

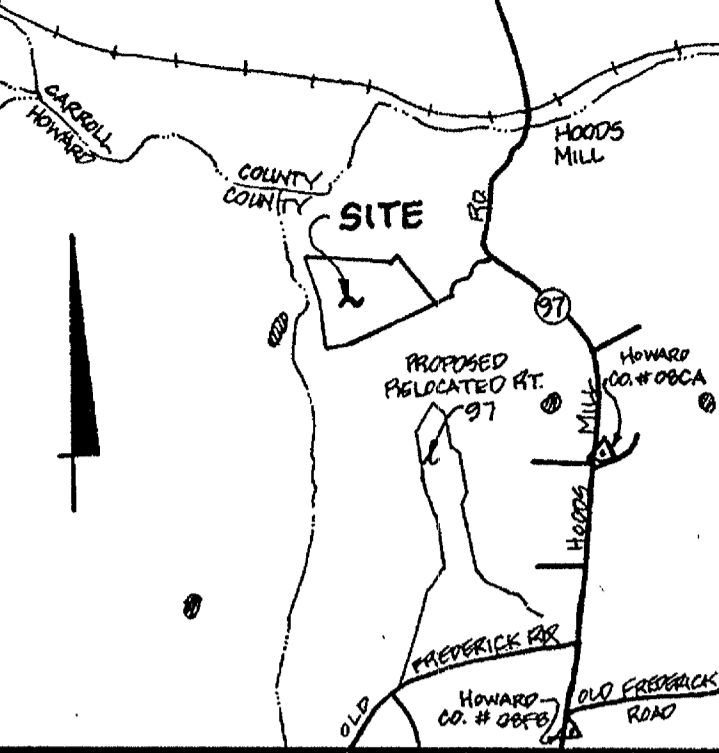
NOTES:

- 1. COORDINATES BASED ON NAD 83 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 08CA & 08FB
2. SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
3. B.R.L. DESIGNATES BUILDING RESTRICTION LINE
4. THIS AREA DESIGNATES A PRIVATE SEWAGE 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 ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE.

G. SCOTT SHANABERGER DATE
RANDY L. HINZMAN DATE

- 14. DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A.) WIDTH - 12 FEET (1 1/2 FEET SERVING MORE THAN 1 RESIDENCE)
B.) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR & CHIP COATING.
C.) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.

WETLANDS DATA - AREA 1
Table with columns: LINE, BEARING & DIST., LINE, BEARING & DIST.
Rows A through Z listing bearings and distances for wetland boundaries.

