

COORDINATES TABLE (U.S. EQUIVALENT)		COORDINATES TABLE (METRIC)			
No.	NORTHING	EASTING	No.	NORTHING	EASTING
1	555183.852	1327177.400	1	169211.166	404524.468
2	555176.389	1327144.495	2	169218.096	404514.438
3	55514.006	1326655.979	3	169321.002	404365.538
4	555333.022	1326530.899	4	169285.838	404327.414
5	555714.354	1325979.129	5	169382.069	404159.234
6	555785.930	1325887.724	6	169403.885	404161.854
7	555267.727	1326339.020	7	169550.737	404268.929
8	555406.548	1326424.218	8	169593.050	404294.898
9	555489.488	1326574.888	9	169616.330	404340.822
10	555663.053	1326727.323	10	169671.233	404387.284
11	557390.461	1326874.456	11	169892.947	404432.130
12	557259.935	1327606.714	12	169853.163	404855.323
13	557210.210	1327842.477	13	169838.006	404727.184
14	557208.126	1327852.325	14	169837.371	404730.185
15	557051.157	1327798.936	15	169789.527	404713.912
16	556081.874	1327520.220	16	169494.089	404628.960
17	556085.302	1327548.387	17	169489.038	404637.545
18	55538.912	1327404.893	18	169328.599	404593.668
19	555367.468	1327324.696	19	169276.341	404569.376
20	555390.173	1327291.769	20	169283.258	404559.328
21	55549.486	1327365.824	21	169331.817	404581.900
22	555978.593	1327483.205	22	169462.609	404617.678
23	556009.304	1327465.688	23	169471.969	404612.338
24	556012.157	1327465.257	24	169472.839	404609.159
25	555977.003	1327162.957	25	169446.884	404520.066
26	555850.723	1327093.750	26	169423.634	404498.971
27	555740.738	1326805.394	27	169390.110	404411.080
28	555764.300	1326582.260	28	169397.292	404343.069
29	555881.293	1326303.929	29	169432.988	404258.063
30	556008.099	1326149.716	30	169471.602	404211.229
31	556048.572	1326179.226	31	169483.938	404220.224
32	555919.955	1326335.144	32	169444.739	404267.748
33	555814.023	1326587.510	33	169412.448	404344.669
34	555790.482	1326810.644	34	169405.266	404412.680
35	555884.319	1327056.720	35	169433.874	404487.684
36	555960.600	1327125.927	36	169457.124	404508.779
37	556060.385	1327468.449	37	169487.539	404613.180
38	556057.532	1327478.881	38	169486.669	404616.359
39	556075.050	1327509.591	39	169492.009	404625.720
40	556086.316	1327512.673	40	169495.443	404626.659
41	557084.095	1327799.583	41	169799.566	404714.110

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	291.00'	320.39'	178.61'	304.45'	S 73°45'28" W	63°04'56"
C-2	341.00'	320.26'	173.04'	308.62'	S 69°07'20" W	53°48'40"
C-3	525.00'	306.86'	157.95'	302.51'	S 67°13'39" E	33°29'22"
C-4	479.00'	277.64'	142.91'	273.70'	S 67°13'39" E	33°29'22"
C-5	291.00'	273.30'	147.67'	263.37'	N 69°07'20" E	53°48'40"
C-6	341.00'	325.44'	209.30'	356.76'	N 73°45'28" E	63°04'56"
C-7	525.00'	176.51'	89.10'	175.68'	S 24°55'51" W	19°15'50"

MINIMUM LOT SIZE CHART						
LOT No.	GROSS AREA (S.F.)	PIPESTEM AREA (S.F.)	100 YEAR FLOODPLAIN	25% SLOPE(S.F.)	REMAINING LOT AREA (S.F.)	MINIMUM LOT AREA (S.F.)
2	42,866.55	2,866.55	0	0	40,000	40,000
3	44,763.85	4,763.85	0	0	40,000	40,000
4	47,204.98	7,204.98	0	0	40,000	40,000
5	50,874.72	5,874.72	0	5,326.72	40,000	40,000
7	45,122.62	4,113.71	0	0	41,008.91	40,000
20	44,394.29	4,394.29	0	0	40,000	40,000
21	41,760.27	1,760.27	0	0	40,000	40,000
22	42,803.37	2,803.37	0	0	40,000	40,000

THE REQUIREMENTS 5-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF THE 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.

