

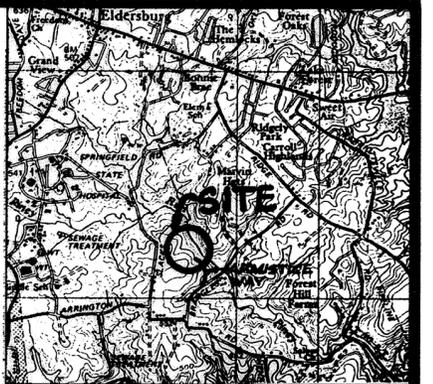
**DATA TABULATIONS:**

- Number of building sites: Plat 2 = 19  
Plat 3 = 14  
Total = 33
- Total Area of Lots:  
Plat 2 = 4.916 Ac.  
Plat 3 = 3.663 Ac.  
Total = 8.579 Ac.
- Acreage of each new street:  
Armistice Way - 0.794 Acres  
Argonne Drive - 0.508 Acres
- Total Area of Streets: 1.302 Acres
- Total Area of Open Space: Plat 1 = 16.416 Acres
- Total Area of Plats 1, 2 & 3 = 26.297 Acres

PLAT BOOK L.W.S. No. 29 Page 144

**COORDINATES MARYLAND STATE GRID SYSTEM**

PT#	NORTH	EAST	PT#	NORTH	EAST
1	560757.5192	817691.2846	39	561387.3200	817972.2963
2	561779.5329	817291.9582	40	561532.1325	817812.1329
3	562266.8300	817453.6930	42	561447.9898	817885.6133
4	562392.3383	818031.3168	43	561353.2198	817896.9164
5	562133.5561	818137.2414	45	561358.2999	817922.5675
6	561716.3698	818613.5028	46	561383.0664	817855.9019
7	561445.4956	818583.4196	48	561409.9575	817853.1385
8	561503.4447	818034.6560	49	561711.0662	817596.9885
9	561343.2691	817948.6406	51	561730.7822	817577.8896
10	561321.8331	817993.8496	52	561665.2132	817577.0510
11	561162.9720	817928.0473	54	561665.7350	817549.6062
12	560891.9324	818034.2665	56	561869.8570	817651.3692
27	561598.0063	817624.6742	99	561842.5043	817687.1020
28	561149.4773	817744.4248	100	561702.4584	817615.7194
29	561047.2129	817623.8109	101	561548.7236	817975.4893
30	561027.6204	817585.7493	111	561741.3444	817306.8794
31	561780.6970	817767.8452	113	561883.4795	817401.4966
32	561179.3240	817704.3103	114	561927.7757	817529.4249
33	561091.6688	817600.9269	154	561036.1451	817814.9053
34	561074.4393	817567.4560	155	560937.5391	817883.2929
35	561836.3239	817695.1759	157	561032.2215	817594.6877
36	561504.1729	817770.6811	158	560800.2417	817685.3281
			125	561315.6808	817805.7646
			131	561454.7662	817618.8308
			140	561332.9851	817466.4356



