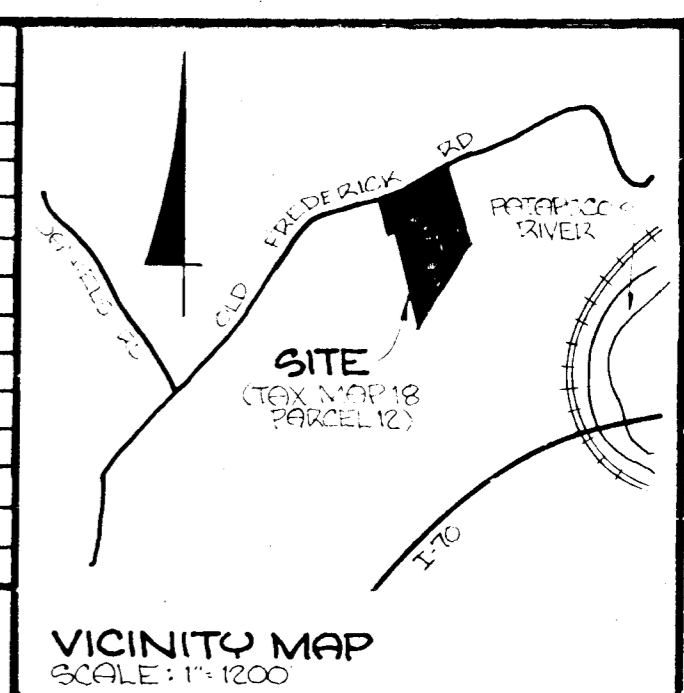


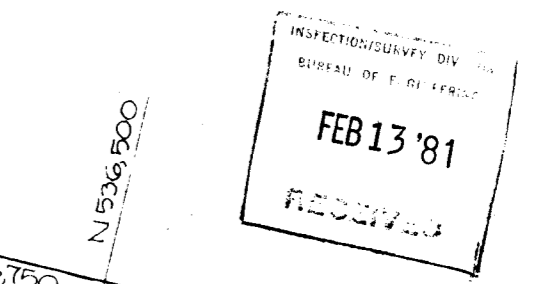
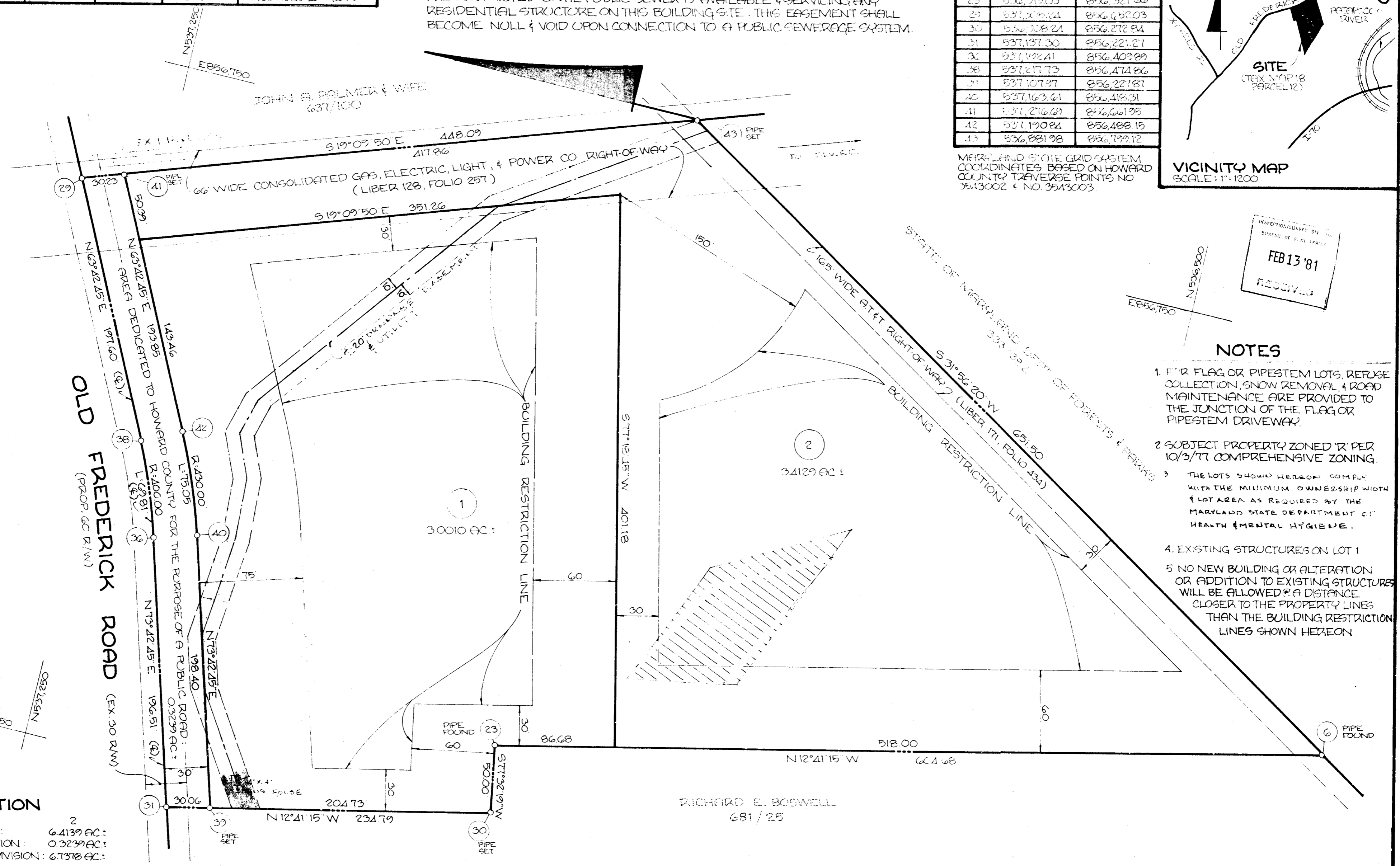
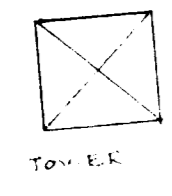
FROM-TO	RADIUS	Δ	LENGTH	TANGENT	CHORD
38-38	400.00	10°00'00"	69.21	35.00	N68°22'45" E 69.72
40-42	430.00	10°00'00"	75.05	37.62	N68°22'45" E 74.95

THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF APPROX. 10,000'² FOR INDIVIDUAL SEWER DISPOSAL AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH & MENTAL HYGIENE. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE & SERVICING ANY RESIDENTIAL STRUCTURE ON THIS BUILDING SITE. THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM.

COORDINATES		
NO	NORTH	EAST
6	536,212.11	856,454.47
23	536,212.03	856,321.66
29	537,205.24	856,452.03
30	536,208.24	856,272.84
31	537,197.30	856,221.27
32	537,192.41	856,409.99
38	537,217.73	856,474.86
39	537,107.97	856,227.87
40	537,163.61	856,418.31
41	537,216.69	856,661.95
42	537,190.84	856,488.15
43	536,881.98	856,192.12



MARYLAND STATE GRID SYSTEM COORDINATES BASED ON HOWARD COUNTY TRAVERSE POINTS NO. 3513002 & NO. 3513003



**NOTES**

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, & ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM DRIVEWAY.
- SUBJECT PROPERTY ZONED 'R' PER 10/3/77 COMPREHENSIVE ZONING.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH & MENTAL HYGIENE.
- EXISTING STRUCTURES ON LOT 1
- NO NEW BUILDING OR ALTERATION OR ADDITION TO EXISTING STRUCTURES WILL BE ALLOWED AT A DISTANCE CLOSER TO THE PROPERTY LINES THAN THE BUILDING RESTRICTION LINES SHOWN HEREON.

**TABULATION**

TOTAL NO. OF LOTS:	2
TOTAL AREA OF LOTS:	6.4139 AC:
AREA OF RD DEDICATION:	0.3239 AC:
TOTAL AREA OF SUBDIVISION:	6.7378 AC:

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.  
*Carroll G. Gorman* 11-18-80  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.  
*John M. ...* 12-5-80  
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*Paul E. ...* 11-4-80  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND WHICH, BY DEED DATED 3/15/73 & RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 647, FOLIO 272, WAS CONVEYED BY LAWRENCE I. PHELPS UNTO LAWRENCE I. PHELPS, EVELYN R. PHELPS, & MIRIAM E. PHELPS, & THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

**DEDICATION FOR INDIVIDUALS**  
 WE, EVELYN R. & MIRIAM E. PHELPS (LAWRENCE I. PHELPS BEING DECEASED), OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, & GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS, ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, & FOR GOOD & OTHER VALUABLE CONSIDERATION, GRANT THE RIGHT & OPTION UNTO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES, & OPEN SPACE, WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS & DRAINAGE ESMT'S FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR, & MAINTENANCE; & (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID ESMT'S & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 14 DAY OF JULY, 1980.

RECORDED ON 12-5-80 AS PLAT NO. 4768 AMONG THE LAND RECORDS OF HOWARD CO., MD.

FINAL PLAT  
**PHELPS PROPERTY**  
 2<sup>ND</sup> ELECTION DISTRICT  
 HOWARD COUNTY, MD.  
 JULY 11, 1980  
 SCALE: 1" = 50'

**SURVEYORS**  
 HUDKINS ASSOCIATES, INC.  
 231 JOSEPH SQUARE  
 COLUMBIA, MARYLAND 21044

*Evelyn R. Phelps* 3/14/80 *Miriam E. Phelps*  
 EVELYN R. PHELPS WITNESS MIRIAM E. PHELPS WITNESS

*John M. ...* 2/8/80  
 ALTER PARK PROFESSIONAL LS #5 DATE

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