SURVEYOR:  
*John C. Mellema* DATE 6-22-95  
 JOHN C. MELLEMA SR.  
 OWNERS:  
*Richard B. Talkin* DATE 6-22-95  
 RICHARD B. TALKIN, ESQ.  
*Joel M. Abramson* DATE 6-22-95  
 JOEL M. ABRAMSON, ESQ.  
*David Tayman* DATE 6-22-95  
 DAVID TAYMAN, DVM.  
*Oskar Schulz* DATE 6-22-95  
 OSKAR SCHULZ, PRESIDENT  
 CLARKSVILLE PROPERTIES

- GENERAL NOTES:**
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
  - SUBJECT PROPERTY ZONED "RR-DEO" PER 9-18-92 COMPREHENSIVE ZONING PLAN.
  - COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 341-A AND No. 341-B.
  - THIS PLAT IS BASED FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 10, 1994, BY JOHN MELLEMA SR. SURVEYOR.
  - B.R.L. DENOTES BUILDING RESTRICTION LINE.
  - DENOTES IRON PIPE OR IRON BAR FOUND.
  - ⊙ DENOTES IRON PIPE TO BE SET.
  - ⊞ DENOTES CONCRETE MONUMENT TO BE SET.
  - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
  - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
    - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
    - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING;
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS;
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE (1) FOOT DEPTH OVER DRIVEWAY SURFACE;
    - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - ALL AREAS ARE MORE OR LESS (±).
  - ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
  - SKETCH PLAN WAS APPROVED ON JAN. 21, 1994 UNDER 5-94-38. PRELIMINARY PLAN WAS APPROVED ON 2-27-95 UNDER P-95-09.
  - THIS SUBDIVISION IS SUBJECT TO W-95-10 ALLOWING GRADING WITHIN THE WETLAND AND STREAM BUFFER.
  - WETLANDS DELINEATED BY ENVIRONMENTAL SERVICES ON MARCH 12, 1994.
  - A RETENTION POND IS PROPOSED FOR WATER QUALITY AND WATER QUANTITY.
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS AND FOREST CONSERVATION AREA AND 100-YR FLOODPLAIN.
  - DENOTES APPROXIMATE DELINEATION OF 100 YEAR FLOOD LEVEL.
  - DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.12000 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.
  - OPEN SPACE TABULATION:
    - TOTAL AREA FOR CALCULATION: 51.975 ACRES
    - OPEN SPACE PERCENTAGE REQUIRED: 25%
    - OPEN SPACE REQUIRED: 12.99 ACRES
    - OPEN SPACE PROVIDED: 12.99
    - PRESERVATION PARCEL PROVIDED: 10.89 ACRES
  - THE USE-IN COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 5 AND FOR LOTS 20 THRU 22 WAS RECORDED ON DEC. 15, 1995 IN LIBER 3621/FOLIO 608.
  - DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOODPLAIN.
  - DENOTES EXISTING CENTERLINE OF STREAM.
  - DENSITY TABULATION FOR DEVELOPMENT RIGHTS:
    - TOTAL AREA OF WINDY KNOLLS SUBDIVISION: 51.975 ACRES
    - DEVELOPMENT RIGHTS ALLOWED: 51.975/4.25 = 12
    - PROPOSED No. OF LOTS: 25
    - DEVELOPMENT RIGHTS ALLOWED: 51.975/2 = 25
    - DEVELOPMENT RIGHTS REQUIRED TO BE TRANSFERRED FROM A SENDING AREA: 25-12 = 13
    - NO BONUS UNIT IS ALLOWED BECAUSE OF THE SIZE OF THE PRESERVATION PARCEL
  - THIS SUBDIVISION UNDER SECTION 16.121(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATION REQUIRES IN RR-DEO ZONE THAT 25% OF THE GROSS AREA OF THE PROPERTY BE PLACED IN OPEN SPACE. THE TOTAL AREA OF THE OPEN SPACE LOTS MEETS THE ABOVE CRITERIA, THEREFORE NO FURTHER RESUBDIVISION OF THE OPEN SPACE LOTS WILL BE ALLOWED FOR RESIDENTIAL CONSTRUCTION, BECAUSE ALL OPEN SPACE IS NEED TO MEET THE 25% REQUIREMENT. DESIGNATED OPEN SPACE (LOTS/PARCELS) ARE NOT IN CONFORMANCE WITH STATE MARYLAND SUBDIVISION REGULATIONS FOR BUILDING LOTS AS SUCH, THEY ARE PERMANENTLY INELIGIBLE FOR BUILDING PERMIT REVIEW BY THE HEALTH DEPARTMENT.

