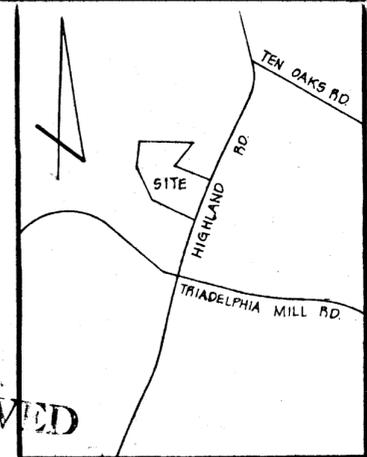
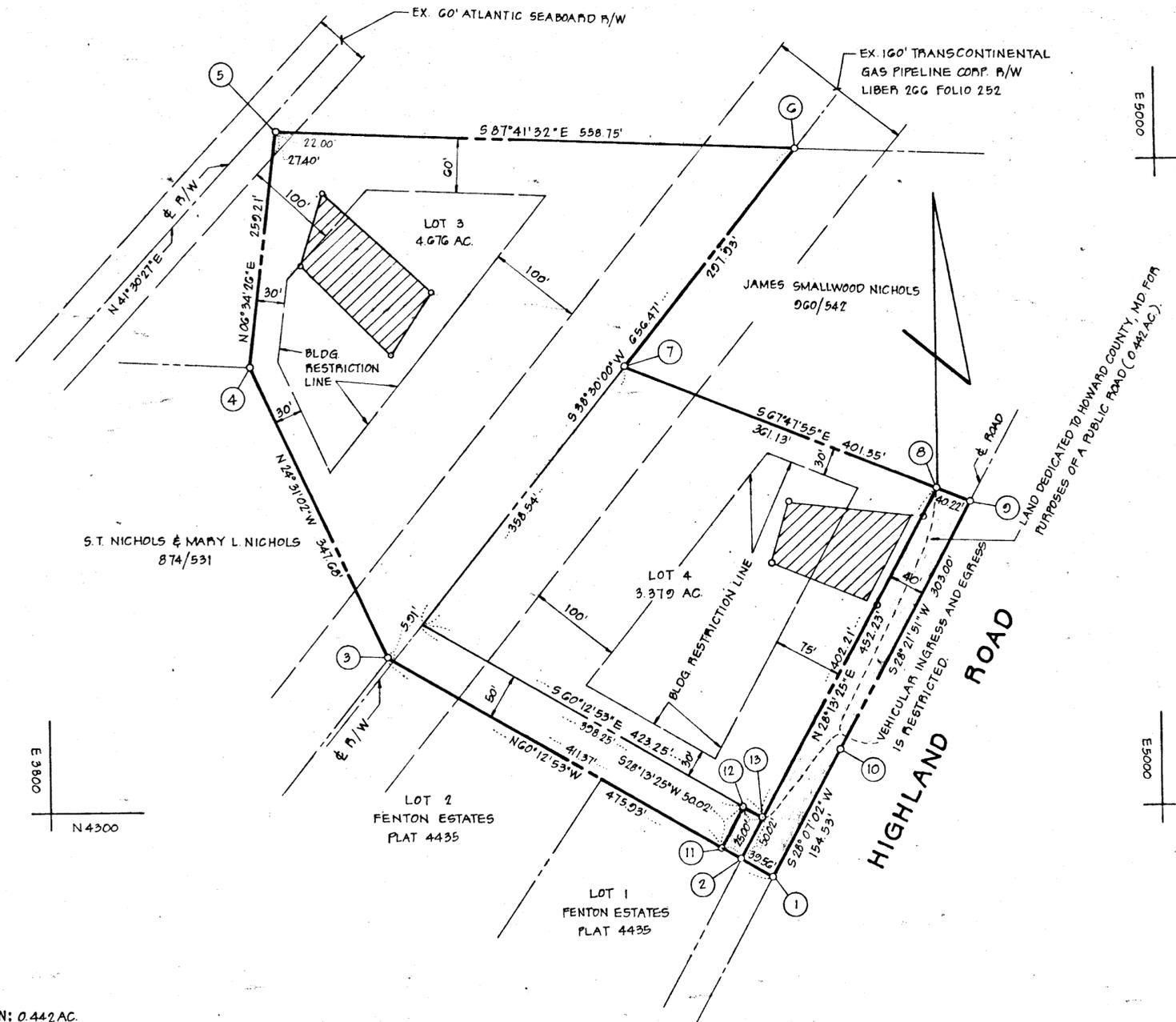


COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	4228 018	4511 855
2	4247 670	4543 522
3	4464 438	4164 800
4	4780 772	4020 524
5	5038 277	4050 109
6	5015 755	4608 501
7	4782 502	4423 035
8	4646 135	4151 389
9	4630 037	4794 630
10	4364 314	4650 683
11	4260 085	4821 825
12	4304 160	4545 478
13	4291 741	4567 176



RECEIVED  
 MAR 21 1980  
 VICINITY MAP  
 BUREAU OF ENGINEERING SCALE: 1"=1200'

GENERAL NOTES

- TAX MAP: 34 PART OF PARCEL II
- DEED REFERENCE: 960/541 AND 960/543
- COORDINATES SHOWN HEREON ARE BASED ON ASSUMED DATUM.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM.
- ALL PERCOLATION TEST HOLES SHOWN HEREON AS (c) HAVE BEEN FIELD LOCATED.
- SUBJECT PROPERTY ZONED R, PER 10-3-77 COMPREHENSIVE ZONING PLAN.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- SUBJECT TO V.P. -80-02.

OWNER / DEVELOPER  
 S.T. NICHOLS  
 FENTON FARMS, INC.  
 13938 HIGHLAND RD  
 CLARKSVILLE, MD 21022

AREA TABULATIONS

TOTAL NUMBER OF LOTS: 2  
 TOTAL AREA OF LOTS: 3.055 AC.  
 TOTAL AREA OF RIGHT-OF-WAY DEDICATION: 0.442 AC.  
 TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE  
 TOTAL AREA OF PLAT: 3.497 AC.

OWNERS STATEMENT

I, SAMUEL TURNER NICHOLS, JR., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) DEDICATE TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR ONE DOLLAR (\$1.00) CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE; (3) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS; AND (4) IT IS FURTHER AGREED THAT MAINTENANCE OF ALL WATERWAYS, DRAINAGE EASEMENTS AND/OR FLOODPLAINS SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS.

WITNESS MY HANDS THIS DAY OF  
 S. Turner Nichols, Jr.  
 Samuel Turner Nichols, Jr.  
 WITNESS

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 JAMES SMALLWOOD NICHOLS TO SAMUEL TURNER NICHOLS, JR. BY DEED DATED AUGUST 31, 1979 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 960 AT FOLIO 541 AND LIBER 960 AT FOLIO 543 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartel 11-6-79  
 WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE

RECORDED AS PLAT 4555 ON 3-17-80  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FENTON ESTATES  
 LOTS 3 AND 4

5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' DATE: NOVEMBER, 1979

boender associates engineers/surveyors/planners  
 SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING  
 ELLICOTT CITY, MARYLAND 21043  
 BALTIMORE 301-465-7777 SALISBURY 301-749-1286

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.  
 Joseph Boyles 3-5-80  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
 Thomas L. Harris 3-10-80  
 PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
 Gary F. Neumeier 3-7-80  
 DIRECTOR DATE

#826