

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
6-7	25.00'	21.03'	11.18'	20.41'	N 67°25'47" W	48°11'23"
7-8	50.00'	241.19'	44.72'	66.67'	N 46°39'54" E	276°22'46"
8-9	25.00'	21.03'	11.18'	20.41'	S 19°14'24" E	48°11'23"
10-304	775.00'	148.04'	74.25'	147.82'	S 48°48'26" E	10°56'41"
305-5	825.00'	142.55'	71.45'	142.37'	N 48°17'06" W	09°54'00"

LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA	LESS FLOODPLAIN	LESS STEEP SLOPES	MIN LOT AREA
197	13,416	178	13,238	0	0	13,238
198	14,924	841	14,083	0	0	14,083
199	16,001	1,697	14,304	0	0	14,304
200	19,982	4,317	15,665	0	0	15,665
203	47,312	3,681	43,631	0	0	43,631

\* ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET

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

*Willis T. Thompson* 6/24/97  
WILLIS T. THOMPSON DATE

I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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.

*Willis T. Thompson* 6/24/97  
WILLIS T. THOMPSON DATE

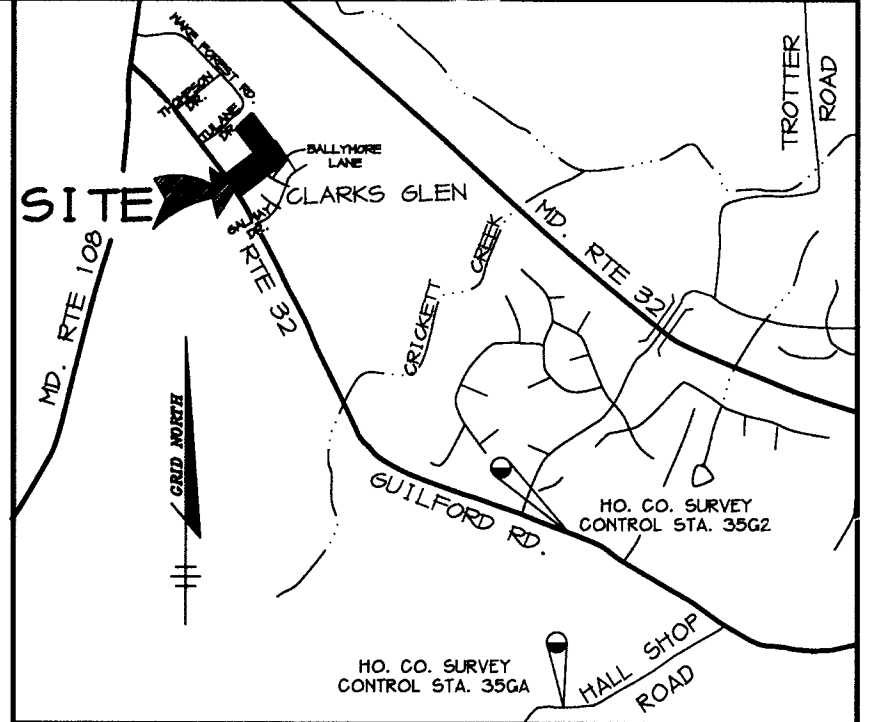
*Arthur E. Muegge* 6-26-97  
ARTHUR E. MUEGGE #10751 DATE

**OPEN SPACE TABULATION**

- 1. OPEN SPACE REQUIRED: (4.954 AC. X 10% = 0.495 AC.) 0.494 AC.
- 2. OPEN SPACE PROVIDED: 0.561 AC.

