0029	3.0224
41	3.0253				0.0029	3.0224
42	3.0253				0.0029	3.0224
43	3.0253				0.0029	3.0224
44	3.0253				0.0029	3.0224
45	3.0253				0.0029	3.0224
46	3.0253				0.0029	3.0224
47	3.0253				0.0029	3.0224
48	3.0253				0.0029	3.0224
49	3.0253				0.0029	3.0224
50	3.0253				0.0029	3.0224
51	3.0253				0.0029	3.0224
52	3.0253				0.0029	3.0224
53	3.0253				0.0029	3.0224
54	3.0253				0.0029	3.0224
55	3.0253				0.0029	3.0224
56	3.0253				0.0029	3.0224
57	3.0253				0.0029	3.0224
58	3.0253				0.0029	3.0224
59	3.0253				0.0029	3.0224
60	3.0253				0.0029	3.0224
61	3.0253				0.0029	3.0224
62	3.0253				0.0029	3.0224
63	3.0253				0.0029	3.0224
64	3.0253				0.0029	3.0224
65	3.0253				0.0029	3.0224
66	3.0253				0.0029	3.0224
67	3.0253				0.0029	3.0224
68	3.0253				0.0029	3.0224
69	3.0253				0.0029	3.0224
70	3.0253				0.0029	3.0224



VICINITY MAP  
Scale: 1" = 2,000'

GENERAL NOTES

- HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3428001 AND NO. 3428002.
- PROPERTY IS ZONED R (RURAL) PER THE COMPREHENSIVE ZONING PLAN DATED 8/02/85.
- THIS PLAN SUBJECT TO S-89-64 APPROVED 2/16/89 AND P-90-03 APPROVED 9/18/89.
- THIS PLAN SUBJECT TO WP-89-103, SECTION 16-113-C-10, TO ALLOW THE CUL-DE-SAC TO EXCEED THE MINIMUM LENGTH OF 1200 FEET.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ON TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
- THE RIGHT OF WAY DEDICATION FOR MARYLAND ROUTE 94, AS SHOWN ON THIS PLAN IN ACCORDANCE WITH THE GENERAL PLAN FOR HOWARD COUNTY, MARYLAND, DATED 1982.
- SEE THIS PLAN FOR WETLANDS TABULATION CHART.
- THE GRAVEYARD LOCATED ON LOT 47 WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW, AND IS OPEN TO THE PUBLIC.
- CORPS OF ENGINEERS PERMIT APPROVAL NO. 90-0229-5.
- THIS PLAN SUBJECT TO WP-91-86 SECTION 16.116 (C16) TO PERMIT THE DISTURBANCE OF 0.20 AC. OF WETLANDS FOR CONSTRUCTION OF STARTING GATE COURT.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED APRIL, 1989 BY WILLIAM R. HEBERT AN MD DEVELOPMENT ENGINEERING CORPORATION.

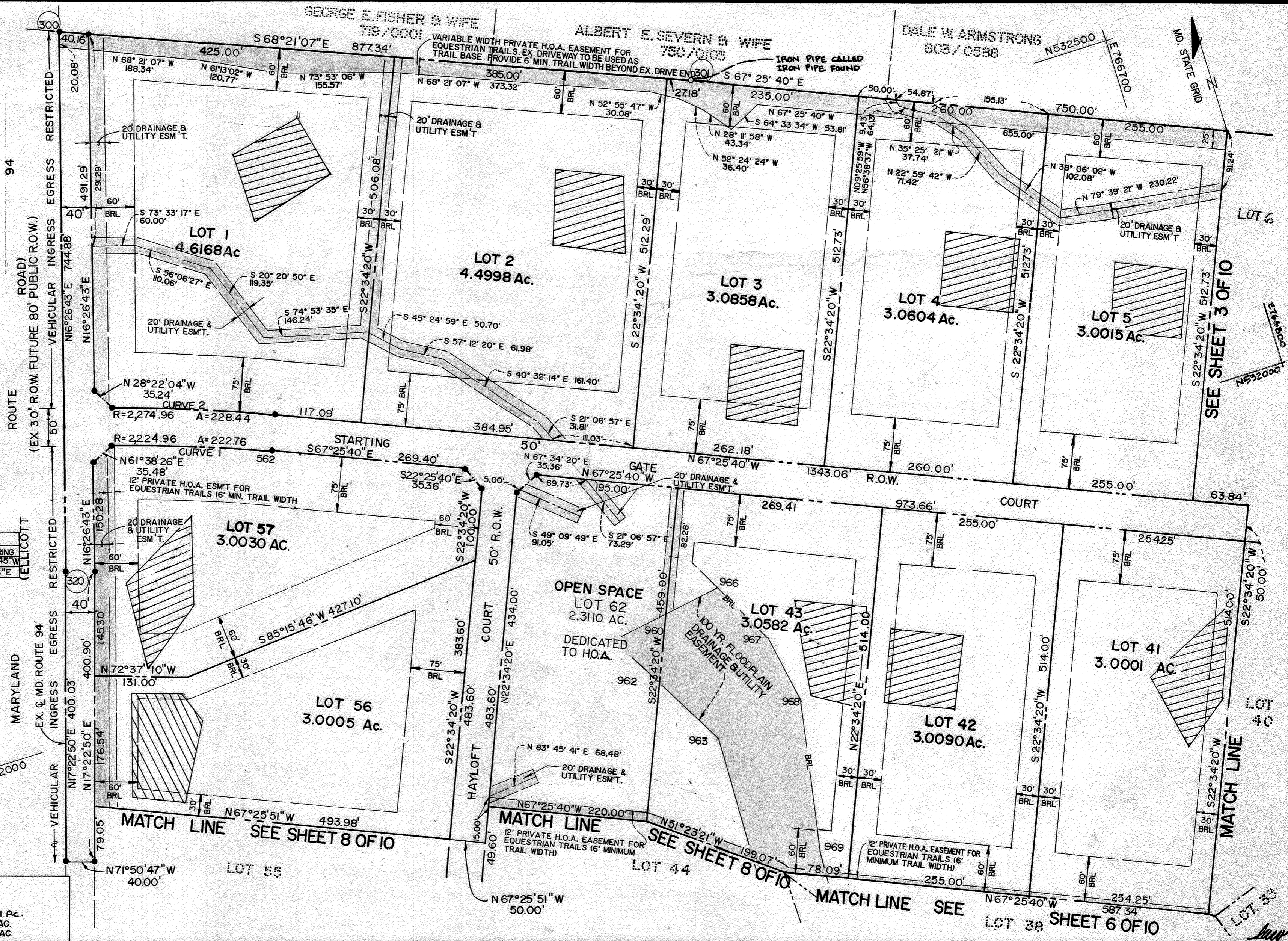


KEY MAP  
Scale: 1" = 600'

NO.	AREA	NO.	AREA	NO.	AREA	NO.	AREA
1	12.617	17	12.617	33	12.617	49	12.617
2	12.617	18	12.617	34	12.617	50	12.617
3	12.617	19	12.617	35	12.617	51	12.617
4	12.617	20	12.617	36	12.617	52	12.617
5	12.617	21	12.617	37	12.617	53	12.617
6	12.617	22	12.617	38	12.617	54	12.617
7	12.617	23	12.617	39	12.617	55	12.617
8	12.617	24	12.617	40	12.617	56	12.617
9	12.617	25	12.617	41	12.617	57	12.617
10	12.617	26	12.617	42	12.617	58	12.617
11	12.617	27	12.617	43	12.617	59	12.617
12	12.617	28	12.617	44	12.617	60	12.617
13	12.617	29	12.617	45	12.617	61	12.617
14	12.617	30	12.617	46	12.617	62	12.617
15	12.617	31	12.617	47	12.617	63	12.617
16	12.617	32	12.617	48	12.617	64	12.617
17	12.617	33	12.617	49	12.617	65	12.617
18	12.617	34	12.617	50	12.617	66	12.617
19	12.617	35	12.617	51	12.617	67	12.617
20	12.617	36	12.617	52	12.617	68	12.617
21	12.617	37	12.617	53	12.617	69	12.617
22	12.617	38	12.617	54	12.617	70	12.617
23	12.617	39	12.617	55	12.617	71	12.617
24	12.617	40	12.617	56	12.617	72	12.617
25	12.617	41	12.617	57	12.617	73	12.617
26	12.617	42	12.617	58	12.617	74	12.617
27	12.617	43	12.617	59	12.617	75	12.617
28	12.617	44	12.617	60	12.617	76	12.617
29	12.617	45	12.617	61	12.617	77	12.617
30	12.617	46	12.617	62	12.617	78	12.617
31	12.617	47	12.617	63	12.617	79	12.617
32	12.617	48	12.617	64	12.617	80	12.617
33	12.617	49	12.617	65	12.617	81	12.617
34	12.617	50	12.617	66	12.617	82	12.617
35	12.617	51	12.617	67	12.617	83	12.617
36	12.617	52	12.617	68	12.617	84	12.617
37	12.						

