

COORDINATE SCHEDULE			COORDINATE SCHEDULE			CURVE DATA						
NO.	NORTH	EAST	NO.	NORTH	EAST	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	185233.88	395777.72	40	185367.66	395655.73	1	344.00'	73.31'	36.79'	73.17'	N 75°20'21" W	12°12'38"
2	185240.27	395780.88	41	185379.19	395695.34	2	344.00'	83.67'	42.04'	83.45'	N 62°16'00" W	13°50'07"
3	185284.53	395782.81	42	185383.54	395683.43	3	344.00'	92.75'	48.86'	92.47'	N 47°34'30" W	15°26'53"
4	185255.78	395789.76	43	185378.11	395682.81	4	344.00'	184.50'	94.58'	182.39'	N 26°48'56" W	30°44'44"
5	185248.98	395834.99	44	185375.43	395655.68	5	1125.00'	8.00'	4.00'	8.00'	N 11°03'07" W	0°24'27"
6	185166.10	395922.16	45	185358.68	395612.28	6	1125.00'	8.00'	4.00'	8.00'	N 10°38'40" W	0°24'27"
7	185140.20	395927.40	46	185308.88	395789.75	7	1125.00'	8.00'	4.00'	8.00'	N 10°14'14" W	0°24'27"
8	185139.09	395927.63	47	185296.78	395785.37	8	1125.00'	104.87'	52.47'	104.83'	N 07°21'46" W	05°20'22"
9	184984.09	395922.72	48	185404.33	395814.93	9	1125.00'	94.50'	47.28'	94.47'	N 02°17'09" W	04°48'46"
10	184925.13	395907.05	49	185420.08	395811.91	10	1125.00'	96.57'	48.32'	96.54'	N 02°34'47" W	04°55'08"
11	184918.99	395908.05	50	185395.80	395698.21	11	1125.00'	97.86'	48.86'	97.83'	N 07°13'33" E	04°58'22"
12	184924.21	395888.41	51	185383.99	395659.99	12	1125.00'	95.84'	47.85'	95.61'	N 12°28'53" E	04°52'13"
13	184929.05	395892.32	52	185375.32	396000.69	13	25.00'	21.03'	11.18'	20.41'	N 08°12'41" E	48°11'23"
14	184988.00	395907.99	53	185162.90	396036.87	14	50.00'	61.22'	35.11'	57.46'	N 01°48'00" E	70°39'01"
15	185137.17	395912.47	54	185166.47	396053.81	15	50.00'	65.14'	24.86'	44.63'	N 02°34'47" E	04°55'08"
16	185163.07	395907.22	55	185159.81	396069.38	16	50.00'	6.03'	4.03'	6.03'	S 85°41'02" E	0°09'12"
17	185233.91	395832.73	56	185130.51	396097.65	17	50.00'	6.03'	4.03'	6.03'	S 76°28'37" E	0°09'12"
18	185240.60	395786.25	57	185114.41	396117.49	18	50.00'	5.29'	4.14'	5.24'	S 87°08'44" E	0°09'22"
19	185227.16	395831.45	58	185108.46	396130.64	19	50.00'	80.70'	36.72'	57.04'	S 27°38'42" E	10°33'44"
20	184910.11	395805.74	59	185106.49	396145.43	20	50.00'	48.81'	25.55'	46.89'	S 35°06'25" W	55°55'58"
21	184917.02	395753.67	60	185108.39	396170.42	21	25.00'	21.03'	11.18'	20.41'	N 38°58'41" E	48°11'23"
22	184821.40	395746.50	61	185128.53	396168.80	22	1075.00'	103.11'	51.59'	103.07'	N 12°08'00" E	05°29'44"
23	184810.96	395752.72	62	185154.65	396084.23	23	1075.00'	136.99'	93.39'	127.81'	N 04°08'42" E	10°33'44"
24	184750.39	395903.96	63	185159.74	396073.68	24	1075.00'	139.22'	69.71'	139.13'	N 04°53'09" W	07°29'13"
25	184878.61	395938.03	64	185245.44	396100.15	25	1075.00'	63.44'	26.72'	53.43'	N 10°01'12" W	02°50'53"
26	184901.49	395907.50	65	185239.58	396111.22	26	294.00'	32.54'	16.29'	32.53'	N 14°36'55" W	06°20'32"
27	184896.07	395982.90	66	185291.24	396126.43	27	294.00'	326.65'	162.49'	316.19'	N 49°36'58" W	63°59'29"
28	184952.99	396004.71	67	185265.11	396211.00							
29	184940.01	396038.59	68	185221.72	396197.59							
30	185014.10	396061.81	69	185219.56	396204.58							
31	185053.45	396049.40	70	185127.71	396176.21							
32	185076.48	396027.73	71	185101.68	396178.29							
33	185103.18	396033.59	72	185099.05	396145.39							
34	185114.97	396035.25	73	185101.36	396128.59							
35	185147.89	396014.32	74	185108.14	396113.61							
36	185148.58	396017.92	75	185125.11	396092.69							
37	185155.67	396016.04	76	185153.67	396065.14							
38	185212.48	395899.89	77	185158.84	396053.06							
39	185239.47	395931.99	78	185155.84	396038.83							

NOTE: Coordinates and grid ties shown hereon are based on NAD '83 and are in meters. (1 meter = 3.28083333 Feet)

NOTE:
TWO (2) DEVELOPMENT RIGHTS WERE TRANSFERRED FROM THIS PROPERTY, USING THE DENSITY EXCHANGE OPTION, TO THE FILSON HANOR SUBDIVISION (95-06).

