

COORDINATE LIST

NO.	NORTH	EAST
1	593,979.1374	1,365,791.2368
2	594,177.9835	1,365,990.0675
3	594,159.2412	1,366,002.9275
4	593,825.7035	1,366,231.7878
5	593,465.4169	1,366,328.3413
6	593,374.9276	1,366,399.6830
7	593,612.7508	1,365,933.9172
8	593,647.3439	1,365,867.8566
9	593,963.1759	1,365,794.9225

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

STREAM BUFFER

S1	N 44°34'10" W 161.38'
S2	N 41°35'08" W 68.45'
S3	N 26°34'50" W 66.86'
S4	N 24°14'32" W 27.64'
S5	N 06°20'40" W 31.99'
S6	N 13°14'57" E 21.60'
S7	N 03°29'32" W 20.10'
S8	R=50.00', L=81.75', T=53.32', CH=N 38°38'08" E 72.94', DELTA=93°40'33"
S9	S 10°18'56" W 22.23'
S10	S 26°13'27" E 60.92'
S11	S 41°35'08" E 33.38'

WETLAND BUFFER

W1	N 44°15'03" W 109.11'
W2	N 42°33'02" W 50.49'
W3	N 37°40'26" W 45.00'
W4	N 30°26'08" W 37.86'
W5	N 40°51'16" W 16.08'
W6	N 36°53'19" W 27.52'
W7	N 13°00'11" W 25.69'
W8	N 14°37'49" E 32.97'
W9	N 21°10'35" E 17.82'
W10	N 01°06'44" W 11.25'
W11	N 21°48'53" E 40.14'
W12	S 71°34'36" E 30.49'
W13	S 06°40'54" E 34.34'
W14	S 32°06'36" E 48.24'
W15	S 02°38'12" E 30.99'
W16	S 51°01'41" E 13.52'
W17	S 34°05'14" E 56.68'

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.

John B. Mildeberg 3/2/96
JOHN B. MILDENBERG, SURVEYOR DATE

Jo Ann Ilgenfritz 3-9-96
JO ANN ILGENFRITZ, OWNER DATE

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.82 AC ±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS TO BE RECORDED	4.82 AC ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.12 AC ±
TOTAL AREA TO BE RECORDED	4.94 AC ±

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joseph Brydus 6-6-96
HOWARD COUNTY HEALTH OFFICER CW DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

M.K. 8/23/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

JA 6/13/96
DIRECTOR DATE

OWNER AND DEVELOPER

JO ANN ILGENFRITZ
15905 NARROWS TERRACE
SILVER SPRING, MARYLAND 20906
(301) 924-3620

OWNER'S STATEMENT

I, JO ANNE ILGENFRITZ, 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 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 EASEMENTS 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 WATERWAY 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 9 DAY OF March 1996

Jo Ann Ilgenfritz
JO ANN ILGENFRITZ
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY JOHN J. ILGENFRITZ TO JO ANN ILGENFRITZ, BY DEED DATED DECEMBER 3, 1987 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1841 AT FOLIO 0455, 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.



JOHN B. MILDENBERG, S.S. No. 10718 DATE 3/4/96

GENERAL NOTES:

- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 1012 & 16C3.
STA. No. 17F7 N 595,829.636 EL. 470.19
E 1,363,088.368
STA. No. 17FA N 594,948.3615 EL. 477.52
E 1,364,626.779
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 1996 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES IRON PIPE OR IRON BAR SET.
- ▲ DENOTES A STONE FOUND.
- NO STEEP SLOPES EXIST ON-SITE.
- NO FLOODPLAIN EXISTS ON-SITE.
- NO BURIAL OR CEMETERY SITES EXIST ON-SITE.
- ALL AREAS SHOWN ARE MORE OR LESS (±).
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLAND AND STREAM BUFFERS OR FOREST CONSERVATION AREAS.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT, RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS.
- THIS AREA DESIGNATES WETLANDS.
- THIS AREA DESIGNATES LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
- EXISTING STRUCTURES ON LOT 2 ARE TO REMAIN.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- A FEE-IN-LIEU OF OPEN SPACE HAS BEEN PROVIDED FOR ONE LOT.

RECORDED AS PLAT 1220 ON 6/14/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

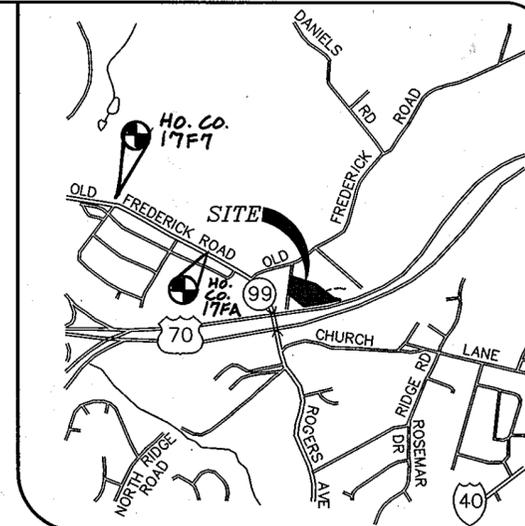
ILGENFRITZ PROPERTY,
LOTS 1 & 2

TAX MAP 18 ELECTION DISTRICT SECOND SCALE: 1"=100'
PARCEL NO. 26 HOWARD COUNTY, MARYLAND DATE: FEB 1996
BLOCK 13 EX. ZONING R-20 DPZ FILE NOS.

MILDENBERG,
BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bal. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-96-122



VICINITY MAP

SCALE: 1" = 2000'

