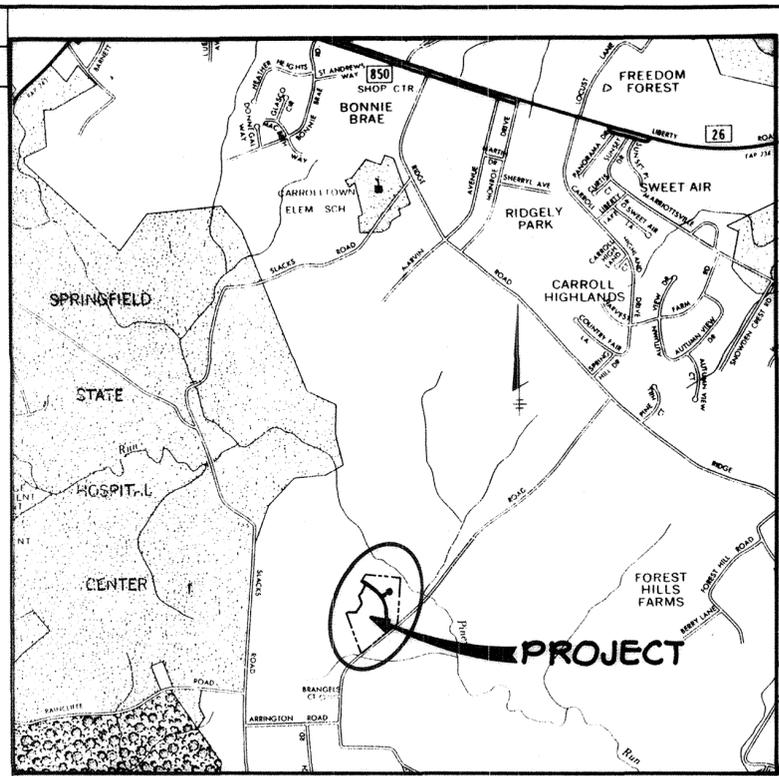


COORDINATES			OPEN SPACE TABULATION			
NO.	NORTH	EAST	LOT NO.	AREA (SQ. FT.)	AREA REQUIRED BY ZONING	OPEN SPACE REQUIRED
1	560126.73	817940.53	1	7,000	20,000	13,000
7	560620.71	818492.12	2	7,000	20,000	13,000
8	560365.27	818163.21	3	9,073	20,000	10,927
9	560223.93	818019.11	4	8,325	20,000	11,675
10	560509.73	818353.18	5	8,124	20,000	11,876
		818377.68	6	7,885	20,000	12,115
			7	7,754	20,000	12,246
21	560744.97	818272.39	8	7,792	20,000	12,208
28	560748.77	818322.24	9	7,974	20,000	12,026
29	560827.57	818316.25	10	8,307	20,000	11,693
30	560823.79	818266.40	11	8,392	20,000	11,608
31	561073.90	818211.88	12	8,110	20,000	11,890
32	561091.20	818258.79	13	8,088	20,000	11,912
33	561136.86	818188.65	14	7,902	20,000	12,098
35	561310.19	818022.00	15	7,809	20,000	12,191
36	561356.38	818041.13	16	8,091	20,000	11,909
41	561176.93	818312.21	17	8,051	20,000	11,949
42	561176.50	818332.62	18	8,052	20,000	11,948
43	561222.99	818292.76	19	9,318	20,000	10,682
45	561237.92	818306.69	20	10,840	20,000	9,160
47	561200.64	818239.84	21	11,565	20,000	8,435
48	561210.96	818208.59	22	11,594	20,000	8,406
49	561123.46	818246.89	23	10,894	20,000	9,106
51	561155.14	818260.62	24	9,429	20,000	10,571
52	560597.67	818412.51	25	8,573	20,000	11,427
54	560602.69	818377.89	26	8,355	20,000	11,645
55	560572.71	818337.87	27	8,000	20,000	12,000
57	560537.83	818333.32	28	7,689	20,000	12,311
65	560655.65	818491.88	29	7,679	20,000	12,321
73	560664.30	818503.72	30	8,121	20,000	11,879
77	561387.33	817972.31	31	9,507	20,000	10,493
78	561484.51	818024.49				