AREA TABULATION

TOTAL NUMBER OF PARCELS TO BE RECORDED: 3
TOTAL AREA OF PARCELS TO BE RECORDED: 79.54 AC.
TOTAL NUMBER OF LOTS TO BE RECORDED: 23
TOTAL AREA OF LOTS TO BE RECORDED: 26.10 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING: 2.29 AC.
TOTAL AREA OF OPEN SPACE TO BE RECORDED: NONE
TOTAL AREA OF SUBDIVISION TO BE RECORDED: 107.23 AC.

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

Joyce M. Boyd, M.D. 2-17-95
HOWARD COUNTY HEALTH OFFICER, C.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James M. Smith 2/24/95
PLANNING DIRECTOR, C.D.H. DATE

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

James M. Smith 2/21/95
DIRECTOR, C.D. DATE

22) STORMWATER MANAGEMENT FOR WATER QUALITY WILL BE PROVIDED, FEE-IN-LIEU OF QUANTITY STORMWATER MANAGEMENT HAS BEEN APPROVED.

23) DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR SEPTIC, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATE IN, OVER AND THROUGH LOTS 4 THROUGH 26, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA, ANY AND ALL CONVEYANCES OF FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

OWNER'S STATEMENT

We, Charles W. Schroyer, Carol A. Schroyer, Charles W. Schroyer, Jr. and Kathryn D. Schroyer, 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 an under all roads and street right-of-ways and the specific easements shown hereon; 2) the right to require dedication for public use, the beds of the streets and /or roads and floodplains and open spaces where applicable and for good and other valuable consideration hereon 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 waterway 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 rights-of-way.

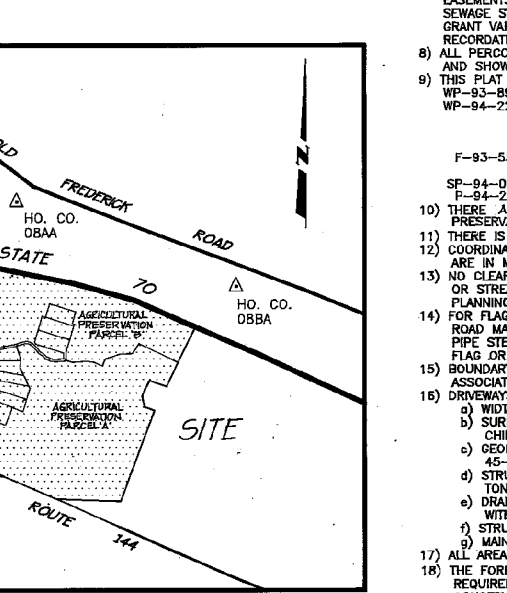
Witness my/our hands this 9th day of Dec 1994

Charles W. Schroyer, Jr. *Kathryn D. Schroyer*
Charles W. Schroyer, Jr. Kathryn D. Schroyer

Charles W. Schroyer *Carol A. Schroyer*
Charles W. Schroyer Carol A. Schroyer

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESYSTEM AREA	100-YEAR FLOODPLAIN	25% SLOPE	MIN. LOT SIZE
10	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
11	44,800 S.F.	1,816 S.F.	-	-	42,984 S.F.
12	44,800 S.F.	1,816 S.F.	-	-	42,984 S.F.
13	44,800 S.F.	1,816 S.F.	-	-	42,984 S.F.
14	44,800 S.F.	1,816 S.F.	-	-	42,984 S.F.
15	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
16	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
17	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
18	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
19	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
20	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
21	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
22	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
23	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
24	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
25	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
26	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
27	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
28	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
29	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
30	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
31	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
32	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
33	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
34	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
35	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
36	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
37	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
38	64,000 S.F.	500 S.F.	-	-	54,400 S.F.
39	64,000 S.F.	500 S.F.	-	-	54,400 S.F.



VICINITY MAP
SCALE: 1" = 1000'

20) PRESERVATION PARCELS A THROUGH C ARE NOT SUBDIVIDABLE. ADDITIONALLY, PARCEL A IS FOR AGRICULTURAL PURPOSES ONLY, PARCEL B IS CONSIDERED TO BE NON-BUILDABLE, AND PARCEL C IS FOR RECREATIONAL USES ONLY. THE PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE RESPECTIVE PARCELS.

21) ARTICLES OF INCORPORATION FOR WALNUT SPRINGS H.O.A., INC. APPROVED ON NOVEMBER 9, 1994, BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS.

THE REQUIREMENTS SECTION 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLETION VOLUME, GAS SUPPLEMENTED AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

William G. Hartel 9-7-94
William G. Hartel, Professional Land Surveyor, Md. No. 4436

Charles W. Schroyer
Signature of owner Date 10-27-94

GENERAL NOTES:

