



VICINITY MAP
SCALE: 1"=2,000'

AREA TABULATION CHART

FLOOD PLAIN	68,989 SF.	1.5838 Ac.
OPEN SPACE	47,120 SF.	1.0817 Ac.
LOT AREA	102,547 SF.	2.3541 Ac.
STREET DED	12,888 SF.	0.2959 Ac.
TOTAL AREA		231,544 SF 5.3155 Ac.
PLAT 1		

COORDINATES

№	NORTH	EAST	№	NORTH	EAST
136	638285.204	791929.25	3793	637726.14	791944.79
139	638298.16	791929.06	3806	637792.27	791935.82
3493	637535.51	792086.19	3835	637826.64	792041.10
3732	637710.11	791925.27	3809	637784.43	792056.09
3779	637768.23	791844.48	3901	637764.19	792027.19
3677	637500.71	792184.72	6440	638115.02	792156.07
3679	637506.15	792167.30	6515	637766.17	792168.42
9765	637751.95	792219.45	6816	637822.00	792303.13
3762	637648.00	792115.31	6817	637854.35	792335.93
3772	637611.65	792105.42	6818	637838.12	792303.52
3773	637630.19	792107.32	6833	638242.84	791674.81
3775	637622.56	792048.86	6834	638204.99	791740.02
3776	637628.00	791982.12	7467	638255.93	791874.09
3779	637785.00	791894.00	7468	638183.97	791851.37
4337	637638.02	792288.64			

CURVE DATA

FROM	TO	RADIUS	LENGTH	Δ	TANGENT	CHORD
439	3879	1824.00'	206.40'	06°26'53"	105.31'	5 26°35'34"W - 206.29'
2449	8773	557.00'	1.32	01°22'11"	5.66'	N 69°25'28"W - 19.32'
5808	8896	30.00'	36.14'	21°41'35"	18.20'	S 13°31'43"W - 35.56'
5809	5828	30.00'	22.33'	62°54'09"		N 35°44'50"W - 75.00'
5801	8897	30.00'	36.14'	41°24'35"	18.20'	N 34°57'17"E - 35.36'

GENERAL NOTES

1. BEARINGS & COORDINATES SHOWN ON THIS PLAT ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
2. ZONING: PLANNED UNIT DEVELOPMENT SECT. 14.8 CITY ORDINANCE 342.
3. THIS PLAT CONFORMS WITH THE 1978 CARROLL COUNTY MASTER PLAN FOR WATER & SEWER.
4. 000 - INDICATES HOUSE NUMBER.
5. A FIVE FOOT UTILITY & DRAINAGE EASEMENT IS RESERVED ALONG & INSIDE THE REAR LOT LINE OF ALL LOTS. A FIVE FOOT UTILITY & DRAINAGE EASEMENT IS RESERVED ALONG & INSIDE THE SIDE LOT LINES OF ALL LOTS OTHER THAN THOSE SIDE LOT LINES WHICH ARE PERMITTED TO BE BUILT UPON,* EXCEPT FOR EXTERIOR OUTLINE WHERE ; 0' IS REQUIRED.
- *PARTY WALL LINES OF SEMI-DETACHED HOUSES.
6. ☐ DENOTES CONCRETE SURVEY MARKERS TO BE SET BY OWNER.
7. NO GRADING OR FILLING OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW WITHIN THE 100 YR. FLOOD PLAIN DRAINAGE & UTILITY EASEMENT.

CITY OF WESTMINSTER
ZONING ADMINISTRATOR
Reviewed & Recommended For Approval

BY John D. Lindholm DATE 4/23/87

CARROLL COUNTY HEALTH DEPT. APPROVAL
Public Water Supply and Public Sewer by extension of
City of Westminster facilities

Maryland State Dept. of Health

Water Permit # 83-12-388
 Sewer Permit # 83-22-24-389

Issued on _____

Qualifications: COMMUNITY WATER & SEWER SYSTEMS ARE
IN CONFORMANCE WITH CARROLL COUNTY MASTER
PLAN FOR WATER & SEWER APRIL 1991

By Jane Thompson ^{10/10/10} Title Health Officer

Date *Mar 16 1983*

CITY OF WESTMINSTER

DIRECTOR OF PLANNING AND PUBLIC WORKS
Reviewed & Recommended For Approval

By Candy R. Dell Date 4-12-83

PLANNING AND ZONING COMMISSION

Approved _____
 J.M. Mitchell 4-31-92

ACKNOWLEDGED

L. P. P. Brown 4-20-28

By Raymond J. Williams Date 7-20-8
Mayor

OWNER'S CERTIFICATE

1. NATHAN 30216R, EATL, OWNER OF THE PROPERTY SHOWN HEREON, AND BEING SHOWN IN THE SURVEYORS CERTIFICATE, HEREBY CERTIFY THAT THE PLAT OF SUBDIVISION ESTABLISH THE BUILDING LINES AS SHOWN AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3108 OF THE REAL PROPERTY ACT, 1976, HAVE BEEN SATISFIED. NATHAN 30216R, EATL, HEREBY CERTIFIES THAT THE PLAT OF SUBDIVISION WAS PREPARED IN ACCORDANCE WITH THE PREPARATION REQUIREMENTS OF SECTION 3107 OF THE REAL PROPERTY ACT, 1976. IF ANY AMENDATORY THERE TO AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLETED WITHIN TEN STEETS FROM THE DATE OF RECORDING OF THIS PLAT, THE SAME SHALL BE RECORDED WITHIN THE PERIOD OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNERS SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS, NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED TO BE CONSTRUCTED ON THE LAND SO SHOWN. THE LAND SO SHOWN IN SUBDIVISION 30216R TO PROVIDE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING OR OTHER REGU-

Nathan Schone 4-7-83

OWNERS	DATE
P. J. A.	11

Renee Mitchell 4/7/83
WITNESS DATE

SURVEYOR'S CERTIFICATE

1. RONALD W. BRODYES, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAYED OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-103 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1976) AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS.

Ronald W. Georges 4/7/83

REGISTERED LAND SURVEYOR: NO. 3969 Date

SECTION 6
PART 4, PLAT 1

THE GREENS OF WESTMINSTER

ELECTION DISTRICT 7
SCALE: 1" = 30'

CITY OF WESTMINSTER, MARYLAND
APR 11 5 1983

APR 10, 1965

KIDDE
CONSULTANTS, INC.
ENGINEERS · ARCHITECTS · PLANNERS
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND

COMPILED: RWA DRAWN: WWA CHECKED: RWA L.O. 3/2/03

MSA 55112-40-557