

*JB* 6/3/19

Search Result for HOWARD COUNTY

<a href="#">View Map</a>	<a href="#">View GroundRent Redemption</a>	<a href="#">View GroundRent Registration</a>
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<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	NONE
<b>Account Identifier:</b>	<b>District - 04 Account Number - 343522</b>

Owner Information			
<b>Owner Name:</b>	MEISSNER MICHAEL J TRUSTEE MEISSNER JEAN L TRUSTEE	<b>Use:</b>	RESIDENTIAL
<b>Mailing Address:</b>	2085 FLORENCE RD MOUNT AIRY MD 21771-3713	<b>Principal Residence:</b>	YES
		<b>Deed Reference:</b>	/17874/ 00366

Location & Structure Information			
<b>Premises Address:</b>	2085 FLORENCE RD MT AIRY 21771-0000	<b>Legal Description:</b>	LOT 13 3.5404 A 2085 FLORENCE RD FLORANCE ESTATES S 2

<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	5899
0012	0006	0012		0000			13	2017	Plat Ref:	

<b>Special Tax Areas:</b>	<b>Town:</b>	NONE
	<b>Ad Valorem:</b>	100
	<b>Tax Class:</b>	

<b>Primary Structure Built</b>	<b>Above Grade Living Area</b>	<b>Finished Basement Area</b>	<b>Property Land Area</b>	<b>County Use</b>
2000	3,340 SF		3.5400 AC	

<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>
2	YES	STANDARD UNIT	FRAME	3 full/ 1 half	1 Attached	

Value Information				
	<b>Base Value</b>	<b>Value</b>	<b>Phase-in Assessments</b>	
		As of	As of	As of
		01/01/2017	07/01/2018	07/01/2019
<b>Land:</b>	224,000	224,000		
<b>Improvements</b>	383,500	376,300		
<b>Total:</b>	607,500	600,300	600,300	600,300
<b>Preferential Land:</b>	0			0

Transfer Information		
<b>Seller:</b> MEISSNER MICHAEL J	<b>Date:</b> 10/20/2017	<b>Price:</b> \$0
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /17874/ 00366	<b>Deed2:</b>
<b>Seller:</b> RICHARDS JAMES DAVID	<b>Date:</b> 10/15/1997	<b>Price:</b> \$94,900
<b>Type:</b> ARMS LENGTH VACANT	<b>Deed1:</b> /04085/ 00575	<b>Deed2:</b>
<b>Seller:</b> BOYER M MCKENDREE ET AL	<b>Date:</b> 12/22/1987	<b>Price:</b> \$105,000
<b>Type:</b> NON-ARMS LENGTH OTHER	<b>Deed1:</b> /01780/ 00633	<b>Deed2:</b>

Exemption Information			
<b>Partial Exempt Assessments:</b>	<b>Class</b>	07/01/2018	07/01/2019
<b>County:</b>	000	0.00	
<b>State:</b>	000	0.00	
<b>Municipal:</b>	000	0.00 0.00	0.00 0.00

<b>Tax Exempt:</b>	<b>Special Tax Recapture:</b>
<b>Exempt Class:</b>	NONE

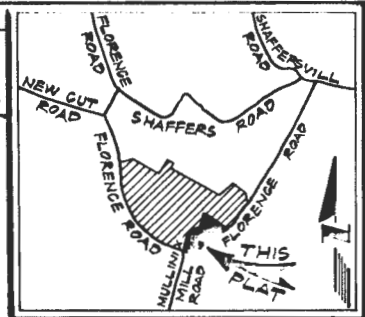
Homestead Application Information	
<b>Homestead Application Status:</b>	Approved 12/10/2010

Homeowners' Tax Credit Application Information	
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1. This screen allows you to search the Real Property database and display property records.
2. Click **here** for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

COORDINATE TABLE					
NO	NORTH	EAST	NO	NORTH	EAST
38	3330.87	6672.19	66	2853.05	7221.93
47	3145.07	7710.27	67	2793.67	7113.78
50	3320.03	6921.08	68	2728.11	7036.15
56	2433.82	6421.60	69	2637.97	6988.59
57	2484.15	6487.63	70	2525.18	6564.03
58	2509.17	6514.33	71	2546.20	6859.02
59	2555.90	6514.03	72	2501.08	6763.35
60	2681.09	6566.74	73	2504.09	6386.73
61	2814.11	6702.91	74	2555.20	6564.03
62	2892.03	6799.77	75	2645.31	6601.66
63	3151.20	7682.63	76	2778.35	6737.85
64	2986.71	7562.34	77	2878.53	6727.25
65	2872.72	7368.30	78	2846.46	7422.55

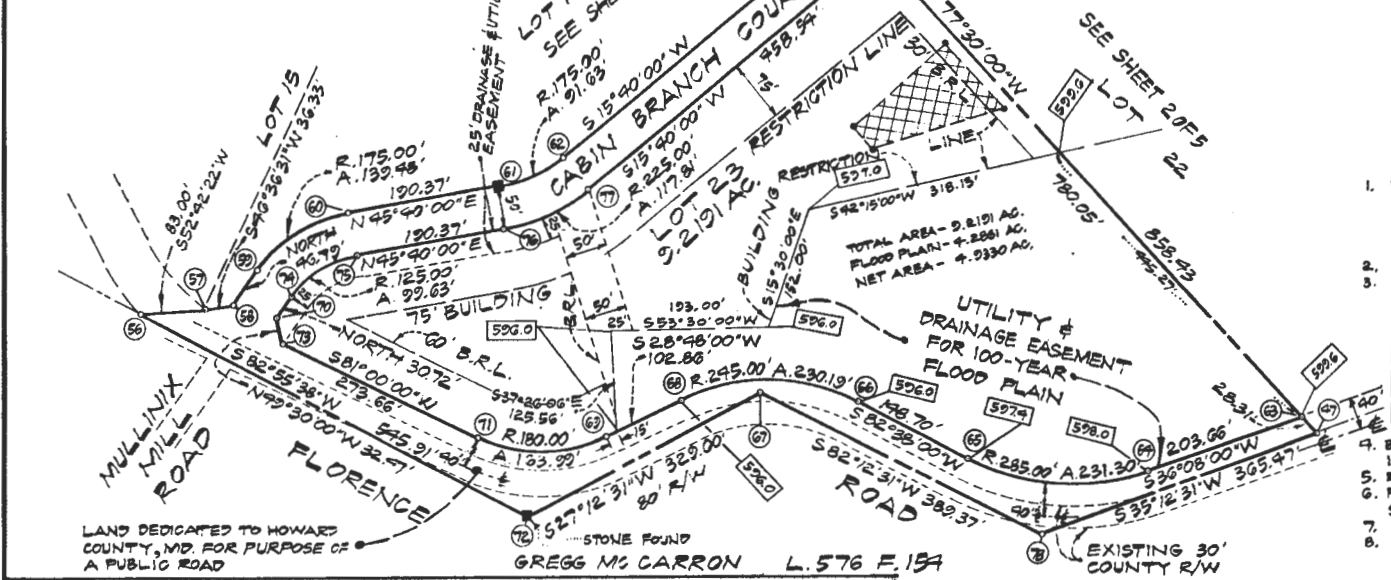
TABULATION FOR SHEETS 1 TO 5 OF 5	
TOTAL NO. OF LOTS	20
TOTAL AREA OF LOTS	93.5925 AC.
TOTAL AREA OF ROADWAY	6.7643 AC.
TOTAL AREA OF SUBDIVISION	100.3168 AC.



