

WAB 6/3/19

Search Result for HOWARD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Account Identifier: **District - 04 Account Number - 343530**

Owner Information

Owner Name:	REHKOPF GEORGE W REHKOPF CAROL LYNN	Use:	RESIDENTIAL
Mailing Address:	2113 FLORENCE RD MOUNT AIRY MD 21771-3711	Principal Residence:	YES
		Deed Reference:	/17825/ 00193

Location & Structure Information

Premises Address:	2113 FLORENCE RD MT AIRY 21771-0000	Legal Description:	LOT 14 4.5426 A 2113 FLORENCE RD FLORANCE ESTATES S 2
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Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	5899
0012	0006	0012		0000			14	2017	Plat Ref:	

Special Tax Areas:	Town:	NONE
	Ad Valorem:	100
	Tax Class:	

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1780	2,778 SF		4.5400 AC	

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	NO	STANDARD UNIT	SIDING	3 full		

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments	
			As of 07/01/2018	As of 07/01/2019
Land:	231,500	231,500		
Improvements	131,900	220,000		
Total:	363,400	451,500	422,133	451,500
Preferential Land:	0			0

Transfer Information

Seller: PITT ALPHONSO	Date: 09/25/2017	Price: \$490,000
Type: ARMS LENGTH IMPROVED	Deed1: /17825/ 00193	Deed2:
Seller: RICHARDS JAMES D	Date: 10/19/2004	Price: \$565,000
Type: ARMS LENGTH IMPROVED	Deed1: /08708/ 00435	Deed2:
Seller: RICHARDS JAMES D	Date: 05/20/1998	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /04293/ 00637	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

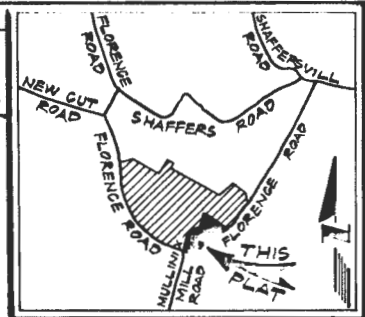
Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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

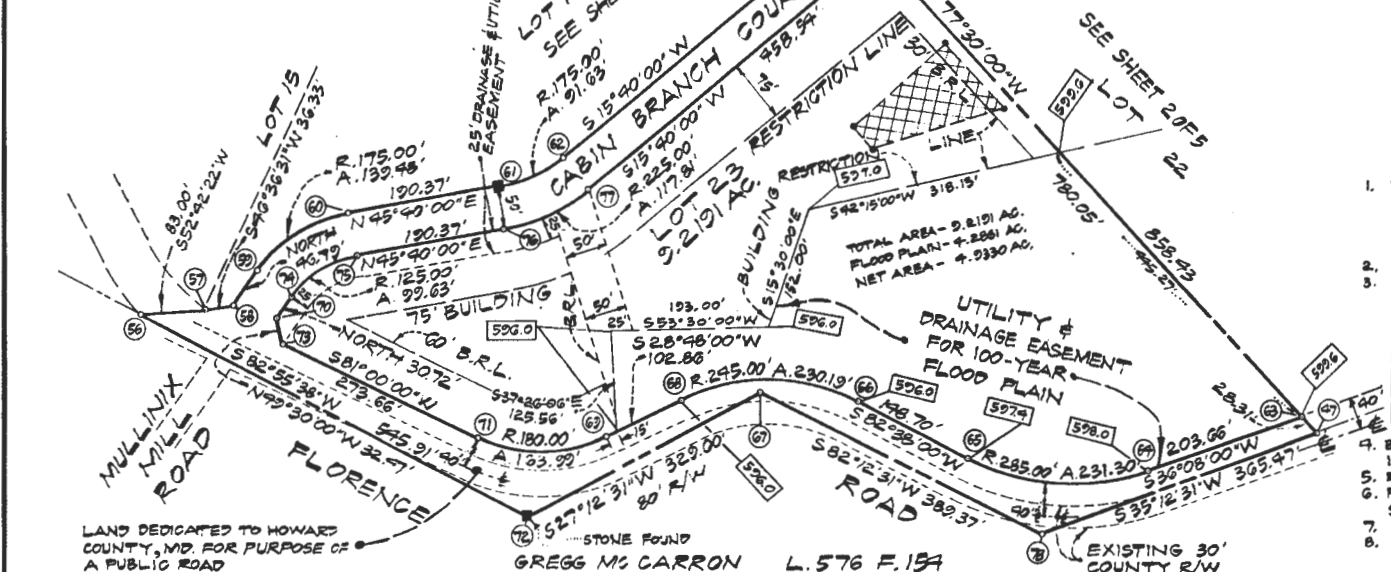
TABULATION FOR SHEETS 1 TO 5 OF 5	
TOTAL NO. OF LOTS	20
TOTAL AREA OF LOTS	93.5925 AC.
TOTAL AREA OF ROADWAY	6.7643 AC.
TOTAL AREA OF SUBDIVISION	100.3168 AC.