**VICINITY MAP** SCALE 1" = 1 mile

**GENERAL NOTES:**

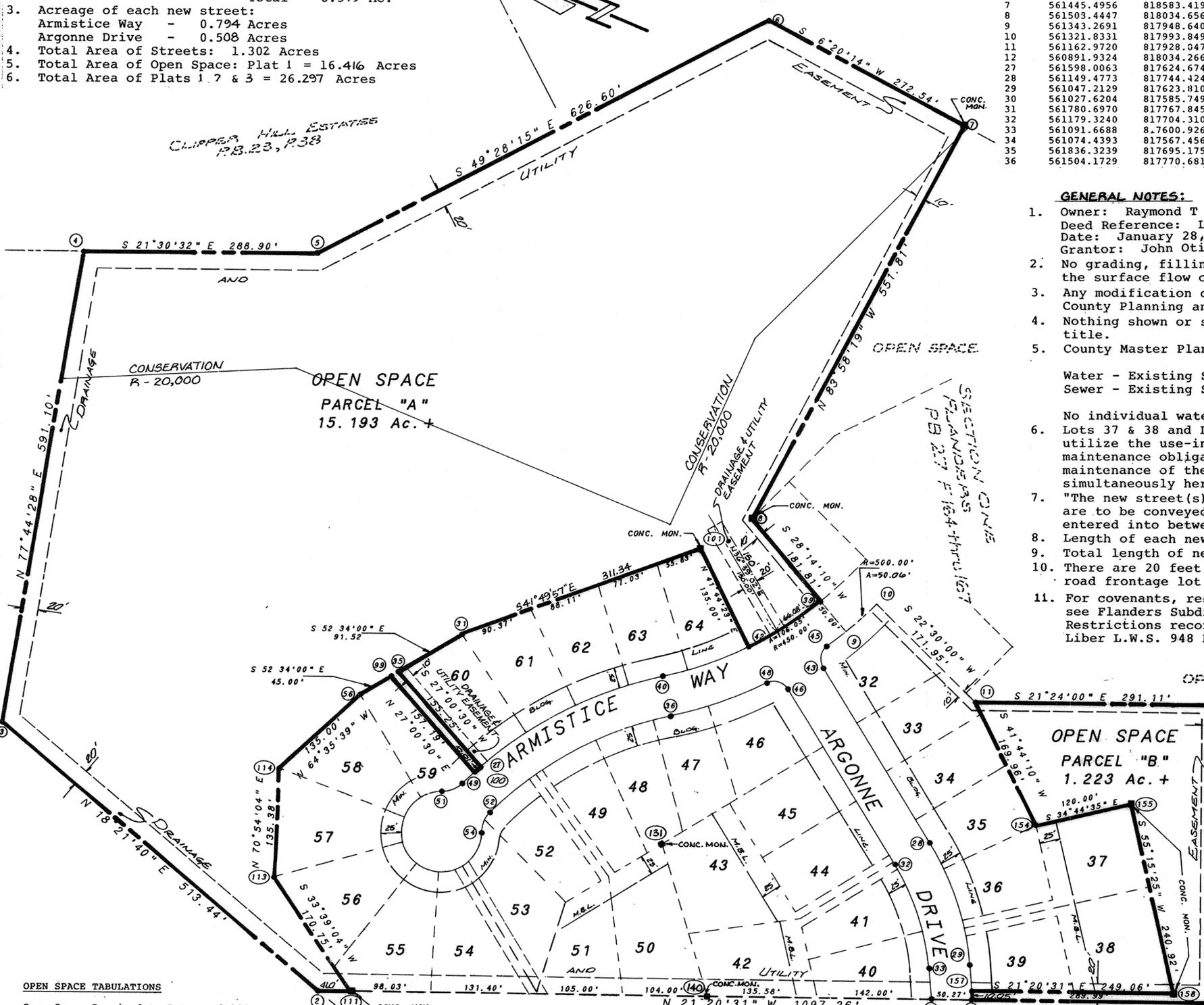
- Owner: Raymond T & Patricia W. Murphy  
Deed Reference: Liber C.C.C. 652, Folio 460  
Date: January 28, 1977  
Grantor: John Otis Oursler (Personal Representative)
- No grading, filling or construction shall be permitted which obstructs or inhibits the surface flow of water within drainage and utility easements as shown hereon.
- Any modification or plat reassembly shall be subject to approval by the Carroll County Planning and Zoning Commission.
- Nothing shown or stated on this plat shall create a covenant or restriction of title.
- County Master Plan for Water and Sewerage  
Water - Existing Service Area  
Sewer - Existing Service Area  
No individual water or sewerage systems shall be permitted.
- Lots 37 & 38 and Lots 42 & 43 of Plat 3, and Lots 50 & 51 of Plat 2 shall utilize the use-in-common driveway as shown hereon. A declaration of maintenance obligations setting forth the responsibilities for maintenance of the use-in-common driveway(s) is intended to be recorded simultaneously herewith.
- "The new street(s) and road(s) shown hereon (Armistice Way and Argonne Drive) are to be conveyed to Carroll County pursuant to a Public Works Agreement entered into between the owner and Carroll County."
- Length of each new street: Armistice Way - 1,112 feet; Argonne Drive - 964 ft.
- Total length of new streets: 2,076 feet
- There are 20 feet wide drainage and utility easements centered on all non-road frontage lot lines and other easements as specifically shown hereon.
- 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.