VICINITY MAP  
SCALE - 1" = 2000'

NOTES

- THE LOTS SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH AND MENTAL HYGIENE REGULATIONS.
  - COORDINATES ARE IN ASSUMED DATUM.
  - DESIGNATES A PREVIOUSLY ESTABLISHED SEPTIC RESERVE AREA OF 10,000+ OR MORE AS REQUIRED BY THE MD. STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE.
  - B.R.L. REPRESENTS BUILDING RESTRICTION LINES.
  - REPRESENTS CONCRETE MONUMENT.
  - FIELD LOCATED PERC HOLES ARE SHOWN THUS: ○
  - ⊕ INDICATES A PROPOSED WELL.
  - SUBJECT PROPERTY IS ZONED "R" PER 10-3-77 COMPREHENSIVE ZONING PLAN.
  - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT DRIVEWAY.
  - PLAN SUBJECT TO VP 76-10893-25
  - SEE SKETCH PLAN NO. S-81-30 AND PRELIMINARY PLAN NO. P-82-07
  - THERE ARE EXISTING STRUCTURES ON LOT 14.
- 8-30 84 PLAN 5896



TOTAL NO. OF LOT — 1  
 TOTAL AREA OF LOTS — 9.2191 AC.  
 TOTAL AREA OF ROADWAY — 2.6178 AC.  
 TOTAL AREA OF SUBDIVISION — 11.8369 AC.

**OWNER'S DEDICATION**

WE, HELEN WBOYER AND HUBERT E. AND JANE S. SNAPP, HIS WIFE, 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 OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT UNTO HOWARD COUNTY, MD, 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; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, MD, TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATER WAYS 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 RIGHTS OF WAY.

WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1982

**CURVE TABLE**

NO	RAD.	ARC	Δ	CHORD	BEARING	TAN.
58-60	175.00	139.46	45°40'00"	135.82	N22°50'00"E	73.68
61-62	175.00	91.63	30°00'00"	50.39	N30°40'00"E	46.89
63-64	225.00	177.81	90°00'00"	173.97	N30°40'00"E	40.29
65-66	125.00	99.63	45°40'00"	97.01	S22°50'00"W	52.63
67-71	180.00	163.29	52°12'00"	158.38	N54°52'00"E	88.18
66-68	245.00	230.19	93°50'00"	221.82	N55°49'00"E	124.92
64-65	285.00	231.30	46°30'00"	225.00	N59°23'00"E	122.49

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

8-1-84 *[Signature]*  
 DATE COUNTY HEALTH OFFICER

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD CO. DEPT. PUBLIC WORKS

DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES WASHINGTON AND NELLIE BARNARD TO M. MC KENDREE AND HELEN W. BOYER AND HUBERT E. AND JANE S. SNAPP, BY DEED DATED NOVEMBER 11, 1964, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 428, FOLIO 1, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND, AS AMENDED.

DATE: Nov. 10, 1982

*William L. Wirtz*  
 WILLIAM L. WIRTZ  
 R.P.L.S. - MD.#10721

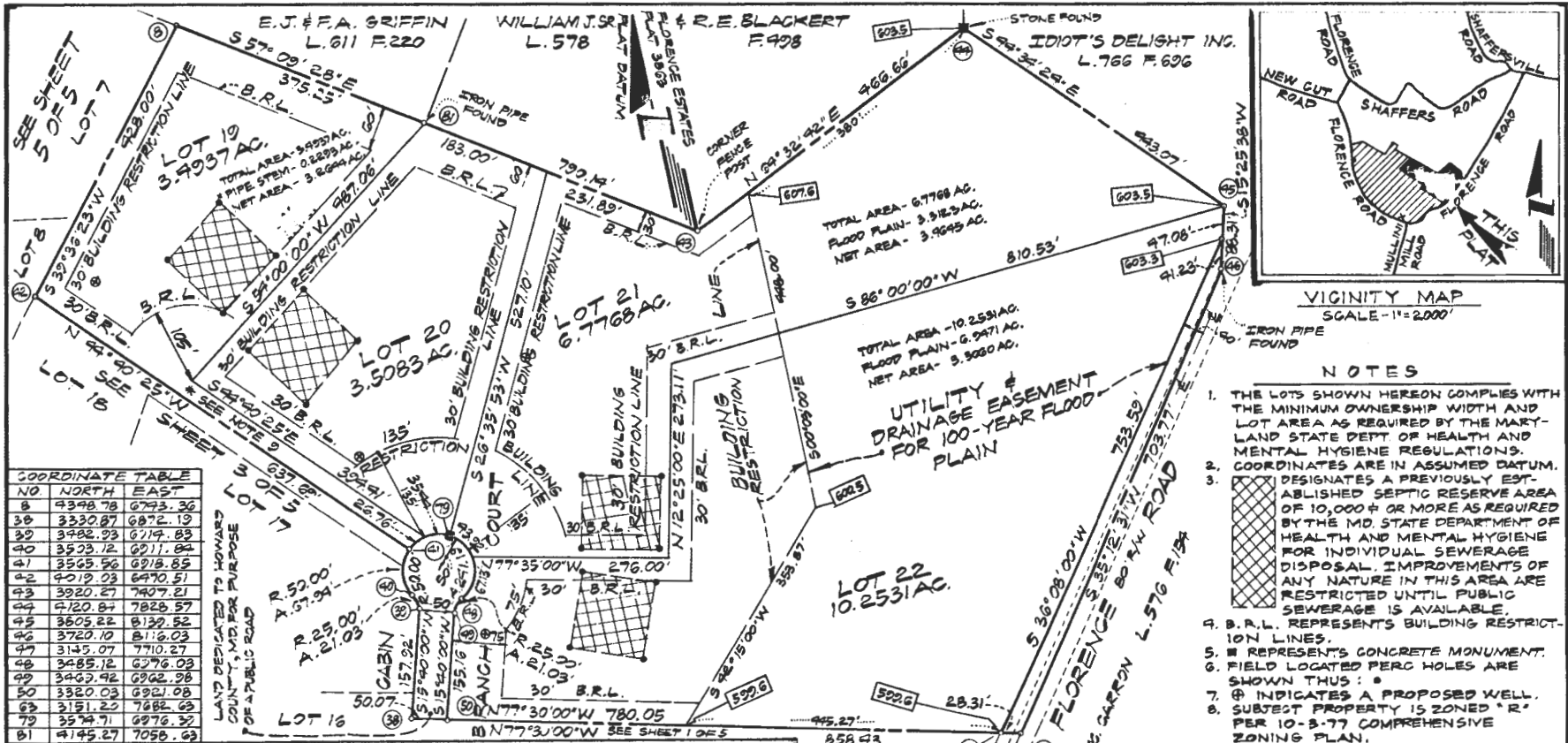
TRI-COUNTY SURVEYS, INC.  
 BOX 55  
 DAMASCUS, MD 20872  
 PHONE - 253-3591

