

COORDINATES			CURVE TABULATION					
#	NORTH	EAST	#	DELTA	RADIUS	ARC	TAN	CHORD BEARING
1	515959.919	854529.282	1	07°29'50"	175.00'	22.90'	11.47'	S50°27'55"W 22.89'
2	515956.082	854525.208	2	12°36'56"	125.00'	27.52'	13.82'	S47°54'25"W 27.47'
3	515941.513	854507.556	3	72°56'32"	25.00'	31.83'	18.48'	S05°07'41"W 29.72'
4	515842.989	854370.877	4	249°18'31"	50.00'	217.56'	72.33'	N83°03'19"W 82.26'
5	515824.577	854350.494	5	12°36'56"	175.00'	38.53'	19.34'	N47°54'25"E 38.45'
6	515794.975	854347.838	6	07°29'50"	125.00'	16.36'	8.19'	N50°27'55"E 16.35'

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

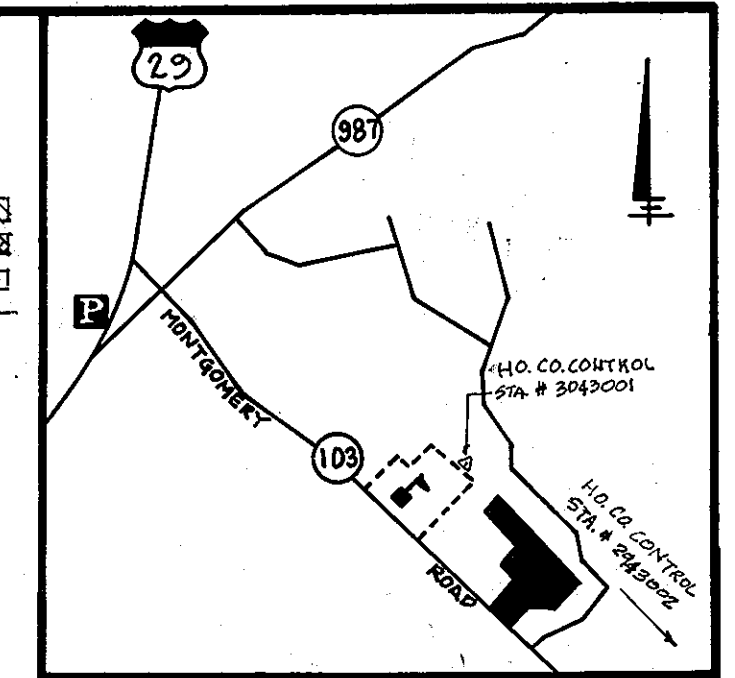
John C. Mellema Sr. 12-9-92
SURVEYOR DATE
Darryl W. Milner 12-12-92
OWNER DATE
Dixie L. Milner 12-12-92
OWNER DATE

BALTIMORE GAS & ELECTRIC CO.
381/295

BALTIMORE GAS & ELECTRIC CO.
381/295

LEGEND

WETLAND AREA
UPLAND AREA
EASEMENT AREA
IRON PIPE SET



VICINITY MAP
SCALE: 1"=2000'

NOTES

- SUBJECT PROPERTY ZONED R-20 ON THE COMPREHENSIVE ZONING PLAN OF 8-02-85.
- MAXIMUM DENSITY ALLOWED: 2.2 DU./AC.
- DENSITY OF SITE: 1.8 DU./AC.
- COORDINATES BASED ON NAD 87 MARYLAND STATE PLANKID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3043001 AND NO. 2943002.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
- STRUCTURES EXIST AND WILL REMAIN ON LOT 1.
- IF LOT 1 IS RESUBDIVIDED, ITS EXISTING ACCESS TO MD. RTE. 103 SHALL BE ELIMINATED AND AN ALTERNATE PUBLIC ROAD ACCESS FOR THE LOTS CREATED THROUGH B.G.E.'S RIGHT-OF-WAY TO BRITANNY DRIVE.
- UNDER WP 91-07 LOT 1 WAS GRANTED USE OF EXISTING DRIVEWAY ONTO MONTGOMERY ROAD, AND A WAIVER FROM PRELIMINARY PLAN SUBMISSION.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON APRIL 92 BY JOHN C. MELLEMA SR., INC.