- TAX MAP: 8, BLOCK: 13, PARCEL: 313
- DEED REFERENCE: 1814/457 & 2777/171
- COORDINATES SHOWN HEREON ARE BASED ON NAD "83", MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 88AA AND DBBA.
- SUBJECT PROPERTY ZONED - RC. PER 9-18-92 COMPREHENSIVE ZONING PLAN.
- O - DESIGNATES IRON PIN SET.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOTS REQUIRED BY THE DEPARTMENT OF ENVIRONMENT.
- THIS AREA DESIGNATED PRIVATE SEWAGE EASEMENT OF A MINIMUM OF 10,000 S.F. AS REQUIRED BY THE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURE CONSTRUCTED ON THESE BUILDING SITES. 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 SEWER EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THIS DATE.
- THIS PLAT IS SUBJECT TO THE FOLLOWING WAIVERS AND SITE PLAN REFERENCES:
 - WP-93-89 WAIVING THE SUBMISSION OF A WETLAND STUDY -- NOV. 18, 1993
 - WAIVING THE PLATTING OF THE PROPERTY RESIDUE (SECTION 16.102.1.3), HAVING MINIMUM ROAD FRONTAGE FOR THE TWO PROPOSED LOTS (SECTION 16.115.1) AND THE SUBMISSION OF AN ENVIRONMENTAL STUDY (SECTION 16.116).
 - F-93-55 SUBMISSION PLAT OF LOTS 1, 2, & 3 AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLATS 10707 AND 10708 -- DEC. 15, 1993.
 - SP-84-02 PRELIMINARY EQUIVALENT SKETCH APPROVAL -- AUGUST 14, 1994.
 - PRELIMINARY SITE PLAN APPROVAL AUGUST 14, 1994.
- THERE ARE EXISTING STRUCTURES ON LOTS 25 (FORMERLY LOT 1) & 26 & PRESERVATION PARCEL A.
- THERE IS NO IMPACT ON EXISTING WETLANDS OR BUFFERS AS SHOWN.
- COORDINATES AND GRID TIES SHOWN HEREON ARE BASED ON NAD "83" AND ARE IN METERS. (1 METER = 3.28083778 FEET)
- NO IN CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS, EXCEPT WHERE APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING FOR EXISTING DRIVEWAY WIDENING.
- 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 LINE ONLY, AND NOT ONTO THE FLAG OR THE PIPE STEM LOT DRIVEWAY.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY BY BOENDER ASSOCIATES, INC. DATED: APRIL 7, 1993 AND JUNE 4, 1993
- DRIVEWAYS SHALL BE PROVIDED:
 - a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 - b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - c) GEOMETRY - 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (1255 LBS. LOADING).
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - g) MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE.
- ALL AREAS SHOWN HEREON ARE OPEN OR LESS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE THE PREVIOUSLY UNRECORDED RESIDUAL LOT 3 AND TO REDEFINE THE BOUNDARIES OF PREVIOUSLY RECORDED LOTS 1 AND 2 MAKING EACH OF THOSE LOTS LARGER.

OWNER
CHARLES SCHROYER AND CAROL A. SCHROYER
1245 MORGAN STATION ROAD
WOODBINE, MD. 21797
PHONE: (301) 854-6217

RECORDED AS PLAT 11631 ON 3-1-95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WALNUT SPRINGS
LOTS 4-26, PARCELS A, B & C
A RESUBDIVISION OF
WALNUT SPRINGS LOTS 1, 2 & 3

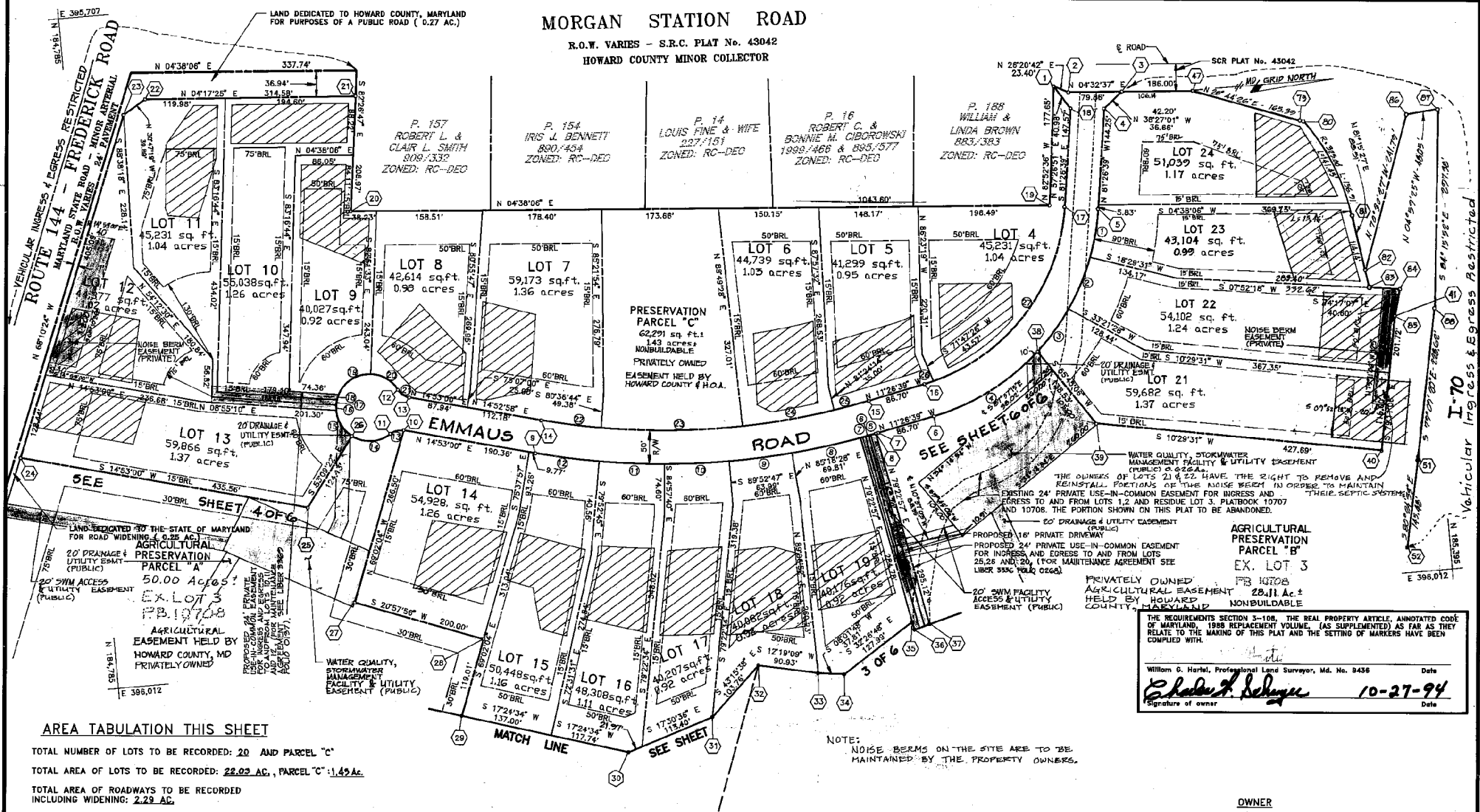
TAX MAP 8
TAX MAP PARCEL No. 313
EX ZONING RC
ELECTION DISTRICT 4TH
HOWARD COUNTY, MARYLAND
SCALE: 1"=100'
DATE: JANUARY, 1994
D. P. & Z. FILE NOS