**GENERAL NOTES**

- HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3428001 AND NO. 3428002.
- PROPERTY IS ZONED R (RURAL) PER THE COMPREHENSIVE ZONING PLAN DATED 8/02/85.
- THIS PLAN SUBJECT TO S-89-64 APPROVED 2/16/89 AND P-90-03 APPROVED 9/18/89.
- THIS PLAN SUBJECT TO WP-89-103, SECTION 16-13-C-10, TO ALLOW THE CUL-DE-SAC TO EXCEED THE MINIMUM LENGTH OF 1200 FEET.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ON TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
- THE RIGHT OF WAY DEDICATION FOR MARYLAND ROUTE 94, AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE GENERAL PLAN FOR HOWARD COUNTY, MARYLAND, DATED 1982.
- SEE PLAT 1 OF 10 FOR WETLANDS TABULATION CHART.
- THE GRAVEYARD LOCATED ON LOT 47 WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW, AND IS OPEN TO THE PUBLIC.
- CORPS. OF ENGINEERS PERMIT APPROVAL NO. 90-0229-S.
- THIS PLAN SUBJECT TO WP-91-86 SECTION 16.16 (C)(6) TO PERMIT THE DISTURBANCE OF 0.20 AC. OF WETLANDS FOR CONSTRUCTION OF STARTING GATE COURT.



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
1	2224.96	06°07'37"	222.75	111.477	222.66	N70°17'45"W
2	2274.96	06°07'37"	228.44	114.31	228.34	S70°18'16"E

**OWNER DEVELOPER**  
 CABIN BRANCH LTD PARTNERSHIP  
 FRALL DEVELOPERS  
 13992 PENNSHOP RD  
 P.O. BOX 659  
 MT. AIRY, MD 21771

**TABULATION THIS SHEET ONLY**

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED ... 11  
 TOTAL AREA OF LOTS/PARCELS TO BE RECORDED ... 35.6461 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED ... 3.4920 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED ... 39.1381 AC.

**APPROVED** FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*James M. B... / JMB* 7/31/92  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*David R... / DR* 8/27/92  
 DIRECTOR DATE

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

*Robert B... / RB* 8-20-92  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY OAKTON ASSOCIATES, INC., A MARYLAND CORPORATION TO CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED THE 6th DAY OF OCTOBER, 1989, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2071 AT FOLIO 54, 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 R. Hebert*  
 WILLIAM R. HERBERT  
 MD. REGISTERED PROPERTY LINE SURVEYOR  
 REG. NO. 483  
 9-22-89 DATE

**OWNER'S CERTIFICATE**

WE, CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY JOHN W. HERSMAN, PRESIDENT AND PHILIP E. BOURNE, VICE PRESIDENT, OWNERS OF THIS PROPERTY "CABIN BRANCH FARM", 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, ESTABLISHED 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 REQUIRED 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.

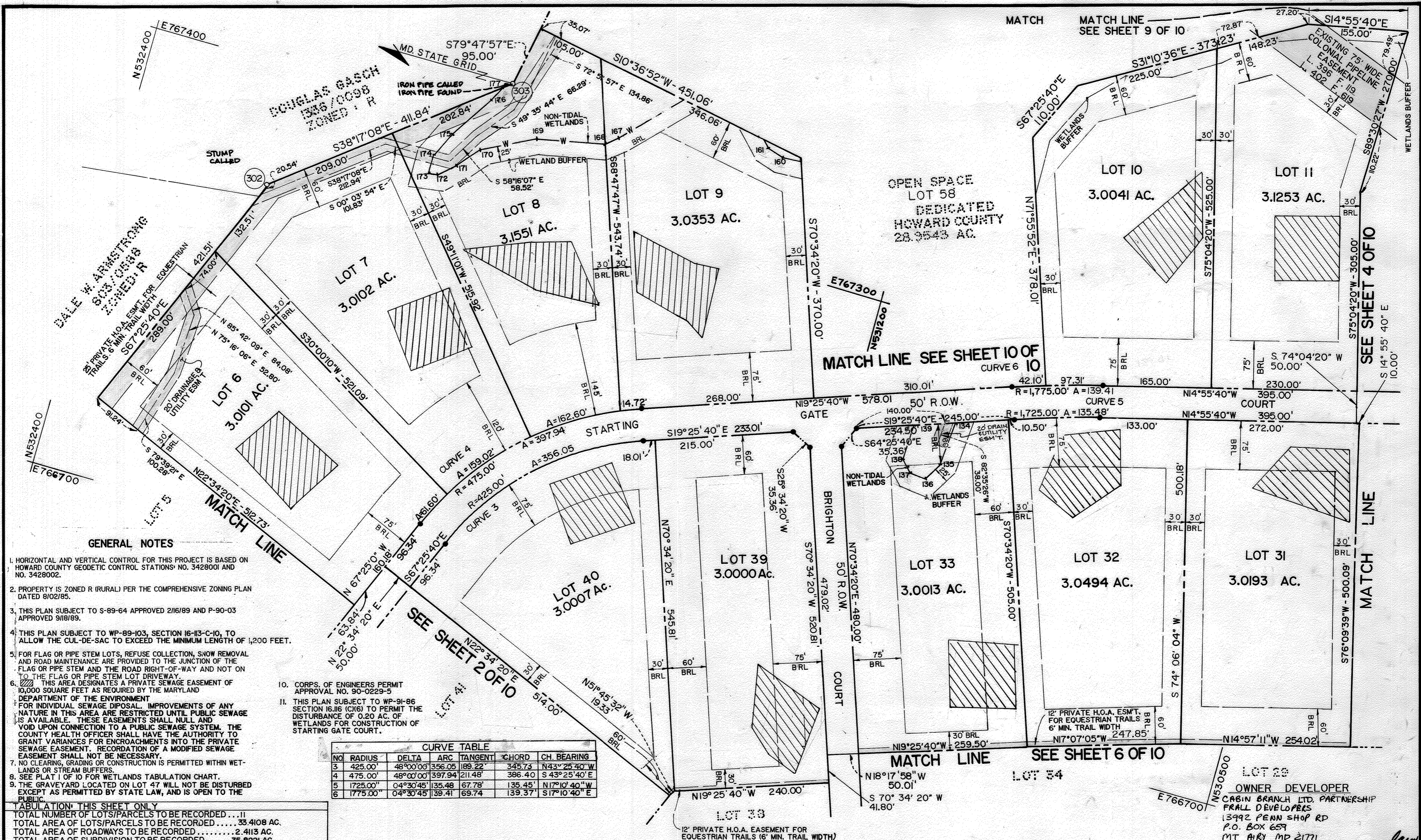
BY: *John W. Hersman*  
 JOHN W. HERSMAN, PRESIDENT  
 ATTEST: *Philip E. Bourne*  
 PHILIP E. BOURNE, VICE PRESIDENT

RECORDED AS PLAT 10475 ON SEPTEMBER 1, 1992  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CABIN BRANCH FARM**  
 LOTS 1 THRU LOTS 62, PARCELS "A" & "B"  
 TAX MAP NO. 13 PARCEL NO. 42  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' SEPTEMBER, 1989  
 SHEET 2 OF 10

PREVIOUS SUBMITTALS: S-8964, P-90-03, WP-89-103, WP-91-86

**LAND SERVICES GROUP, INC.**  
 9801 BROKEN LAND PARKWAY STE. 105  
 COLUMBIA, MARYLAND 21046  
 BALT.(301)995-6010 WASH.(301)621-8006



- GENERAL NOTES**
- HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS' NO. 3428001 AND NO. 3428002.
  - PROPERTY IS ZONED R (RURAL) PER THE COMPREHENSIVE ZONING PLAN DATED 8/02/85.
  - THIS PLAN SUBJECT TO S-89-64 APPROVED 2/16/89 AND P-90-03 APPROVED 9/18/89.
  - THIS PLAN SUBJECT TO WP-89-103, SECTION 16-113-C-10, TO ALLOW THE CUL-DE-SAC TO EXCEED THE MINIMUM LENGTH OF 1,200 FEET.
  - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ON TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
  - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
  - SEE PLAT 1 OF 10 FOR WETLANDS TABULATION CHART.
  - THE GRAVEYARD LOCATED ON LOT 47 WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW, AND IS OPEN TO THE PUBLIC.
  - TABULATION: THIS SHEET ONLY  
 TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED ... 11  
 TOTAL AREA OF LOTS/PARCELS TO BE RECORDED ... 33.4108 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED ... 2.4113 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED ... 35.8221 AC.
  - CORPS OF ENGINEERS PERMIT APPROVAL NO. 90-0229-5
  - THIS PLAN SUBJECT TO WP-91-86 SECTION 16.116 (C)(6) TO PERMIT THE DISTURBANCE OF 0.20 AC. OF WETLANDS FOR CONSTRUCTION OF STARTING GATE COURT.