RECEIVED IN CIRCUIT COURT CARROLL COUNTY, MD.
MAY 27 3 24 PM '86
LARRY S. FLEURY

COORDINATES		
NO.	NORTH	EAST
89	561197.32	818997.63
90	561133.54	818511.74
96	560399.74	818155.68
97	560478.69	818094.31
99	560564.62	818204.82
105	560865.96	818262.22
111	561280.35	818076.99
112	561288.53	818064.41
115	560629.58	818170.83
117	560785.92	818158.96
118	560852.28	818150.30
119	560916.78	818141.89
123	561151.10	818053.84
124	561178.91	818011.02
125	561187.08	817998.44
126	561217.99	817950.84
136	561368.04	818013.00
137	561321.85	817993.86
200	561445.22	818586.19
205	561343.28	817948.65
206	561129.20	818552.82
207	560758.22	817693.05
208	560891.95	818034.28
209	561162.99	817928.06
210	561503.46	818034.67
303	560387.45	818139.87
305	560155.08	817929.42

TOTAL OPEN SPACE REQUIRED = 354,707 Sq. Ft. or 8.143 Ac.
TOTAL OPEN SPACE REQUIRED THIS PLAT = 8.143 Ac.
TOTAL OPEN SPACE PROVIDED THIS PLAT = 8.193 Ac.

VICINITY MAP
SCALE: 1"=2,000'

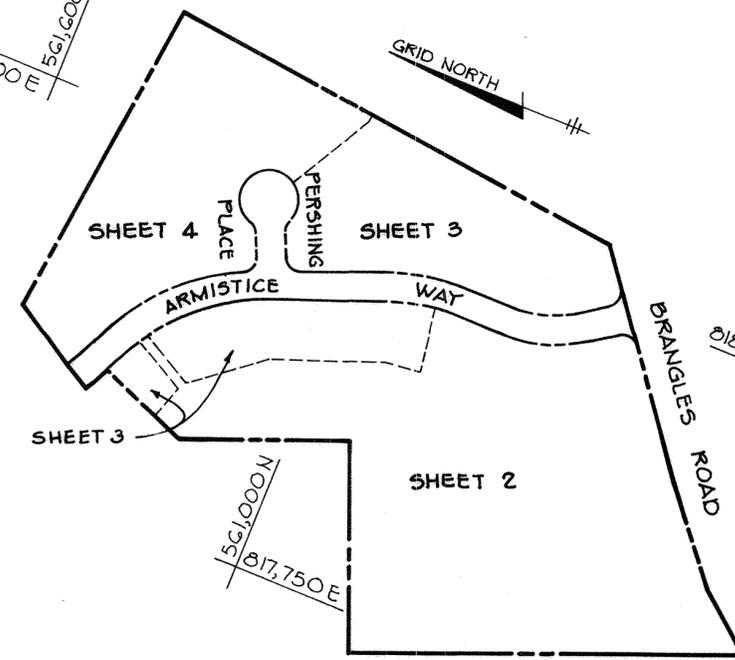
GENERAL NOTES

- COUNTY MASTER PLAN FOR WATER AND SEWERAGE: 1980-1981
- WATER - EXISTING SERVICE AREA
SEWER - EXISTING SERVICE AREA
NO INDIVIDUAL WATER OR SEWERAGE SYSTEMS SHALL BE PERMITTED.
- THE AREA SHOWN AS PARCEL 'A' CONTAINING 0.435 ACRES AND PARCEL 'F' CONTAINING 0.153 ACRES IS TO BE CONVEYED TO THE CARROLL COUNTY COMMISSIONERS BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
- THERE IS A 20 FEET WIDE DRAINAGE AND UTILITY EASEMENT CENTERED ON ALL NON-ROAD FRONTAGE LOT LINES, UNLESS OTHERWISE SHOWN HEREON.
- NOTHING SHOWN OR STATED ON THIS PLAT SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
- NO GRADING, FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
- ALL COORDINATES ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- CURRENT DEED REFERENCE BY LIBER CC 652 AND FOLIO 460 DATED JANUARY 28, 1977 FROM JOHN C. BAKER
- ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
- THE NEW STREETS AND ROADS SHOWN HEREON ARMISTICE WAY AND PERSHING PLACE ARE TO BE CONVEYED TO CARROLL COUNTY PURSUANT TO A PUBLIC WORKS AGREEMENT ENTERED INTO BETWEEN THE OWNER AND CARROLL COUNTY.
- FOR COVENANTS, RESTRICTIONS AND OPEN SPACE MAINTENANCE OBLIGATIONS SEE FLANDERS SUBDIVISION DECLARATION OF COVENANTS CONDITIONS AND RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF CARROLL COUNTY IN LIBER L.W.S. 948 FOLIO 613.