Boender Associates
INCORPORATED
ENGINEERS • PLANNERS • SURVEYORS
3230 BETHANY LANE
ELLICOTT CITY, MD. 21102
(410) 465-7777 FAX: (410) 465-7966

PROJECT No. 92115 1 OF 6

MORGAN STATION ROAD

R.O.W. VARIES - S.R.C. PLAT No. 43042
HOWARD COUNTY MINOR COLLECTOR



AREA TABULATION THIS SHEET

- TOTAL NUMBER OF LOTS TO BE RECORDED: 20 AND PARCEL "C"
- TOTAL AREA OF LOTS TO BE RECORDED: 22.02 AC., PARCEL "C": 1.45 AC.
- TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING: 2.29 AC.
- TOTAL AREA OF OPEN SPACE TO BE RECORDED: NONE
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 25.75 AC.

THE OWNERS OF LOTS 21 & 22 HAVE THE RIGHT TO REMOVE AND REINSTALL PORTIONS OF THEIR NOISE BERM IN ORDER TO MAINTAIN THEIR SEPTIC SYSTEMS.

EXISTING 24' PRIVATE USE-IN-COMMON EASEMENT FOR INGRESS AND EGRESS TO AND FROM LOTS 1, 2 AND RESIDUE LOT 3, PLATBOOK 10707 AND 10708. THE PORTION SHOWN ON THIS PLAT TO BE ABANDONED.

20' DRAINAGE & UTILITY EASEMENT (PUBLIC)

20' SWIM ACCESS & UTILITY EASEMENT (PUBLIC)

20' PRIVATE DRIVEWAY

PROPOSED 24' PRIVATE USE-IN-COMMON EASEMENT FOR INGRESS AND EGRESS TO AND FROM LOTS 25, 26 AND 20. (FOR MAINTENANCE AGREEMENT SEE LIBER 3530 P. 0566.)

20' SWIM FACILITY ACCESS & UTILITY EASEMENT (PUBLIC)

PRIVATELY OWNED AGRICULTURAL EASEMENT 29.11 AC.± HELD BY HOWARD COUNTY, MARYLAND NONBUILDABLE

AGRICULTURAL PRESERVATION PARCEL "B" EX. LOT 3 193,10708

THE REQUIREMENTS SECTION 3-10B, 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.

William G. Hartzel, Professional Land Surveyor, Md. No. 9436 Date
Charles W. Schroyer 10-27-94
Signature of owner Date

NOTES:
NOISE BERMS ON THE SITE ARE TO BE MAINTAINED BY THE PROPERTY OWNERS.

OWNER'S STATEMENT

We, Charles W. Schroyer, Carol A. Schroyer, Charles W. Schroyer, Jr. and Kathryn G. Schroyer, owners of the property shown and described herein, 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 or under all roads and street right-of-ways and the specific easements 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 waterway 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 rights-of-way.

Witness my/our hands this 26th day of Dec 1994

Charles W. Schroyer, Jr. Charles W. Schroyer, Jr.
Kathryn G. Schroyer Kathryn G. Schroyer
Charles W. Schroyer Charles W. Schroyer
Carol A. Schroyer Carol A. Schroyer

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 Walnut Springs Nursery, Inc. to Charles W. Schroyer and Carol A. Schroyer, his wife, by deed dated April 6, 1988 and recorded in the Land Records of Howard County, Maryland in Liber 1814 at Folio 467 and all of the lands conveyed by Charles W. Schroyer and Carol A. Schroyer, his wife to Charles W. Schroyer, Jr. and Kathryn G. Schroyer, his wife by deed dated February 14, 1993 and recorded among the aforesaid Land Records in Liber 2777 at Folio 171 and that all monuments are in place as shown in accordance with the Howard County Subdivision Regulations and the Annotated Code of Maryland as amended.