**GENERAL NOTES - CONT.**

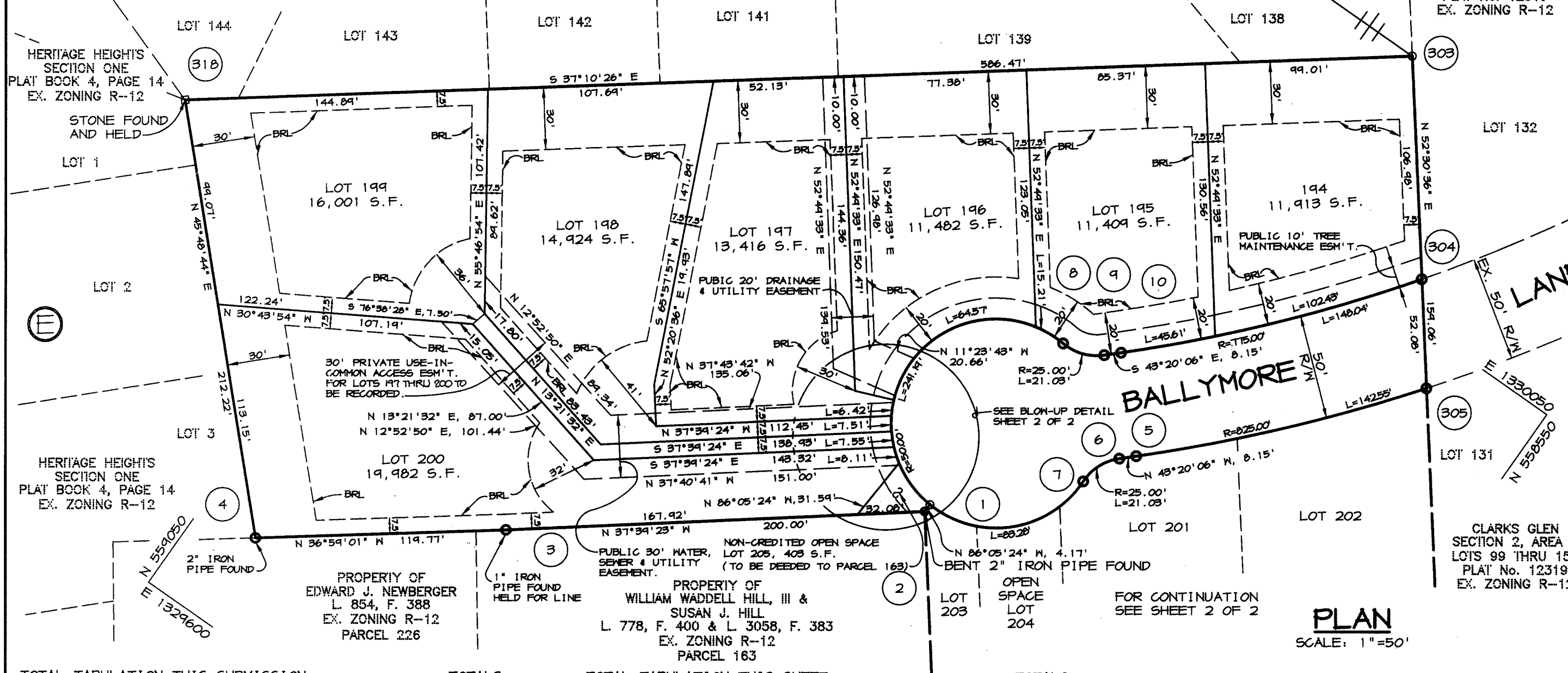
- 15. A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- 16. THE HOMEOWNERS ASSOCIATION SHALL HAVE THE RESPONSIBILITY FOR MAINTENANCE OF OPEN SPACE LOT 204. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION HAVE BEEN RECORDED IN L. 35500, F. 513.
- 17. NON-CREDITED OPEN SPACE LOT 205 TO BE DEDED TO PARCEL 163 FOR THE PURPOSE OF PUBLIC ROAD FRONTAGE AS PER WP-06-54.