TABULATIONS

ACREAGE

1. TOTAL AREA OF PLATS "A", "B" & "C"	16.259 Ac. ±
2. TOTAL AREA OF PARCELS FOR DRANGLES ROAD WIDENING	
Plat "A" - PARCEL 'A'	0.435 Ac. ±
Plat "B" - PARCEL 'F'	0.153 Ac. ±
TOTAL	0.588 Ac. ±
3. LENGTH OF NEW STREETS	± LENGTHS
ARMISTICE WAY	988.10 L.F. 1.102 Ac. ±
PERSHING PLACE	1600.00 L.F. 0.285 Ac. ±
TOTAL	1148.10 L.F. 1.387 Ac. ±
4. TOTAL AREA OF LOTS - Plats "A", "B" & "C"	6.091 Ac. ±
5. OPEN SPACE	
PARCEL 'B' - Plat "A"	5.804 Ac. ±
PARCEL 'D' - Plat "B"	1.020 Ac. ±
PARCEL 'E' - Plat "C"	1.369 Ac. ±
TOTAL OPEN SPACE	8.193 Ac. ±
6. TOTAL NUMBER OF BUILDING SITES	31



PLAN
SCALE: 1"=200'

APPROVED: CARROLL COUNTY PLANNING AND ZONING COMMISSION
BY: *[Signature]*
DATE: MAY 27 1986 SECRETARY

APPROVED: CARROLL COUNTY HEALTH DEPARTMENT
BY: *[Signature]*
DATE: April 9, 1986

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER 1980-1981 MARYLAND STATE DEPARTMENT OF HEALTH.

WATER PERMIT NO. 82-12-622 ISSUED: 8-20-82
SEWER PERMIT NO. 82-22-24-623 ISSUED: 8-20-82

APPROVED: DEPARTMENT OF PUBLIC WORKS FOR BUREAU OF UTILITIES.
BY: *[Signature]*
DATE: 4/4/86

CERTIFICATE

THE OWNER, TO THE BEST OF HIS KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS. COMMUNITY WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

[Signature] 12-20-84
RAYMOND T. MURPHY (OWNER)
BOLLING BROOK FARM
MIDDLEBURGH, MARYLAND
DATE

[Signature] 12-20-84
ROBERT T. FISHPAUGH R.L.S.*6034
142 EAST MAIN STREET
WESTMINSTER, MARYLAND
DATE

PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT NUMBER _____
ON _____ 19____, AMONG THE LAND RECORDS OF CARROLL COUNTY, MARYLAND.