MATCH LINE

SEE SHEET 2 OF 2

20' SEWER & UTILITY EASEMENT

10. FEE-IN-LIEU OF PROVIDING STORMWATER MANAGEMENT FACILITY WAS APPROVED FOR THIS PROJECT ON JULY 6, 1992.
11. LOT AREAS SHOWN ARE MORE OR LESS.
THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER & SEWER SERVICE, HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE NOV. 6, 1992, ON WHICH DATE DEVELOPER AGREEMENT 24-2193-D WAS FILED AND ACCEPTED.

OWNER/DEVELOPER
HARRY W. MILNER
4535 MONTGOMERY ROAD
ELLICOTT CITY, MD. 21043
(301) 465-0205

LAND TABULATIONS

TOTAL LOTS AND/OR PARCELS TO BE RECORDED: 6
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS: TURKEY FARM PLACE 0.1743 Acres, MONTGOMERY ROAD 0.0506 Acres
TOTAL AREA OF LOTS INCL. LOT 1: 10.7240 Acres
OPEN SPACE REQUIRED: 0.657 Acres
OPEN SPACE PROVIDED: 0 (DEVELOPER TO PAY FEE IN LIEU OF OPEN SPACE)
TOTAL AREA OF SUBDIVISION: 10.9549 Ac.

PLANS FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEM HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
Darryl W. Milner 9/14/91
OWNER DATE

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joseph M. Boyd 12-29-92
HOWARD CO. HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER, STORM DRAINAGE, AND PUBLIC ROADS, HOWARD CO. DEPT. OF PUBLIC WORKS.
James M. Milner 12/29/91
DIRECTOR DATE

APPROVED: HOWARD CO. DEPT. OF PLANNING & ZONING.
Joseph M. Boyd 1/6/93
DIRECTOR DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MORRIS G. SMITH AND MILDRED I. SMITH TO HARRY W. MILNER AND DIXIE LEE MILNER IN A DEED DATED JULY 7, 1969 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 515 FOLIO 757 AND ALL THE LANDS CONVEYED BY MORRIS G. SMITH AND MILDRED I. SMITH TO HARRY W. MILNER AND DIXIE LEE MILNER IN A DEED DATED AUGUST 23, 1985 AND RECORDED IN HOWARD COUNTY, MARYLAND IN LIBER 1398 FOLIO 748 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE 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.