**VICINITY MAP**  
SCALE: 1" = 2000'

**GENERAL NOTES**

- 1. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 356A AND NO. 3562.
- 2. ALL DISTANCES SHOWN ON THESE PLATS ARE NAD '83 GRID DISTANCES.
- 3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY RIEMER MUEGGE & ASSOCIATES, INC. ON OR ABOUT MARCH 27, 1996.
- 4. B.R.L. DENOTES BUILDING RESTRICTION LINE.
- 5. SUBJECT PROPERTY IS ZONED R-12 AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- 6. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE ON 6/26/97 ON WHICH DATE DEVELOPERS AGREEMENT NO. 34-5552-D WAS FILED AND ACCEPTED.
- 7. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- 8. ALL AREAS SHOWN ON THESE PLATS ARE MORE OR LESS.
- 9. THE LOTS SHOWN ON THIS PLAT ARE SUBJECT TO THE MIDDLE PATUXENT DRAINAGE AREA SUPPLEMENTAL IN-AID-OF-CONSTRUCTION CHARGE CREATED BY SECTION 20.311B OF THE HOWARD COUNTY CODE.
- 10. 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, OVER AND THROUGH LOTS 194 THRU 205 OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID 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 A DEED 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 CASE OF A FOREST CONSERVATION EASEMENT (S), UPON COMPLETION OF DEVELOPERS OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPERS 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.
- 11. THERE ARE NO FLOODPLAIN OR WETLAND AREAS LOCATED WITHIN THE LIMITS OF THIS SUBMISSION.
- 12. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - 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- MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - d. MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- 13. THERE IS A DWELLING LOCATED ON LOT 203. NO ADDITIONS OR NEW STRUCTURES WILL BE CONSTRUCTED AT A DISTANCE LESS THAN THE APPLICABLE ZONING REGULATIONS WILL ALLOW.
- 14. WP-46-54 WAS A REQUEST TO WAIVE SECTION 16.119(a)(b) TO REQUIRE A PUBLIC ROAD BE EXTENDED TO ADJACENT LANDLOCKED PARCELS 163 AND 226 AND SECTION 16.120(a)(1) TO PERMIT DIRECT RESIDENTIAL DRIVEWAY ACCESS TO A MAJOR COLLECTOR ROAD (GUILFORD ROAD) FOR THE EXISTING DWELLING UNIT ON PROPOSED LOT 203 WAS APPROVED ON JANUARY 22, 1996 WITH FIVE (5) CONDITIONS.



TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE	10
OPEN SPACE	1
NON-CREDITED OPEN SPACE	1
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE	3.862 Ac.
OPEN SPACE	0.561 Ac.
NON-CREDITED OPEN SPACE	0.009 Ac.
RECREATION OPEN SPACE	0.000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES	0.000 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS:	0.522 Ac.
TOTAL AREA OF THIS SHEET TO BE RECORDED:	4.954 Ac.

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE	7
OPEN SPACE	0
NON-CREDITED OPEN SPACE	1
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE	2.276 Ac.
OPEN SPACE	0.000 Ac.
NON-CREDITED OPEN SPACE	0.009 Ac.
RECREATION OPEN SPACE	0.000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES	0.000 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS:	0.367 Ac.
TOTAL AREA OF THIS SHEET TO BE RECORDED:	2.652 Ac.

**LEGEND**

- - DENOTES 4"x4"x36" CONCRETE MONUMENT SET
- - DENOTES 5/8" Ø IRON PIN SET
- V.I.E.R. - DENOTES VEHICULAR INGRESS AND EGRESS RESTRICTED
- H.O.A. - DENOTES HOMEOWNERS ASSOCIATION

OWNER  
WILLIS T. THOMPSON & EDNA W. THOMPSON  
c/o FULTE HOME CORPORATION  
1501 S. EDGEWOOD ST.  
SUITE K  
BALTIMORE, MARYLAND 21227

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8818 Centre Park Drive, Columbia, Maryland 21045  
tel 410.997.8900 fax 410.997.9282

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
*Joyce M. Boyd* 8/1/97  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Arthur E. Muegge* 7/1/97  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Joseph R. Smith* 8/3/97  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY WILLIAM WOLF, BENJAMIN ISAACSON AND ELIZABETH ISAACSON TO WILLIS T. THOMPSON AND EDNA W. THOMPSON, HIS WIFE, BY DEED DATED JANUARY 14, 1953 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 240 AT FOLIO 234, 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.