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 76-1089-25
- SEE SKETCH PLAN NO. S-81-30 AND PRELIMINARY PLAN NO. P-82-07
- THERE ARE EXISTING STRUCTURES ON LOT 14.



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	163.39	52°12'00"	158.38	N54°52'00"E	88.18
68-69	245.00	230.79	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

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

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 _____

Hubert E. Snapp
 HUBERT E. SNAPP

Jane S. Snapp
 JANE S. SNAPP

Therese A. Hood
 WITNESS TO ALL

Helen W. Boyer
 HELEN W. BOYER

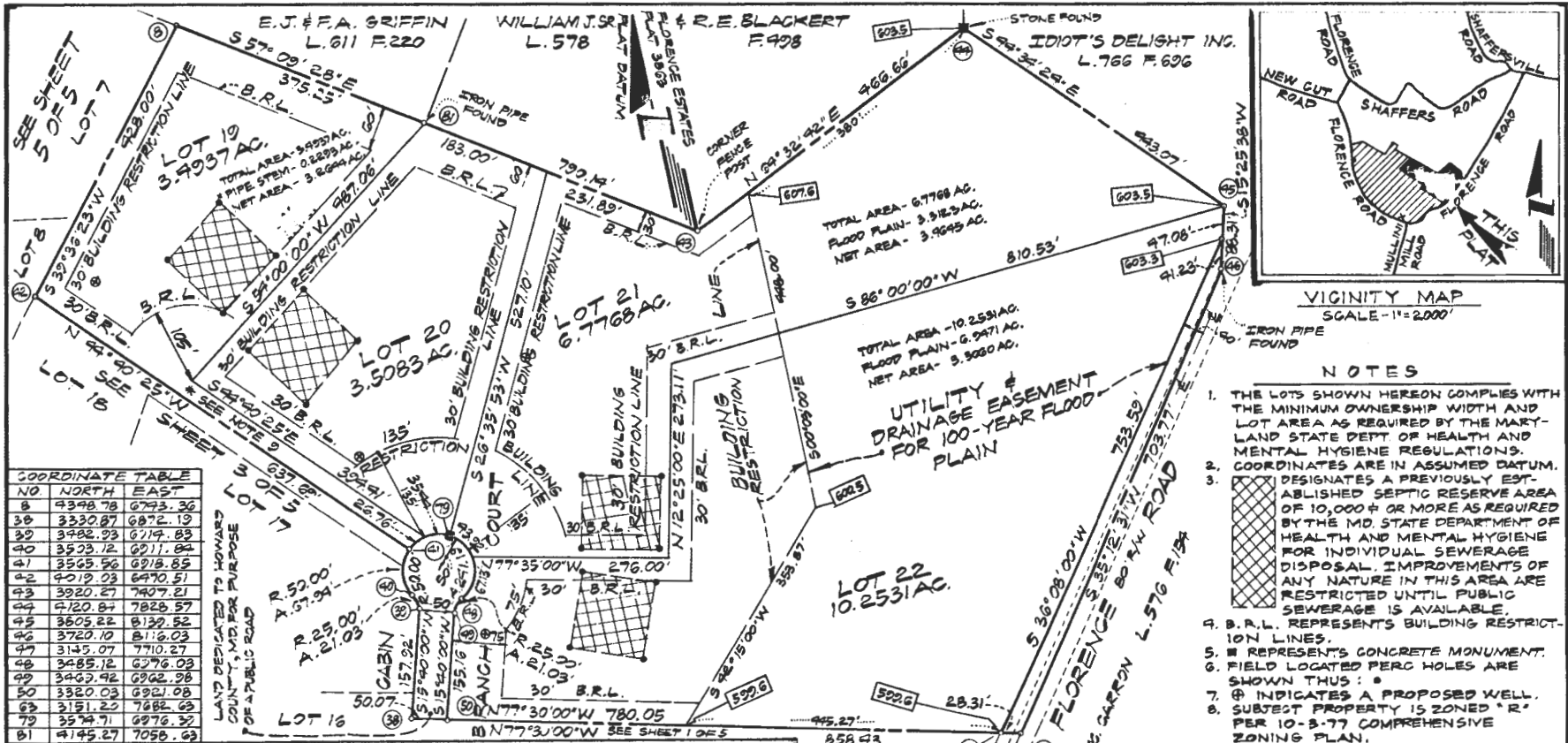
TRI-COUNTY SURVEYS, INC.
 BOX 55
 DAMASCUS, MD 20872
 PHONE - 253-3591

