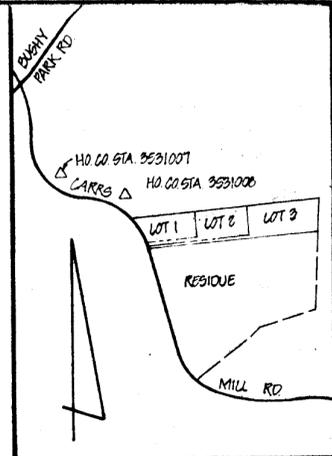
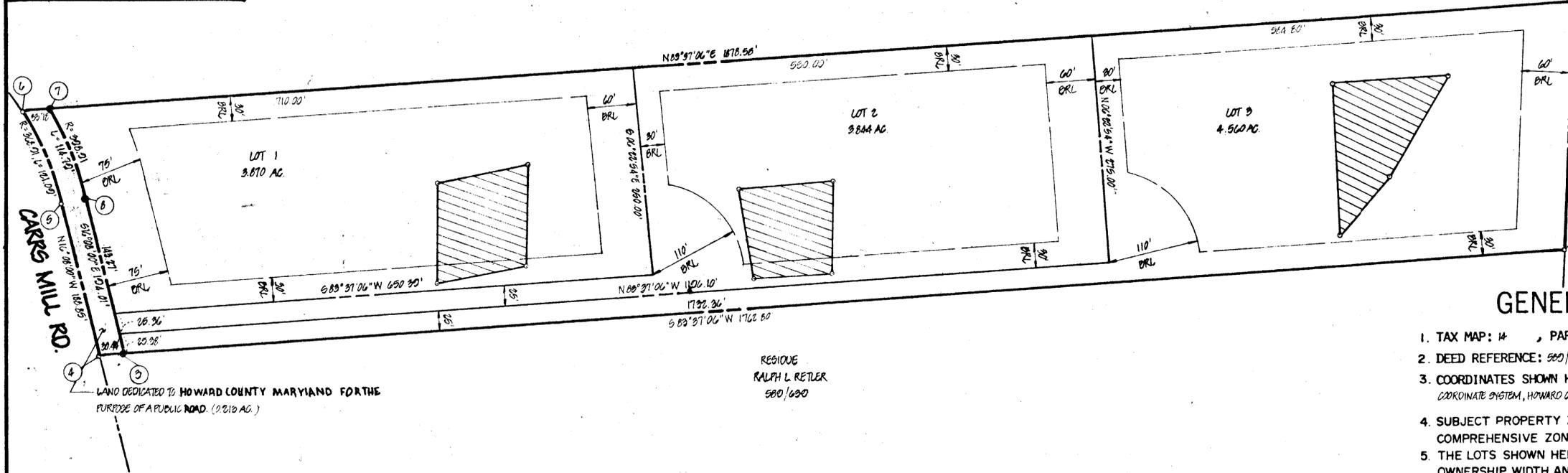


COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	838,446.074	766,182.287
2	838,149.219	766,112.264
3	837,990.469	766,900.284
4	837,947.370	766,360.890
5	838,126.409	766,308.319
6	838,227.260	766,256.880
7	838,241.889	766,287.421
8	838,186.820	766,236.521

CURVE DATA					
CURVE	RADIUS	LENGTH	TAN	Δ	CHD BEARING & DIST.
5-6	368.91'	181.09'	61.10'	18°48'26"	N 55°29'34"E 368.91'
7-8	308.91'	114.70'	57.79'	16°00'18"	N 78°52'00"E 308.91'



**GENERAL NOTES**

- TAX MAP: 14, PARCEL NO. 180
- DEED REFERENCE: 500/690
- COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY CONTROL STATIONS 9531007 AND 9531008
- SUBJECT PROPERTY ZONED R, PER 8-01-85 COMPREHENSIVE ZONING PLAN.
- 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. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS (o)
- DESIGNATES IRON PIN SET
- SUBJECT TO VP: 85-48

**OWNER / DEVELOPER**

RALPH H. RETLER  
15202 CARRS MILL ROAD  
WOODBINE, MD. 21797

GENERAL NOTES (CONT.)

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- FLAG OR PIPESTEM LOTS SHALL NOT BE FURTHER SUBDIVIDED INTO LOTS ACCOMMODATING ADDITIONAL RESIDENCES UNLESS A PUBLIC ROAD CAN BE CONSTRUCTED ACCORDING TO COUNTY STANDARDS IN A MINIMUM FIFTY (50) FOOT RIGHT-OF-WAY TO BE DEDED TO THE COUNTY.

**AREA TABULATIONS**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 3  
 TOTAL AREA OF LOTS AND/OR PARCELS: 12.274 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0.213 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 12.487 AC.

**OWNERS STATEMENT**

WE, RALPH H. RETLER, AND ELIZABETH B. RETLER, HIS WIFE, OWNERS 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) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE 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, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 15 DAY OF MAY, 1985  
 Ralph H. Retler  
 Elizabeth B. Retler  
 [Signatures]  
 WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HARRY H. RIPPEON AND MIRIAM C. RIPPEON, HIS WIFE, TO RALPH H. RETLER AND ELIZABETH B. RETLER, HIS WIFE, BY DEED DATED APRIL 14, 1972 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 500 AT FOLIO 690 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartel 5-24-85  
 WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE

RECORDED AS PLAT 6699 ON 4-30-86 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**LOTS 1, 2 AND 3  
 RETLER PROPERTY**

TAX MAP PARCEL NO. 180 OLD FILE NOS.: VP-85-48  
 TAX MAP: 14 EX. ZONING: R  
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' DATE: MAY, 1985

boender associates engineers  
 surveyors  
 planners  
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 ELLICOTT CITY, MARYLAND 21043  
 BALTIMORE 301-465-7777