**DENSITY EXCHANGE SENDING PARCELS**

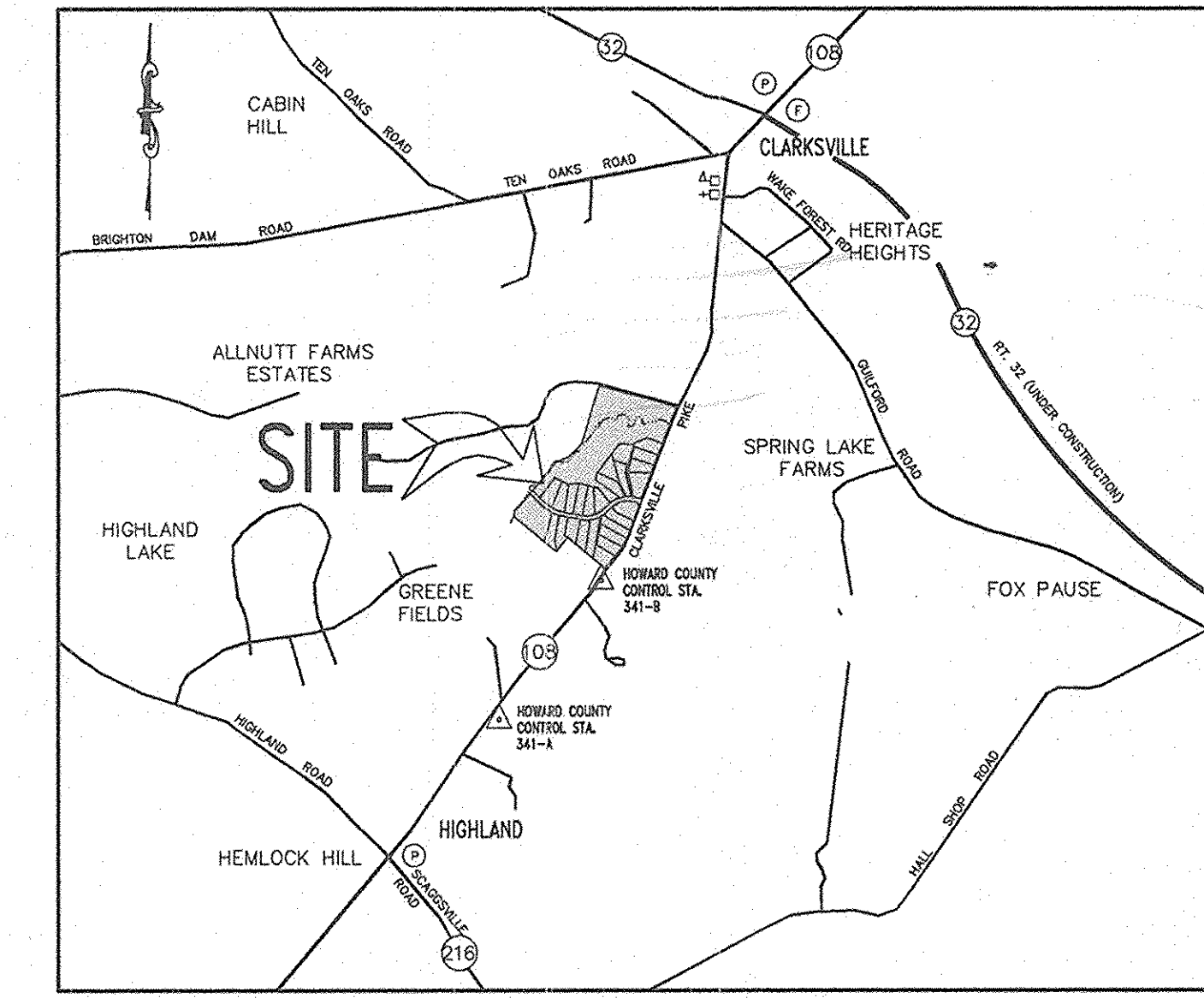
TOTAL NUMBER OF DEVELOPMENT RIGHTS REQUIRED TO BE TRANSFERRED FROM A SENDING AREA = 13  
 SENDING PARCELS OWNERSHIP & SUBDIVISION TAX MAP PARCEL LIBER/FOLIO NO. OF RIGHTS TRANSFERRED  
 HOBAK M. MULLINEAUX 6 P 15 136/203 13

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH 1 THROUGH 27. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPERS 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 FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

**AREA TABULATIONS (TOTAL)**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED :	25
TOTAL NUMBER OF OPEN SPACE TO BE RECORDED :	2
TOTAL NUMBER OF PRESERVATION PARCEL TO BE RECORDED :	1
TOTAL NUMBER OF LOTS/PARCEL TO BE RECORDED :	28
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED :	25.342 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED :	12.997 ACRES
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED :	10.753 ACRES
TOTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED :	49.092 ACRES
TOTAL AREA OF ROADWAY TO RECORDED :	2.883 ACRES
TOTAL AREA OF 100 YR. FLOODPLAIN :	1.213 ACRES
TOTAL AREA OF SUBDIVISION :	51.975 ACRES