FINAL PLAT  
 LOTS 4 TO 23 - SECTION 2  
**FLORENCE ESTATES**

FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE - 1" = 100' AUGUST, 1982

TAX MAP 12 PARCEL NO. 12

#605



COORDINATE TABLE

NO	NORTH	EAST
8	4344.78	6743.26
38	3330.87	6872.19
39	3482.03	6714.83
40	3523.12	6911.84
41	3565.56	6918.85
42	4019.03	6470.51
43	3920.27	7407.21
44	4120.87	7828.57
45	3628.22	8139.52
46	3728.07	8116.27
47	3145.07	7116.27
48	3485.12	6276.03
49	3482.42	6962.98
50	3320.03	6921.03
63	3151.20	7882.03
79	3574.71	6976.37
81	4145.27	7058.63

- VICINITY MAP  
SCALE - 1" = 2000'
- NOTES
1. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT OF HEALTH AND MENTAL HYGIENE REGULATIONS.
  2. COORDINATES ARE IN ASSUMED DATUM.
  3. (S) DESIGNATES A PREVIOUSLY ESTABLISHED SEPTIC RESERVE AREA OF 10,000+ OR MORE AS REQUIRED BY THE MD. STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE.
  4. B.R.L. REPRESENTS BUILDING RESTRICTION LINES.
  5. (M) REPRESENTS CONCRETE MONUMENT.
  6. FIELD LOCATED PERC HOLES ARE SHOWN THUS: (P)
  7. (P) INDICATES A PROPOSED WELL.
  8. SUBJECT PROPERTY IS ZONED "R" PER 10-3-77 COMPREHENSIVE ZONING PLAN.
  9. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT DRIVEWAY.
  10. PLAN SUBJECT TO VP 78-10#83-25
  11. SEE SKETCH PLAN NO. 5-81-30 AND PRELIMINARY PLAN NO. P-82-07
  12. THERE ARE EXISTING STRUCTURES ON LOT 14.

TOTAL NO. OF LOT — 4  
 TOTAL AREA OF LOTS — 24.0319 AC.  
 TOTAL AREA OF ROADWAY — 0.7072 AC.  
 TOTAL AREA OF SUBDIVISION — 24.7391 AC.

**OWNER'S DEDICATION**

WE, HELEN W. BOYER AND HUBERT E. AND JANE S. SNAPP, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT UNTO HOWARD COUNTY, MD., 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 (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 GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, MD. TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATER WAYS 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 RIGHTS OF WAY.

WITNESS OUR HANDS THIS ... DAY OF ... 1982

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

8-6-82 *James M. Boyle*  
 DATE COUNTY HEALTH OFFICER

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD CO. DEPT. PUBLIC WORKS

DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

CURVE DATA

NO	RAD	ARC	A	CHORD	BEARING	TAN.
39-4	25.00	21.03	48°11'23"	20.41	N08°25'41"W	11.18
104-8	50.00	25.19	27°22'40"	66.67	S74°20'00"E	11.18
78-4	25.00	21.03	48°11'23"	20.41	S30°45'42"W	11.18
40-4	50.00	67.34	77°50'58"	62.83	N08°24'36"E	40.38

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES WASHINGTON AND NELLIE BARNARD TO M. MC KENDREE AND HELEN W. BOYER AND HUBERT E. AND JANE S. SNAPP, BY DEED DATED NOVEMBER 11, 1964 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 428, FOLIO 1, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND, AS AMENDED.

DATE: Nov. 10, 1982

*William L. Wirts*  
 WILLIAM L. WIRTS  
 R.P.L.S. - MD.#10721

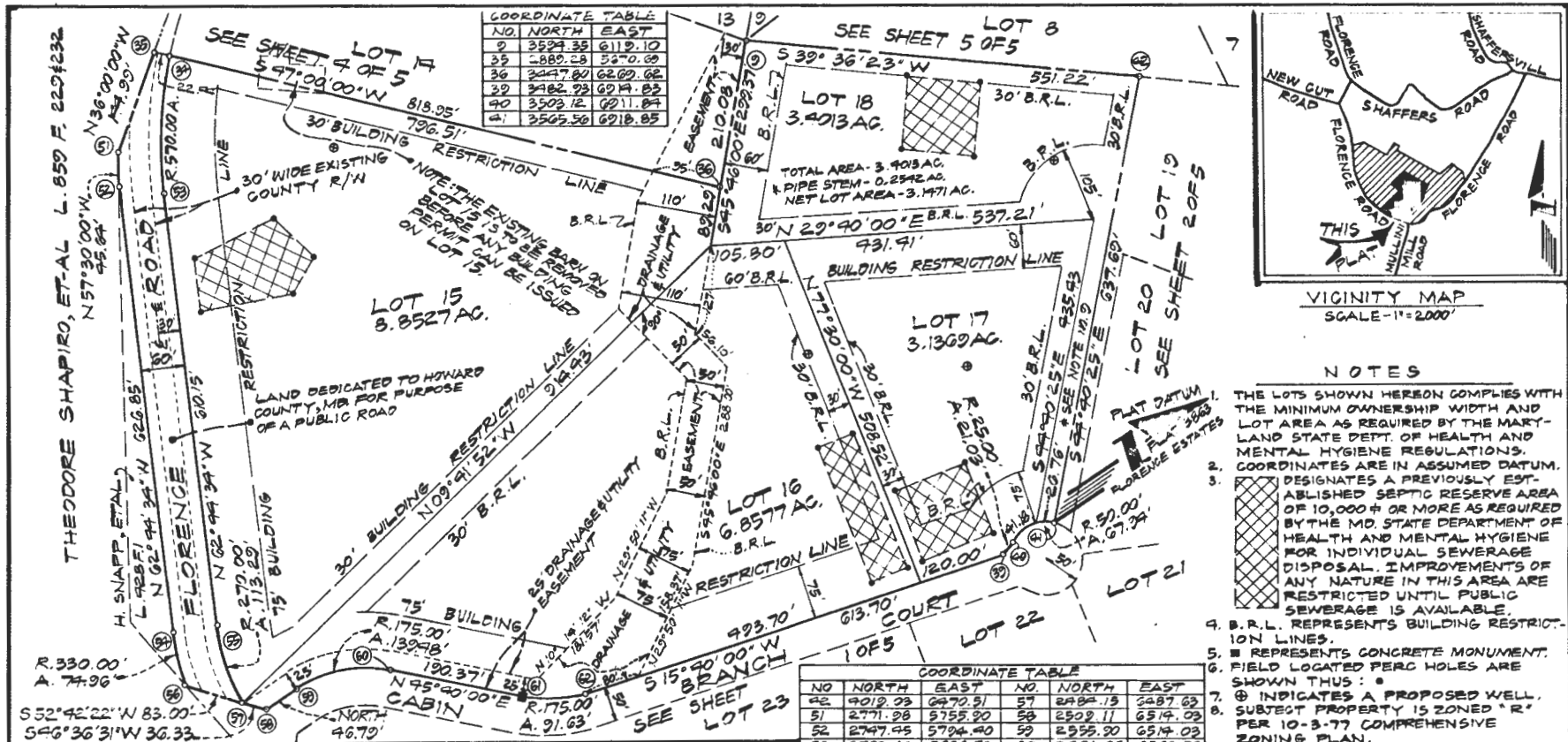
TRI-COUNTY SURVEYS, INC.  
 BOX 55  
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FINAL PLAT  
 LOTS 4 TO 23 - SECTION 2  
**FLORENCE ESTATES**

FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE - 1" = 100' AUGUST, 1982

TAX MAP 12 PARCEL NO. 12  
 SHEET 2 OF 5

#605



COORDINATE TABLE

NO	NORTH	EAST
2	3524.35	6119.10
35	-889.28	5370.69
36	3297.80	6209.62
29	3482.93	6014.83
40	3502.12	6211.84
41	3502.36	6218.85

COORDINATE TABLE

NO	NORTH	EAST	NO	NORTH	EAST
42	4019.23	6270.31	57	2484.13	2487.63
51	2771.28	5755.20	58	2502.11	6514.03
52	2747.45	5794.40	59	2555.20	6514.03
53	2722.14	5836.72	60	2681.08	6566.72
54	2400.36	6351.65	61	2816.11	6728.91
55	2313.70	6372.13	62	2882.03	6749.11
56	2422.86	6421.60	34	2704.58	5687.10

CURVE DATA

NO	RAD	ARC	Δ	CHORD	BEARING	TAN
30-40	25.00	2.103	98°11'23"	20.91	N08°25'41"W	11.18
40-41	50.00	67.34	77°50'58"	62.83	N06°29'06"E	40.38
41-50	570.00	187.42	18°30'20"	32.57	N53°02'22"W	24.56
55-57	270.00	113.29	24°02'28"	112.46	S74°45'46"E	57.40
59-60	175.00	132.88	43°40'00"	135.82	N22°50'00"E	73.68
61-62	330.00	74.26	13°00'53"	74.80	N68°15'01"W	37.82
62-21	175.00	21.63	30°00'00"	50.59	N30°40'27"E	46.80

TOTAL NO. OF LOT — 4  
 TOTAL AREA OF LOTS — 22.2466 AC.  
 TOTAL AREA OF ROADWAY — 1.1677 AC.  
 TOTAL AREA OF SUBDIVISION — 23.4143 AC.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

8/6/84 *John G. Miller*  
 DATE COUNTY HEALTH OFFICER

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD CO. DEPT. PUBLIC WORKS

DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

OWNER'S DEDICATION

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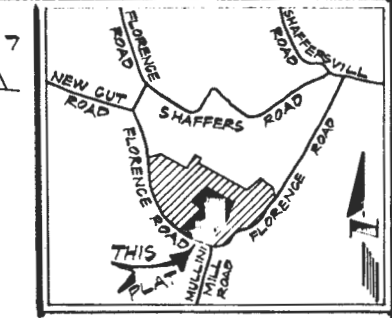
WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1982

*Hubert E. Snapp*      *Jane S. Snapp*  
 HUBERT E. SNAPP      JANE S. SNAPP  
*Margie H. Green*      *Helen W. Boyer*  
 WITNESS TO ALL      HELEN W. BOYER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES WASHINGTON AND NELLIE BARNARD TO M.C. KENDREE AND HELEN W. BOYER AND HUBERT E. AND JANE S. SNAPP, BY DEED DATED NOVEMBER 11, 1924 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 428, FOLIO 1, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND, AS AMENDED.

DATE: Nov 10, 1982  
*William L. Wirts*  
 WILLIAM L. WIRTS  
 R.P.L.S. - MD #10721



VICINITY MAP  
 SCALE - 1" = 2000'

NOTES

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  - ⊙ INDICATES A PROPOSED WELL.
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  - THERE ARE EXISTING STRUCTURES ON LOT 14.
- 8-30 84 5898

TRI-COUNTY SURVEYS, INC.  
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FINAL PLAT  
 LOTS 4 TO 23 - SECTION 2  
 FLORENCE ESTATES

FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE - 1" = 100' AUGUST, 1982  
 TAX MAP 12 PARCEL NO. 12  
 F-83-93 SHEET 30F5

#605

NO	NORTH	EAST
1	4197.05	5531.11
2	4325.79	5278.86
3	3740.68	5768.79
4	4179.97	5629.79
5	4163.94	5596.02
6	4212.93	5388.20
7	4141.57	5226.02
8	4105.91	5181.68
9	3846.79	5148.20
10	3813.33	5183.95
11	3823.02	5115.08
12	4046.03	5120.75

NO	NORTH	EAST
25	3779.34	5140.44
26	3799.68	5075.42
27	3753.04	5034.77
28	4322.61	5000.00
29	3928.73	5031.65
30	3810.48	5034.25
31	3715.68	5084.49
32	3682.83	5103.29
33	2961.26	5632.16
34	2904.53	5087.10
35	3447.80	5262.02
36	2889.23	5270.30
37	3812.30	5000.00

TOTAL NO. OF LOT — 26  
 TOTAL AREA OF LOTS — 21,417.2 AC.  
 TOTAL AREA OF ROADWAY — 1,533.4 AC.  
 TOTAL AREA OF SUBDIVISION — 22,950.6 AC.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

8-6-84 *[Signature]*  
 DATE COUNTY HEALTH OFFICER

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS  
 HOWARD CO. DEPT. PUBLIC WORKS

DATE \_\_\_\_\_ DIRECTOR \_\_\_\_\_

**OWNER'S DEDICATION**

WE, HELEN WBOYER AND HUBERT E. AND JANE S. SNAPP HIS WIFE, 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 OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, GRANT UNTO HOWARD COUNTY, MD, 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 (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 GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, MD, TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATER WAYS 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 RIGHTS OF WAY.  
 WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1982

*Hubert E. Snapp*  
 HUBERT E. SNAPP  
*Jane S. Snapp*  
 JANE S. SNAPP  
*Margaret H. Brown*  
 WITNESS TO ALL  
*Helen W. Boyer*  
 HELEN W. BOYER

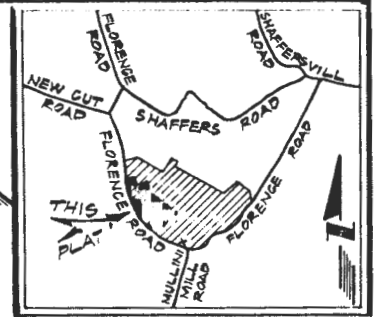
NO	RAD.	ARC	Δ	CHORD	BEARING	TAN.
1-13	260.00	52.39	13.05°18'	52.26	N74°27'2"E	23.83
1-20	260.00	101.70	22°28'42"	101.05	N66°12'21"E	51.34
33-34	370.00	74.35	07°28'23"	74.30	N40°10'00"W	37.34
23-29	370.00	94.41	14°37'01"	94.15	S07°41'25"E	47.96
22-24	175.00	42.76	14°00'00"	42.65	N52°30'00"E	21.43
8-20	260.00	161.09	35°30'00"	158.53	N63°15'00"E	83.23
12-21	210.00	130.11	35°30'00"	128.04	S63°15'00"W	67.22
23-25	225.00	54.28	14°00'00"	54.24	S52°30'00"W	27.63
31-32	370.00	35.06	05°25'47"	35.05	S33°42'34"E	17.55

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES WASHINGTON AND NELLIE BARNARD TO M. MC KENDREE AND HELEN W. BOYER AND HUBERT E. AND JANE S. SNAPP, BY DEED DATED NOVEMBER 11, 1964 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 428, FOLIO 1, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND, AS AMENDED.