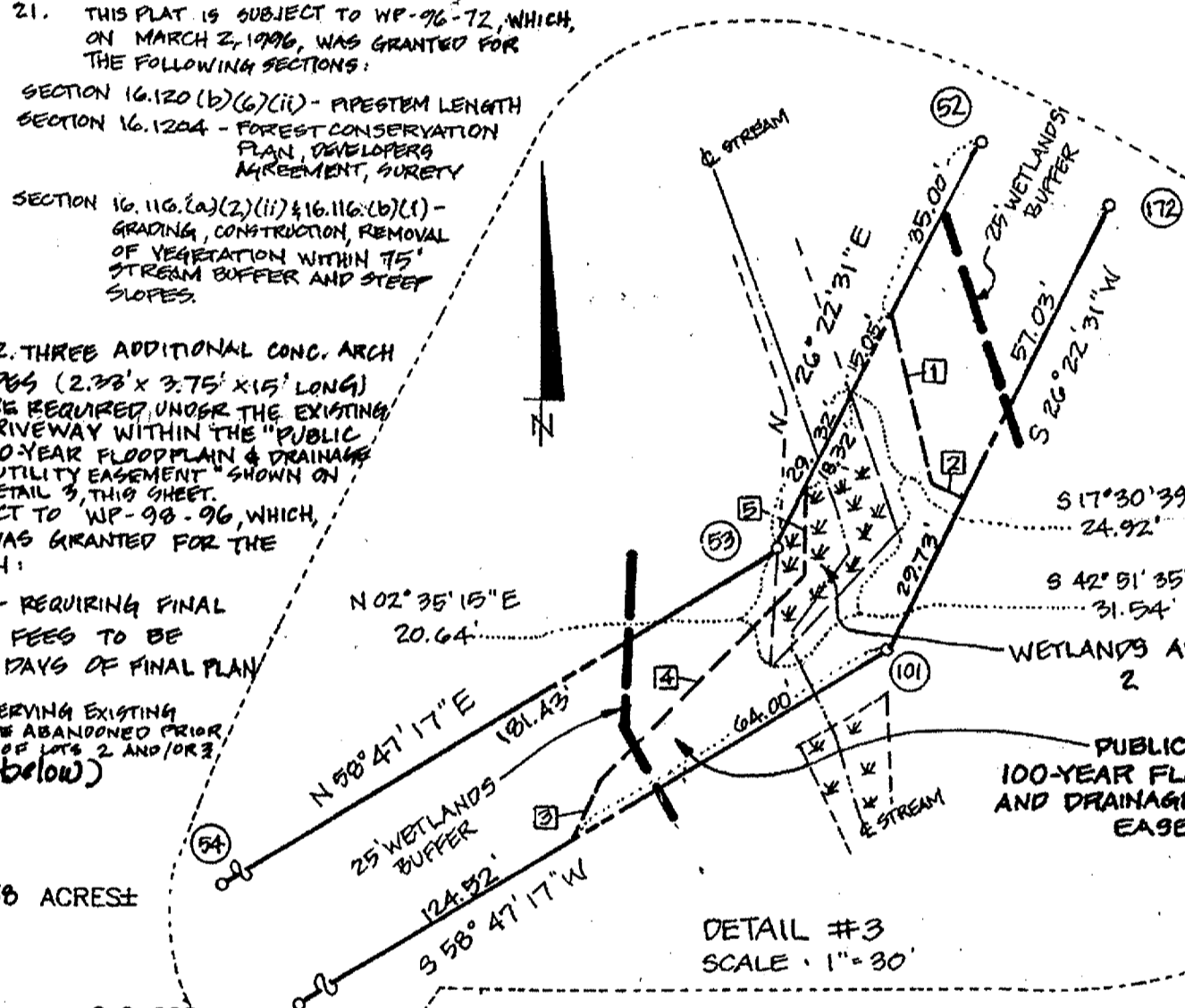


VICINITY MAP
SCALE: 1"=2000'

SEE DETAIL #3
Table with columns: LINE, BEARING & DIST.
Rows 1 through 34 listing bearings and distances for detail #3.

WETLANDS AREA 2 - SEE DETAIL #3
Table with columns: NO., BEARING AND DISTANCE, NO., BEARING AND DISTANCE
Rows 1 through 34 listing bearings and distances for wetland area 2.

COORDINATES
Table with columns: NO., NORTH (F), EAST (F), NO., NORTH (M), EAST (M)
Rows 51 through 214 listing coordinate values.



20' WIDE DRAINAGE & UTILITY EASEMENT
Table with columns: NO., BEARING & DISTANCE
Rows 25 through 39 listing bearings and distances for easement boundaries.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 4
TOTAL AREA OF LOTS AND/OR PARCELS BUILDBLE: 19.4958 ACRES±

TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.0576 ACRES±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED: 19.5534 ACRES±

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
Jozum Bost 1-11-99
COUNTY HEALTH OFFICER (C) DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 1/13/99
DIRECTOR DATE 1/22/99

STATE DEPT. OF REVENUE, TAXATION & TAXATION
HOWARD COUNTY
Bonnie Best-Jones

OWNER'S CERTIFICATE

I, RANDY L. HINZMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 SPACES 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 IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS BY OUR HANDS THIS 29th DAY OF DECEMBER, 1995.

RANDY L. HINZMAN DATE 12-29-95
WITNESS DATE

OWNER: RANDY L. HINZMAN
820 HOODS MILL RD.
COOKSVILLE, MD 21723
DEVELOPER: COLVIN PORTER
12707 CLAXTON DRIVE
LAUREL, MD 20708

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY RANDY L. HINZMAN AND DANA L. HINZMAN UNTO RANDY L. HINZMAN BY DEED DATED JANUARY 1, 1992 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2741, FOLIO 552; 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.