**PLAT ONE SECTION TWO FLANDERS**

5TH ELECTION DISTRICT  
CARROLL COUNTY, MARYLAND

**OWNER / DEVELOPER**

RAYMOND T. MURPHY  
2523 UNIONTOWN ROAD  
WESTMINSTER, MARYLAND 21157



**OPEN SPACE TABULATIONS**

Open Space Required to Date:	8.193 Acres
Open Space Required Sect. Two:	6.591 Acres
Total Open Space Required:	14.784 Acres
Open Space Provided to Date:	8.193 Acres
Open Space Provided Sect. Two:	16.416 Acres
Total Open Space Provided:	24.609 Acres
Open Space Credit:	9.825 Acres

ROBERT T. SCOTT  
623/288

**CARROLL COUNTY HEALTH DEPARTMENT APPROVAL**

DATE 8/4/87

BY *[Signature]*

Community water and/or sewerage systems are in conformance with the Carroll County Master Plan for Water and Sewer - 1986-87

Maryland State Department of Health

Water Permit No. 87-12-716 Issued 7-20-87

Sewer Permit No. 87-22-717 Issued 7-20-87

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

DATE 4-6-88

BY *[Signature]*

CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR BUREAU OF UTILITIES

DATE 7/10/87

BY *[Signature]*

**CERTIFICATION**

THE OWNER(S), TO THE BEST OF HIS (THEIR) 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 SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Owner's Signature: Raymond T. Murphy 1-13-87

Patricia W. Murphy 7-13-87

Surveyor's Certification: Robert T. Scott 7/13/87

Reg. No. \_\_\_\_\_

**KIDDE CONSULTANTS, INC.**

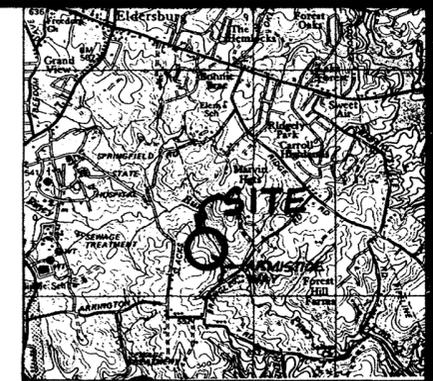
DATE	REVISION	BY
7-2-87	REV. PER FINAL CHECK	A.L.
7-9-87	REV. PER CO. MARK-UP	A.L.