William G. Hartzel 9-7-94
William G. Hartzel, Professional Land Surveyor, Md. No. 9436

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
James M. Boyd 2-17-95
HOWARD COUNTY HEALTH OFFICER cw DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
James R. Kuttel 2/24/95
PLANNING DIRECTOR JSH DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
James J. Schroyer 2/24/95
DIRECTOR JDS DATE

RECORDED AS PLAT 11632 ON 3-1-95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WALNUT SPRINGS

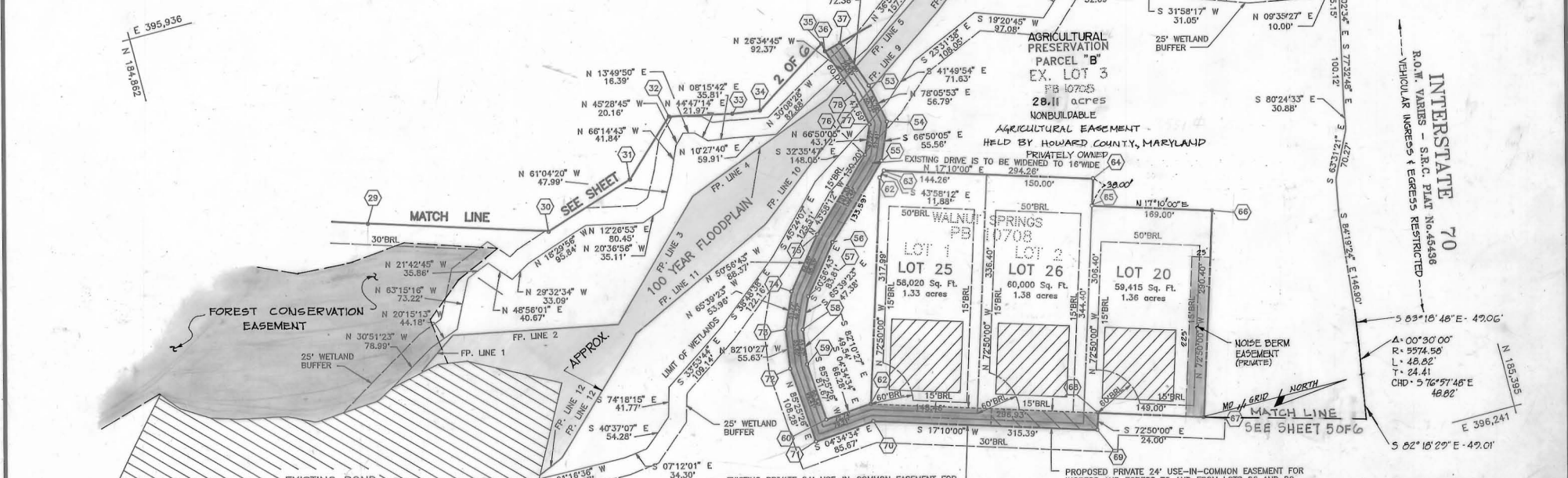
LOTS 4-26, PARCELS A, B & C
A RESUBDIVISION OF
WALNUT SPRINGS LOTS 1, 2 & 3

TAX MAP: 8
EX ZONING: RC
ELECTION DISTRICT: 4TH
HOWARD COUNTY, MARYLAND
SCALE: 1"=100'
DATE: AUGUST, 1994
D. P. & Z. FILE NOS.

Boender Associates
ENGINEERS • PLANNERS • SURVEYORS
3250 BETHANY LANE
ELLCOTT CITY, MD. 21042
(410) 465-7777 FAX: (410) 465-7966

PROJECT NO. 92115 2 OF 2

LINE	DIRECTION	DISTANCE	ELEV.
FP. LINE 1	N 34°19'22" W	66.15'	533.59
FP. LINE 2	N 11°13'05" E	233.24'	536.22
FP. LINE 3	N 42°54'14" W	209.34'	544.27
FP. LINE 4	N 20°40'11" W	230.93'	555.31
FP. LINE 5	N 33°57'44" W	201.30'	559.02
FP. LINE 6	N 32°03'43" W	105.96'	559.89
FP. LINE 7	N 61°58'38" E	23.85'	559.89
FP. LINE 8	S 38°35'28" E	110.54'	559.02
FP. LINE 9	S 34°18'36" E	199.74'	559.02
FP. LINE 10	S 37°54'49" E	183.60'	544.27
FP. LINE 11	S 29°13'27" E	236.29'	536.22
FP. LINE 12	S 44°08'17" E	204.81'	536.22
FP. LINE 13	S 22°30'44" E	38.27'	533.59



AREA TABULATION THIS SHEET

- TOTAL NUMBER OF LOTS TO BE RECORDED: 3
- TOTAL AREA OF LOTS TO BE RECORDED: 4.07 Ac.
- TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING: NONE
- TOTAL AREA OF OPEN SPACE TO BE RECORDED: NONE
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 4.07 Ac.

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

Joyce M. Boyd 2-17-95
 HOWARD COUNTY HEALTH OFFICER CW DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Joseph K. Miller 2/24/95
 PLANNING DIRECTOR CAH DATE

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

James A. Shaw 2/21/95
 DIRECTOR CD DATE

OWNER'S STATEMENT

We, Charles W. Schroyer, Carol A. Schroyer, Charles W. Schroyer, Jr. and Kathryn G. Schroyer, 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 an under all roads and street right-of-ways and the specific easements 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 waterway 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 rights-of-way.