OWNERS:  
 OSKAR SCHULZ  
 CLARKSVILLE PROPERTIES  
 13474 OPEN SPACE COURT  
 HIGHLAND, MD. 20777  
 JOEL M. ABRAMSON, ESQ.  
 9175 GUILFORD RD.  
 SUITE 301  
 COLUMBIA, MD. 21046  
 RICHARD B. TALKIN, ESQ.  
 9175 GUILFORD RD.  
 SUITE 301  
 COLUMBIA, MD. 21046  
 DAVID TAYMAN, DVM.  
 10788 HICKORY RIDGE RD.  
 COLUMBIA, MD. 21044  
 DEVELOPERS:  
 LAND DESIGN & DEVELOPMENT INC.  
 10805 HICKORY RIDGE ROAD  
 COLUMBIA, MD. 21044

- THERE ARE NO EXISTING STRUCTURES ON THE SITE.
- ON DEC. 22, 1994, THE PLANNING BOARD DETERMINED THAT THE DESIGN COMPLIES WITH THE INTENT OF 16.1304 OF THE SUBDIVISION REGULATIONS.
- ALL SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD FOR PROFESSIONAL LAND SURVEYORS, 09-13.06, STATE OF MARYLAND, MINIMUM STANDARDS OF PRACTICE.
- USING THE DENSITY EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR THE 13 LOTS INCLUDED ON THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED FROM TAX MAP 6, PARCEL 15 THE CREATION OF THESE LOTS IS BASED ON THE GROSS SITE AREA OF 51.975 ACRES AND A MAXIMUM ALLOWABLE DENSITY OF 1 (ONE) RESIDENTIAL UNIT FOR EVERY 2 ACRES.

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

*John M. Mullineaux* 5-2-96  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Joseph S. Smith* 6/24/96  
 PLANNING DIRECTOR DATE

*Alan Vanneman* 5/2/96  
 CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

**OWNER'S STATEMENT**

WE, RICHARD B. TALKIN, JOEL M. ABRAMSON, DAVID TAYMAN, OWNERS AND I, OSKAR SCHULZ PRESIDENT OF CLARKSVILLE PROPERTIES, OWNERS OF THE SAID PROPERTY SHOWN AND DESCRIBED, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING TO 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-WAY 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 FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR THE 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 EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHT-OF-WAY.

WITNESS MY/OUR HANDS THIS 22nd DAY OF JUNE, 1995  
 RICHARD B. TALKIN, ESQ. DATE 6-22-95  
 JOEL M. ABRAMSON, ESQ. DATE 6-22-95  
 DAVID TAYMAN, DVM. DATE 6-22-95  
 OSKAR SCHULZ, PRESIDENT CLARKSVILLE PROPERTIES DATE 6-22-95

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY JOHN L. JOHNSON AND SARA V. JOHNSON TO RICHARD B. TALKIN, JOEL M. ABRAMSON AND DAVID TAYMAN BY DEED DATED AUGUST 17, 1987 AND RECORDED AMONG THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND IN LIBER 1721, FOLIO 503 AND ALL THE LANDS CONVEYED BY WILLIAM GAITHER TO CLARKSVILLE PROPERTIES BY DEED DATED DECEMBER 20, 1989 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2117, FOLIO 1 AND THAT ALL MONUMENT ARE IN PLACE OR WILL BE PLACED PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John C. Mellema* 6-22-95  
 PROPERTY LINE SURVEYOR DATE

RECORDED AS PLAT 12227 ON 6/21/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINDY KNOLLS**  
 LOT 1 TO 27 AND PARCEL "A"

TAX MAP : 34  
 TAX MAP PARCEL NO. : 84 AND 134  
 EXISTING ZONING : RR-DEO  
 ELECTION DISTRICT : 5th HOWARD COUNTY, MD.  
 SCALE : 1" = 100'  
 DATE : JUNE 1995  
 D, P & Z : S-94-38, P-95-09

**Voria Engineering Inc.**  
 CONSULTING ENGINEERS  
 8307 MAIN ST., HISTORIC ELLICOTT CITY, MD. 21043  
 TEL. 410-465-0400 FAX 410-465-0489  
 SHEET 1 OF 3



LINE	DIRECTION	DISTANCE
FC 1	N 54°05'29" W	88.31'
FC 2	N 11°44'22" E	131.14'
FC 3	S 74°00'00" E	74.31'
FC 4	N 15°00'00" E	34.19'
FC 5	N 53°19'16" W	96.06'
FC 6	N 74°57'15" W	85.20'
FC 7	S 88°44'50" W	101.30'
FC 8	S 78°32'57" W	111.04'
FC 9	S 66°10'28" W	125.52'
FC 10	S 02°01'26" W	139.95'
FC 11	S 61°26'41" E	143.86'
FC 12	S 71°41'39" W	107.04'
FC 13	S 82°46'04" W	167.08'
FC 14	S 08°28'28" E	90.18'
FC 15	S 36°12'01" W	310.45'
FC 16	N 58°16'58" W	305.93'
FC 17	N 21°32'50" E	241.09'
FC 18	N 27°10'24" E	122.04'
FC 19	N 49°24'02" E	208.49'
FC 20	N 46°12'10" W	170.35'
FC 21	N 08°15'14" W	271.90'
FC 22	S 79°53'35" E	631.88'
FC 23	S 09°14'06" E	78.92'
FC 24	S 51°56'54" E	224.09'
FC 25	S 16°02'33" W	233.71'