DATE: Nov-10, 1982

*William R. Wirts*  
 WILLIAM L. WIRTS  
 R.P.L.S. - MD#10721



VICINITY MAP  
 SCALE - 1" = 2000'

**NOTES**

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH AND MENTAL HYGIENE REGULATIONS. COORDINATES ARE IN ASSUMED DATUM.
- DESIGNATES A PREVIOUSLY ESTABLISHED SEPTIC RESERVE AREA OF 10,000+ OR MORE AS REQUIRED BY THE MD. STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE.
- B.R.L. REPRESENTS BUILDING RESTRICTION LINES.
- REPRESENTS CONCRETE MONUMENT.
- FIELD LOCATED PERC HOLES ARE SHOWN THUS: ○
- ⊕ INDICATES A PROPOSED WELL.
- SUBJECT PROPERTY IS ZONED R-2 PER 10-5-77 COMPREHENSIVE ZONING PLAN.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT DRIVEWAY.
- PLAN SUBJECT TO VP 78-10683-25 AND PRELIMINARY PLAN NO. P-82-07
- SEE SKETCH PLAN NO. S-81-30 AND PRELIMINARY PLAN NO. P-82-07
- THERE ARE EXISTING STRUCTURES ON LOT 14.

8-20-84 5899

TRI-COUNTY SURVEYS, INC.  
 BOX 55  
 DAMASCUS, MD 20872  
 PHONE-253-3501

**FINAL PLAT  
 LOTS 4 TO 23-SECTION 2  
 FLORENCE ESTATES**

FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE - 1" = 100' AUGUST, 1982

TAX MAP 12 PARCEL NO. 12  
 F-83-93 SHEET 9 OF 5

#605

NO	RAD	ARC	Δ	CHORD	BEARING	TAN.
1-12	220.00	59.39	13°05'18"	59.26	N74°27'21"E	22.83
13-15	275.00	172.00	37°17'42"	175.86	S80°21'02"E	92.80
16-18	25.00	18.50	42°35'50"	18.16	N83°00'16"W	7.75
19-21	50.00	240.00	27°49'17"	67.09	S33°33'30"W	
22-24	25.00	24.34	55°46'16"	23.37	N36°27'55"W	13.23
25-27	225.00	32.07	34°38'57"	194.00	N81°40'31"W	70.12

NO.	NORTH	EAST
1	4197.05	5531.11
2	4325.73	5478.86
3	4820.01	5475.70
4	4218.30	5325.58
5	4618.51	6268.77
6	4786.95	6302.43
7	4686.25	6222.54
8	4348.78	6742.36
9	3524.35	6118.10
10	3740.68	5968.79
11	4173.97	5639.73
12	4163.84	5926.28
13	4212.93	5588.20
14	4220.13	5886.25
15	4230.66	6059.62
16	4228.95	6077.68
17	4210.75	5824.07
18	4191.25	6026.26
19	4172.54	6040.56

TOTAL NO. OF LOT 5  
 TOTAL AREA OF LOTS 16.6357 AC.  
 TOTAL AREA OF ROADWAY 0.7182 AC.  
 TOTAL AREA OF SUBMISION 17.3539 AC.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

DATE DIRECTOR

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

R-6-84 James Paul  
 DATE COUNTY HEALTH OFFICER

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS HOWARD CO. DEPT. PUBLIC WORKS

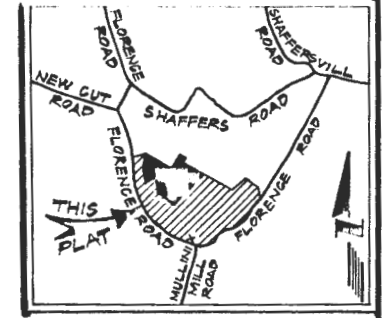
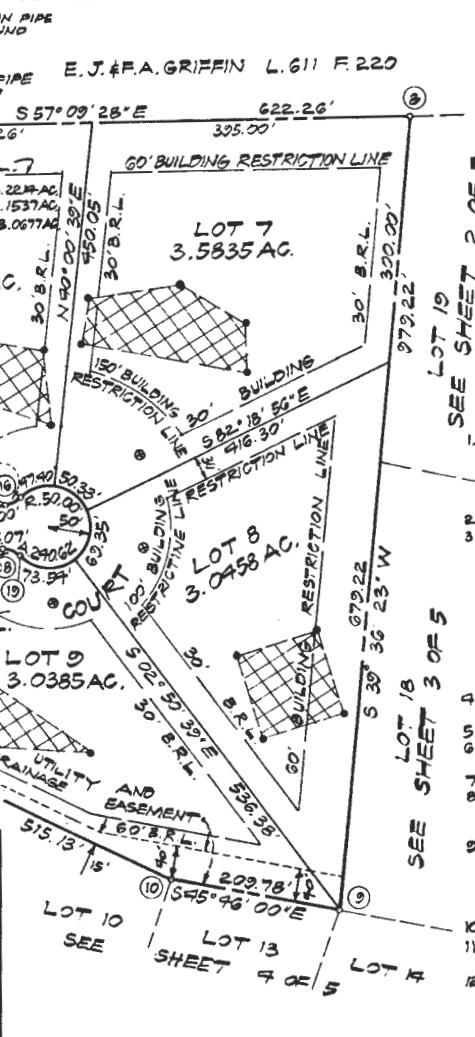
DATE DIRECTOR

**OWNER'S DEDICATION**

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WITNESS OUR HANDS THIS DAY OF 11, 1982

Hubert E. Snapp  
 HUBERT E. SNAPP  
Jane S. Snapp  
 JANE S. SNAPP  
Marjorie W. Green  
 WITNESS TO ALL  
Helen W. Boyer  
 HELEN W. BOYER



VICINITY MAP  
 SCALE - 1" = 2000'

**NOTES**

- THE LOTS SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH AND MENTAL HYGIENE REGULATIONS. COORDINATES ARE IN ASSUMED DATUM.
  - DESIGNATES A PREVIOUSLY ESTABLISHED SEPTIC RESERVE AREA OF 10,000 + OR MORE AS REQUIRED BY THE MD. STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE.
  - B.R.L. REPRESENTS BUILDING RESTRICTION LINES.
  - REPRESENTS CONCRETE MONUMENT.
  - FIELD LOCATED PERC HOLES ARE SHOWN THUS: ●
  - ⊕ INDICATES A PROPOSED WELL.
  - SUBJECT PROPERTY IS ZONED "R" PER 10-3-77 COMPREHENSIVE ZONING PLAN.
  - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT DRIVEWAY.
  - SEE SKETCH PLAN NO. S-81-30 AND PRELIMINARY PLAN NO. P-82-07
  - THERE ARE EXISTING STRUCTURES ON LOT 19.
- PLAT #5900  
 B-20 84

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES WASHINGTON AND NELLIE BARNARD TO M. MCKENDREE AND HELEN W. BOYER AND HUBERT E. AND JANE S. SNAPP, BY DEED DATED NOVEMBER 11, 1964 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 428, FOLIO 10, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND, AS AMENDED.