Witness my/our hands this 9th day of Dec 1994
Charles W. Schroyer, Jr. *Kathryn G. Schroyer*
 Charles W. Schroyer, Jr. Kathryn G. Schroyer
Charles W. Schroyer *Carol A. Schroyer*
 Charles W. Schroyer Carol A. Schroyer

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 Walnut Springs Nursery, Inc. to Charles W. Schroyer and Carol A. Schroyer, his wife, by deed dated April 8, 1988 and recorded in the Land Records of Howard County, Maryland in Liber 1814 at Folio 467 and all of the lands conveyed by Charles W. Schroyer and Carol A. Schroyer, his wife to Charles W. Schroyer, Jr. and Kathryn G. Schroyer, his wife by deed dated February 14, 1993 and recorded among the aforesaid Land Records in Liber 2777 at Folio 171 and that all monuments are in place as shown in accordance with the Howard County Subdivision Regulations and the Annotated Code of Maryland as amended.

William G. Hartel 9-7-94
 William G. Hartel, Professional Land Surveyor, Md. No. 9436

RECORDED AS PLAT 11033 ON 3-1-95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WALNUT SPRINGS
 LOTS 4 - 26, PARCELS A, B & C
 A RESUBDIVISION OF
 WALNUT SPRINGS LOTS 1, 2 & 3

TAX MAP 8
 TAX MAP PARCEL No. 313
 EX ZONING RC
 ELECTION DISTRICT 4TH
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=100'
 DATE AUGUST, 1994
 D. P. & Z. FILE NOS

Boender Associates
 ENGINEERS • PLANNERS • SURVEYORS
 3230 BETHANY LANE
 ELLICOTT CITY, MD. 21042
 (410) 465-7777 FAX: (410) 465-7966

THE REQUIREMENTS SECTION 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.

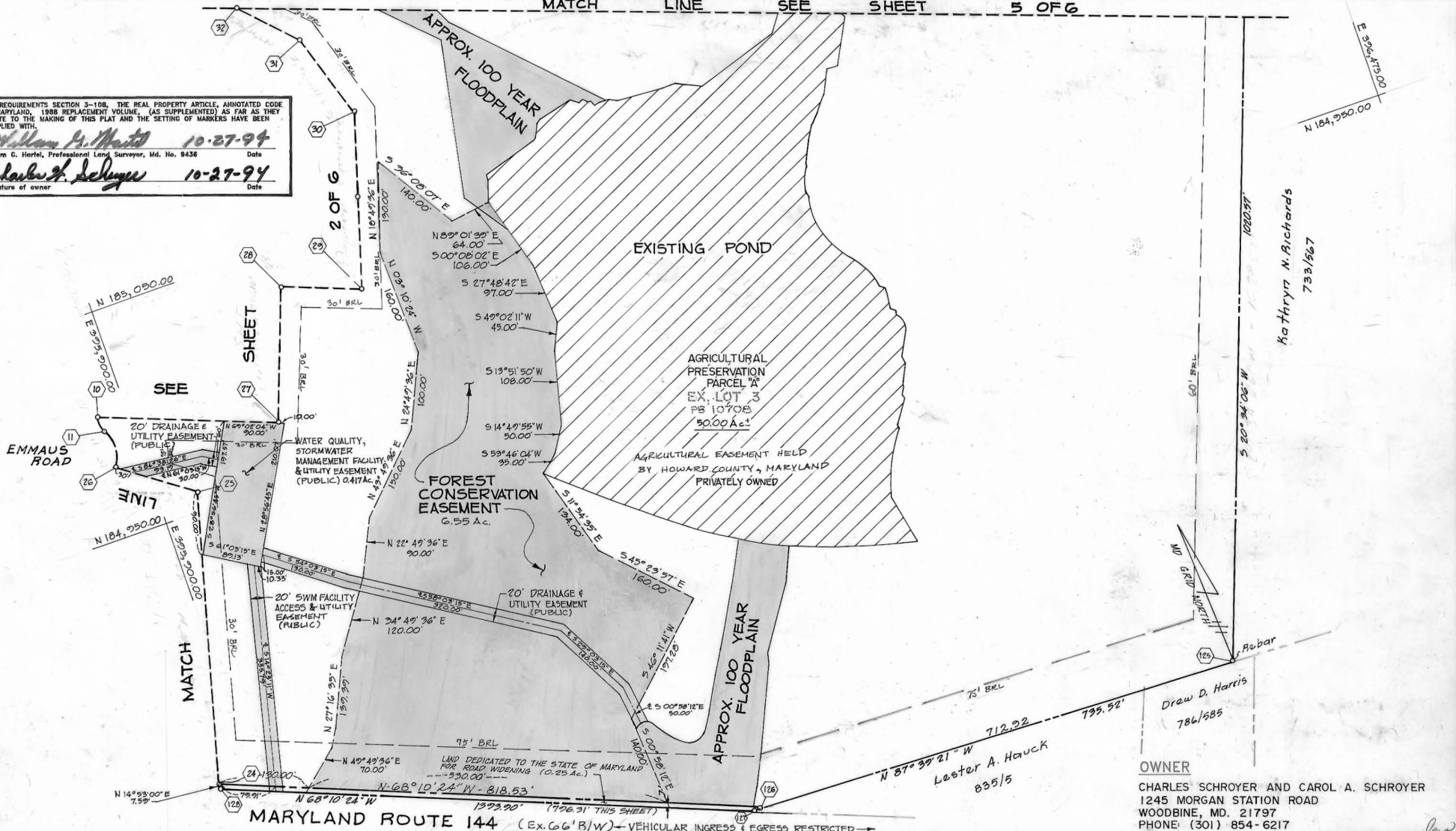
William G. Hartel 9-7-94
 William G. Hartel, Professional Land Surveyor, Md. No. 9436 Date
Charles W. Schroyer 10-27-94
 Signature of owner Date

NOTE: THE NOISE BERM ON THE SITE TO BE MAINTAINED BY THE PROPERTY OWNER.

