



LOCATION PLAN
 SCALE: 1" = 100'

COORDINATES		
NO.	NORTH	EAST
1	5096.54	1533.26
2	5011.59	1519.89
3	4741.87	1477.44
4	4771.93	1614.17
5	4570.27	1584.02
6	4481.51	1471.33
7	4461.26	1448.56
8	4026.61	1139.09
9	5000.00	1000.00
10	5028.23	1209.55
11	4237.86	1094.37
12	4958.74	1234.74

CURVE DATA					
NO.	R	L	Δ	T	CHD. BEARING
11-12	2000	141.95	44'	71.09'	N 01°32'E 141.92'

GENERAL NOTES:

- TAX MAP NO. 9 PARCEL NO. 106
- DEED REFERENCE: 773/239
- COORDINATES SHOWN HEREON ARE ASSUMED.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 # A.S. REQUIRED BY THE MD. STATE HEALTH DEPT. FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE & SERVICING ANY RESIDENTIAL STRUCTURE CONSTRUCTED ON THESE BUILDING SITES. THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREAS AS REQUIRED BY THE MD. STATE DEPT. OF HEALTH REGULATIONS. PRIVATE WATER & SEWAGE TO BE UTILIZED.

AREA TABULATION

- TOTAL AREA OF PROPERTY = 4.323 AC.±
- TOTAL NO. OF LOTS = 3
- TOTAL AREA OF LOTS = 3.025 AC.±
- AREA OF WIDENING = 1.298 AC.±

APPROVED: FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS. HOWARD CO. HEALTH DEPARTMENT.

Joseph B. ... 2-8-77
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

... 2-16-77
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPT. OF PUBLIC WORKS.

... 2-17-77
 DIRECTOR DATE

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY ESTHER T. WHEELER & LORRAINE T. PHELPS, PERSONAL REPRESENTATIVE TO ESTHER T. WHEELER & LORRAINE T. PHELPS BY DEED DATED JUNE 20, 1972 & RECORDED AMONG THE LAND RECORDS OF HOWARD CO. IN LIBER 773 FOLIO 239, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MD.

Robert E. Spellman 2-17-1976
 ROBERT E. SPELLMAN, PLS NO. 4593 DATE:

NOTE: NO BUILDING ADDITIONS OR ALTERATIONS TO ANY EXISTING STRUCTURE MAY TAKE PLACE AT A DISTANCE LESS THAN THE BUILDING SETBACK LINE INDICATED HEREON.

DEDICATION FOR INDIVIDUALS

WE, *Esther T. Wheeler and Lorraine T. Phelps* OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES & GRANT UNTO HOWARD CO., MD., ITS SUCCESSORS & ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT & MAINTAIN SEWERS, DRAINS, WATER PIPES & OTHER MUNICIPAL UTILITIES & SERVICES, IN & UNDER ALL ROADS & STREETS, RIGHT-OF-WAYS & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) DEDICATE TO PUBLIC USE THE DEPS OF THE STREETS &/OR ROADS & FLOODPLAINS & OPEN SPACE WHERE APPLICABLE, & FOR ONE DOLLAR (\$100) CONSIDERATION, HEREBY GRANT THE RIGHT & OPTION TO HOWARD CO. TO ACQUIRE THE FEE SIMPLE TITLE TO THE DEPS OF THE STREETS &/OR ROADS & FLOODPLAINS & OPEN SPACE WHERE APPLICABLE; (3) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS & RIGHT-OF-WAYS; AND (4) IT IS FURTHER AGREED THAT MAINTENANCE OF ALL WATERWAYS, DRAINAGE EASEMENTS &/OR FLOODPLAINS SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS & ASSIGNS.

WITNESS MY HANDS THIS 3RD DAY OF DECEMBER, 1976.

OWNER & DEVELOPER

ESTHER T. WHEELER & LORRAINE T. PHELPS
 1975 MOUNT VIEW RD.
 MARRIOTTVILLE, MD. 21104
 2-17-77 #3623

RECEIVED

MAR 10 1977

BUREAU OF ENGINEERING

SPELLMAN, LARSON & ASSOCIATES, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 SUITE 110 JEFFERSON BLDG.
 TOWSON, MARYLAND 21204
 823-3535

FINAL SUBDIVISION PLAT
 OF
"WHEELER-PHELPS TRACT"
 3RD ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 50' SEPTEMBER 17, 1976

#678