BRL= Building Restriction Line **BOUNDARY SURVEY** LOT 3 Colonia OWEN BROWN ESTATES PLAT: #4091 HOWARD COUNTY, MARYLAND LOT 19 LOT 20 **IRON PIPE FOUND REBAR &** CAP FOUND N23°27'12"W 80.00' 30' Pear BRL WOOD 1 **FENCE** 10' side LOT 3 R-20 15,194 S.F. BRL 32'48"E 189. FRAME SHED LOT 4 LOT 2 WOOD DECK 10.9 50' Front BRL 1.5 STORY **FRAME** #6192 -10' Side BRL 10 R-20 WOOD PORCH TRANS-**FORMER** CONCRETE Existing wood porch DRIVEWAY will be replaced with S23°27'12"E 80.00' concrete raised porch IBON PIPE REBAR **FOUND** extending 10 feet into LLANFAIR DRIVE the front setback from (50' R/W) egend
10' Side BRL Proposed 10x PL
20' Recr 221
Porch Location the corner of the house Deak Porch will be 12 feet wide PROPERTY ADDRESS: 6192 LLANFAIR DRIVE - 30' Rear BRL - 50' Front BRL COLUMBIA, MD 21044 I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE PANORAMIC LAND SURVEYS, LLC ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS. THIS 10500 LITTLE PATUXENT PARKWAY #1435 SURVEY WAS EITHER PERSONALLY PREPARED BY ME, COLUMBIA, MD 21044 OR I WAS IN RESPONSIBLE CHARGE OVER ITS PHONE: (410) 599 - 4060 WWW.PANDRAMICSURVEYS.COM PREPARATION IN ACCORDANCE WITH COMAR SEC. 09.13.06.03. NO TITLE REPORT HAS BEEN FURNISHED. SUBJECT TO ANY AND ALL RESTRICTIONS AND EASEMENTS OF RECORD. THE BASIS OF BEARINGS AS SHOWN HEREON ARE BASED UPON PLATS AND/OR DEEDS OF RECORD. **NOTES** SCALE: 1" = 40' Property Owner: Kevin Favorite DEREK B. STUECKLEN 7-10-25 PROFESSIONAL LAND SURVEYOR DATE: 7/10/25 REG. #21843 **EXPIRES: 5-30-2026**