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
3	425.00'	48°00'00"	356.05	189.22'	345.73'	N43°25'40"W
4	475.00'	48°00'00"	397.94	211.48'	386.40'	S43°25'40"E
5	1725.00'	04°30'45"	135.48	67.78'	135.45'	N17°10'40"W
6	1775.00'	04°30'45"	139.41	69.74'	139.37'	S17°10'40"E

**APPROVED:** FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
 Joyce M. Boydland per JSM 7/31/92  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 August R. ... 8/27/92  
 DIRECTOR DATE

**APPROVED:** FOR STORM DRAINAGE SYSTEMS AND ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
 Robert ... 8-20-92  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY OAKTON ASSOCIATES, INC., A MARYLAND CORPORATION TO CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED THE 6th DAY OF OCTOBER, 1989, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2071 AT FOLIO 54, 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 R. HERBERT  
 MD. REGISTERED PROPERTY LINE SURVEYOR  
 REG. NO. 483  
 9-22-89 DATE

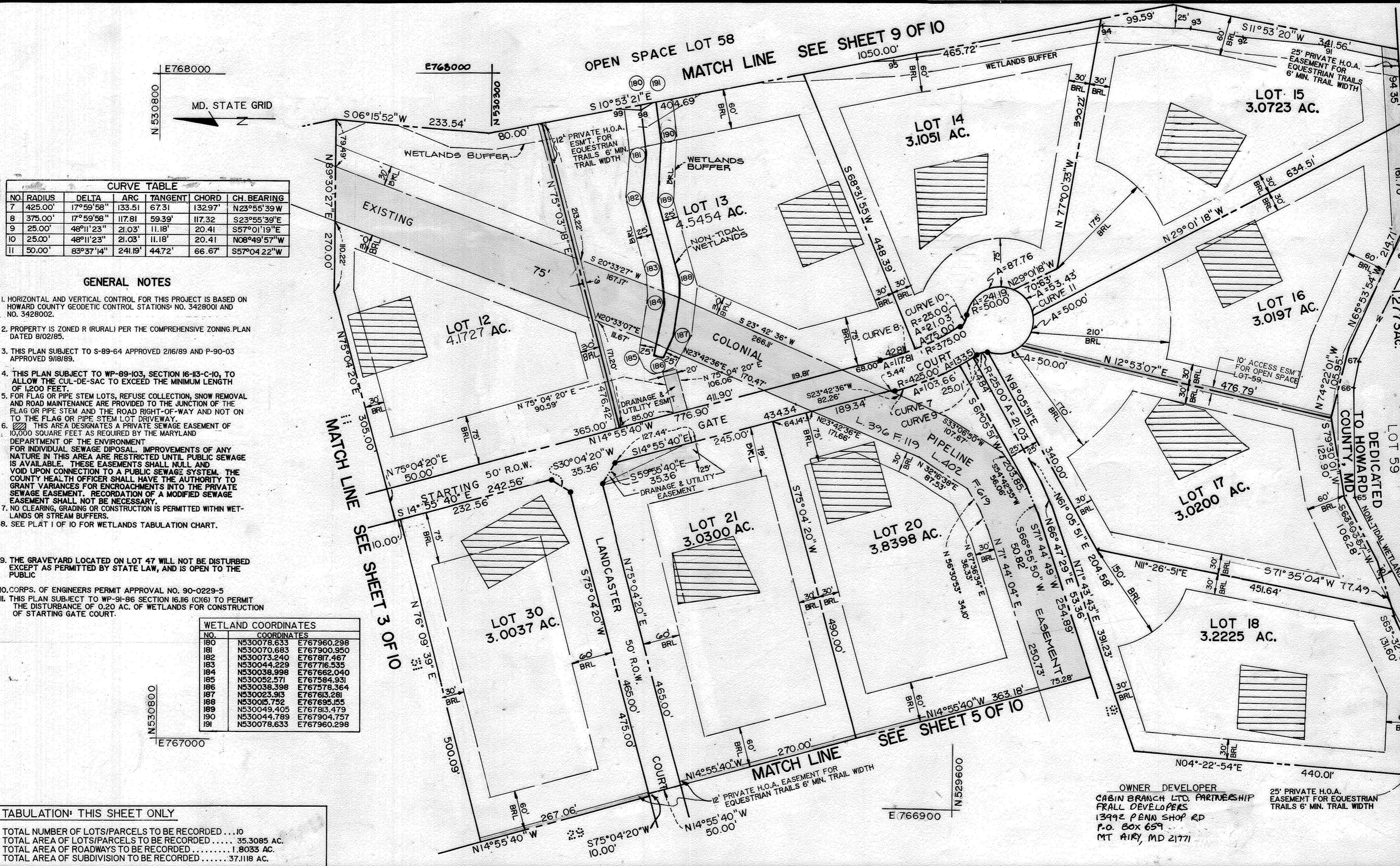
**OWNER'S CERTIFICATE**  
 WE, CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY JOHN W. HERSMAN, PRESIDENT AND PHILIP E. BOURNE, VICE PRESIDENT, OWNERS OF THIS PROPERTY "CABIN BRANCH FARM", SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHED 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 REQUIRED 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 ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

BY: JOHN W. HERSMAN, PRESIDENT  
 ATTEST: PHILIP E. BOURNE, VICE PRESIDENT

RECORDED AS PLAT 10476 ON SEPTEMBER 1, 1992 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CABIN BRANCH FARM**  
 LOTS 1 THRU LOTS 62, PARCELS "A" & "B"  
 TAX MAP NO. 13 PARCEL NO. 42  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' SEPTEMBER, 1989  
 SHEET 3 OF 10  
 PREVIOUS SUBMITTALS: S-89-64, P-90-03, WP-89-103, WP-91-86

**LAND SERVICES GROUP, INC.**  
 9801 BROKEN LAND PARKWAY STE. 105  
 COLUMBIA, MARYLAND 21046  
 BALT.(301)995-6010 WASH.(301)621-8006



CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
7	425.00'	17°59'58"	133.51	67.31	132.97'	N23°55'39"W
8	375.00'	17°59'58"	117.81	59.39'	117.32'	S23°55'39"E
9	25.00'	48°11'23"	21.03'	11.18'	20.41'	S57°01'19"E
10	25.00'	48°11'23"	21.03'	11.18'	20.41'	N08°49'57"W
11	50.00'	83°37'14"	24.19'	44.72'	66.67'	S57°04'22"W

- GENERAL NOTES**
- HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3428001 AND NO. 3428002.
  - PROPERTY IS ZONED R (RURAL) PER THE COMPREHENSIVE ZONING PLAN DATED 9/02/85.
  - THIS PLAN SUBJECT TO S-89-64 APPROVED 2/16/89 AND P-90-03 APPROVED 9/18/89.
  - THIS PLAN SUBJECT TO WP-89-103, SECTION 16-13-C-10, TO ALLOW THE CUL-DE-SAC TO EXCEED THE MINIMUM LENGTH OF 1,200 FEET.
  - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ON TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
  - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
  - SEE PLAT I OF 10 FOR WETLANDS TABULATION CHART.
  - THE GRAVEYARD LOCATED ON LOT 47 WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW, AND IS OPEN TO THE PUBLIC.
  - CORPS OF ENGINEERS PERMIT APPROVAL NO. 90-0229-5
  - THIS PLAN SUBJECT TO WP-91-86 SECTION 16.116 (C)(6) TO PERMIT THE DISTURBANCE OF 0.20 AC. OF WETLANDS FOR CONSTRUCTION OF STARTING GATE COURT.

WETLAND COORDINATES		
NO.	COORDINATES	
180	N530078.633	E767960.298
181	N530070.683	E767900.950
182	N530073.240	E767917.467
183	N530044.229	E767716.535
184	N530038.998	E767662.040
185	N530052.571	E767594.931
186	N530038.998	E767578.364
187	N530023.913	E767613.281
188	N530015.752	E767695.155
189	N530049.405	E767813.479
190	N530044.789	E767904.757
191	N530078.633	E767960.298

**TABULATION THIS SHEET ONLY**

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED ..... 10  
 TOTAL AREA OF LOTS/PARCELS TO BE RECORDED ..... 35.3085 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED ..... 1.8033 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED ..... 37.118 AC.

**APPROVED:** FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
*James M. Boydland per JSM* 2/31/92  
 HOWARD COUNTY HEALTH OFFICER

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Augustus Smith* 8/27/92  
 DIRECTOR

**APPROVED:** FOR STORM DRAINAGE SYSTEMS AND ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*Robert W. Bevinger for JMI* 8-20-92  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY OAKTON ASSOCIATES, INC., A MARYLAND CORPORATION TO CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED THE 6th DAY OF OCTOBER, 1989, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2071 AT FOLIO 54, 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 R. Hebert*  
 WILLIAM R. HERBERT  
 MD. REGISTERED PROPERTY LINE SURVEYOR  
 REG. NO. 483  
 9-22-89  
 DATE



**OWNER'S CERTIFICATE**

WE, CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY JOHN W. HERSMAN, PRESIDENT AND PHILIP E. BOURNE, VICE PRESIDENT, OWNERS OF THIS PROPERTY "CABIN BRANCH FARM", 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, ESTABLISHED 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 REQUIRED 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.