LINE	DIRECTION	DISTANCE
FP1	N 61°21'18" W	189.61'
FP2	N 87°28'41" W	139.05'
FP3	S 78°41'10" W	85.12'
FP4	S 82°54'06" W	126.59'
FP5	S 59°31'27" W	136.07'
FP6	S 68°21'07" W	190.02'
FP7	S 55°48'45" W	214.18'
FP8	S 35°45'11" W	206.62'
FP9	S 70°58'42" W	220.34'
FP10	S 27°39'45" W	197.42'
FP11	S 43°57'08" W	155.77'
FP12	S 09°25'28" W	60.81'
FP13	S 33°09'22" W	125.83'
FP14	S 18°44'32" W	205.67'

THE REQUIREMENTS S-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF THE 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.

SURVEYOR:  
*John C. Modder* DATE 6-22-95  
 JOHN C. MELLEMA SR.  
 OWNERS:  
*Richard B. Talkin* DATE 6-22-95  
 RICHARD B. TALKIN, ESQ.  
*Joel M. Abramson* DATE 6-22-95  
 JOEL M. ABRAMSON, ESQ.  
*David Tayman* DATE 6-22-95  
 DAVID TAYMAN, DVM

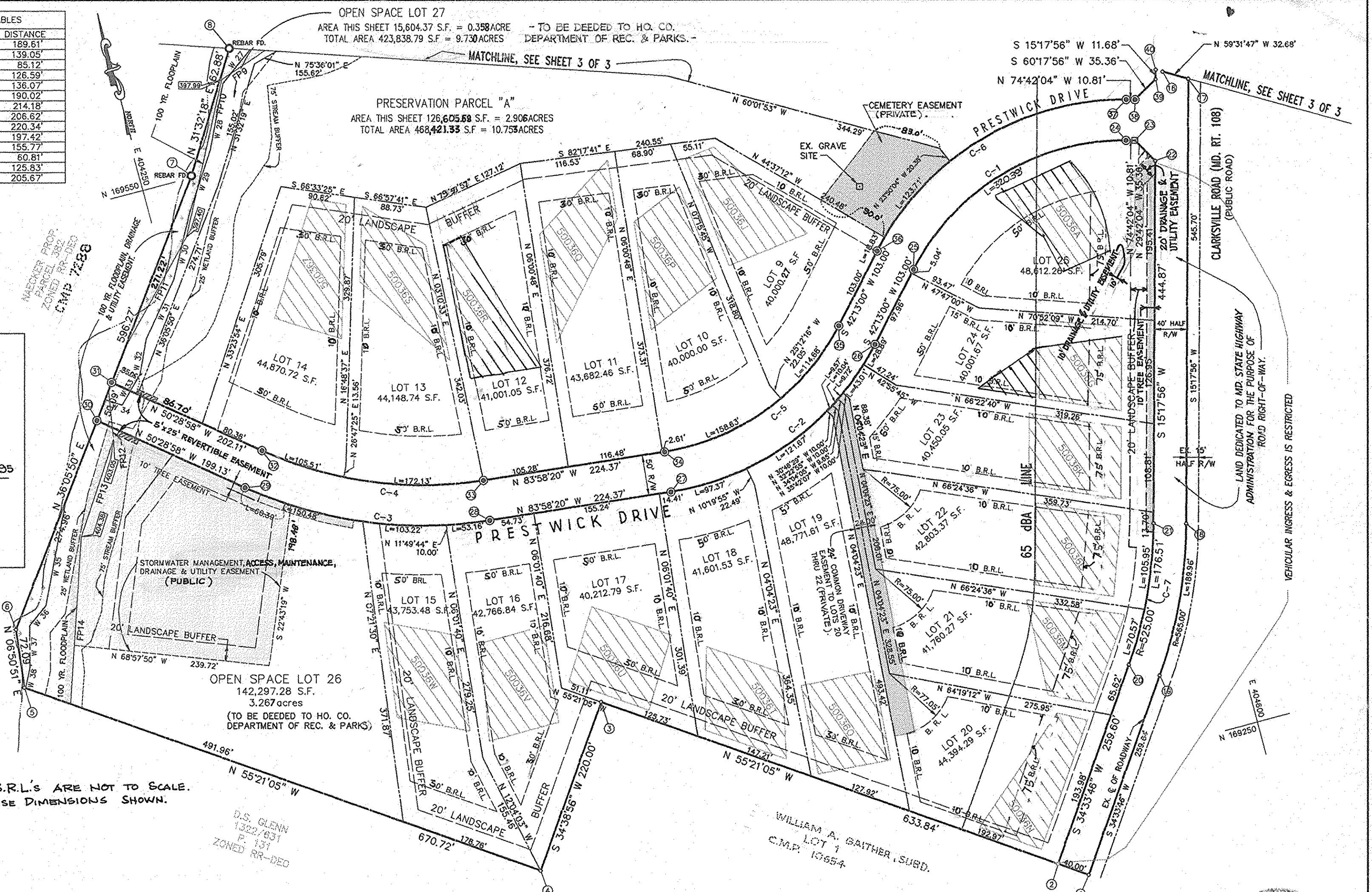
**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH 1 THROUGH 27, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPERS 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 FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