G. SCOTT SHANABERGER DATE
PROFESSIONAL L.S. #10849

RECORDED AS PLAT #
ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

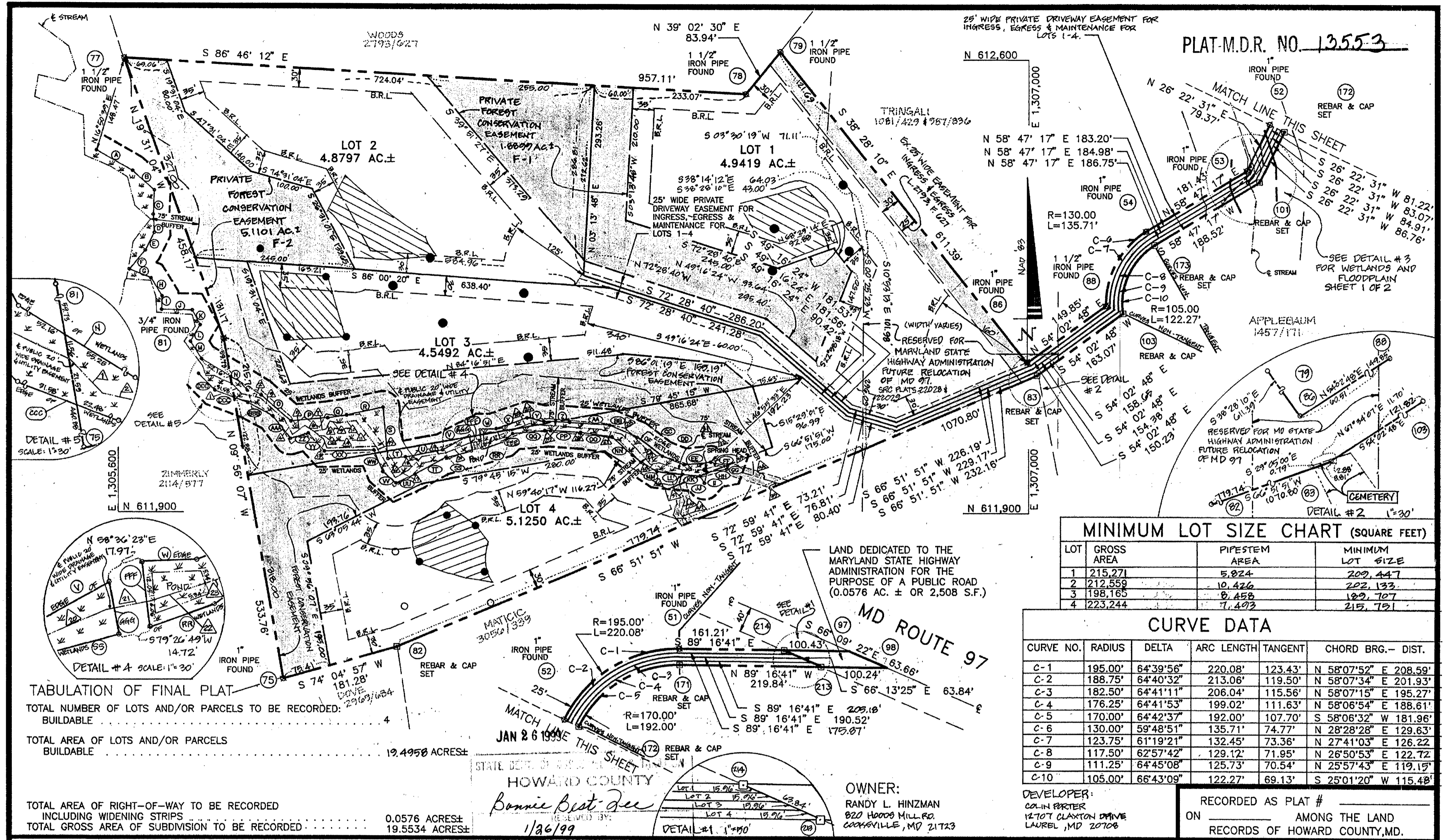
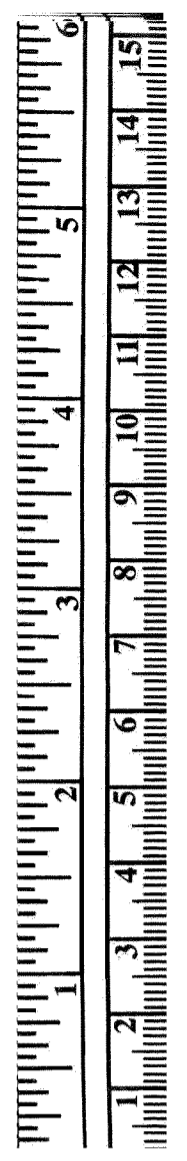
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 104
ELLCOTT CITY, MD. 21043
(410) 461-9563