BY: *John W. Hersman*  
 JOHN W. HERSMAN, PRESIDENT

ATTEST: *Philip E. Bourne*  
 PHILIP E. BOURNE, VICE PRESIDENT

RECORDED AS PLAT 10477 ON SEPTEMBER 1, 1992  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CABIN BRANCH FARM**  
 LOTS 1 THRU LOTS 62. PARCELS "A" & "B"  
 TAX MAP NO. 13 PARCEL NO. 42  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 SEPTEMBER, 1989  
 SHEET 4 OF 10

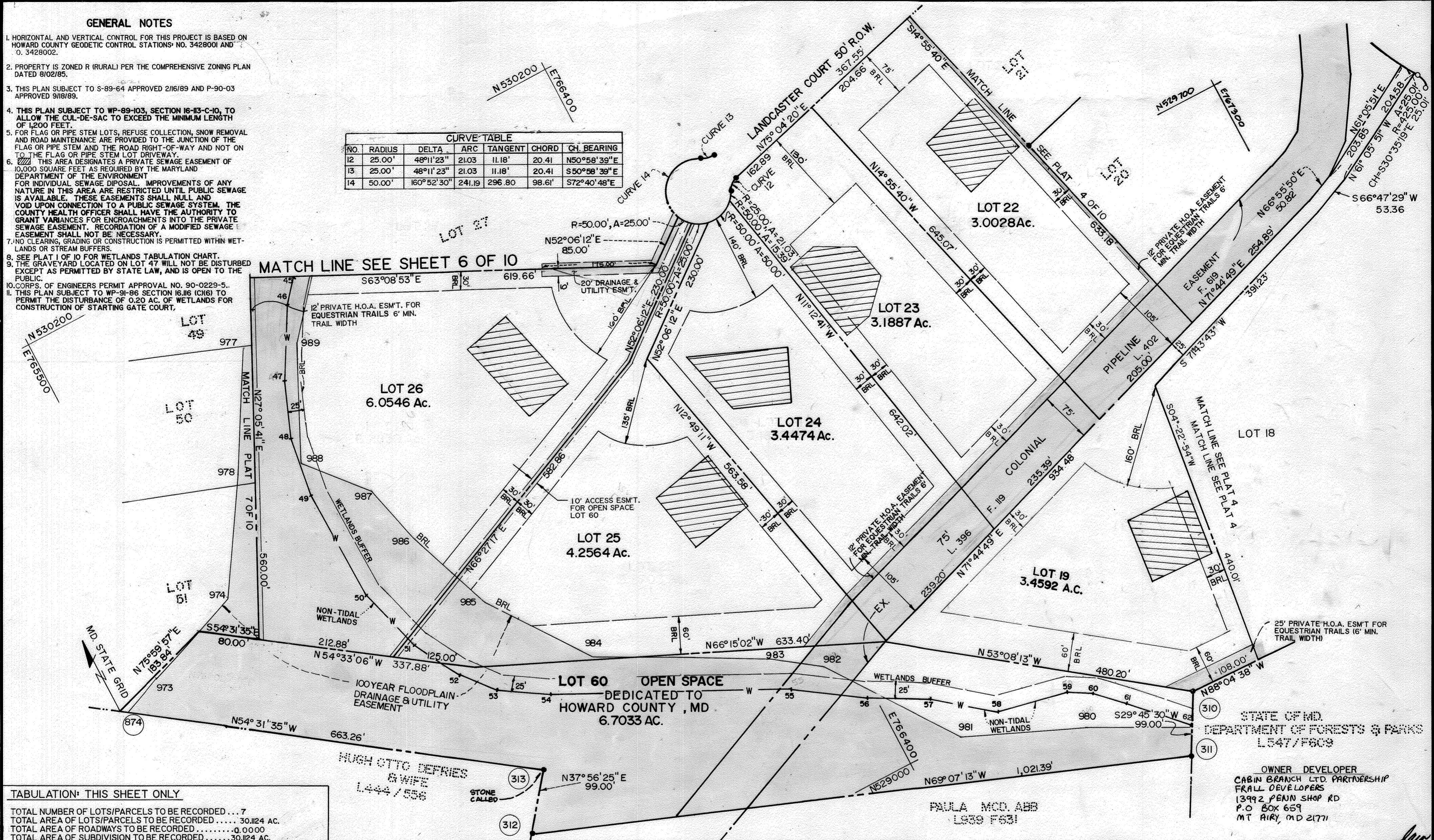
PREVIOUS SUBMITTALS: S-89-64, P-90-03, WP-89-103, WP-91-86

**LAND SERVICES GROUP, INC.**  
 9801 BROKEN LAND PARKWAY STE. 105  
 COLUMBIA, MARYLAND 21046  
 BALT.(301)995-6010 WASH.(301)621-8006

**GENERAL NOTES**

- HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3428001 AND 0. 3428002.
- PROPERTY IS ZONED R (RURAL) PER THE COMPREHENSIVE ZONING PLAN DATED 8/02/85.
- THIS PLAN SUBJECT TO S-89-64 APPROVED 2/16/89 AND P-90-03 APPROVED 9/18/89.
- THIS PLAN SUBJECT TO WP-89-103, SECTION 16-13-C-10, TO ALLOW THE CUL-DE-SAC TO EXCEED THE MINIMUM LENGTH OF 1,200 FEET.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ON TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
- SEE PLAT 1 OF 10 FOR WETLANDS TABULATION CHART.
- THE GRAVEYARD LOCATED ON LOT 47 WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW, AND IS OPEN TO THE PUBLIC.
- CORPS OF ENGINEERS PERMIT APPROVAL NO. 90-0229-5.
- THIS PLAN SUBJECT TO WP-91-86 SECTION 16.116 (C16) TO PERMIT THE DISTURBANCE OF 0.20 AC. OF WETLANDS FOR CONSTRUCTION OF STARTING GATE COURT.

CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
12	25.00'	48°11'23"	21.03	11.18'	20.41	N50°58'39"E
13	25.00'	48°11'23"	21.03	11.18'	20.41	S50°58'39"E
14	50.00'	160°52'30"	241.19	296.80	98.61'	S72°40'48"E



TABULATION: THIS SHEET ONLY  
 TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED ... 7  
 TOTAL AREA OF LOTS/PARCELS TO BE RECORDED ... 30.1124 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED ... 0.0000  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED ... 30.1124 AC.

**APPROVED:** FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
 Joyce M. Boydland per JSM 7/31/92  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
 August R. Burtch 8/27/92  
 DIRECTOR DATE

**APPROVED:** FOR STORM DRAINAGE SYSTEMS AND ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
 Robert W. Bevinger for JMI 8-20-92  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY OAKTON ASSOCIATES, INC., A MARYLAND CORPORATION TO CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED THE 6th DAY OF OCTOBER, 1989, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2071 AT FOLIO 54, 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 R. HERBERT  
 MD. REGISTERED PROPERTY LINE SURVEYOR  
 REG. NO. 483  
 9-22-89 DATE

**OWNER'S CERTIFICATE**  
 WE, CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY JOHN W. HERSMAN, PRESIDENT AND PHILIP E. BOURNE, VICE PRESIDENT, OWNERS OF THIS PROPERTY "CABIN BRANCH FARM", 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, ESTABLISHED 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 REQUIRED 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.  
 BY: John W. Hersman  
 JOHN W. HERSMAN, PRESIDENT  
 ATTEST: Philip E. Bourne  
 PHILIP E. BOURNE, VICE PRESIDENT

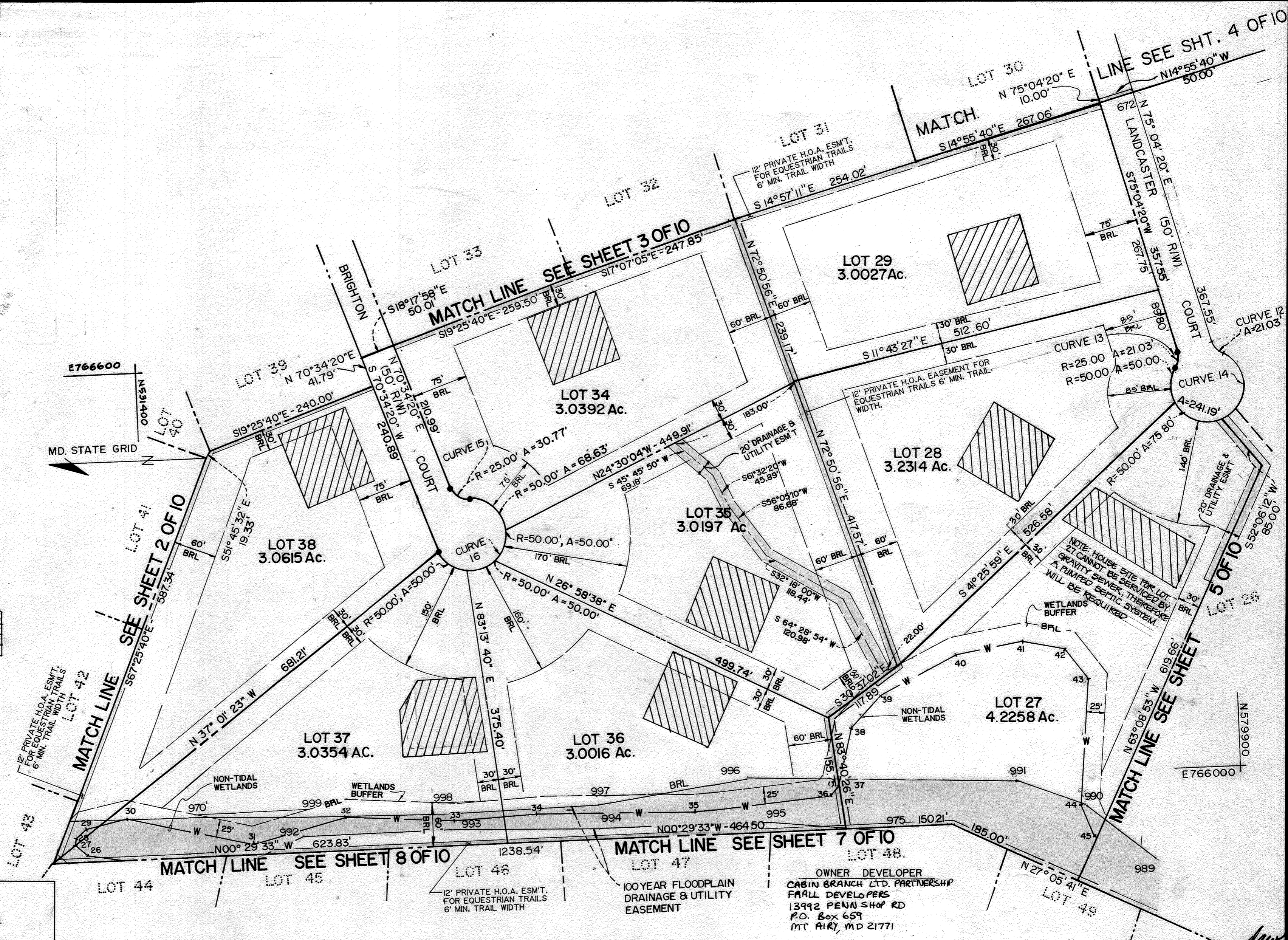
RECORDED AS PLAT 10478 ON SEPTEMBER 2, 1992 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CABIN BRANCH FARM**  
 LOTS 1 THRU LOTS 62, PARCELS "A" & "B"  
 TAX MAP NO. 13 PARCEL NO. 42  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' SEPTEMBER, 1989  
 SHEET 5 OF 10  
 PREVIOUS SUBMITTALS: S-89-64, P-90-03, WP-89-103, WP-91-86