**AREA TABULATIONS (THIS SHEET)**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED :	17
TOTAL NUMBER OF OPEN SPACE TO BE RECORDED :	1
TOTAL NUMBER OF PRESERVATION PARCEL TO BE RECORDED :	1
TOTAL NUMBER OF LOTS/PARCEL TO BE RECORDED :	18
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED :	16,732 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED :	3.625 ACRES
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED :	2.906 ACRES
TOTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED :	23,272 ACRES
TOTAL AREA OF ROADWAY TO RECORDED :	2.649 ACRES
TOTAL AREA TO BE RECORDED :	25.913 ACRES

NOTE: B.R.L.'s ARE NOT TO SCALE.  
 USE DIMENSIONS SHOWN.

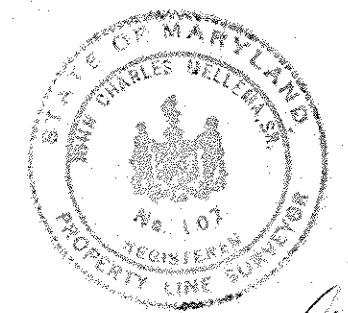


OWNERS:  
 RICHARD B. TALKIN, ESQ.  
 9175 GUILFORD RD.  
 SUITE 301  
 COLUMBIA, MD. 21046

DAVID TAYMAN, DVM  
 10788 HICKORY RIDGE RD.  
 COLUMBIA, MD. 21044

DEVELOPER:  
 OSKAR SCHULZ  
 CLARKSVILLE PROPERTIES  
 13474 OPEN SPACE COURT  
 HIGHLAND, MD. 20777

LAND DESIGN & DEVELOPMENT INC.  
 10805 HICKORY RIDGE ROAD  
 COLUMBIA, MD. 21044



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

*Joseph B. Bost* 5-2-94  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Joseph S. Kester* 6/24/94  
 PLANNING DIRECTOR JA DATE

*William D. Dammann* 5/8/94  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

**OWNER'S STATEMENT**

WE, RICHARD B. TALKIN, JOEL M. ABRAMSON, DAVID TAYMAN, OWNERS AND I, OSKAR SCHULZ PRESIDENT OF CLARKSVILLE PROPERTIES, OWNERS OF THE SAID PROPERTY SHOWN AND DESCRIBED, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING TO 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-WAY 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 FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR THE GOOD AND OTHERS 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 EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHT-OF-WAY.

WITNESS MY/OUR HANDS THIS 22nd DAY OF JUNE, 1995

*Richard B. Talkin* 6-22-95 DATE  
 RICHARD B. TALKIN, ESQ. WITNESS  
*Joel M. Abramson* 6-22-95 DATE  
 JOEL M. ABRAMSON, ESQ. WITNESS  
*David Tayman* 6-22-95 DATE  
 DAVID TAYMAN, DVM. WITNESS  
*Oskar Schulz* 6-22-95 DATE  
 OSKAR SCHULZ, PRESIDENT  
 CLARKSVILLE PROPERTIES WITNESS

**SURVEYOR'S CERTIFICATE**

I, HEREBY CERTIFY THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY JOHN L. JOHNSON AND SARA V. JOHNSON TO RICHARD B. TALKIN, JOEL M. ABRAMSON AND DAVID TAYMAN BY DEED DATED AUGUST 17, 1987 AND RECORDED AMONG THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND IN LIBER 1721, FOLIO 503 AND ALL THE LANDS CONVEYED BY WILLIAM GAITHER TO CLARKSVILLE PROPERTIES BY DEED DATED DECEMBER 20, 1989 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2117, FOLIO 1 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John C. Modder* 6-22-95  
 PROPERTY LINE SURVEYOR DATE

RECORDED AS PLAT 12229 ON 6/27/94 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINDY KNOLLS**  
 LOT 1 TO 27 AND PARCEL "A"