FLANDERS SECTION ONE

THE RIEMER GROUP, INC.
3105 HEALTH PARK DRIVE
ELLCOTT CITY, MARYLAND 21043

SHEET 1 OF 4
5TH ELECTION DISTRICT OF CARROLL COUNTY - MARYLAND
SCALE: AS SHOWN DATE: JULY 2, 1982

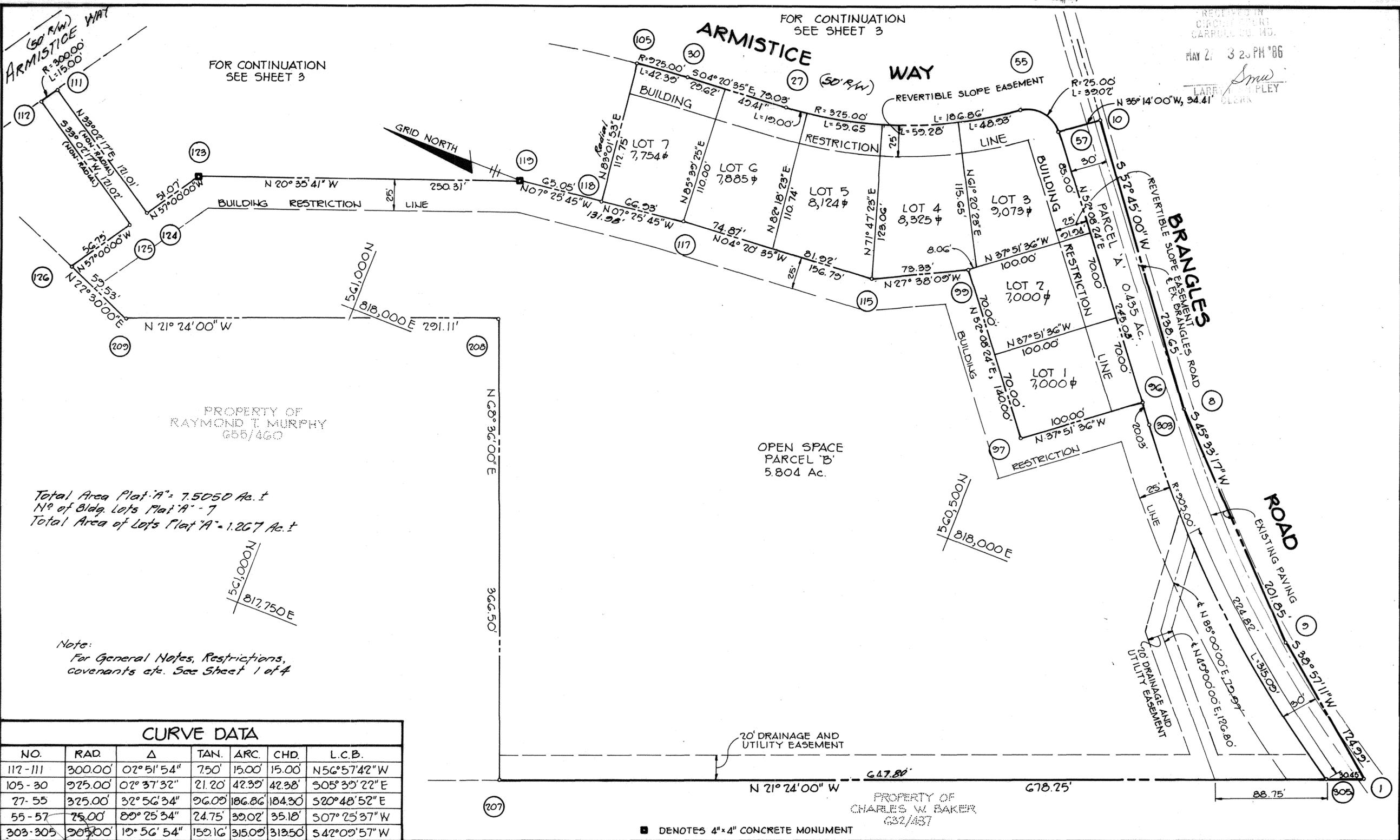


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RECORDED IN
CIRCUIT COURT
CARROLL CO. MD.
MAY 27 3 25 PM '86
LARRY M. PLEY
CLERK

FOR CONTINUATION
SEE SHEET 3

FOR CONTINUATION
SEE SHEET 3



PROPERTY OF
RAYMOND T. MURPHY
656/460

OPEN SPACE
PARCEL B
5.804 Ac.