John C. Mellema Sr. 5-2-91

OWNERS CERTIFICATE

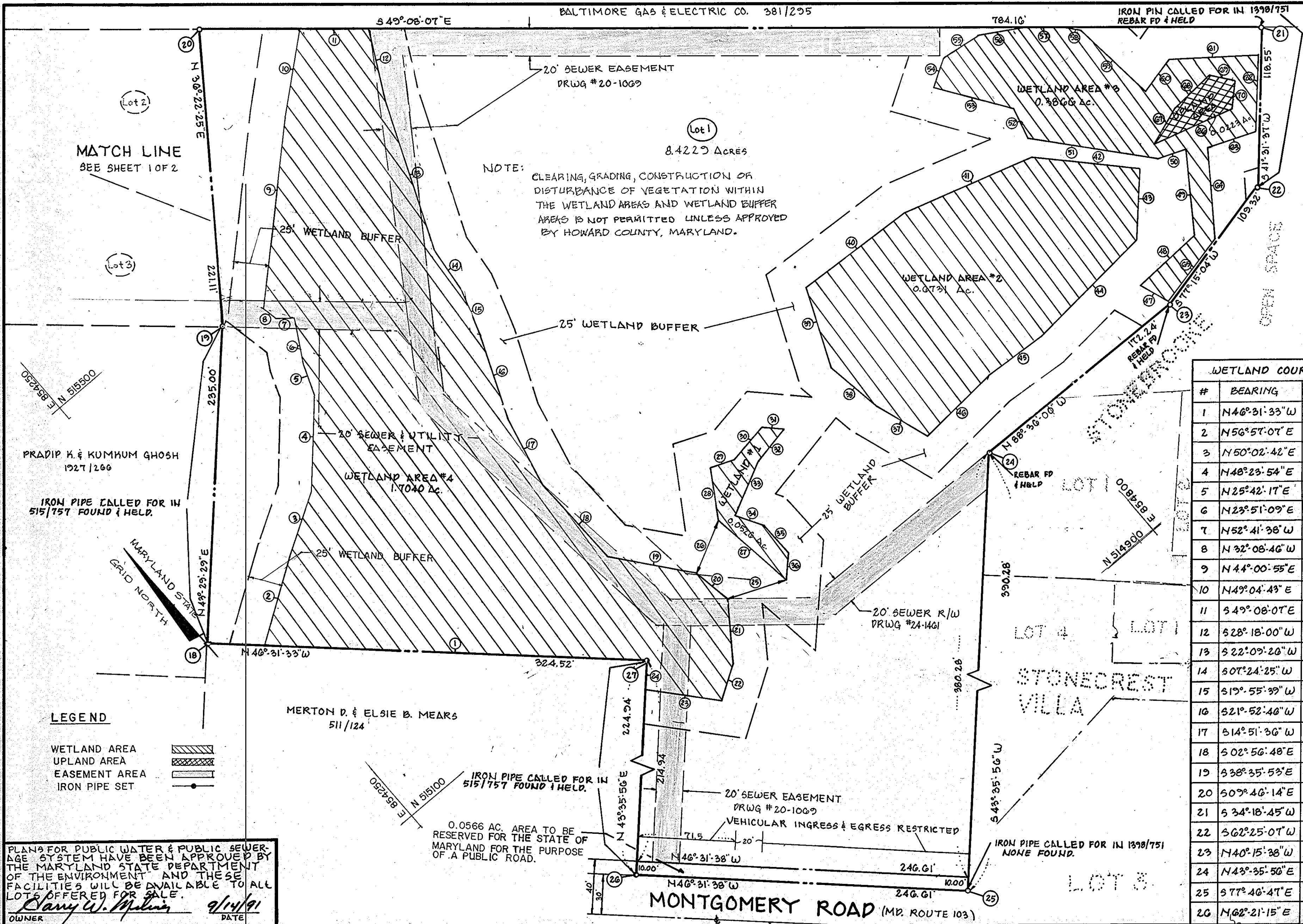
WE, HARRY W. & DIXIE L. MILNER OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY/OUR HANDS THIS DAY OF AUGUST, 1991.

Darryl W. Milner 9/14/91
Dixie L. Milner 8/14/92
WITNESS: *Joseph M. Boyd* 9/14/91

RECORDED AS PLAT #10675 ON 11/12/93 AMONG THE LAND RECORDS OF HOWARD CO., MARYLAND

SHEET 1 OF 2
TURKEY FARM PLACE
LOT 1 THRU LOT 6
2ND ELEC. DIST. HOWARD COUNTY, MD.
TAX MAP: 31 PARCEL: 592 SCALE: 1"=50'
590-36 APRIL, 1991 WP: 91-07 5-89-65

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS 247-7488
5313 EAST DRIVE BALTIMORE, MD. 21227