CONSULTING ENGINEERS  
439 E. MAIN ST. WESTMINSTER, MD 21157  
(301) 848-1790 - (301) 876-2017

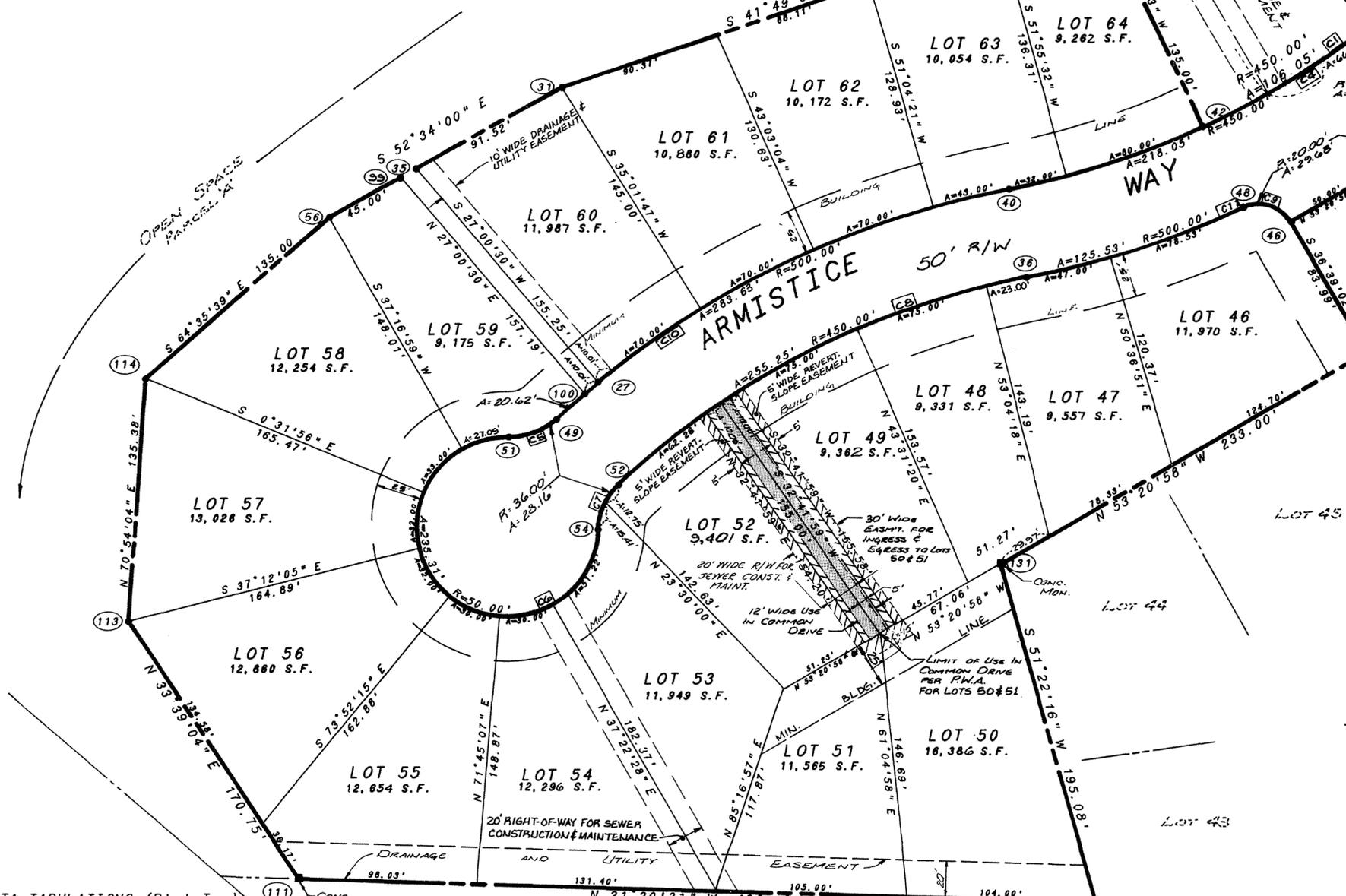
Richard S. Hull Reg. No. 75  
7/13/87

DATE 1-5-87 SCALE 1" = 100'

Drwg. NO. 3683-A



CURVE DATA						
CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	106.05	13°30'10"	450.00	105.81	S 55°00'42" E	53.27
C2	30.10	3°26'57"	500.00	30.10	N 60°02'14" W	15.05
C3	29.68	85°02'08"	20.00	27.03	N 79°10'06" E	18.34
C4	218.05	27°45'47"	450.00	215.92	N 47°52'53" W	111.21
C5	28.16	44°49'19"	36.00	27.45	N 44°05'21" W	14.65
C6	235.31	269°38'37"	50.00	70.93	S 23°30'00" W	131.16
C7	28.16	44°49'19"	36.00	27.45	S 88°54'39" E	14.65
C8	255.25	32°30'00"	450.00	251.85	S 50°15'00" E	131.16
C9	29.68	85°02'08"	20.00	27.03	S 5°52'02" E	18.34
C10	263.63	32°30'00"	500.00	279.83	S 50°15'00" E	145.74
C11	125.53	14°29'06"	500.00	125.20	S 41°11'33" E	63.10



SECTION ONE  
"FLANDERS"  
PB. 27 F 105

Lot 32  
SECTION TWO  
"FLANDERS"  
PLAT THREE.

NOTE: FOR GENERAL NOTES SEE PLAT ONE  
NOTE: FOR COORDINATE LIST SEE PLAT ONE

## PLAT TWO SECTION TWO FLANDERS

5TH ELECTION DISTRICT  
CARROLL COUNTY, MARYLAND

OWNER / DEVELOPER

RAYMOND T. MURPHY  
2523 UNIONTOWN ROAD  
WESTMINSTER, MARYLAND 21157

- DATA TABULATIONS (Plat Two)
1. Number of Building Lots: 19
  2. Total area of lots: 214,141 sq. ft. or 4.916 Acres
  3. Acreage of each new street: Armistice Way - 34,587 sq. ft. or 0.794 Acres
  4. Total area of new street: 34,587 sq. ft. or 0.794 Acres
  5. Total area of Plat Two: 248,728 sq. ft. or 5.710 Acres

ROBERT T. SCOTT  
P.E. 823 F 288

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL

DATE: 4/1/87

BY: *[Signature]*

Community water and/or sewerage systems are in conformance with the Carroll County Master Plan for Water and Sewer - 1986-87

Maryland State Department of Health

Water Permit No. 87-12-716 Issued 7-20-87

Sewer Permit No. 87-22-717 Issued 7-20-87

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

DATE: 4-6-88

BY: *[Signature]*

CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR BUREAU OF UTILITIES

DATE: 4/1/87

BY: *[Signature]*

CERTIFICATION

THE OWNER(S), TO THE BEST OF HIS (THEIR) 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 SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Owner's Signature: *Raymond T. Murphy* 7-13-87