THE REQUIREMENTS SECTION 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

William G. Hartel 10-27-94
 William G. Hartel, Professional Land Surveyor, Md. No. 9436 Date

Charles F. Schroyer 10-27-94
 Signature of owner Date



OWNER
 CHARLES SCHROYER AND CAROL A. SCHROYER
 1245 MORGAN STATION ROAD
 WOODBINE, MD. 21797
 PHONE: (301) 854-6217

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

Joseph M. Boyd 2-17-95
 HOWARD COUNTY HEALTH OFFICER (C) DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James R. Smith 2/24/95
 PLANNING DIRECTOR (C) DATE

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

James P. Shaw 2/21/95
 DIRECTOR (C) DATE

OWNER'S STATEMENT

Charles W. Schroyer *Charles W. Schroyer, Jr.*
 We, *Charles W. Schroyer* and *Kathryn G. Schroyer*, 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 easements 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 waterway 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-way.

Witness my/our hands this 26 day of Dec 1994

Charles W. Schroyer, Jr. *Kathryn G. Schroyer*
 Charles W. Schroyer, Jr. Kathryn G. Schroyer

Charles F. Schroyer *Carol A. Schroyer*
 Charles F. Schroyer Carol A. Schroyer

William G. Hartel
 William G. Hartel, Professional Land Surveyor, Md. No. 9436

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 Walnut Springs Nursery, Inc. to Charles W. Schroyer and Carol A. Schroyer, his wife, by deed dated April 8, 1988 and recorded in the Land Records of Howard County, Maryland in Liber 1914 at Folio 467 and all of the lands conveyed by Charles W. Schroyer and Carol A. Schroyer, his wife to Charles W. Schroyer, Jr. and Kathryn G. Schroyer, his wife by deed dated February 14, 1993 and recorded among the aforesaid Land Records in Liber 2777 at Folio 171 and that all monuments are in place as shown in accordance with the Howard County Subdivision Regulations and the Annotated Code of Maryland as amended.

William G. Hartel 9-7-94
 William G. Hartel, Professional Land Surveyor, Md. No. 9436 Date

RECORDED AS PLAT 11634 ON 3-1-95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WALNUT SPRINGS
 LOTS 4-26, PARCELS A, B & C
 A RESUBDIVISION OF
 WALNUT SPRINGS LOTS 1, 2 & 3

TAX MAP 8
 TAX MAP PARCEL No. 313
 EX ZONING RC
 ELECTION DISTRICT 4TH
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100'
 DATE AUGUST, 1994
 D. P. & Z. FILE NOs

Boender Associates
 ENGINEERS • PLANNERS • SURVEYORS
 3230 BETHANY LANE
 ELLICOTT CITY, MD. 21042
 (410) 465-7777 FAX: (410) 465-7968

THE REQUIREMENTS SECTION 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH:

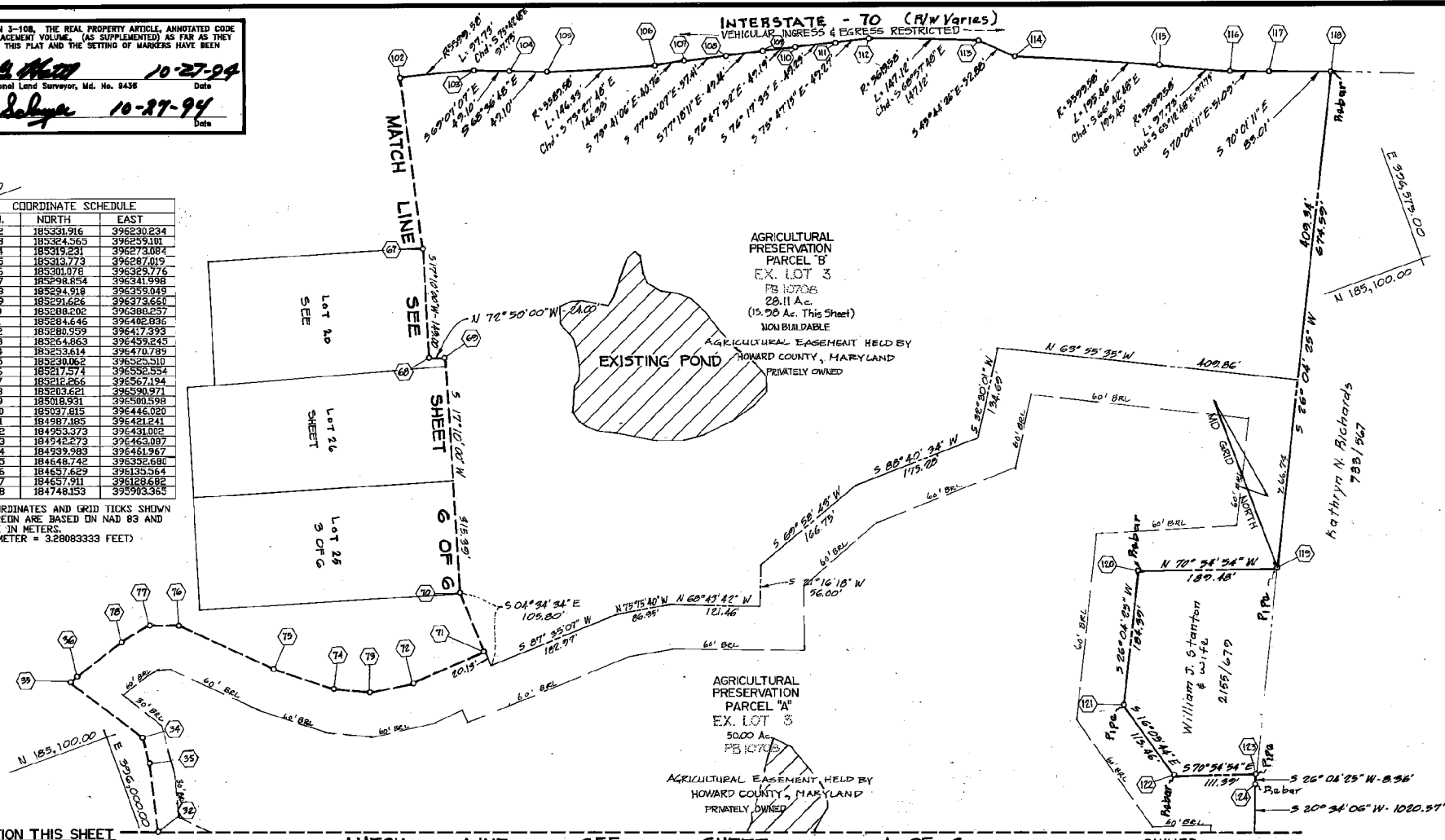
William G. Hertel 10-27-94
 William G. Hertel, Professional Land Surveyor, Md. No. 8438 Date