Total Area Plat A - 7.5050 Ac. ±
No of Bldg. Lots Plat A - 7
Total Area of Lots Plat A - 1.267 Ac. ±

CURVE DATA

NO.	RAD.	Δ	TAN.	ARC.	CHD.	L.C.B.
112-111	300.00'	02° 51' 54"	7.50'	15.00'	15.00'	N56° 57' 42" W
105-30	325.00'	02° 37' 32"	21.20'	42.39'	42.38'	S05° 33' 22" E
27-55	325.00'	32° 56' 34"	96.09'	186.86'	184.30'	S20° 48' 52" E
55-57	25.00'	89° 25' 34"	24.75'	39.02'	35.18'	S07° 25' 37" W
303-305	305.00'	19° 56' 54"	159.16'	315.09'	313.50'	S42° 09' 57" W

CERTIFICATE

THE OWNER, TO THE BEST OF HIS KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS. COMMUNITY WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Raymond T. Murphy
RAYMOND T. MURPHY (OWNER)
BOLLING BROOK FARM
MIDDLEBURGH, MARYLAND
PROFESSIONAL LAND SURVEYOR

Robert T. Fishpaugh
ROBERT T. FISHPAUGH R.L.S. #6034
142 EAST MAIN STREET
WESTMINSTER, MARYLAND

12-20-84
DATE

12-20-84
DATE



RECORDED AS PLAT NUMBER _____
ON _____ 19____, AMONG THE LAND
RECORDS OF CARROLL COUNTY, MARYLAND.

FLANDERS
SECTION ONE - PLAT A
THE FLANDERS GROUP, INC.
3105 HEALTH PARK DRIVE
ELICOTT CITY, MARYLAND 21043

SHEET 2 OF 4
5TH ELECTION DISTRICT OF CARROLL COUNTY - MARYLAND
SCALE: 1" = 50'
DATE: JULY 2, 1982

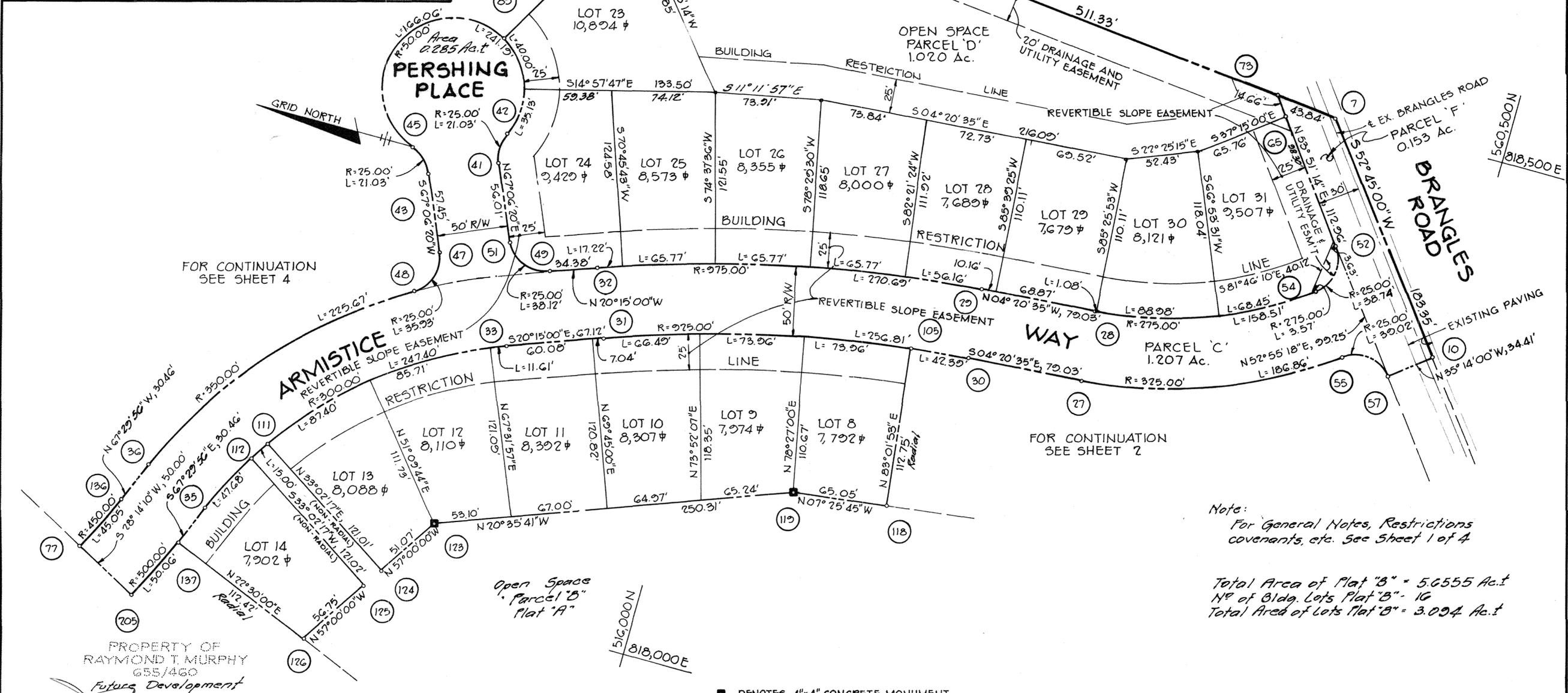
CARROLL COUNTY CIRCUIT COURT (Subdivision Plats, CR) Plat Book LWS 27, pp. 164-167, 1986/05/27. Printed 01/22/2015. Date available 1986/05/27. Date available 1986/05/27. Date available 1986/05/27.