*Arthur E. Muegge* 6-26-97  
ARTHUR E. MUEGGE #10751 DATE

**OWNER'S CERTIFICATE**

WE, WILLIS T. THOMPSON AND EDNA W. THOMPSON, 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 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; (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/OUR HANDS THIS 24<sup>TH</sup> DAY OF JUNE 1997.

*Willis T. Thompson* 6/24/97  
WILLIS T. THOMPSON DATE

*Edna W. Thompson* 6/24/97  
EDNA W. THOMPSON DATE

*Arthur E. Muegge* 6/24/97  
ATTEST: DATE

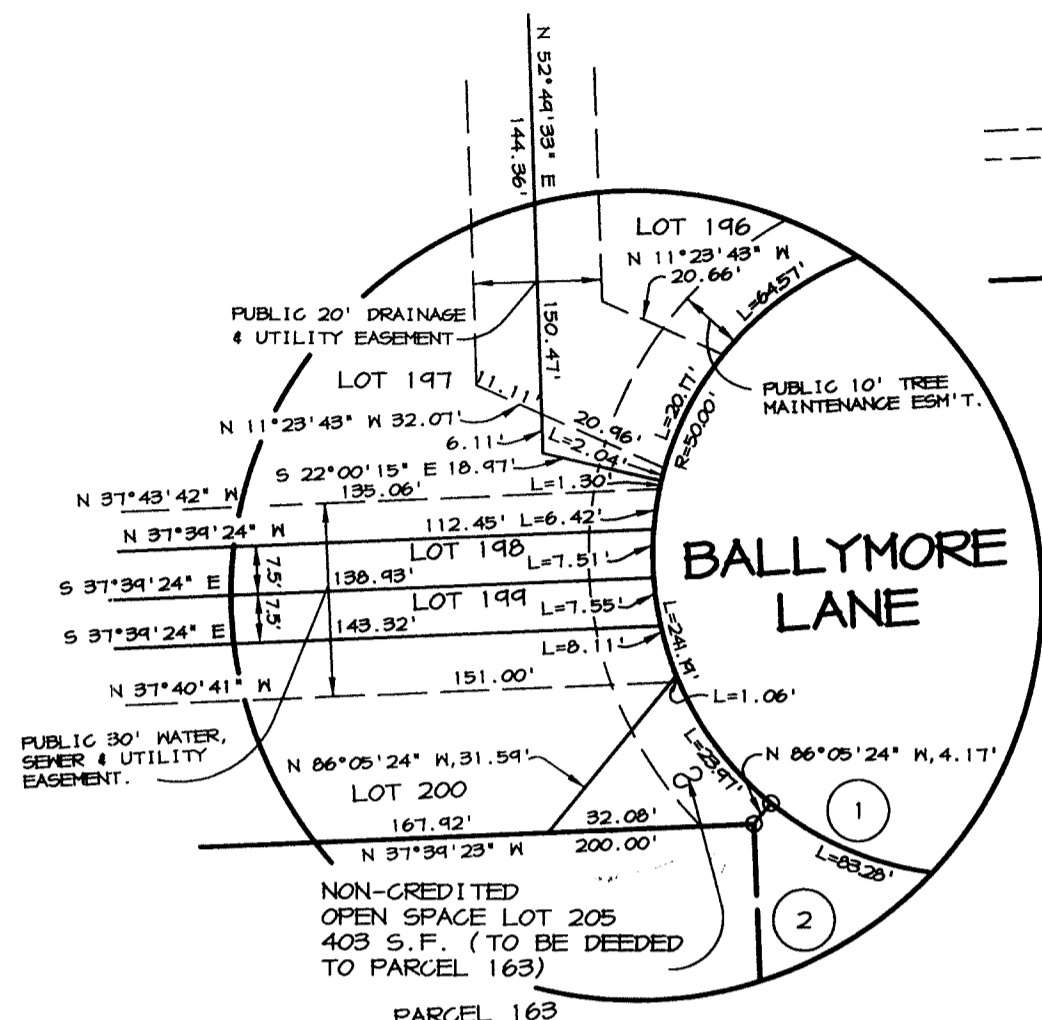
RECORDED AS PLAT NUMBER 12878  
ON 8-3-97 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLARKS GLEN SECTION 3**  
LOTS 194 THRU 203, OPEN SPACE LOT 204 & NON-CREDITED OPEN SPACE LOT 205