Charles H. Schroyer 10-27-94
 Signature of owner Date

COORDINATE SCHEDULE

NO.	NORTH	EAST
102	185351.916	396230.234
103	185324.565	396299.101
104	185319.231	396273.084
105	185313.773	396287.019
106	185301.078	396339.716
107	185298.854	396341.998
108	185294.918	396359.049
109	185291.626	396373.650
110	185288.202	396386.257
111	185284.446	396406.834
112	185280.539	396417.393
113	185264.863	396459.245
114	185253.514	396470.789
115	185239.062	396469.510
116	185217.574	396552.554
117	185216.266	396567.194
118	185203.621	396590.971
119	185018.831	396500.598
120	185037.815	396446.020
121	184987.185	396421.241
122	184953.373	396431.002
123	184942.273	396463.097
124	184939.383	396461.967
125	184648.742	396352.680
126	184637.629	396135.264
127	184637.911	396135.264
128	184748.153	395993.355

COORDINATES AND GRID TICS SHOWN HEREIN ARE BASED ON NAD 83 AND ARE IN METERS.
 1 METER = 3.28083333 FEET



AREA TABULATION THIS SHEET

TOTAL NUMBER OF PARCELS TO BE RECORDED: 2
 TOTAL AREA OF PARCELS TO BE RECORDED: 78.11 AC.
 TOTAL AREA OF OPEN SPACE TO BE RECORDED: NONE
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 78.11 AC.

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

Joyce M. Boyd 2-17-95
 HOWARD COUNTY HEALTH OFFICER CW DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

James S. Smith 2/24/95
 PLANNING DIRECTOR CW DATE

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

James J. Lane 2/24/95
 DIRECTOR CW DATE

OWNER'S STATEMENT

Charles W. Schroyer, Charles W. Schroyer, Jr., Charles W. Schroyer, Jr. and Kathryn G. Schroyer, 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 easements 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 waterway 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 rights-of-way.

Witness my/our hands this 9th day of Dec. 1994

Charles W. Schroyer, Jr.
 CHARLES W. SCHROYER, JR.
 Witness: *Charles H. Schroyer*
 CHARLES H. SCHROYER

Kathryn G. Schroyer
 KATHRYN G. SCHROYER
 Witness: *Carol A. Schroyer*
 CAROL A. SCHROYER

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 Walnut Springs Nursery, Inc. to Charles W. Schroyer and Carol A. Schroyer, his wife, by deed dated April 8, 1986 and recorded in the Land Records of Howard County, Maryland in Liber 1814 at Folio 467 and all of the lands conveyed by Charles W. Schroyer and Carol A. Schroyer, his wife by deed dated February 14, 1983 and recorded among the aforesaid Land Records in Liber 2777 at Folio 171 and that all monuments are in place as shown in accordance with the Howard County Subdivision Regulations and the Annotated Code of Maryland as amended.

William G. Hertel 9-7-94
 William G. Hertel, Professional Land Surveyor, Md. No. 8438 Date

RECORDED AS PLAT 11625 ON 3-1-95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WALNUT SPRINGS
 LOTS 4-26, PARCELS A, B & C
 A RESUBDIVISION OF
 WALNUT SPRINGS LOTS 1, 2 & 3

TAX MAP B
 TAX MAP PARCEL No. 313
 EX ZONING RC
 ELECTION DISTRICT 4TH
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=100'
 DATE: AUGUST, 1994
 D. P. & Z. FILE NOs

Boender Associates
 ENGINEERS • PLANNERS • SURVEYORS
 3230 BETHANY LANE
 ELLICOTT CITY, MD. 21042
 (410) 465-7777 FAX: (410) 465-7966

PROJECT No. 92115 5 OF 6