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 1 OF 5

#605



COORDINATE TABLE

NO	NORTH	EAST
8	4348.78	6793.36
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

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.

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 _____

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 HUBERT E. SNAPP
Jane S. Snapp
 JANE S. SNAPP
William L. Wirts
 WILLIAM L. WIRTS
Helen W. Boyer
 HELEN W. BOYER
 WITNESS TO ALL

CURVE DATA

NO	RAJ	ARC	A	CHORD	BEARING	TAN.
39-40	25.00	21.03	48°11'23"	20.41	N08°25'41"W	11.18
40-48	50.00	251.19	276°22'40"	66.67	S74°20'00"E	11.18
48-49	25.00	21.03	48°11'23"	20.41	S30°45'42"W	11.18
49-50	50.00	67.34	77°50'58"	62.83	N08°24'36"E	40.38

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DATE: Nov. 10, 1982

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 WILLIAM L. WIRTS
 R.P.L.S. - MD.#10721

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

FINAL FLAT
 LOTS 4 TO 23 - SECTION 2
FLORENCE ESTATES

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

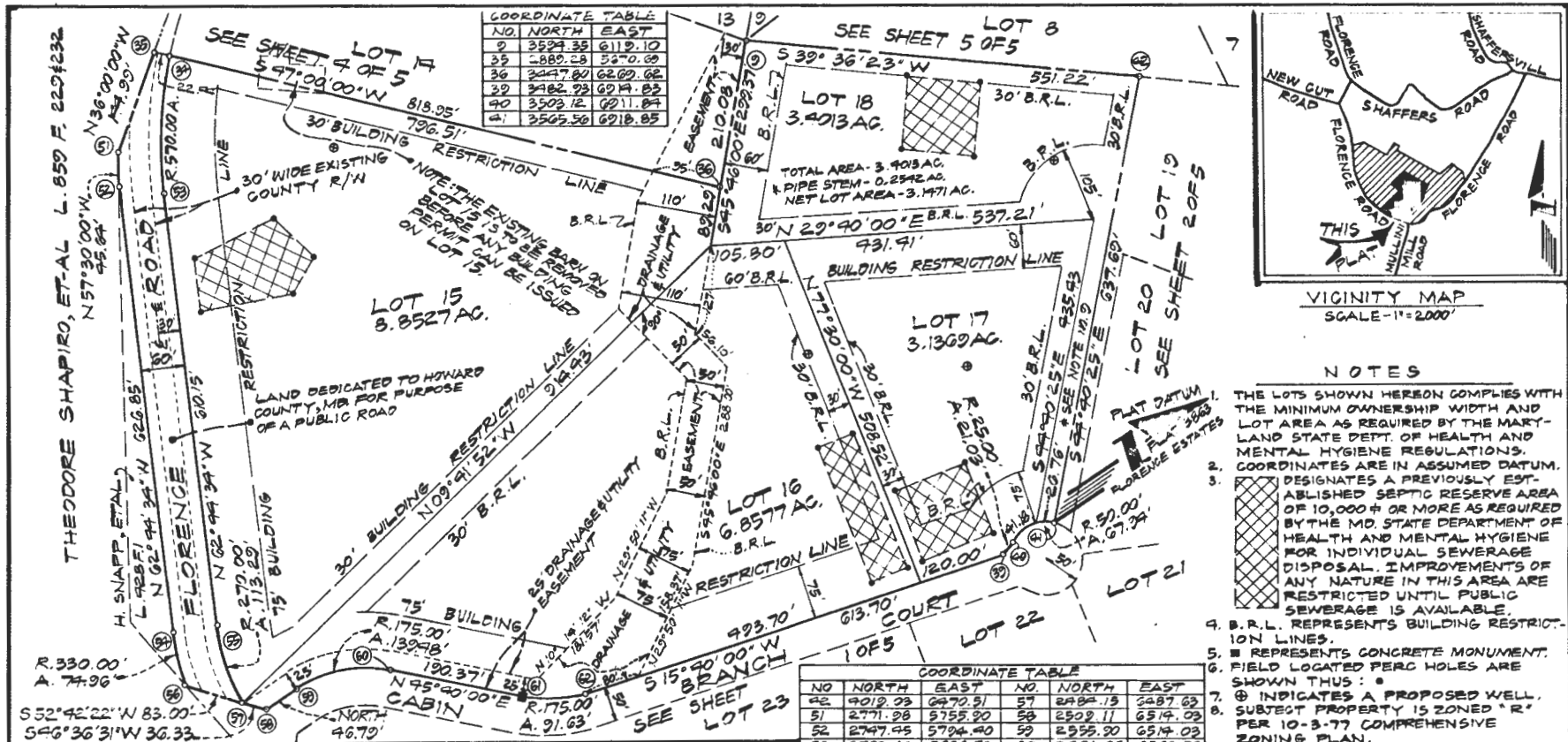
TAX MAP 12 PARCEL NO. 12
 SHEET 2 OF 5

NOTES

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- ⊞ REPRESENTS CONCRETE MONUMENT.
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- ⊕ INDICATES A PROPOSED WELL.
- SUBJECT PROPERTY IS ZONED "R" PER 10-3-77 COMPREHENSIVE ZONING PLAN.
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- PLAN SUBJECT TO VP 78-10#83-25
- SEE SKETCH PLAN NO. 5-81-30 AND PRELIMINARY PLAN NO. P-82-07
- THERE ARE EXISTING STRUCTURES ON LOT 14.

8-30 84 5897

#605



COORDINATE TABLE

NO	NORTH	EAST
2	3524.35	6119.10
25	-889.28	5370.09
26	3297.80	6209.02
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

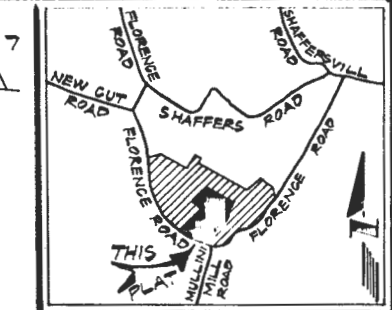
NO	RAD	ARC	Δ	CHORD	BEARING	TAN
30-40	25.00	2.103	98°11'23"	20.91	N08°25'41"W	11.18
40-41	50.00	67.34	77°50'58"	62.82	N06°29'06"E	40.38
41-50	570.00	187.42	18°30'20"	32.57	N53°0'22"W	92.56
55-57	270.00	113.29	24°02'28"	112.46	S74°45'46"E	57.40
59-60	175.00	132.88	43°40'00"	135.82	N22°50'00"E	73.08
61-62	330.00	74.26	13°00'53"	74.80	N68°15'01"W	37.02
62-24	175.00	21.63	30°00'00"	50.59	N30°40'27"E	46.80

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. KENDRICK 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**
- 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.
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 - PLAN SUBJECT TO VP 78-10183-25
 - SEE SKETCH PLAN NO. S-81-30 AND PRELIMINARY PLAN NO. P-82-07
 - THERE ARE EXISTING STRUCTURES ON LOT 14.
- 8-30 84 5898

TOTAL NO. OF LOT — 4
TOTAL AREA OF LOTS — 22,246 AC.
TOTAL AREA OF ROADWAY — 1,167.7 AC.
TOTAL AREA OF SUBDIVISION — 23,413.7 AC.

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

DATE _____ DIRECTOR _____

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

John A. Jones
DATE _____ COUNTY HEALTH OFFICER _____

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

DATE _____ DIRECTOR _____

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 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

Margie H. Green
WITNESS TO ALL

Helen W. Boyer
HELEN W. BOYER

#605

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 30F5

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	3866.79	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	3202.73	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 _____

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WITNESS OUR HANDS THIS _____ DAY OF _____ 1982

