

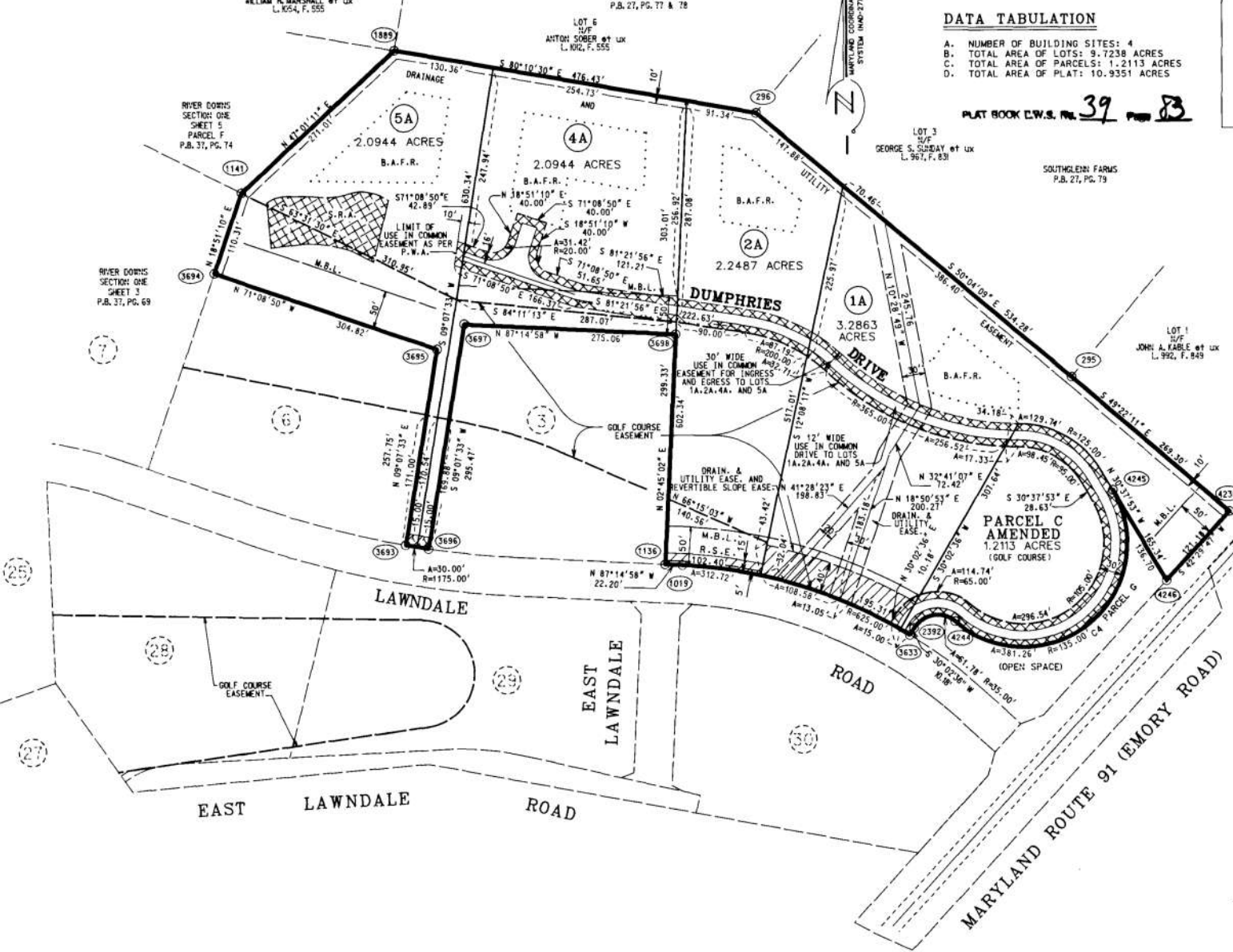
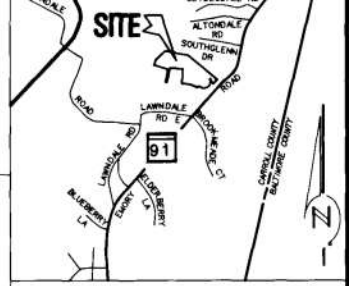
WILLIAM H. MARSHALL et ux
L. 954, F. 555

