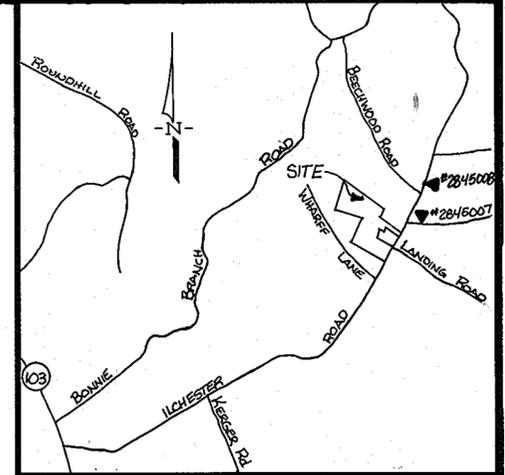


N/F  
J. MEISEL & WIFE  
580 / 324  
S47°41'47\"/>

**SURVEYOR / ENGINEER**  
Mildenberg, Mochi & Associates, Inc.  
3300 N. Ridge Road, Suite 235  
Ellicott City, Maryland 21043  
(301) 461-0078

**OWNERS - Lot 19**  
George D. & Robin E. Bartko  
4946 Ilchester Point Court  
Ellicott City, Maryland 21043  
(410) 744-6383

**OWNERS - Lot 20**  
Robert L., Jr. & Lisa S. Moulden  
4942 Ilchester Point Court  
Ellicott City, Maryland 21043  
(410) 744-0993



VICINITY MAP Scale: 1" = 2000'

**NOTES**

- Field Run boundary information taken from a boundary survey performed by Mildenberg, Mochi & Associates, Inc. in January 1989. Boundary data shown on this plat is referred to the system of coordinates established in the Maryland State Plane Coordinate System and are based in the coordinates and bearing of the following traverse stations:  
No. 2845007 N 511586.1990 E 865085.3290  
No. 2845008 N 511837.8820 E 865216.910
- The subject property is zoned R-20 as per the 10/18/93 Comprehensive Zoning Plan
- This denotes an iron pipe set.
- BRL denotes Building Restriction Line
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:  
A. Width - 12 feet (16 feet serving more than one residence).  
B. Surface - 6 inches of compacted crusher run base with tar and chip coating.  
C. Geometry - maximum 15% grade, maximum 10% grade change and minimum 45 foot turning radius.  
D. Structures - culvert-capable of supporting 25 gross tons (H25 Loading).  
E. Maintenance - sufficient to insure all weather use.
- This Plat is based on a boundary survey performed on or about January 1989.
- There are existing dwellings located on Lots 28 and 29. The dwelling located on Lot 29 was constructed in accordance with the bulk requirements of the Zoning Regulations adopted August 2, 1985.
- No new buildings, extensions or additions to the existing dwelling on Lots 28 and 29 are to be constructed at a distance less than the Zoning Regulations require.
- Areas Shown Are More Or Less.

COORDINATE TABLE		
NO.	NORTH	EAST
(19)	511602.7500	864932.5150
(20)	511513.0505	864940.1125

The requirements of § 3-108, the Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Signature	Date
<i>John B. Mildenberg</i>	Nov 1, 1993
John B. Mildenberg, R.L.S. 10718	Date
<b>OWNERS - Lot 19</b>	
<i>George D. Bartko</i>	10/2/93
George D. Bartko	Date
<i>Robin E. Bartko</i>	10/2/93
Robin E. Bartko	Date
<b>OWNERS - Lot 20</b>	
<i>Robert L. Moulden, Jr.</i>	10/2/93
Robert L. Moulden, Jr.	Date
<i>Lisa S. Moulden</i>	10/2/93
Lisa S. Moulden	Date

**LOT TABULATION**  
TOTAL No. OF LOTS - 2  
TOTAL AREA OF LOTS - 40,000.68 sq. ft. or 0.9183 Acres  
TOTAL GROSS AREA OF SUBDIVISION - 40,000.68 sq. ft. or 0.9133 Acres

**UTILITY ALLOCATION NOTE:**  
THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 10-23-91 ON WHICH DATE DEVELOPER'S AGREEMENT 24-3134-D WAS FILED AND ACCEPTED.

**APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY**  
*Joyce M. Boyd* 3/30/94  
COUNTY HEALTH OFFICER DATE

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING**  
*James M. Smith* 4/6/94  
DIRECTOR DATE

**APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC WATER AND PUBLIC SEWER, AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS**  
*James M. Smith* 3/28/94  
DIRECTOR DATE

**Surveyor's Certificate**  
I hereby certify that the amended plat shown hereon is correct; that it is a resubdivision of Lots 19 & 20 of "Ilchester Landing" as indicated on Plat 9019 as recorded on November 17, 1989 among the Land Records of Howard County, Maryland, being all of the land conveyed by deed dated December 11, 1990 from Ryan Operations G.P., a Virginia Partnership, to George D. & Robin E. Bartko, and recorded among the aforementioned Land Records in Liber 2279 at folio 490, and all of the land conveyed by deed dated September 30, 1992 from Stuart D. & Patricia A. Quinn to Robert L., Jr. & Lisa S. Moulden, and recorded among the aforementioned Land Records in Liber 2663 at folio 301, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland as amended.

NOV 1, 1993  
Date  
John B. Mildenberg, R.L.S. 10718



**Owner's Dedication**  
We, George D. Bartko, Robin E. Bartko, Robert L. Moulden, Jr. and Lisa S. Moulden, owners of property shown and described hereon, hereby adopt this amended plat of subdivision, and in consideration of the approval of this final plat by the Department 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 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 street and/or roads and floodplains, storm drainage facilities and open space where applicable; and  
(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 rights-of-way.  
Witness our hands this 2nd day of October, 1993

*George D. Bartko* George D. Bartko  
*Robin E. Bartko* Robin E. Bartko  
*Robert L. Moulden, Jr.* Robert L. Moulden, Jr.  
*Lisa S. Moulden* Lisa S. Moulden

RECORDED AS PLAT NUMBER 11177  
DATED APRIL 2, 1994  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**ILCHESTER LANDING**  
LOTS 28 AND 29  
(A RESUBDIVISION OF LOTS 19 AND 20, PLAT 9019)  
Election District No. 1  
Howard County, Maryland  
September 1993  
Scale 1" = 30'

**MILDENBERG, MOCHI & ASSOCIATES, INC.**  
(410) 461-0078 D.C. METRO (301) 621-5768  
3300 North Ridge Road, Suite 235, Ellicott City, Maryland 21043-3350  
Current Zoning R-20  
Sketch Plan S-89-25  
Preliminary Plan P-89-41  
Final Plan F-89-240  
Plat No. 9019

93516.00 JLM SHEET 1 OF 1  
F94-83