CURVE DATA

NO.	RAD.	Δ	TAN.	ARC.	CHD.	L.C.B.
77-136	450.00'	05° 44' 10"	22.54'	45.05'	45.03'	S 64° 37' 55" E
36-48	350.00'	36° 56' 35"	116.91'	225.67'	221.78'	S 49° 01' 42" E
48-47	25.00'	82° 20' 16"	21.86'	35.93'	32.91'	N 71° 43' 32" W
43-45	25.00'	48° 11' 22"	11.18'	21.03'	20.41'	S 43° 00' 39" W
45-89	50.00'	120° 17' 04"	—	166.06'	99.60'	S 65° 56' 31" E
89-42	50.00'	86° 05' 42"	46.70'	75.13'	68.26'	S 72° 14' 52" W
42-41	25.00'	48° 11' 23"	11.18'	21.03'	20.41'	S 88° 47' 58" E
51-49	25.00'	87° 21' 26"	23.87'	38.12'	34.53'	N 23° 25' 40" E
32-29	275.00'	15° 54' 25"	136.22'	270.69'	269.82'	N 12° 17' 47" W
28-54	275.00'	33° 01' 34"	81.53'	158.51'	156.33'	S 20° 51' 22" E

CURVE DATA

NO.	RAD.	Δ	TAN.	ARC.	CHD.	L.C.B.
54-52	25.00'	88° 46' 36"	24.47'	38.74'	34.98'	N 81° 45' 28" W
57-55	25.00'	89° 25' 34"	24.75'	39.02'	35.18'	S 07° 25' 37" W
55-27	375.00'	32° 56' 34"	96.09'	186.86'	184.30'	S 20° 48' 52" E
30-105	275.00'	02° 37' 32"	21.20'	42.39'	42.38'	S 05° 30' 22" E
105-31	275.00'	13° 23' 44"	108.63'	215.77'	215.77'	N 13° 33' 08" W
33-111	300.00'	35° 16' 46"	95.40'	184.72'	181.82'	N 37° 53' 23" W
111-112	300.00'	02° 51' 54"	7.50'	15.00'	15.00'	S 56° 57' 42" E
112-35	300.00'	09° 06' 20"	23.89'	47.68'	47.63'	N 62° 56' 51" W
137-205	500.00'	05° 44' 10"	25.05'	50.06'	50.04'	N 64° 37' 55" E



Note: For General Notes, Restrictions covenants, etc. See Sheet 1 of 4

Total Area of Plat "B" - 5.6555 Ac.±
 No. of Bldg. Lots Plat "B" - 16
 Total Area of Lots Plat "B" - 3.094 Ac.±

APPROVED CARROLL COUNTY PLANNING AND ZONING COMMISSION
 BY: *[Signature]*
 DATE: MAY 27 1986 SECRETARY

APPROVED CARROLL COUNTY HEALTH DEPARTMENT
 BY: *[Signature]*
 DATE: April 9, 1986

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER 1980-1991 MARYLAND STATE DEPARTMENT OF HEALTH.