**LAND SERVICES GROUP, INC.**  
 9801 BROKEN LAND PARKWAY STE. 105  
 COLUMBIA, MARYLAND 21046  
 BAL.T.(301)995-6010 WASH.(301)621-8006

**GENERAL NOTES.**

- HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3428001 AND NO. 3428002.
- PROPERTY IS ZONED R (RURAL) PER THE COMPREHENSIVE ZONING PLAN DATED 8/02/85.
- THIS PLAN SUBJECT TO S-89-64 APPROVED 2/16/89 AND P-90-03 APPROVED 9/18/89.
- THIS PLAN SUBJECT TO WP-89-103, SECTION 16-113-C-10, TO ALLOW THE CUL-DE-SAC TO EXCEED THE MINIMUM LENGTH OF 1,200 FEET.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ON TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
- SEE PLAT I OF 10 FOR WETLANDS TABULATION CHART.
- THE GRAVEYARD LOCATED ON LOT 47 WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW, AND IS OPEN TO THE PUBLIC.
- CORPS OF ENGINEERS PERMIT APPROVAL NO. 90-0229-5.
- THIS PLAN SUBJECT TO WP-91-86 SECTION 16.16 (C16) TO PERMIT THE DISTURBANCE OF 0.20 AC. OF WETLANDS FOR CONSTRUCTION OF STARTING GATE COURT.



CURVE TABLE						
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
15	25.00'	70° 31' 44"	30.77	17.68	28.87	S35°18'28"W
16	50.00'	250°31'44"	218.63	70.71	81.65	N54°41'32"W

**TABULATION THIS SHEET ONLY**

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED .... 8  
 TOTAL AREA OF LOTS/PARCELS TO BE RECORDED ..... 25.6173 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED ..... 1.0733 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED ..... 26.6906 AC.

**APPROVED** FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Joyce M. Boydland per JSM* 7/31/92  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Burgess Rutter* 8/27/92  
 DIRECTOR DATE

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

*Robert B. Switzer per JMI* 8-20-92  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY OAKTON ASSOCIATES, INC., A MARYLAND CORPORATION TO CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED THE 6th DAY OF OCTOBER, 1989, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2071 AT FOLIO 54, 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 R. Hebert*  
 WILLIAM R. HEBERT  
 MD. REGISTERED PROPERTY LINE SURVEYOR  
 REG. NO. 483

9-22-89 DATE



**OWNER'S CERTIFICATE**

WE, CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY JOHN W. HERSMAN, PRESIDENT AND PHILIP E. BOURNE, VICE PRESIDENT, OWNERS OF THIS PROPERTY "CABIN BRANCH FARM", 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, ESTABLISHED 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 REQUIRED 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 ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

BY: *John W. Hersman*  
 JOHN W. HERSMAN, PRESIDENT

ATTEST: *Philip E. Bourne*  
 PHILIP E. BOURNE, VICE PRESIDENT

RECORDED AS PLAT 10479 ON SEPTEMBER 2, 1992 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CABIN BRANCH FARM**

LOTS 1 THRU LOTS 62, PARCELS "A" & "B"  
 TAX MAP NO. 13 PARCEL NO. 42  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' SEPTEMBER, 1989  
 SHEET 6 OF 10

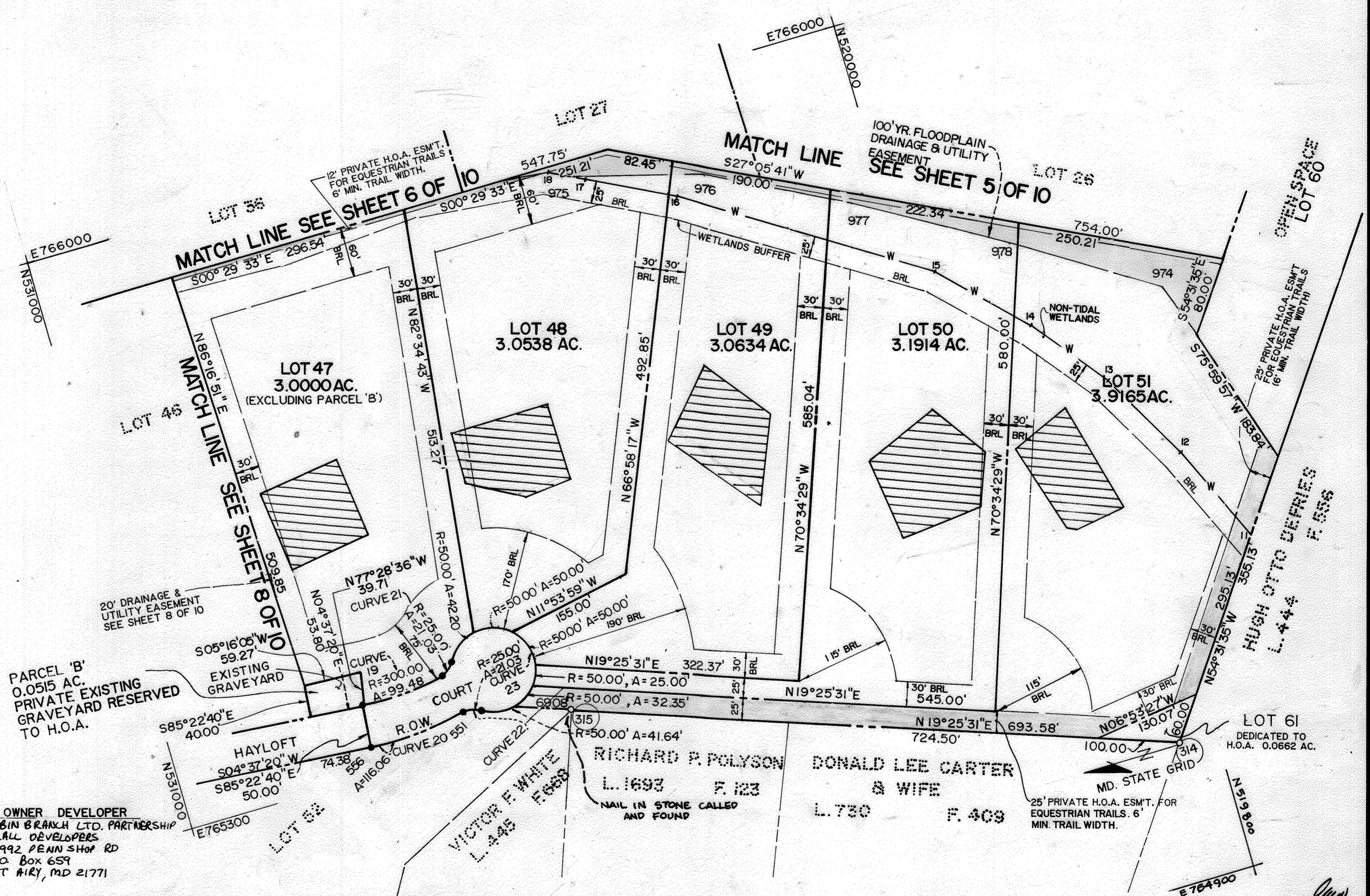
PREVIOUS SUBMITTALS: S-89-64, P-90-03, WP-89-103, WP-91-86

**LAND SERVICES GROUP, INC.**

9801 BROKEN LAND PARKWAY STE. 105  
 COLUMBIA, MARYLAND 21046  
 BALT.(301)995-6010 WASH.(301)621-8006

**GENERAL NOTES**

- HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3428001 AND NO. 3428002.
- PROPERTY IS ZONED R(RURAL) PER THE COMPREHENSIVE ZONING PLAN DATED 8/02/90.
- THIS PLAN SUBJECT TO S-89-64 APPROVED 2/16/89 AND P-90-03 APPROVED 9/18/89.
- THIS PLAN SUBJECT TO WP-89-103 (SEC. 16-113-C-10), REDUCTION OF CUL-DE-SAC LENGTH, APPROVED 3/23/90.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ON TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE 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.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
- SEE PLAT I OF 10 FOR WETLANDS TABULATION CHART.
- THE GRAVEYARD LOCATED ON LOT 47 WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW, AND IS OPEN TO THE PUBLIC.
- CORPS OF ENGINEERS PERMIT APPROVAL NO. 90-0229-5.
- THIS PLAN SUBJECT TO WP-91-86 SECTION 16.16 (C)(6) TO PERMIT THE DISTURBANCE OF 0.20 AC. OF WETLANDS FOR CONSTRUCTION OF STARTING GATE COURT.



NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
19	300.00'	19°00'00"	99.48	50.20'	99.03	S04°52'40"E
20	350.00'	19°00'00"	116.06	58.57	115.53	N04°52'40"W
21	25.00'	48°11'23"	21.03	11.18	20.41	S38°28'21"E
22	25.00'	48°11'23"	21.03	11.18	20.41	S38°28'21"E
23	50.00'	83°37'14"	24.19	44.72	66.67	S75°37'20"W

**TABULATION THIS SHEET ONLY**

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	7
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	16.3428 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED	0.3142
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.6570 AC.

**OWNER DEVELOPER**  
 CABIN BRANCH LTD PARTNERSHIP  
 FRAL DEVELOPERS  
 13992 PENN SHOP RD  
 P.O. Box 659  
 MT AIRY, MD 21771

**APPROVED** FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
*Donna M. Boydland per JSM* 7/31/92  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Joseph R. Rutter* 8/27/92  
 DIRECTOR DATE

**APPROVED** FOR STORM DRAINAGE SYSTEMS AND ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*Robert W. Berman per JMI* 8-20-92  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY OAKTON ASSOCIATES, INC., A MARYLAND CORPORATION TO CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED THE 6th DAY OF OCTOBER, 1989, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2071 AT FOLIO 54, 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 R. Hebert* 9-22-89  
 WILLIAM R. HERBERT  
 MD. REGISTERED PROPERTY LINE SURVEYOR  
 REG. NO. 483 DATE

**OWNER'S CERTIFICATE.**  
 WE, CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY JOHN W. HERSMAN, PRESIDENT AND PHILIP E. BOURNE, VICE PRESIDENT, OWNERS OF THIS PROPERTY "CABIN BRANCH FARM", 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, ESTABLISHING 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 REQUIRED 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 ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

BY: *John W. Hersman*  
 JOHN W. HERSMAN, PRESIDENT  
 ATTEST: *Philip Bourne*  
 PHILIP E. BOURNE, VICE PRESIDENT

RECORDED AS PLAT 10480 ON SEPTEMBER 2, 1992  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CABIN BRANCH FARM**  
 LOTS 1 THRU LOTS 62, PARCELS "A" & "B"  
 TAX MAP NO. 13 PARCEL NO. 42  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' 10 SEPTEMBER, 1989  
 SHEET 7 OF 10

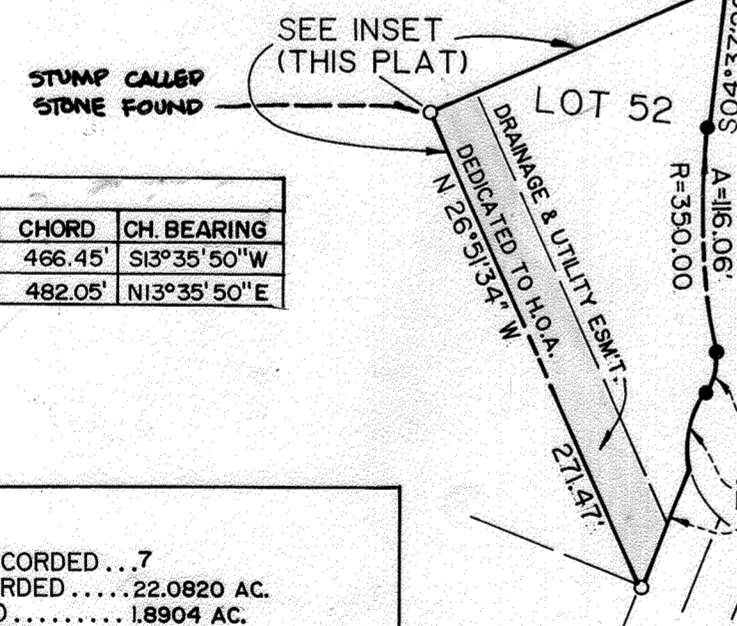
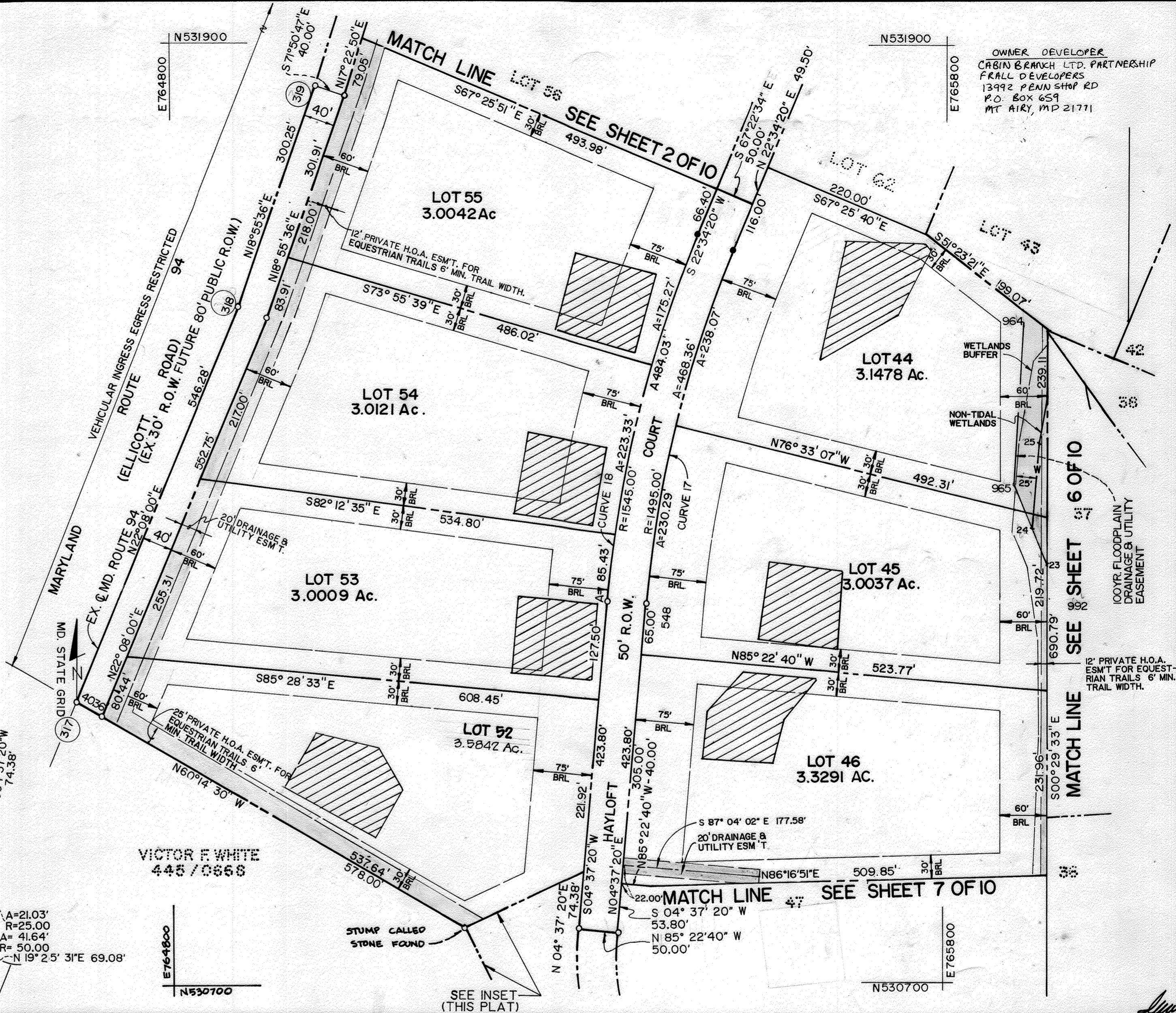
PREVIOUS SUBMITTALS: S-89-64, P-90-03, WP-89-103, WP-91-86

**LAND SERVICES GROUP, INC.**  
 9801 BROKEN LAND PARKWAY STE. 105  
 COLUMBIA, MARYLAND 21046  
 BALT.(301)995-6010 WASH.(301)621-8006

**GENERAL NOTES**

- HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3428001 AND NO. 3428002.
- PROPERTY IS ZONED R (RURAL) PER THE COMPREHENSIVE ZONING PLAN DATED 9/02/85.
- THIS PLAN SUBJECT TO S-89-64 APPROVED 2/16/89 AND P-90-03 APPROVED 9/18/89.
- THIS PLAN SUBJECT TO WP-89-103, SECTION 16-113-C-10, TO ALLOW THE CUL-DE-SAC TO EXCEED 1,200 FEET.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ON TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
- THE RIGHT OF WAY DEDICATION FOR MARYLAND 94, AS SHOWN ON THIS PLAT, IS IN ACCORDANCE WITH THE GENERAL PLAN FOR HOWARD COUNTY.
- SEE SHEET 1 OF 10 FOR WETLANDS TABULATION CHART. THE GRAVEYARD LOCATED ON LOT 47 WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW, AND IS OPEN TO THE PUBLIC.
- CORPS. OF ENGINEERS PERMIT APPROVAL NO. 90-0229-5.
- THIS PLAN SUBJECT TO WP-91-86 SECTION 16.16 (C16) TO PERMIT THE DISTURBANCE OF 0.20 AC. OF WETLANDS FOR CONSTRUCTION OF STARTING GATE COURT.