SOUTHGLENN FARMS
P.B. 27, PG. 77 & 78

DATA TABULATION

- A. NUMBER OF BUILDING SITES: 4
- B. TOTAL AREA OF LOTS: 9.7238 ACRES
- C. TOTAL AREA OF PARCELS: 1.2113 ACRES
- D. TOTAL AREA OF PLAT: 10.9351 ACRES

PLAT BOOK C.W.S. No. **39** PAGE **B3**



GENERAL NOTES

1. OWNER: RIVER DOWNS PARTNERSHIP
DEED REFERENCE: LIBER 1113, FOLIO 863
DATE: OCTOBER 14, 1988
GRANTOR: ESTATE OF JOHN M. C. MOWBRAY
2. 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.
3. ANY MODIFICATION OR PLAT RESEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CARROLL COUNTY PLANNING AND ZONING COMMISSION.
4. NOTHING SHOWN OR STATED ON THESE PLATS SHALL CREATE A COVENANT OR RESTRICTION OF TITLE.
5. (NO MASTER PLAN REFERENCE)
IF AND WHEN PUBLIC/COMMUNITY WATER AND/OR SEWERAGE FACILITIES BECOME AVAILABLE TO THE LOTS IN THIS SUBDIVISION, THE LOT OWNER(S) SHALL BE REQUIRED TO CONNECT TO THE SYSTEM IN ACCORDANCE WITH APPLICABLE LAW.
6. THE "BUILDABLE AREAS FOR RESIDENCES" (B.A.F.R.) AS SHOWN HEREON IS A REQUIREMENT OF THE CARROLL COUNTY HEALTH DEPARTMENT AND IS SUBJECT TO CHANGE UPON APPROVAL OF THE CARROLL COUNTY HEALTH DEPARTMENT.
7. LOTS 1A, 2A, 4A, AND 5A SHALL UTILIZE THE USE-IN-COMMON DRIVEWAY SHOWN HEREON AS DUMPHRIES DRIVE. A DECLARATION OF MAINTENANCE OBLIGATIONS SETTING FORTH THE RESPONSIBILITIES FOR MAINTENANCE OF THE USE-IN-COMMON DRIVEWAY IS RECORDED IN LIBER 1483, FOLIO 980.
8. THERE ARE 20 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS CENTERED ON ALL NON-ROAD FRONTAGE LOT LINES AND OTHER EASEMENTS AS SPECIFICALLY SHOWN HEREON.
9. M.B.L. - MINIMUM BUILDING LINE
10. R.S.E. - REVERTIBLE SLOPE EASEMENT
11. THIS ENTIRE TRACT IS LOCATED WITHIN THE CONSERVATION DISTRICT ESTABLISHED BY THE CARROLL COUNTY ZONING ORDINANCE. THE REGULATIONS FOR CLUSTER SUBDIVISIONS WITHIN THE CONSERVATION DISTRICT PROHIBIT FURTHER SUBDIVISION OF THE AREA DESIGNATED ON THIS PLAT AS OPEN SPACE, AND THE LOTS SHOWN HEREON, FOR THE PURPOSE OF CREATING ADDITIONAL LOTS FOR RESIDENTIAL USE.
12. PARCEL C IS INTENDED TO BE DEEDED TO THE GOLF COURSE.
13. LOTS SHOWN HEREON ARE SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN LIBER 1527, FOLIO 784.
14. THE "SEPTIC RESERVATION AREA" (S.R.A.) AS SHOWN HEREON IS A REQUIREMENT OF THE CARROLL COUNTY HEALTH DEPARTMENT AND IS SUBJECT TO CHANGE UPON APPROVAL OF THE CARROLL COUNTY HEALTH DEPARTMENT.