*Patricia H. Murphy* 7-13-87

Surveyor's Certification: *Richard L. Hall prop. L.S.* 7/13/87 Reg. No. 775

**KIDDE CONSULTANTS, INC.**

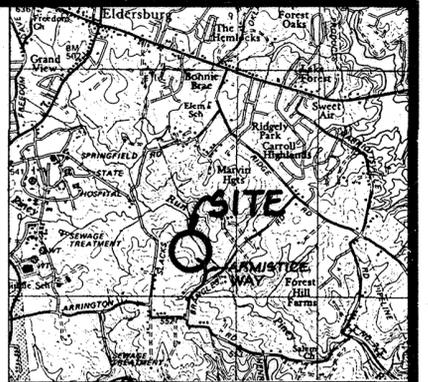
DATE	REVISION	BY
7-2-87	PER FINAL CHECK	A.L.
6-22-87	PER CO. MARK-UP OF 6-17-87	A.L.
6-9-87	PER CO. MARK-UP	A.L.
5-15-87	PER CO. COMMENTS OF 4-17-87	A.L.

CONSULTING ENGINEERS  
439 E. MAIN ST. WESTMINSTER, MD 21157  
(301) 848-1790 - (301) 876-2017

DATE: 1-5-87 SCALE: 1" = 50'

Drwg. NO. 3683-B

STATE OF MARYLAND  
REGISTERED  
PROPERTY LINE SURVEYOR  
NO. 75

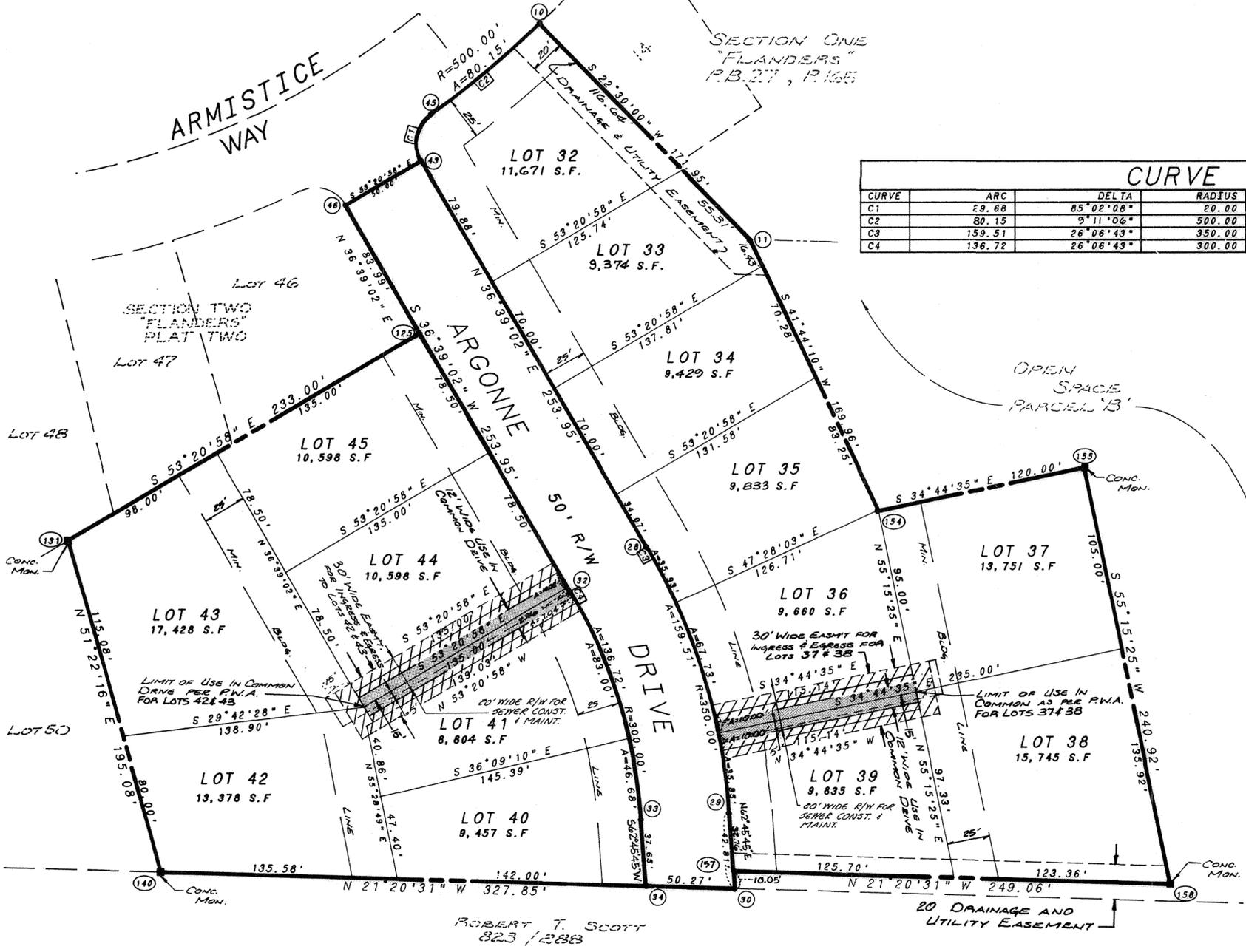
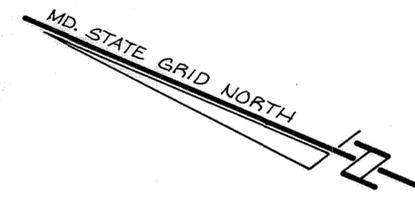