OWNER DEVELOPER  
CABIN BRANCH LTD. PARTNERSHIP  
FRALL DEVELOPERS  
13992 PENNSHIP RD  
P.O. BOX 659  
MT AIRY, MD 21771



**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
17	1495.00'	17°57'00"	468.36	236.12	466.45'	S13°35'50"W
18	1545.00'	17°57'00"	550.43	484.03	482.05'	N13°35'50"E

**TABULATION THIS SHEET ONLY**

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	7
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	22.0820 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED	1.8904 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	23.9724 AC.

**APPROVED:** FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
*James M. Boydland per JSM* 7/31/92  
HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*August R. Smith* 8/27/92  
DIRECTOR DATE

**APPROVED:** FOR STORM DRAINAGE SYSTEMS AND ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*Robert W. Berman per JMI* 8-20-92  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY OAKTON ASSOCIATES, INC., A MARYLAND CORPORATION TO CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED THE 6th DAY OF OCTOBER, 1989, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2071 AT FOLIO 54, 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 R. Hebert*  
WILLIAM R. HERBERT  
MD. REGISTERED PROPERTY LINE SURVEYOR  
REG. NO. 483  
9-22-89  
DATE



**OWNER'S CERTIFICATE**  
WE, CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY JOHN W. HERSMAN, PRESIDENT AND PHILIP E. BOURNE, VICE PRESIDENT, OWNERS OF THIS PROPERTY "CABIN BRANCH FARM", 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, ESTABLISHED 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 REQUIRED 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 ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.  
BY: *John W. Hersman*  
JOHN W. HERSMAN, PRESIDENT  
ATTEST: *Philip E. Bourne*  
PHILIP E. BOURNE, VICE PRESIDENT

RECORDED AS PLAT 10481 ON SEPTEMBER 2, 1992  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CABIN BRANCH FARM**  
LOTS 1 THRU LOTS 62, PARCELS "A" & "B"  
TAX MAP NO. 13 PARCEL NO. 42  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' SEPTEMBER, 1989  
SHEET 8 OF 10

PREVIOUS SUBMITTALS: S-89-64, P-90-03, WP-89-103, WP-91-86  
**LAND SERVICES GROUP, INC.**  
9801 BROKEN LAND PARKWAY STE. 105  
COLUMBIA, MARYLAND 21046  
BALT.(301)995-6010 WASH.(301)621-8006



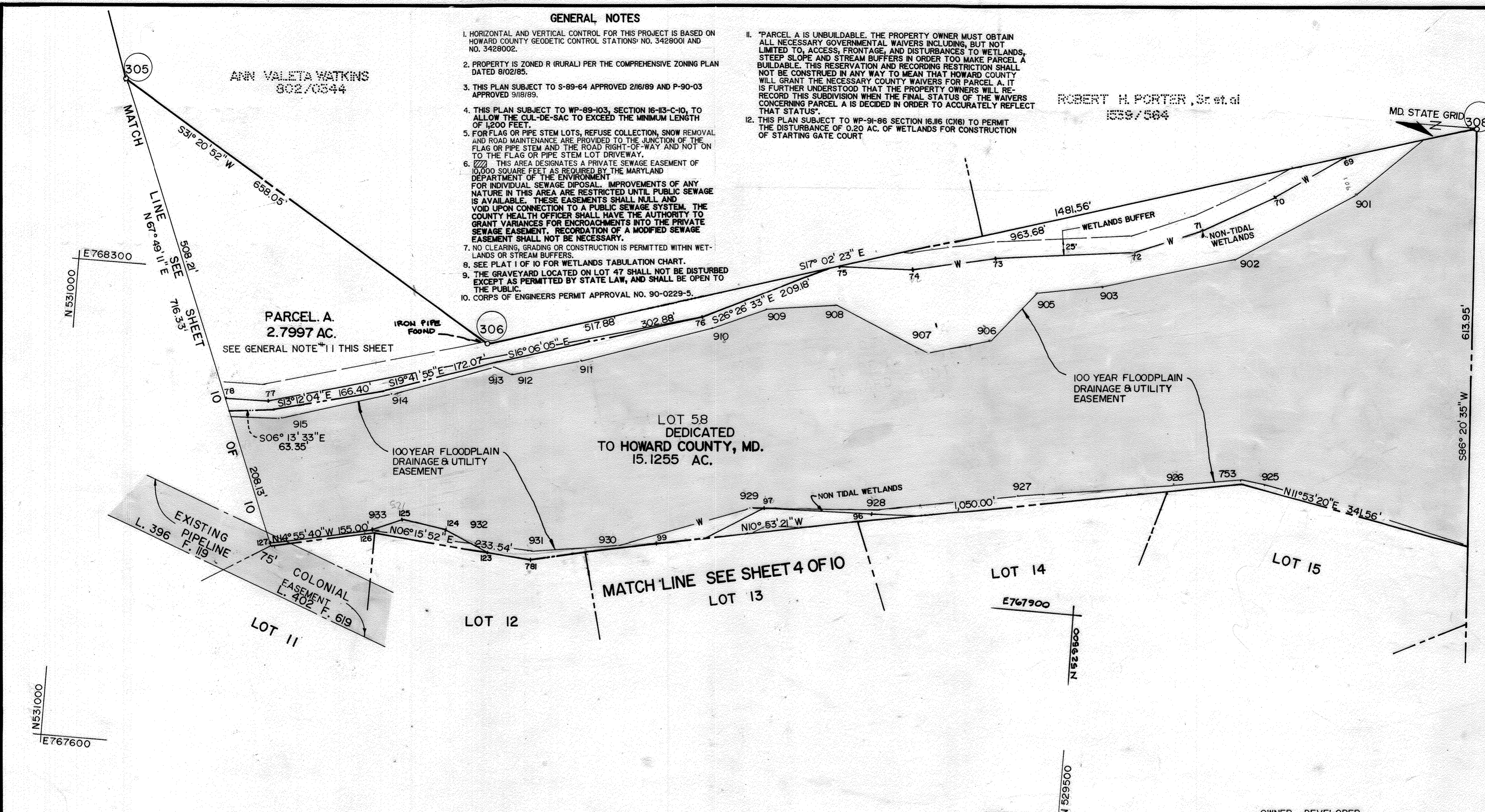
**GENERAL NOTES**

- HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3429001 AND NO. 3429002.
- PROPERTY IS ZONED R (RURAL) PER THE COMPREHENSIVE ZONING PLAN DATED 8/02/85.
- THIS PLAN SUBJECT TO S-89-64 APPROVED 2/6/89 AND P-90-03 APPROVED 9/18/89.
- THIS PLAN SUBJECT TO WP-89-103, SECTION 16-113-C-10, TO ALLOW THE CUL-DE-SAC TO EXCEED THE MINIMUM LENGTH OF 1,200 FEET.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ON TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM, THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
- SEE PLAT I OF 10 FOR WETLANDS TABULATION CHART.
- THE GRAVEYARD LOCATED ON LOT 47 SHALL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW, AND SHALL BE OPEN TO THE PUBLIC.
- CORPS OF ENGINEERS PERMIT APPROVAL NO. 90-0229-5.

- "PARCEL A IS UNBUILDABLE. THE PROPERTY OWNER MUST OBTAIN ALL NECESSARY GOVERNMENTAL WAIVERS INCLUDING, BUT NOT LIMITED TO, ACCESS, FRONTAGE, AND DISTURBANCES TO WETLANDS, STEEP SLOPE AND STREAM BUFFERS IN ORDER TO MAKE PARCEL A BUILDABLE. THIS RESERVATION AND RECORDING RESTRICTION SHALL NOT BE CONSTRUED IN ANY WAY TO MEAN THAT HOWARD COUNTY WILL GRANT THE NECESSARY COUNTY WAIVERS FOR PARCEL A. IT IS FURTHER UNDERSTOOD THAT THE PROPERTY OWNERS WILL RE-RECORD THIS SUBDIVISION WHEN THE FINAL STATUS OF THE WAIVERS CONCERNING PARCEL A IS DECIDED IN ORDER TO ACCURATELY REFLECT THAT STATUS".
- THIS PLAN SUBJECT TO WP-91-86 SECTION 16.116 (C)(6) TO PERMIT THE DISTURBANCE OF 0.20 AC. OF WETLANDS FOR CONSTRUCTION OF STARTING GATE COURT

ROBERT H. PORTER, Sr. et al  
1059/584

MD. STATE GRID 308



**TABULATION THIS SHEET ONLY**

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	17.9292 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED	0.0000
TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.9292 AC.