AMENDED PLAT OF
LOTS 1,2,4, 5 AND PARCEL C
SECTION ONE
(A CLUSTER SUBDIVISION)

RIVER DOWNS

PREVIOUSLY RECORDED IN PLAT BOOK 37, PAGE 70
4 TH ELECTION DISTRICT * CARROLL COUNTY, MARYLAND
OWNER / DEVELOPER

RIVER DOWNS PARTNERSHIP
C/O GAYLORD BROOKS INVESTMENT CO., INC.
3314 PAPER MILL ROAD
PHOENIX, MARYLAND
21131-0400

CURVE DATA

Curve	Arc	Radius	Delta	Tan	Chord	Length
1019	3633	372.72	625.00	28°40'04"	159.70	S 72°54'56" E 309.47
3696	3693	30.00	1175.00	1°27'46"	15.00	N 80°52'27" W 30.00
2392	4244	61.78	35.00	101°08'16"	42.56	N 80°36'44" E 54.07
4245	4244	381.26	135.00	161°48'45"	843.43	S 50°16'29" W 266.61

COORDINATES

PT	NORTH	EAST	PT	NORTH	EAST
295	613625.3193	837338.3605	296	613968.2535	836928.6640
1019	613381.1304	836831.9280	1136	613382.1956	836809.7560
1141	613864.7900	836260.9518	1889	614049.5514	836459.2206
2392	613299.0273	837132.8342	3633	613290.2149	837127.7376
3693	613407.4176	836472.8929	3694	613760.4020	836225.3079
3695	613661.9037	836513.7733	3696	613402.6595	836502.5132
3697	613694.3845	836549.3756	3698	613681.1845	836824.1208
4238	613449.9557	837542.7421	4244	613307.8465	837186.1774
4245	613478.2363	837391.2293	4246	613360.6090	837460.8812

THE COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM (MAD-27) AND ARE REPRESENTED AS THUS: (XXX)

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE THE LOCATION OF THE USE IN COMMON DRIVEWAY EASEMENT FOR DUMPHRIES DRIVE AND THE GOLF COURSE EASEMENT.

PLATBOOK L.W.S. **39** PAGE **083** DATE **10-12-94**

CARROLL COUNTY HEALTH DEPARTMENT APPROVAL
DATE **10/14/94**

BY *[Signature]*

CARROLL COUNTY PLANNING AND ZONING COMMISSION APPROVAL
DATE **10/14/94**

BY *[Signature]*

CARROLL COUNTY DEPT. OF PUBLIC WORKS FOR BUREAU OF UTILITIES
DATE **10/14/94**

BY *[Signature]*

CERTIFICATION
THE OWNERS, 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 3-408 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

OWNER'S SIGNATURES
[Signature] DATE **9/14/94**

RICHARD A. MOORE
PRESIDENT
GAYLORD BROOKS INVESTMENT CO., INC.
(IMAGING PARTNER)
FOR RIVER DOWNS PARTNERSHIP

SURVEYOR'S CERTIFICATION
[Signature] DATE **9/14/94**
DENNIS E. WICKLEY
PROPERTY LINE SURVEYOR REGISTRATION NO. 10844

Carroll Land Services, Inc.
Engineers • Surveyors • Land Development Consultants
439 East Main Street Westminster, MD 21157-5539
(410) 878-2017 (410) 848-1790 FAX (410) 878-0009

[Signature] DATE **9/14/94**
DENNIS E. WICKLEY
Property Line Surveyor No. 10844

DATE	REVISION	BY
5/8/94	REVISE PLAT PER COUNTY COMMENTS	MJG

100 0 100 200 DATE MARCH 1994 CARROLL COUNTY FILE NO. F-93-067
SCALE 1"=100'