TAX MAP : 34  
 TAX MAP PARCEL NO. : 84 AND 134  
 EXISTING ZONING : RR-DEO  
 ELECTION DISTRICT : 5th HOWARD COUNTY, MD.  
 SCALE : 1" = 100'  
 DATE : JUNE 1995  
 D, P & Z : S-94-38, P-95-09

**Voria Engineering Inc.**  
 CONSULTING ENGINEERS  
 8307 MAIN ST., HISTORIC ELLICOTT CITY, MD. 21043  
 TEL. 410-465-0400 FAX 410-465-0489  
 SHEET 2 OF 3



LINE	DIRECTION	DISTANCE
W 1	N 51°09'49" W	17.98'
W 2	N 18°17'52" W	111.98'
W 3	N 28°22'11" W	62.47'
W 4	S 87°23'39" W	101.27'
W 5	S 70°33'35" W	177.50'
W 6	S 65°00'01" W	74.69'
W 7	S 72°38'01" W	44.92'
W 8	N 83°26'40" W	65.36'
W 9	S 59°02'17" W	56.51'
W 10	S 49°52'48" W	59.55'
W 11	S 35°22'25" W	227.27'
W 12	N 82°02'57" W	23.78'
W 13	N 62°38'34" W	23.33'
W 14	N 59°59'17" W	56.29'
W 15	N 71°48'57" W	48.50'
W 16	N 54°18'59" W	37.40'
W 17	S 24°58'07" W	25.17'
W 18	S 39°55'56" W	55.88'
W 19	S 64°30'30" W	60.95'
W 20	S 26°05'10" E	41.53'
W 21	S 30°04'08" W	22.77'
W 22	S 42°28'19" W	110.77'
W 23	S 52°23'57" W	39.17'
W 24	S 76°30'52" W	50.03'
W 25	S 41°52'12" W	40.47'
W 26	N 85°13'36" W	65.52'
W 27	S 83°20'04" W	80.41'
W 28	S 25°47'27" W	81.92'
W 29	S 33°03'52" W	76.33'
W 30	S 28°18'31" W	87.13'
W 31	S 40°04'44" W	60.70'
W 32	S 24°37'39" W	43.69'
W 33	S 45°24'19" W	43.59'
W 34	N 57°33'03" W	22.08'
W 35	S 25°46'59" W	130.78'
W 36	S 53°25'53" W	31.27'
W 37	S 14°48'44" W	51.36'
W 38	S 26°40'50" W	25.96'
W 39	N 34°42'29" E	146.82'
W 40	N 81°16'51" E	160.67'
W 41	N 48°50'14" E	263.03'
W 42	S 87°49'01" E	87.36'
W 43	N 69°28'16" E	97.63'
W 44	N 85°56'32" E	174.70'
W 45	N 08°18'23" E	49.13'
W 46	S 83°35'12" E	23.84'
W 47	S 08°14'06" E	69.50'
W 48	S 51°56'54" E	224.09'

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**

"DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH 1 THROUGH 27. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPERS 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 FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

□ DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF THE SECTION 16.1200 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 AREA ALLOWED.

NOTE: BRL'S ARE NOT TO SCALE.  
USE DIMENSIONS SHOWN

THE REQUIREMENTS S-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF THE 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.

SURVEYOR:  
JOHN C. MELLEMA SR.  
DATE 6-22-95

OWNERS:  
RICHARD B. TALKIN, ESQ. DATE 6-22-95  
JOEL M. ABRAMSON, ESQ. DATE 6-22-95  
DAVID TAYMAN, DVM DATE 6-22-95

OSKAR SCHULZ, PRESIDENT  
CLARKSVILLE PROPERTIES

OWNERS:  
OSKAR SCHULZ  
CLARKSVILLE PROPERTIES  
13474 OPEN SPACE COURT  
HIGHLAND, MD. 20777

DEVELOPER:  
LAND DESIGN & DEVELOPMENT INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MD. 21044