#	BEARING	DIST.
27	N 09° 35' 05" W	58.12'
28	N 32° 59' 55" E	38.84'
29	S 67° 41' 49" E	19.40'
30	N 78° 02' 42" E	31.93'
31	S 39° 47' 23" E	17.38'
32	S 79° 39' 41" W	30.78'
33	S 64° 09' 57" W	44.19'
34	S 32° 59' 19" E	22.73'
35	S 00° 42' 24" W	29.46'
36	S 79° 48' 23" W	13.96'
37	N 18° 09' 59" W	42.85'
38	N 09° 15' 51" W	44.03'
39	N 23° 27' 55" E	62.33'
40	S 86° 15' 03" E	92.05'
41	S 73° 18' 33" E	101.90'
42	S 42° 40' 09" E	80.23'

#	BEARING	DIST.
43	S 41° 59' 30" W	59.56'
44	S 85° 17' 00" W	99.79'
45	N 86° 01' 00" W	49.47'
46	S 87° 40' 55" W	63.53'
47	N 15° 52' 52" W	23.96'
48	N 87° 43' 53" E	53.46'
49	N 35° 30' 08" E	64.72'
50	N 67° 56' 01" W	21.73'
51	N 39° 19' 03" W	99.10'
52	N 13° 57' 54" E	22.71'
53	N 33° 18' 07" W	58.78'
54	N 57° 06' 01" E	22.40'
55	S 81° 34' 23" E	30.66'
56	S 60° 19' 17" E	33.43'
57	S 49° 08' 07" E	32.48'
58	S 43° 24' 21" E	7.86'
59	S 05° 13' 35" E	69.20'
60	N 77° 31' 56" E	31.12'
61	S 52° 00' 16" E	64.43'
62	S 43° 23' 49" W	57.53'
63	N 68° 46' 21" W	36.08'
64	S 36° 19' 17" W	67.22'
65	S 76° 48' 20" W	58.81'
66	N 73° 26' 57" W	63.72'
67	S 88° 57' 01" E	30.19'
68	N 69° 56' 17" E	36.59'
69	S 38° 24' 40" E	20.33'
70	S 48° 37' 27" W	21.46'

PLANS FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEM HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Larry W. Milner 9/14/91
OWNER DATE

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEMS, HOWARD CO. HEALTH DEPARTMENT.

Joseph M. Boyd 12-29-92
HOWARD CO. HEALTH OFFICER DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWER, STORM DRAINAGE, AND PUBLIC ROADS, HOWARD CO. DEPT. OF PUBLIC WORKS.

James P. Shum 12/28/92
DIRECTOR DATE

APPROVED: HOWARD CO. DEPT. OF PLANNING & ZONING.

Joseph R. Rutter 11/6/93
DIRECTOR DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MORRIS G. SMITH AND MILDRED I. SMITH TO HARRY W. MILNER AND DIXIE LEE MILNER IN A DEED DATED JULY 7, 1969 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 515 FOLIO 757 AND ALL THE LANDS CONVEYED BY MORRIS G. SMITH AND MILDRED I. SMITH TO HARRY W. MILNER AND DIXIE LEE MILNER IN A DEED DATED AUGUST 23, 1985 AND RECORDED IN HOWARD COUNTY, MARYLAND IN LIBER 1398 FOLIO 748 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE OR 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.

John C. Mellema 5-2-91
JOHN C. MELLEMA SR. DATE

OWNERS CERTIFICATE

WE, HARRY W. & DIXIE L. MILNER 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 & 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 MY HANDS THIS DAY OF 1991.

Larry W. Milner 9/14/91
Dixie L. Milner 11/4/92

WITNESS: *Joseph Escobedo* 9/14/91

RECORDED AS PLAT # *4676* ON *Jan 11/2/93* AMONG THE LAND RECORDS OF HOWARD CO., MARYLAND

SHEET 2 OF 2

TURKEY FARM PLACE
LOT 1 THRU LOT 6

2ND ELEC. DIST. HOWARD COUNTY, MD.
TAX MAP: 31 PARCEL: 592 SCALE: 1"=50'
590-36 APRIL, 1991 WP: 91-07 5:89-65

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS 247-7488
5313 EAST DRIVE - BALTIMORE, MD. 21227