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

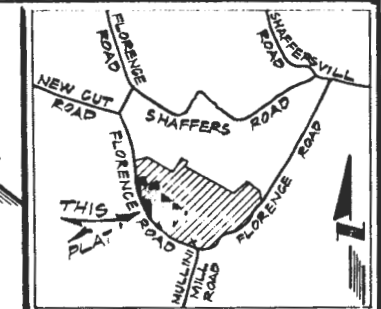
NO	RAD.	ARC	Δ	CHORD	BEARING	TAN.
1-13	260.00	52.39	13.05°18'	52.26	N74°27'2"E	23.83
1-20	260.00	101.70	22°29'42"	101.05	N66°12'21"E	51.34
13-34	370.00	74.35	07°28'23"	74.30	N40°10'00"W	37.34
23-30	370.00	94.41	14°37'01"	94.15	S07°41'25"E	47.96
22-24	175.00	42.76	14°00'00"	42.65	N52°30'00"E	21.43
8-20	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 10-3-77 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 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-253-3591

**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
 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

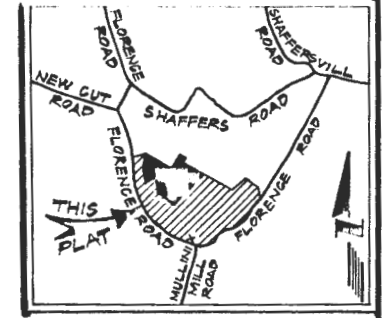
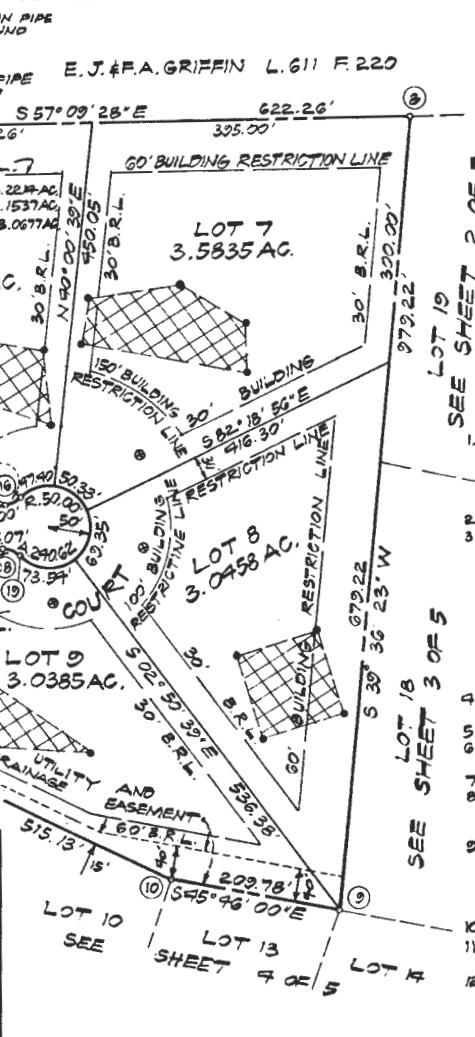
DATE DIRECTOR

OWNER'S DEDICATION

WE, HELEN WOYER AND HUBERT E. AND JANE S. SNAPP, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBMISION, 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS OF WAY.