5-96-03, WP-46-54 & P-96-21  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP No. 34 PARCEL 42 ZONED: R-12  
BLOCK Nos. 12 & 18  
SCALE: AS SHOWN DATE: 04-24-97 SHEET 1 OF 2  
(M:\PROJECT\SURVEY2\46510990\PLAT1.DWG)

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

*Willis T. Thompson* 4/24/97  
WILLIS T. THOMPSON DATE



**BLOW-UP DETAIL**

SCALE: 1" = 30'

I FURTHER CERTIFY THAT THE REQUIREMENTS OF 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.

*Willis T. Thompson* 4/24/97  
WILLIS T. THOMPSON DATE

*Arthur E. Muegge* 6-26-97  
ARTHUR E. MUEGGE #10751 DATE

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE	3
OPEN SPACE	1
NON-CREDITED OPEN SPACE	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE	1,586 Ac.
OPEN SPACE	0,561 Ac.
NON-CREDITED OPEN SPACE	0,000 Ac.
RECREATION OPEN SPACE	0,000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES	0,000 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS:	0,155 Ac.
TOTAL AREA OF THIS SHEET TO BE RECORDED:	2,302 Ac.

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

*Joyce M. Boyd* 8/1/97  
JOYCE M. BOYD HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*William J. ...* 7/1/97  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Aug S. ...* 8/8/97  
DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

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ARTHUR E. MUEGGE #10751 DATE

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WITNESS MY/OUR HANDS THIS 24<sup>th</sup> DAY OF JUNE 1997.