DATE: Nov. 10, 1982

William L. Wirts  
 WILLIAM L. WIRTS  
 R.P.L.S. - NO. 10721



TRI-COUNTY SURVEYS, INC.  
 BOX 55  
 DAMASCUS, MD 20872  
 PHONE - 253-3591

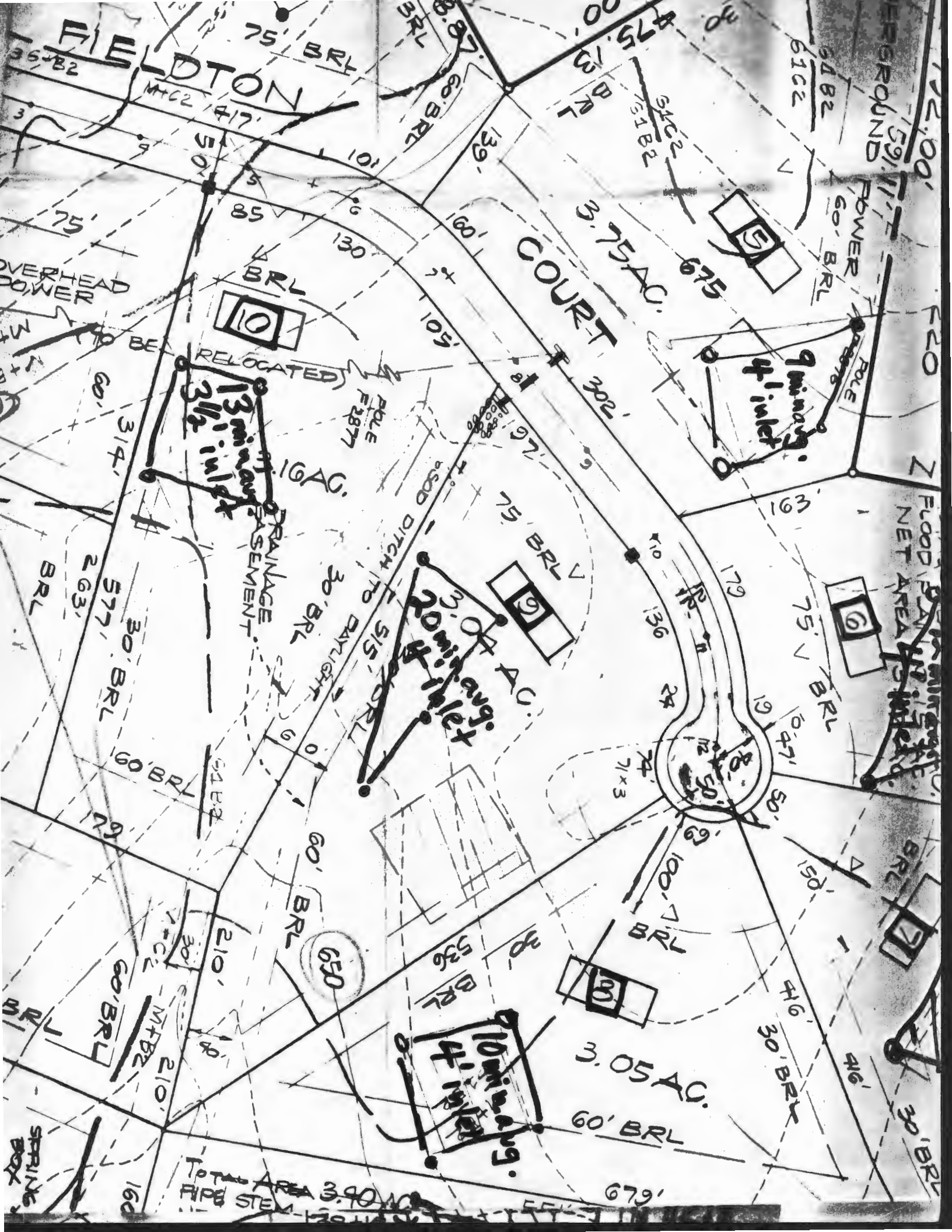
**FINAL PLAT  
 LOTS 4 TO 23 - SECTION 2  
 FLORENCE ESTATES**

FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE - 1" = 100' AUGUST, 1982

TAX MAP 12 PARCEL NO. 12  
 SHEET 5 OF 5

F-83-93

#605



FIELDTON COURT

COURT

13 primary 3 1/2 inlets

20 primary 4 inlets

10 primary 4 inlets

9 primary 4 inlets

3 primary 4 inlets

Total Area 3.90 AC.  
PIPE SYSTEM

OVERHEAD POWER

RELOCATED

POLE F287

DITCH TO S/S

POWER

FLOOD HAZARD NET AREA

416'

30' BRL

30' BRL

SPRINKLE BOX

BRL

577'

30' BRL

60' BRL

210'

60' BRL

210'

60' BRL

210'

60' BRL

160'

314'

577'

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71x3

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163'