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**

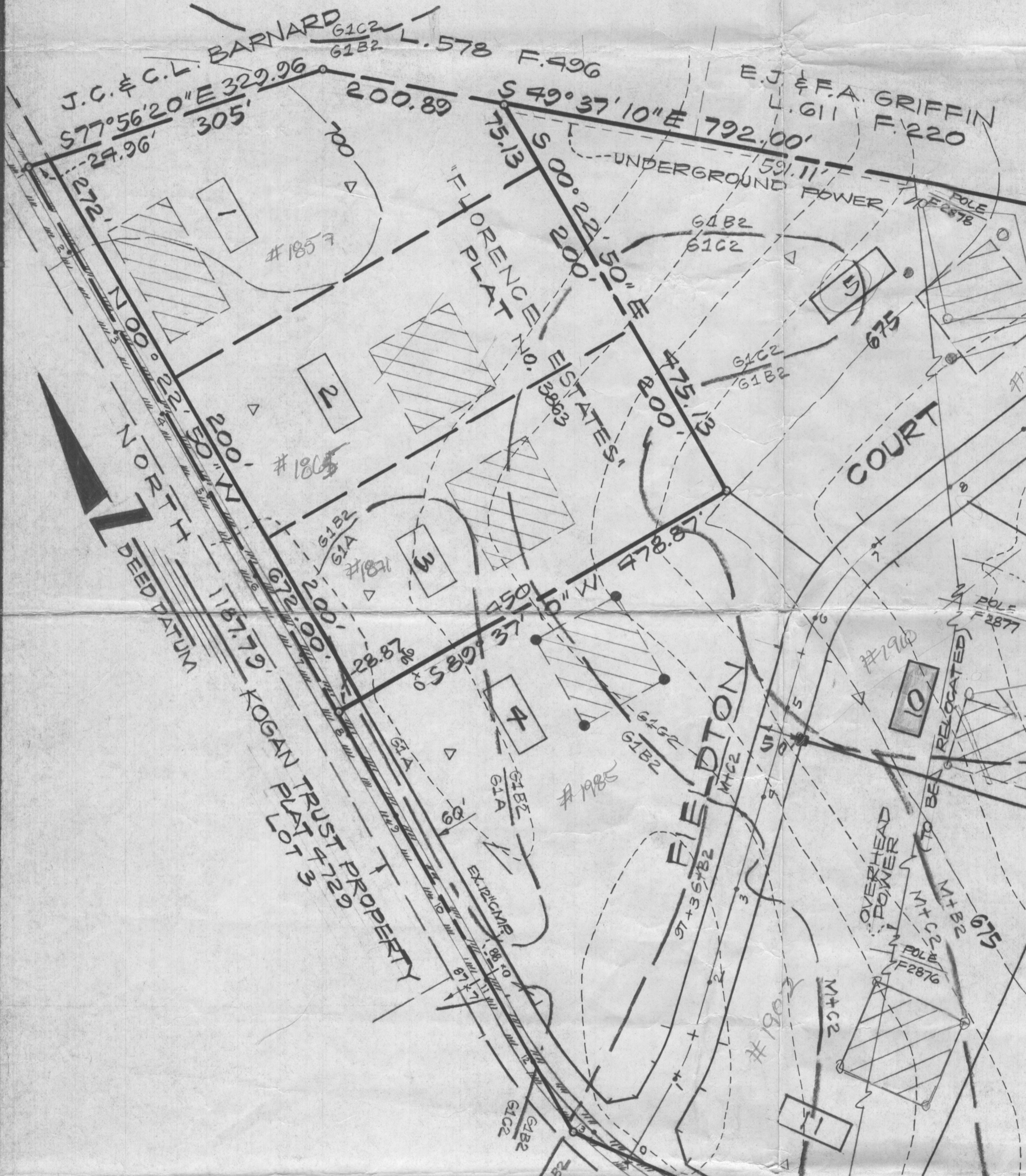
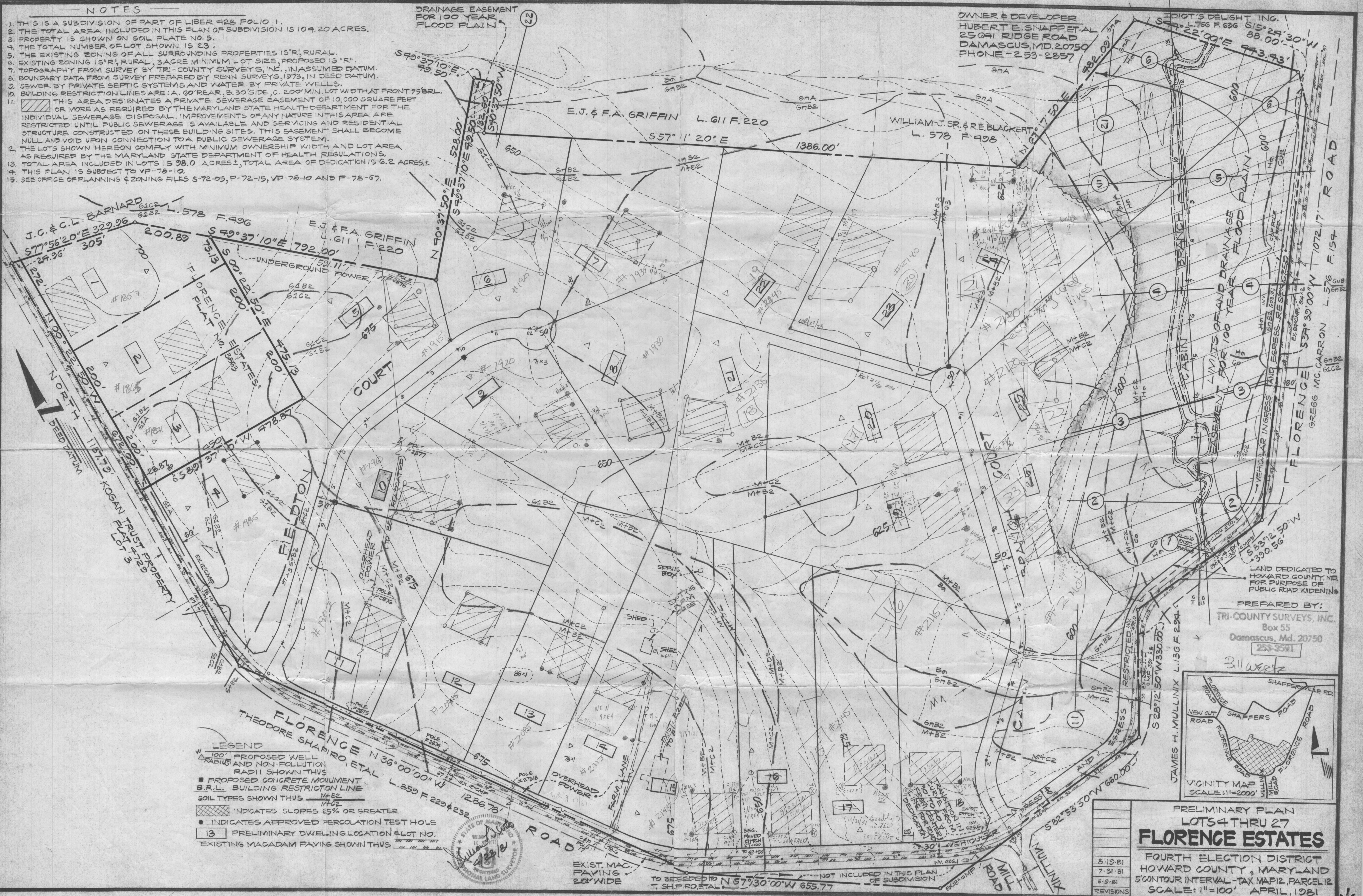
FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE - 1" = 100' AUGUST, 1982
 TAX MAP 12 PARCEL NO. 12
 SHEET 5 OF 5