WATER PERMIT NO. 82-12-622 ISSUED: 8-20-82
 SEWER PERMIT NO. 82-22-24-623 ISSUED: 8-20-82

APPROVED DEPARTMENT OF PUBLIC WORKS FOR BUREAU OF UTILITIES.
 BY: *[Signature]*
 DATE: 4/14/86

CERTIFICATE

THE OWNER, TO THE BEST OF HIS KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS. COMMUNITY WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Raymond T. Murphy
 RAYMOND T. MURPHY (OWNER)
 BOLLING BROOK FARM
 MIDDLEBURGH, MARYLAND

12-20-84
 DATE

Robert T. Fishpaugh
 ROBERT T. FISHPAUGH R.L.S. #6084
 142 EAST MAIN STREET
 WESTMINSTER, MARYLAND

12-20-84
 DATE

PROFESSIONAL LAND SURVEYOR



RECORDED AS PLAT NUMBER _____
 ON _____ 19____, AMONG THE LAND
 RECORDS OF CARROLL COUNTY, MARYLAND.

FLANDERS SECTION ONE - PLAT B

THE RIEMER GROUP INC.
 3105 HEALTH PARK DRIVE
 ELLICOTT CITY, MARYLAND 21043

SHEET 3 OF 4
 5th ELECTION DISTRICT OF CARROLL COUNTY - MARYLAND
 SCALE: 1"=50'
 DATE: JULY 2, 1982

CARROLL COUNTY CIRCUIT COURT (Subdivision Plats, CR) Plat Book LWS 27, pp. 164-169
 MSA_S12441 5 161. Date available 1986/05/26 Printed 01/22/86
 SAUNDERS STUBBS & COMPANY

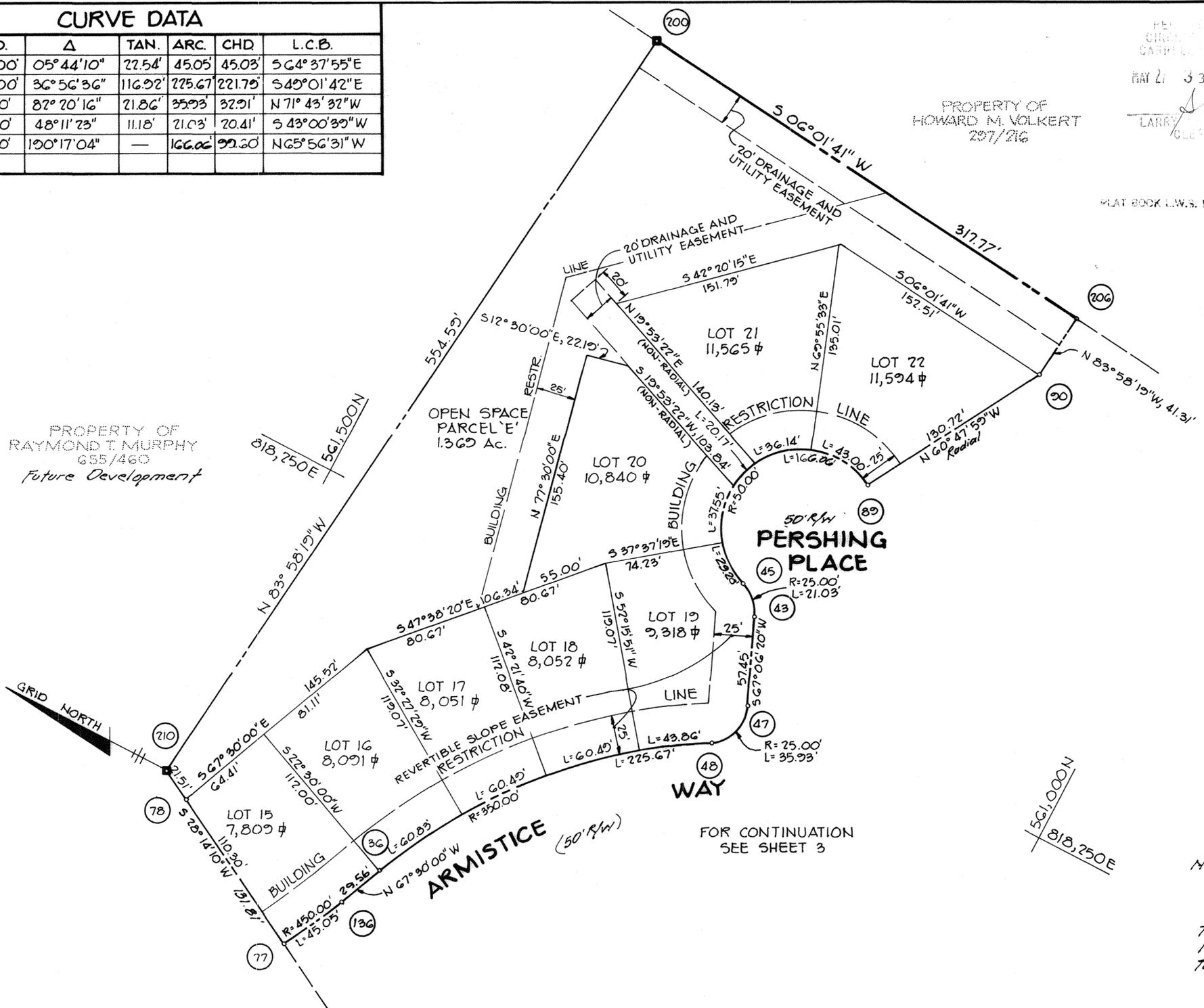
CURVE DATA						
NO.	RAD.	Δ	TAN.	ARC.	CHD.	L.C.B.
77-136	450.00'	05°44'10"	22.54'	45.03'	45.03'	S 64°37'55"E
36-48	350.00'	36°56'36"	116.92'	225.67'	221.79'	S 49°01'42"E
48-47	25.00'	87°20'16"	21.86'	35.93'	32.91'	N 71°43'32"W
43-45	25.00'	48°11'23"	11.18'	21.03'	20.41'	S 43°00'39"W
45-89	50.00'	190°17'04"	—	166.06'	99.20'	N 65°56'31"W