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71x3

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71x3

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71x3

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71x3

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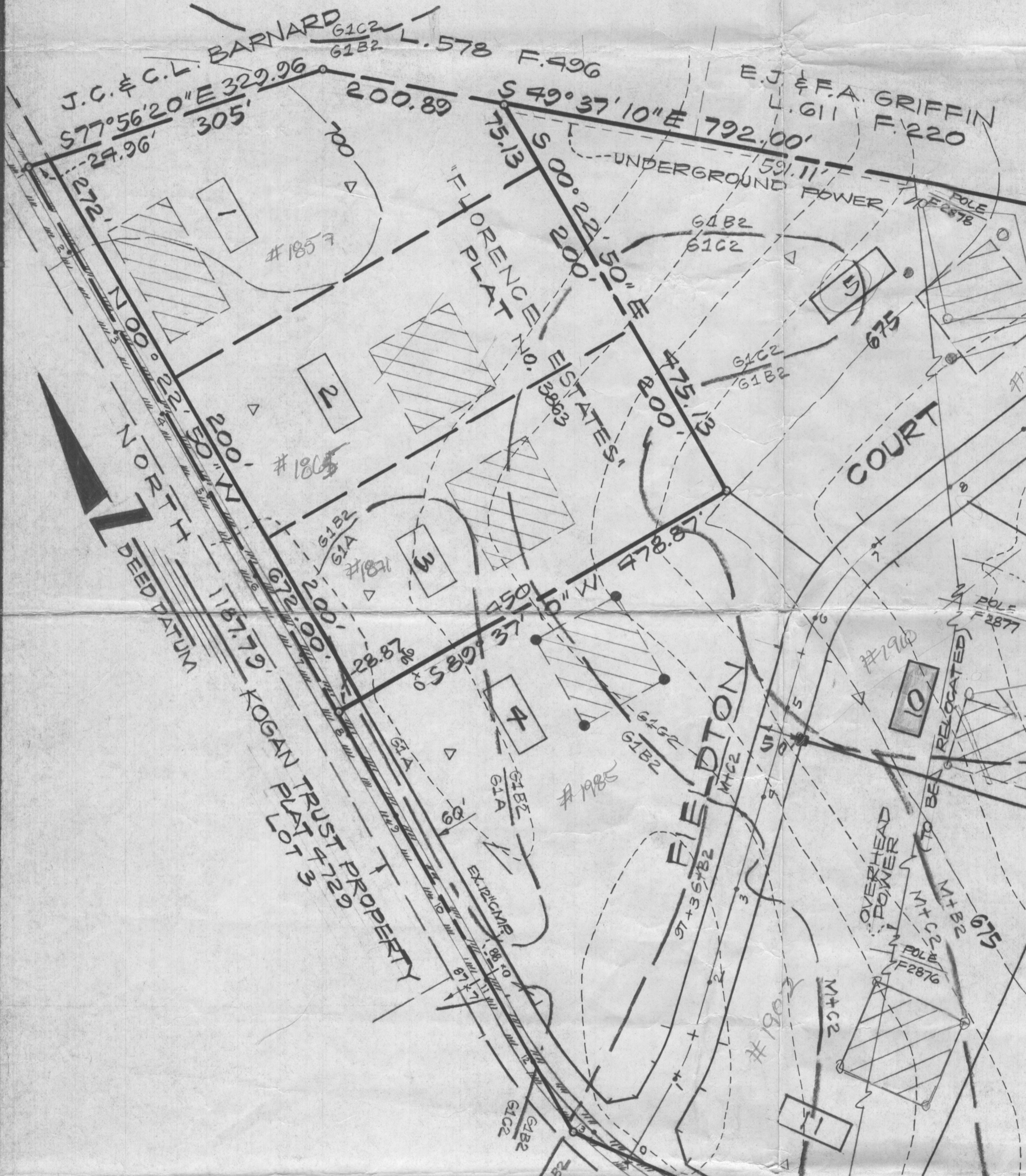
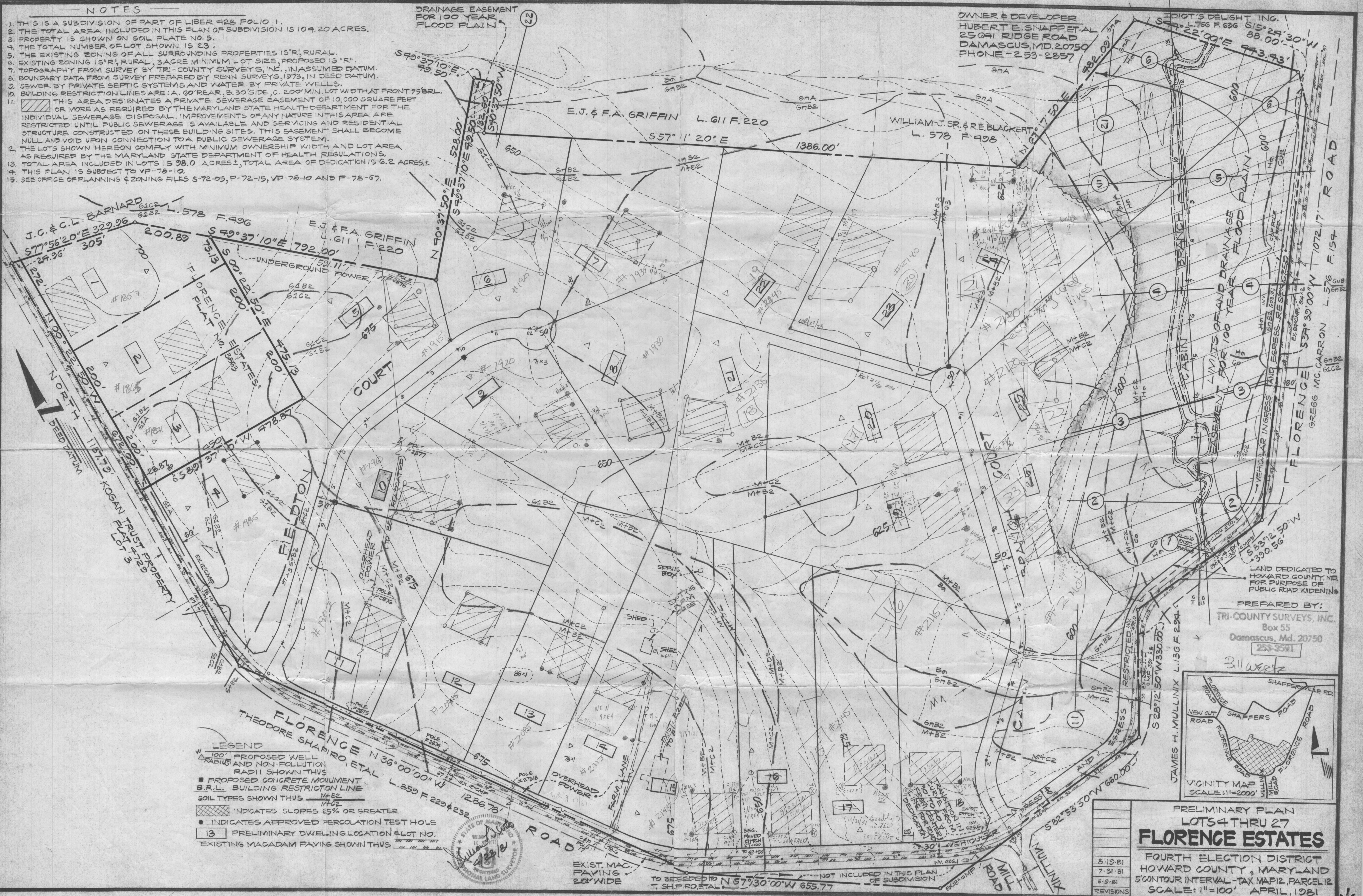
163'

179'

NOTES

1. THIS IS A SUBDIVISION OF PART OF LIBER 428 FOLIO 1.
2. THE TOTAL AREA INCLUDED IN THIS PLAN OF SUBDIVISION IS 104.20 ACRES.
3. PROPERTY IS SHOWN ON SOIL PLATE NO. 5.
4. THE TOTAL NUMBER OF LOTS SHOWN IS 23.
5. THE EXISTING ZONING OF ALL SURROUNDING PROPERTIES IS 'R', RURAL.
6. EXISTING ZONING IS 'R', RURAL, 3 ACRE MINIMUM LOT SIZE, PROPOSED IS 'R'.
7. TOPOGRAPHY FROM SURVEY BY TRI-COUNTY SURVEYS, INC., IN ASSUMED DATUM.
8. BOUNDARY DATA FROM SURVEY PREPARED BY RENN SURVEYS, 1973, IN DEED DATUM.
9. SEWER BY PRIVATE SEPTIC SYSTEMS AND WATER BY PRIVATE WELLS.
10. BUILDING RESTRICTION LINES ARE: A. 60' REAR, B. 30' SIDE, C. 200' MIN. LOT WIDTH AT FRONT 75' BRL.
11. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET OR MORE AS REQUIRED BY THE MARYLAND STATE HEALTH DEPARTMENT FOR THE INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE AND SERVICING AND RESIDENTIAL STRUCTURE CONSTRUCTED ON THESE BUILDING SITES. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM.
12. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
13. TOTAL AREA INCLUDED IN LOTS IS 98.0 ACRES ±, TOTAL AREA OF DEDICATION IS 6.2 ACRES ±.
14. THIS PLAN IS SUBJECT TO VP-78-10.
15. SEE OFFICE OF PLANNING & ZONING FILES S-72-05, P-72-15, VP-78-10 AND F-78-67.