#605

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



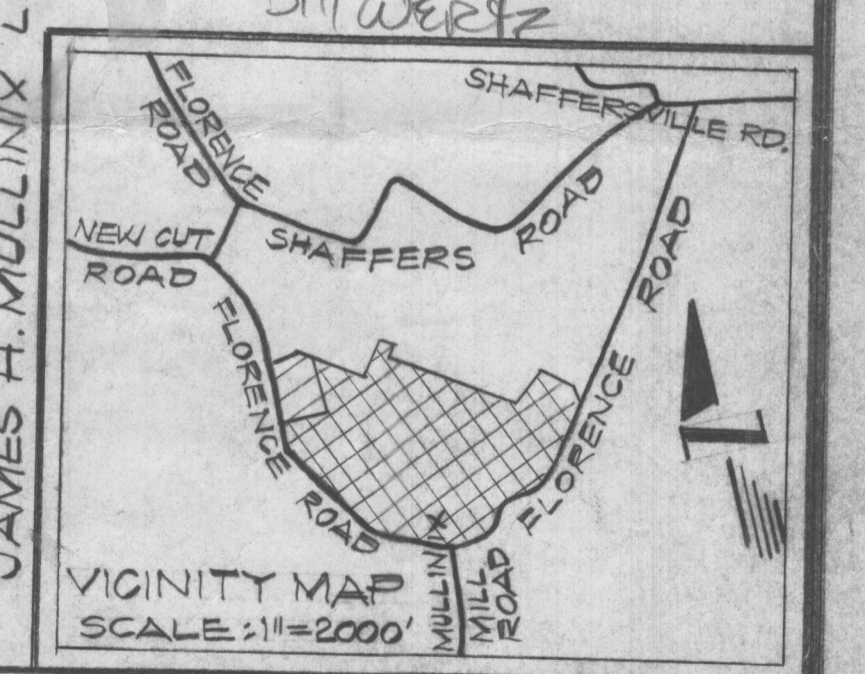
LEGEND

- 100' PROPOSED WELL
- △ RADIUS AND NON-POLLUTION RADIi 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. SHAPIRO
 12/28/81