**APPROVED:** FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
*George M. Boyd* per *gjm* 7/31/92  
HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*James R. Smith* per *js* 8/27/92  
DIRECTOR DATE

**APPROVED:** FOR STORM DRAINAGE SYSTEMS AND ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*Robert R. Beemer* per *JMI* 8-20-92  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY OAKTON ASSOCIATES, INC., A MARYLAND CORPORATION TO CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED THE 6th DAY OF OCTOBER, 1989, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2071 AT FOLIO 54, 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 R. Hebert*  
WILLIAM R. HERBERT  
MD. REGISTERED PROPERTY LINE SURVEYOR  
REG. NO. 483  
9-22-89  
DATE



**OWNER'S CERTIFICATE**  
WE, CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY JOHN W. HERSMAN, PRESIDENT AND PHILIP E. BOURNE, VICE PRESIDENT, OWNERS OF THIS PROPERTY "CABIN BRANCH FARM", 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, ESTABLISHED 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 REQUIRED 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 ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

BY: *John W. Hersman*  
JOHN W. HERSMAN, PRESIDENT  
ATTEST: *Philip E. Bourne*  
PHILIP E. BOURNE, VICE PRESIDENT

RECORDED AS PLAT 10482 ON SEPTEMBER 3, 1992  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

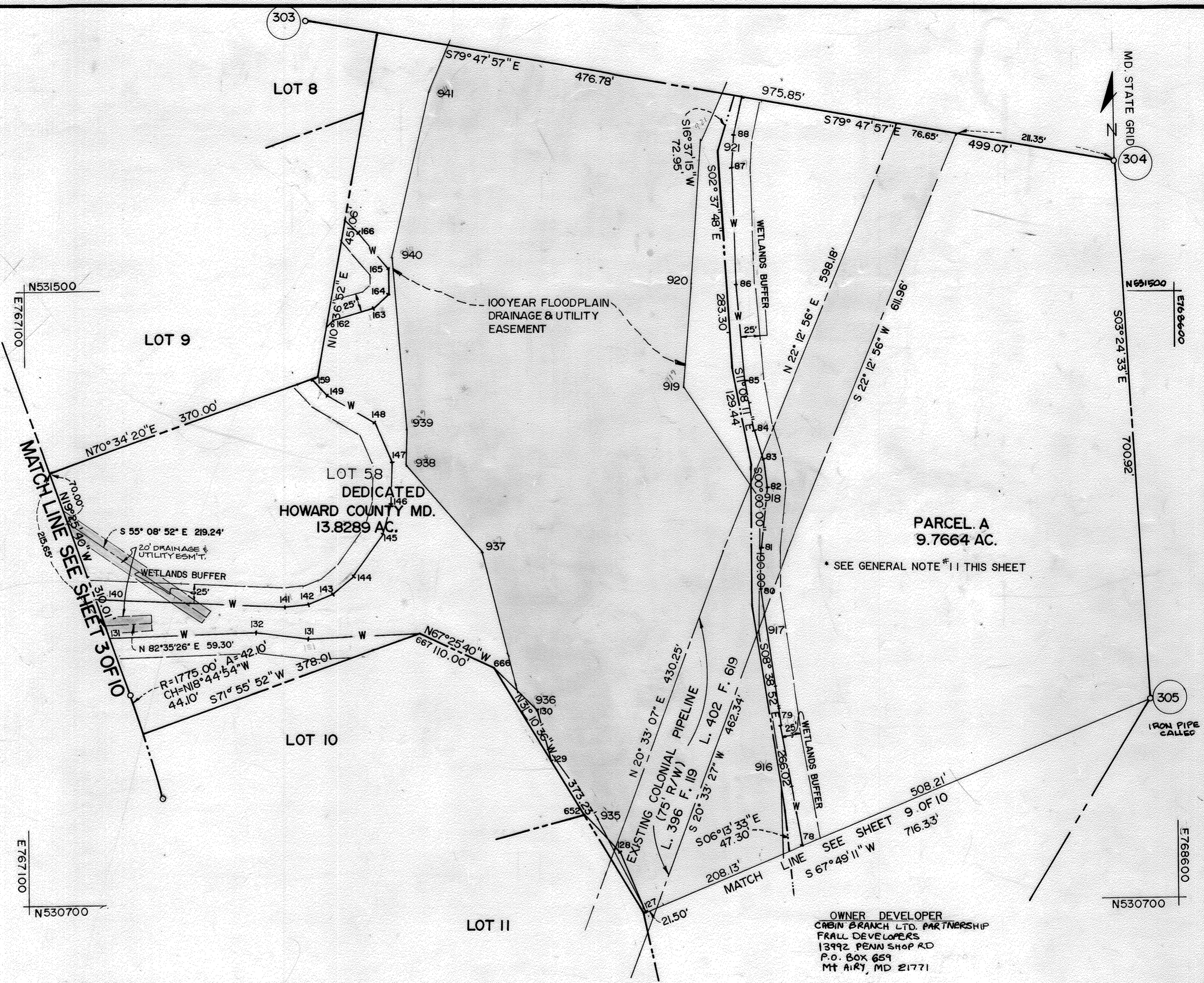
**CABIN BRANCH FARM**  
LOTS 1 THRU LOTS 62, PARCELS "A" & "B"  
TAX MAP NO. 13 PARCEL NO. 42  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100' SEPTEMBER, 1989  
SHEET 9 OF 10  
PREVIOUS SUBMITTALS: S-89-64, P-90-03, WP-89-103, WP-91-86

**LAND SERVICES GROUP, INC.**  
9801 BROKEN LAND PARKWAY STE. 105  
COLUMBIA, MARYLAND 21046  
BALT.(301)995-6010 WASH.(301)621-8006

OWNER DEVELOPER  
CABIN BRANCH LTD. PARTNERSHIP  
FRALL DEVELOPERS  
13992 PENN SHOP RD  
P.O. BOX 659  
MT AIRY, MD 21771

**GENERAL NOTES**

- HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS BASED ON HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3428001 AND NO. 3428002.
- PROPERTY IS ZONED R (RURAL) PER THE COMPREHENSIVE ZONING PLAN DATED 8/02/85.
- THIS PLAN SUBJECT TO S-89-64 APPROVED 2/16/89 AND P-90-03 APPROVED 9/18/89.
- THIS PLAN SUBJECT TO WP-89-103, SECTION 16-113-C-10, TO ALLOW THE CUL-DE-SAC TO EXCEED THE MINIMUM LENGTH OF 1,200 FEET.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ON TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
- SEE PLAT I OF 10 FOR WETLANDS TABULATION CHART.
- THE GRAVEYARD LOCATED ON LOT 47 WILL NOT BE DISTURBED EXCEPT AS PERMITTED BY STATE LAW, AND IS OPEN TO THE PUBLIC.
- CORPS OF ENGINEERS PERMIT APPROVAL NO. 90-0229-5.
- PARCEL A IS UNBUILDABLE. THE PROPERTY OWNER MUST OBTAIN ALL NECESSARY GOVERNMENTAL WAIVERS INCLUDING, BUT NOT LIMITED TO, ACCESS, FRONTAGE, AND DISTURBANCES TO WETLANDS, STEEP SLOPE AND STREAM BUFFERS IN ORDER TO MAKE PARCEL A BUILDABLE. THIS RESERVATION AND RECORDING RESTRICTION SHALL NOT BE CONSTRUED IN ANY WAY TO MEAN THAT HOWARD COUNTY WILL GRANT THE NECESSARY COUNTY WAIVERS FOR PARCEL A. IT IS FURTHER UNDERSTOOD THAT THE PROPERTY OWNERS WILL RE-RECORD THIS SUBDIVISION WHEN THE FINAL STATUS OF THE WAIVERS CONCERNING PARCEL A IS DECIDED IN ORDER TO ACCURATELY REFLECT THAT STATUS.
- THIS PLAN SUBJECT TO WP-91-86 SECTION 16.116 (C)(6) TO PERMIT THE DISTURBANCE OF 0.20 AC. OF WETLANDS FOR CONSTRUCTION OF STARTING GATE COURT.



**TABULATION THIS SHEET ONLY**

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	23.5953 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	23.5953 AC.

**APPROVED:** FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*James M. Boydland per JSM 7/31/92*  
 HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James R. Smith 8/22/92*  
 DIRECTOR DATE

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

*Robert H. Bennett per JMI 8-20-92*  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY OAKTON ASSOCIATES, INC., A MARYLAND CORPORATION TO CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, BY DEED DATED THE 6th DAY OF OCTOBER, 1989, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2071 AT FOLIO 54, 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 R. Hebert*  
 WILLIAM R. HEBERT  
 MD. REGISTERED PROPERTY LINE SURVEYOR  
 REG. NO. 483

9-22-89 DATE



**OWNER'S CERTIFICATE**

WE, CABIN BRANCH LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY JOHN W. HERSMAN, PRESIDENT AND PHILIP E. BOURNE, VICE PRESIDENT, OWNERS OF THIS PROPERTY "CABIN BRANCH FARM", 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, ESTABLISHED 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 REQUIRED 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.

BY: *John W. Hersman*  
 JOHN W. HERSMAN, PRESIDENT

ATTEST: *Philip E. Bourne*  
 PHILIP E. BOURNE, VICE PRESIDENT

RECORDED AS PLAT 10423 ON SEPTEMBER 2, 1992 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CABIN BRANCH FARM**  
 LOTS 1 THRU LOTS 62, PARCELS "A" & "B"  
 TAX MAP NO. 13 PARCEL NO. 42  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' SEPTEMBER, 1989  
 SHEET 10 OF 10

PREVIOUS SUBMITTALS: S-89-64, P-90-03, WP-89-103, WP-91-86

**LAND SERVICES GROUP, INC.**  
 9801 BROKEN LAND PARKWAY STE. 105  
 COLUMBIA, MARYLAND 21046  
 BALT.(301)995-6010 WASH.(301)621-8006