OWNER & DEVELOPER  
 HUBERT E. SNAPP ET AL  
 25041 RIDGE ROAD  
 DAMASCUS, MD. 20750  
 PHONE - 253-2857



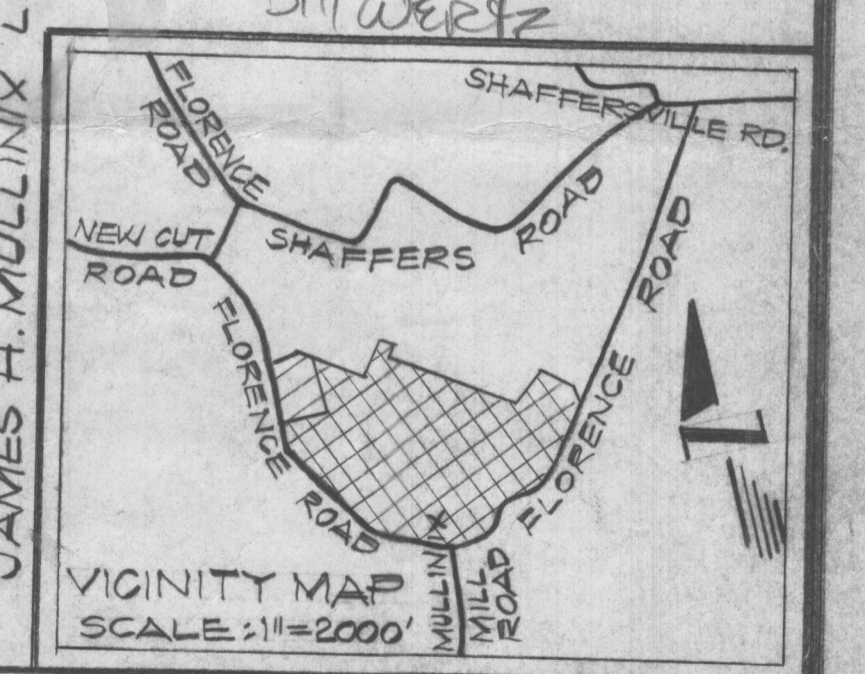
**LEGEND**

- 100' PROPOSED WELL RADIUS AND NON-POLLUTION RADIUS SHOWN THUS
- PROPOSED CONCRETE MONUMENT
- B.R.L. BUILDING RESTRICTION LINE
- SOIL TYPES SHOWN THUS
- ▨ INDICATES SLOPES 5% OR GREATER
- INDICATES APPROVED PERCOLATION TEST HOLE
- 13 PRELIMINARY DWELLING LOCATION & LOT NO.
- EXISTING MACADAM PAVING SHOWN THUS

STATE OF MARYLAND  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 WILLIAM J. SNAPP  
 No. 12345

LAND DEDICATED TO HOWARD COUNTY, MD. FOR PURPOSE OF PUBLIC ROAD WIDENING

PREPARED BY:  
 TRI-COUNTY SURVEYS, INC.  
 Box 55  
 Damascus, Md. 20750  
 253-3591



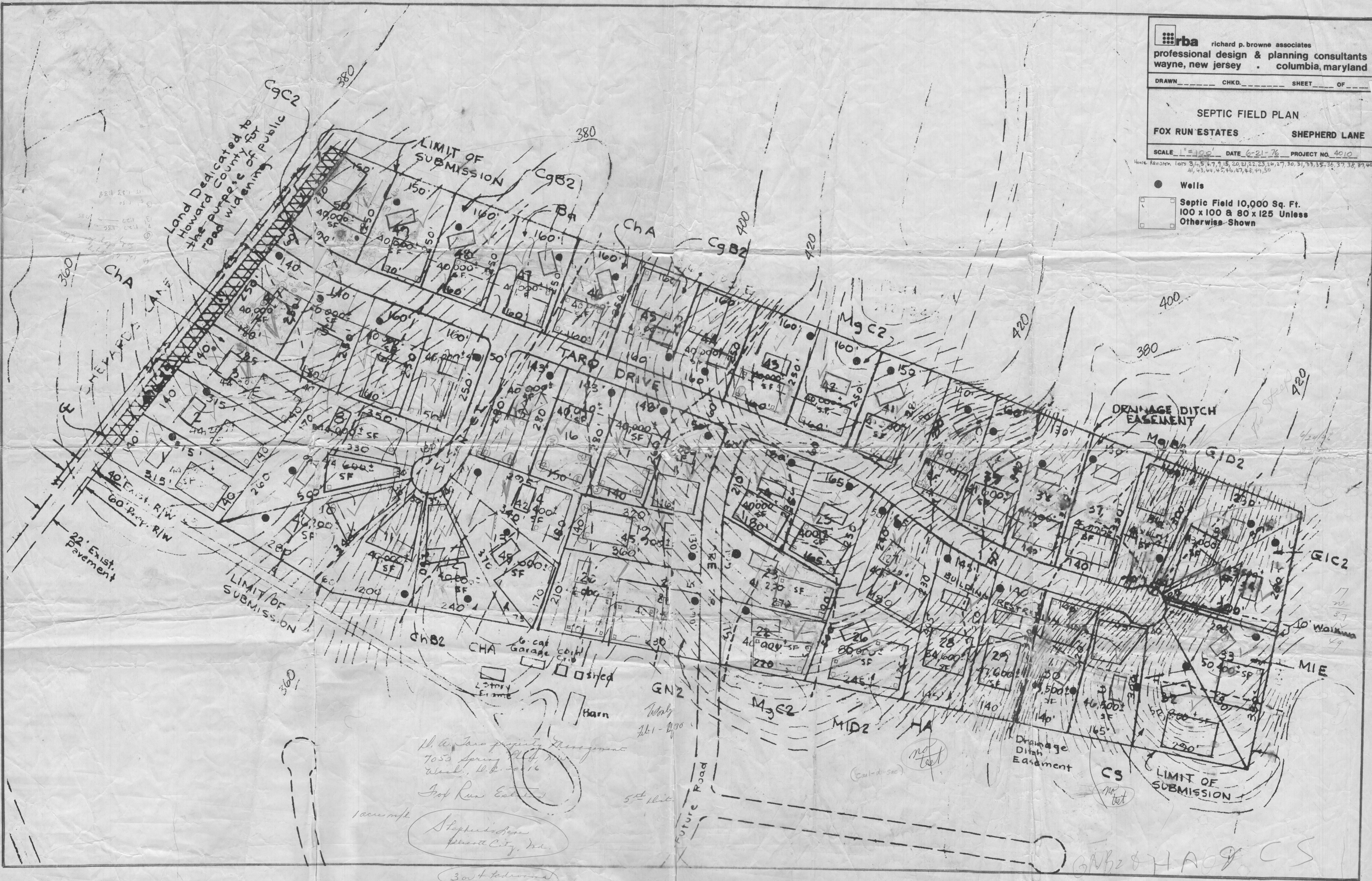
PRELIMINARY PLAN  
 LOTS 4 THRU 27  
**FLORENCE ESTATES**  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 5' CONTOUR INTERVAL - TAX MAP 12, PARCEL 12  
 SCALE: 1"=100' APRIL, 1981

8-19-81
7-31-81
6-9-81
REVISIONS

**SEPTIC FIELD PLAN**  
**FOX RUN ESTATES SHEPHERD LANE**

SCALE 1" = 100' DATE 6-21-76 PROJECT NO. 4010  
 Home Number Lots 3, 4, 5, 6, 7, 15, 20, 21, 22, 23, 24, 27, 30, 31, 33, 35, 36, 37, 38, 39, 40, 41, 43, 44, 45, 46, 47, 48, 49, 50

- Wells
- Septic Field 10,000 Sq. Ft. 100 x 100 & 80 x 125 Unless Otherwise Shown



H. L. Taro property Management  
 7053 Spring St. N.W.  
 Wash. D.C. 2016  
 Fox Run Estates

Shepherd Lane  
 Shepherd City, Mo.

30' 4' driveway

2 Home Sars

GNB2 & HA 09 CS