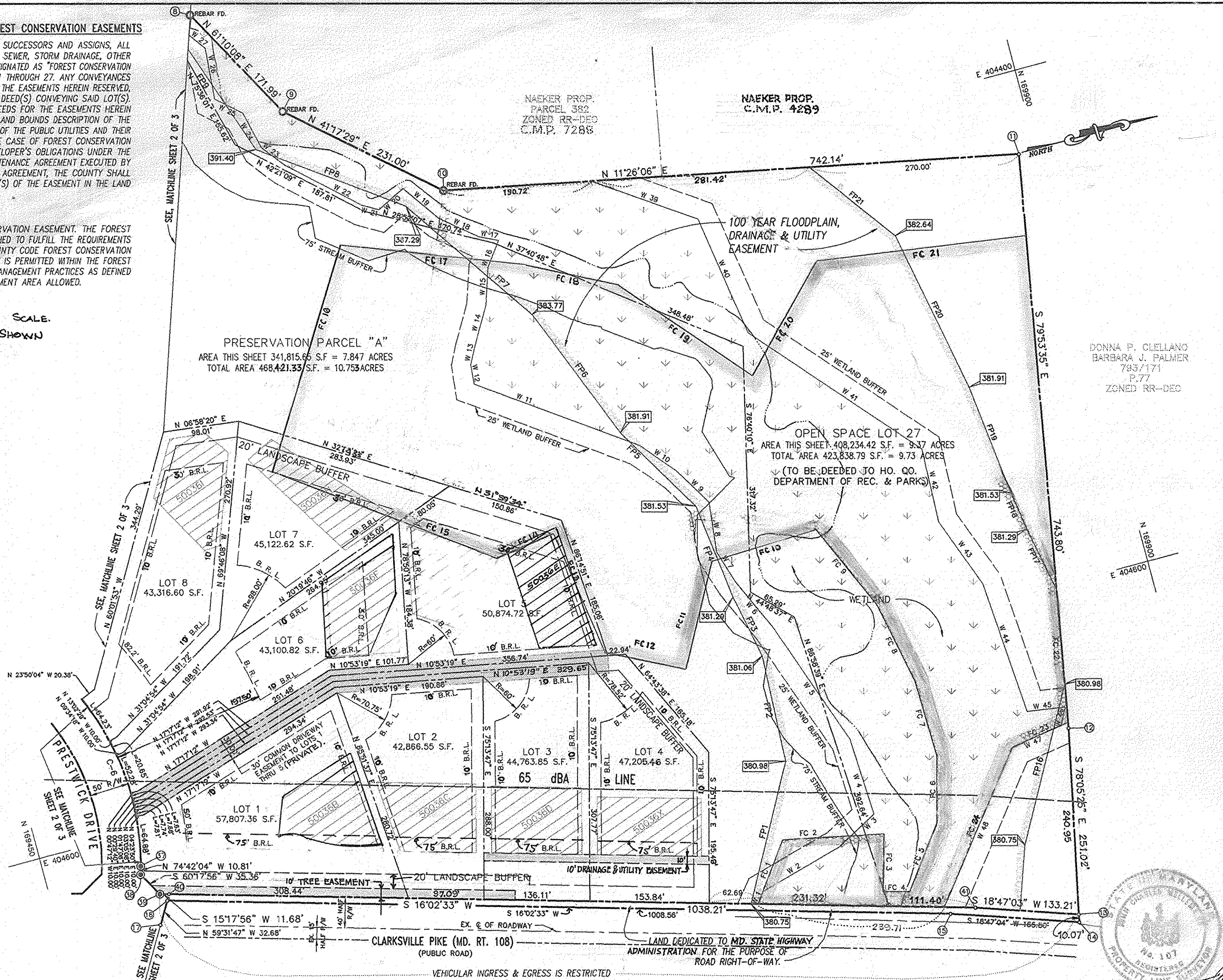
RICHARD B. TALKIN, ESQ.  
9175 GUILFORD RD.  
SUITE 301  
COLUMBIA, MD. 21046

JOEL M. ABRAMSON, ESQ.  
9175 GUILFORD RD.  
SUITE 301  
COLUMBIA, MD. 21046

DAVID TAYMAN, DVM  
10788 HICKORY RIDGE RD.  
COLUMBIA, MD. 21044

**AREA TABULATIONS (THIS SHEET)**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED :	8
TOTAL NUMBER OF OPEN SPACE TO BE RECORDED :	1
TOTAL NUMBER OF PRESERVATION PARCEL TO BE RECORDED :	1
TOTAL NUMBER OF LOTS/PARCEL TO BE RECORDED :	10
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED :	8.610ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED :	9.370ACRES
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED :	7.847 ACRES
TOTAL AREA OF LOTS AND PRESERVATION PARCELS TO BE RECORDED :	25.827 ACRES
TOTAL AREA OF ROADWAY TO RECORDED :	0.234ACRES
TOTAL AREA TO BE RECORDED :	26.061 ACRES



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.  
HOWARD COUNTY HEALTH OFFICER: [Signature] DATE 5-2-96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
PLANNING DIRECTOR: [Signature] DATE 6/24/96

CHIEF DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE 5/6/96

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JOEL M. ABRAMSON, ESQ. DATE 6-22-95  
DAVID TAYMAN, DVM DATE 6-22-95  
OSKAR SCHULZ, PRESIDENT CLARKSVILLE PROPERTIES DATE 6-22-95

**SURVEYOR'S CERTIFICATE**

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JOHN C. MELLEMA SR. DATE 6-22-95  
PROPERTY LINE SURVEYOR

RECORDED AS PLAT 17229 ON 6/27/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**WINDY KNOLLS**  
LOT 1 TO 27 AND PARCEL "A"

TAX MAP : 34  
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SHEET 3 OF 3