FINAL PLAT LOTS 1-4
HINZMAN PROPERTY
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD.
TAX MAP 8, PARCEL 204, GRID 445

ZONING: RC-DEO
SCALE: 1"=100'
DATE: OCTOBER 27, 1995
PREVIOUS DPZ FILE NO.: WP-95-110, WP-96-72, F-96-104, WP 98-96
SHEET 1 OF 2



HOWARD COUNTY CIRCUIT COURT (Plat Book) Plat MDR 13552-13553, MSA\_C2125\_1292. Date available 1999/01/26. Printed 07/26/2022.



PLAT-M.D.R. NO. 13553

**MINIMUM LOT SIZE CHART (SQUARE FEET)**

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	215,271	5,824	202,447
2	212,559	10,426	202,133
3	198,165	8,458	189,707
4	223,244	7,492	215,751

**CURVE DATA**

CURVE NO.	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BRG.- DIST.
C-1	195.00'	64°39'56"	220.08'	123.43'	N 58°07'52" E 208.59'
C-2	188.75'	64°40'32"	213.06'	119.50'	N 58°07'34" E 201.93'
C-3	182.50'	64°41'11"	206.04'	115.56'	N 58°07'15" E 195.27'
C-4	176.25'	64°41'53"	199.02'	111.63'	N 58°06'54" E 188.61'
C-5	170.00'	64°42'37"	192.00'	107.70'	N 58°06'32" W 181.96'
C-6	130.00'	59°48'51"	135.71'	74.77'	S 28°28'28" E 129.63'
C-7	123.75'	61°19'21"	132.45'	73.36'	N 27°41'03" E 126.22'
C-8	117.50'	62°57'42"	129.12'	71.95'	N 26°50'53" E 122.72'
C-9	111.25'	64°45'08"	125.73'	70.54'	N 25°57'43" E 119.15'
C-10	105.00'	66°43'09"	122.27'	69.13'	S 25°01'20" W 115.48'

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: BUILDABLE ..... 4

TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE ..... 19.4958 ACRES±

TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS ..... 0.0576 ACRES±

TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED ..... 19.5534 ACRES±

OWNER: **RANDY L. HINZMAN**  
820 WOODS MILL RD.  
COOKSVILLE, MD 21723

DEVELOPER: **COLIN PORTER**  
12707 CLAYTON DRIVE  
LAUREL, MD 20708

**APPROVED:** FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

*[Signature]* 1-11-99  
COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 1/13/99  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 1/22/99  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, RANDY L. HINZMAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 SPACES 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 IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS BY OUR HANDS THIS 22<sup>ND</sup> DAY OF DECEMBER, 1995.

*[Signature]* Dec 29, 1995  
RANDY L. HINZMAN DATE

*[Signature]* 12-29-95  
WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY RANDY L. HINZMAN AND DANA L. HINZMAN UNTO RANDY L. HINZMAN BY DEED DATED JANUARY 1, 1992 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2741, FOLIO 552; 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.

*[Signature]* 1/22/96  
G. SCOTT SHANABERGER DATE  
PROFESSIONAL L.S. #10849

RECORDED AS PLAT # \_\_\_\_\_ ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**SHANABERGER & LANE**  
8726 TOWN & COUNTRY BLVD.  
SUITE 104  
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**FINAL PLAT**  
LOTS 1-4  
**HINZMAN PROPERTY**  
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD.

TAX MAP 8, PARCEL 204, 6100 445

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SCALE: 1"=100'  
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F-96-104, WP-98-96

SHEET 2 OF 2

F-96-104  
CSU 2125-1292-2