RECORDED IN
 CARROLL COUNTY
 MAY 27 3 31 PM '86
 LARRY C. FLETCHER
 SURVEYOR

561,000N
 818,750E

PLAT BOOK L.W.S. No. 27 Page 167

PROPERTY OF
 RAYMOND T. MURPHY
 655/460
 Future Development



Note:
 For General Notes, Restrictions,
 covenants etc., See Sheet 1 of 4
 Total Area of Plat "C" = 3.0981 Ac.±
 No of Bldg. Lots Plat "C" = 8
 Total Area of Lots Plat "C" = 1.729 Ac.±

APPROVED: CARROLL COUNTY PLANNING AND ZONING COMMISSION
 BY: *[Signature]*
 DATE: MAY 27 1986 SECRETARY

APPROVED: CARROLL COUNTY HEALTH DEPARTMENT
 BY: *[Signature]*
 DATE: April 9, 1986

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER 1980-1981 MARYLAND STATE DEPARTMENT OF HEALTH.

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APPROVED: DEPARTMENT OF PUBLIC WORKS FOR BUREAU OF UTILITIES.
 BY: *[Signature]*
 DATE: 4/14/86

CERTIFICATE

THE OWNER, TO THE BEST OF HIS KNOWLEDGE, AND THE SURVEYOR DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS. COMMUNITY WATER AND SEWERAGE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Raymond T. Murphy 12-20-84
 RAYMOND T. MURPHY (OWNER)
 BOLLING BROOK FARM
 MIDDLEBURGH, MARYLAND
 DATE

PROFESSIONAL LAND SURVEYOR

Robert T. Fishbaugh 12-20-84
 ROBERT T. FISHBAUGH R.L.S. #6039
 142 EAST MAIN STREET
 WESTMINSTER, MARYLAND
 DATE



RECORDED AS PLAT NUMBER _____
 ON _____ 19____, AMONG THE LAND
 RECORDS OF CARROLL COUNTY, MARYLAND.

FLANDERS
 SECTION ONE-PLAT C

THE RIEMER GROUP, INC.
 3105 HEALTH PARK DRIVE
 ELLICOTT CITY, MARYLAND 21043

SHEET 4 OF 4
 5th ELECTION DISTRICT OF CARROLL COUNTY - MARYLAND
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