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



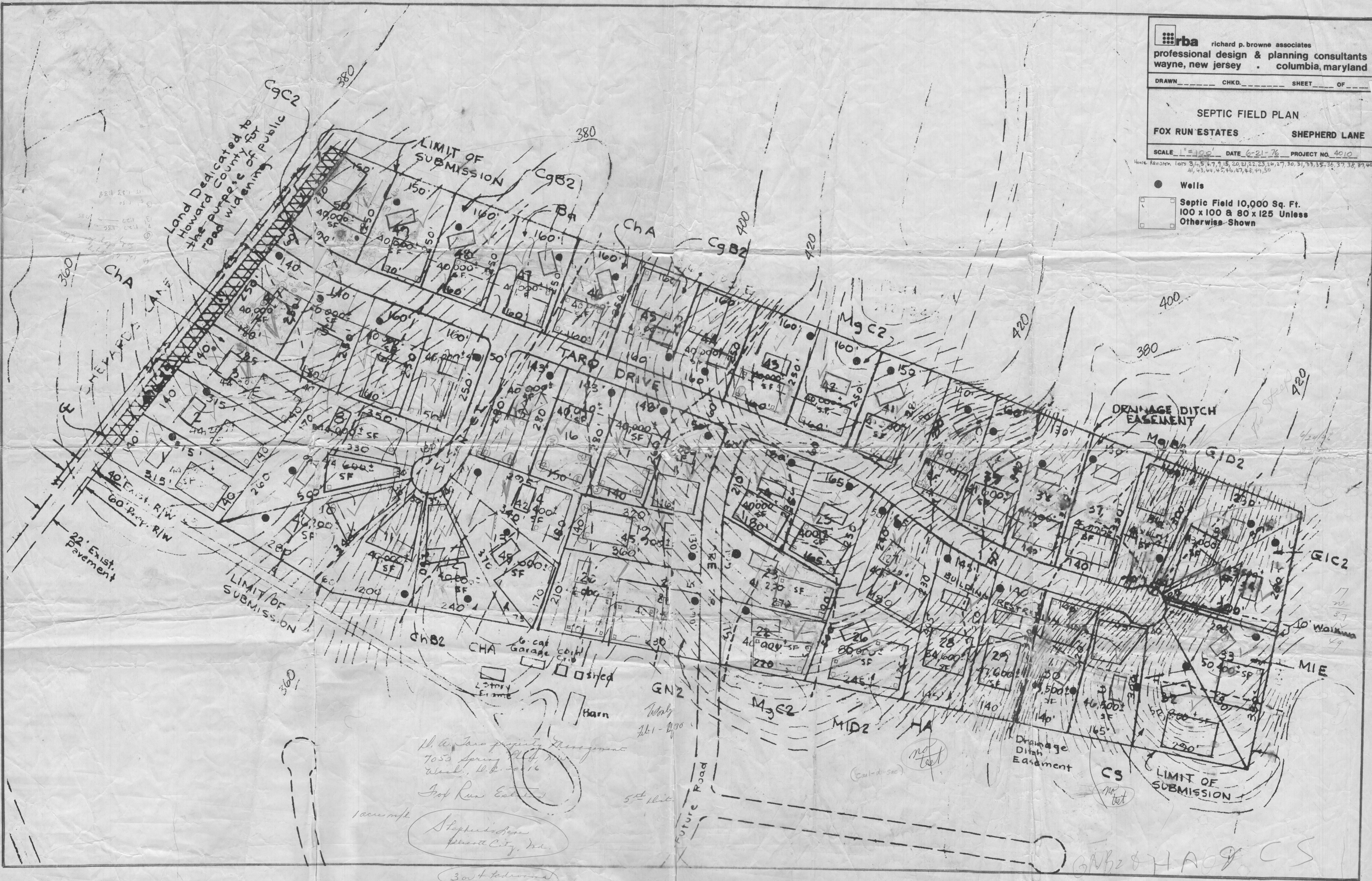
PRELIMINARY PLAN
 LOTS 4 THRU 27
FLORENCE ESTATES
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 5' CONTOUR INTERVAL - TAX MAP 12, PARCEL 12
 SCALE: 1" = 100' APRIL, 1981

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



Land Dedicated to Howard County for the purpose of public road widening

11. An Tara property Management
 7053 Spring Hill Rd.
 Wash, D.C. 20716
 Fox Run Estates
 5th Unit

Shepherd Lane
 Shepherd City, Mo.

304 telephone

2 Home Lane

GNB2 & HA09 CS