VICINITY MAP SCALE 1" = 1 mile

**DATA TABULATIONS (Plat Three)**

1. Number of Building Lots: 14
2. Total area of lots: 159,561 sq. ft. or 3.663 Acres
3. Total area of Argonne Drive: 22,128 sq. ft. or 0.508 Acres
4. Total area of Plat Three: 181,689 sq. ft. or 4.171 Acres

RECEIVED  
 CARROLL COUNTY, MD.  
 APR 6 4 24 PM '88  
 LARRY C. PLEY  
 CLERK



CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING	TAN LENGTH
C1	29.68	85°02'08"	20.00	27.09	N 79°10'06" E	18.34
C2	80.15	9°11'06"	500.00	80.07	N 62°54'23" W	40.16
C3	159.51	26°06'43"	350.00	158.13	N 49°42'24" E	81.16
C4	136.72	26°06'43"	300.00	135.54	S 49°42'23" W	69.57

**PLAT THREE  
 SECTION TWO  
 FLANDERS**

5TH ELECTION DISTRICT  
 CARROLL COUNTY, MARYLAND

**OWNER / DEVELOPER**

RAYMOND T. MURPHY  
 2523 UNIONTOWN ROAD  
 WESTMINSTER, MARYLAND 21157

NOTE: FOR GENERAL NOTES SEE PLAT ONE  
 NOTE: FOR COORDINATE LIST SEE PLAT ONE

**CARROLL COUNTY HEALTH DEPARTMENT APPROVAL**

BY: *[Signature]* DATE: 9/4/87

Community water and/or sewerage systems are in conformance with the Carroll County Master Plan for Water and Sewer - 1986-87.

Maryland State Department of Health

Water Permit No. 87-12-716 Issued 7-20-87

Sewer Permit No. 87-22-717 Issued 7-20-87

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL

DATE: 4-6-88

BY: *[Signature]*

CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR BUREAU OF UTILITIES

DATE: 4/6/88

BY: *[Signature]*

**CERTIFICATION**

THE OWNER(S), TO THE BEST OF HIS (THEIR) 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 SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Owner's Signature: *[Signature]* 7-13-87

Surveyor's Certification: *[Signature]* 7/13/87 Reg. No. # 75

**KIDDE CONSULTANTS, INC.**

DATE	REVISION	BY
7-2-87	PER FINAL CHECK	A.L.
6-22-87	PER CO. MARK-UP OF 6-17-87	A.L.
6-9-87	PER CO. MARK-UP	A.L.

CONSULTING ENGINEERS

439 E. MAIN ST. WESTMINSTER, MD 21157  
 (301) 848-1790 - (301) 876-2017

DATE: 1-9-87 SCALE: 1" = 50'

Drwg. No. 3683-C



*[Signature]* 7/13/87

9 SA S1240-293 Date available 1988/04/06  
 Maryland State Archives  
 CARRROLL COUNTY CIRCUIT COURT (Subdivision Plats, CR) Plat Book LWS 29, pp. 144-146