*Willis T. Thompson* 6/24/97  
WILLIS T. THOMPSON DATE

*Edna W. Thompson* 6/24/97  
EDNA W. THOMPSON DATE

OWNER  
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c/o PULTE HOME CORPORATION  
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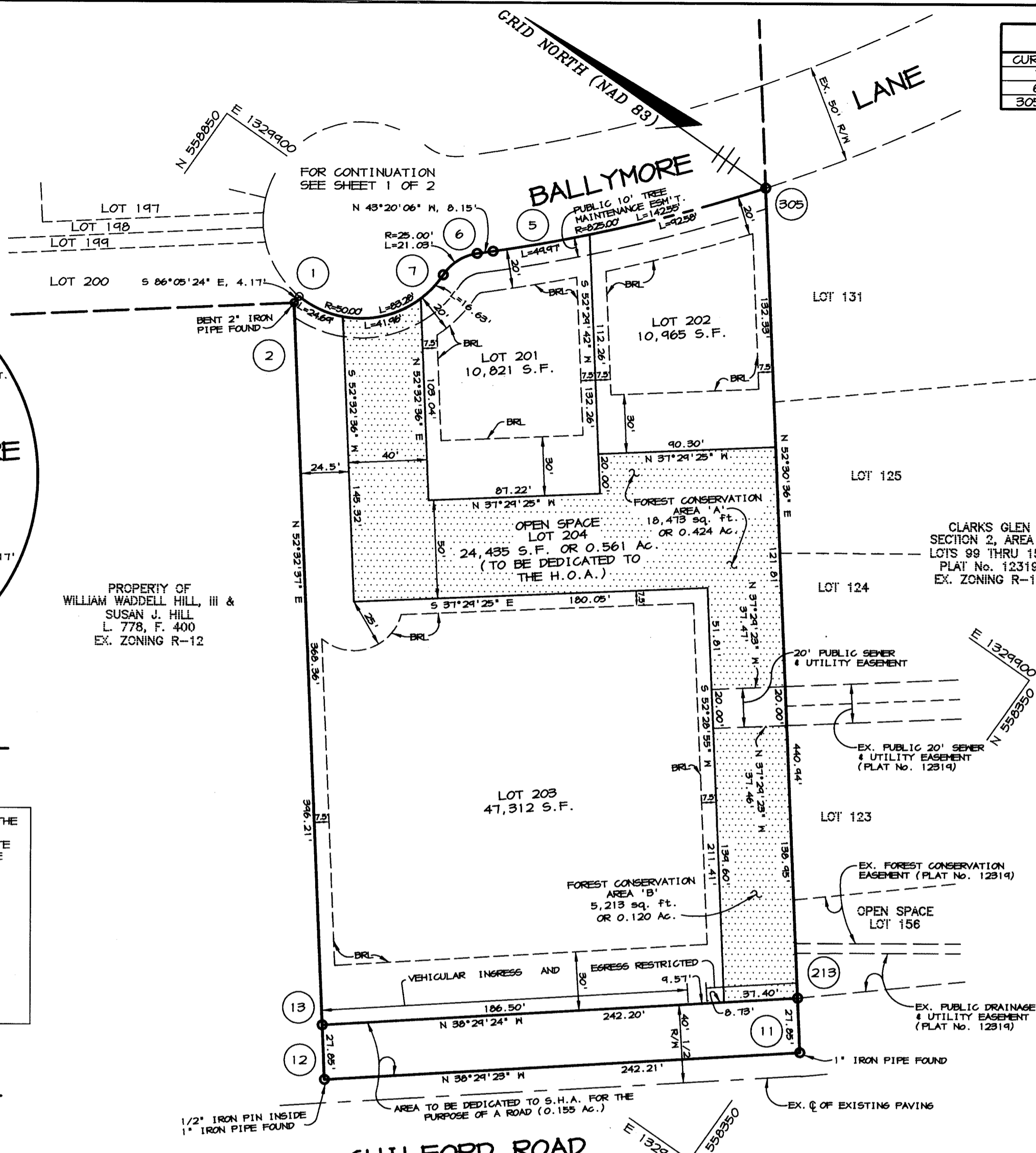
**COORDINATE LIST**

No.	NORTH	EAST
1	558766.136	132945.279
2	558766.421	132941.119
3	558924.758	1329718.934
4	559020.431	1329646.862
5	558698.978	1329920.938
6	558704.910	1329915.342
7	558712.745	1329896.493
8	558758.445	1329444.983
9	558739.223	1329951.710
10	558733.292	1329957.306
11	558835.876	1329677.345
12	558525.454	1329526.598
13	558542.349	1329548.709
213	558352.828	1329699.446
303	558701.048	1330153.422
304	558635.937	1330068.537
305	558604.238	1330027.211
318	559168.349	1329799.054

**FOREST CONSERVATION CHART**

AREA	AREA (sq. ft.)	AREA (Acres)
A	18,473	0.424
B	5,213	0.120
TOTALS	23,686	0.544

NOTE: THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF 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 ARE ALLOWED.



**GUILFORD ROAD**

**LEGEND**

- - DENOTES 4" X 4" X 36" CONCRETE MONUMENT SET
- - DENOTES 5/8" Ø IRON PIN SET
- V.I.E.R. - DENOTES VEHICULAR INGRESS AND EGRESS RESTRICTED
- H.O.A. - DENOTES HOMEOWNERS ASSOCIATION
- [Pattern] - DENOTES FOREST CONSERVATION EASEMENT

RECORDED AS PLAT NUMBER 12879  
ON 8-13-97 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**CLARKS GLEN SECTION 3**

LOTS 194 THRU 203, OPEN SPACE LOT 204 & NON-CREDITED OPEN SPACE LOT 205

S-96-03, WP-96-54 & P-96-21  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
TAX MAP No. 34 PARCEL 42 ZONED: R-12  
BLOCK Nos. 12 & 18  
SCALE: AS SHOWN DATE: 04-24-97 SHEET 2 OF 2  
(M:\PROJECT\SURVEY2\96510990\PLAT2.DWG)