

# TRIADELPHIA ROAD

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD (2.686 ACRES)

No	RADIUS	LENGTH	TAN. Δ	CHORD
A	800.00	104.58	67.45° 09' 55" 19"	N50° 49' 01" E 104.42'
D	290.00	202.11	105.55° 59' 55" 54"	NG5° 57' 51" E 192.05'
C	600.00	115.87	58.12° 11' 03" 55"	N82° 52' 10" E 115.69'
D	640.00	123.60	61.99° 11' 03" 55"	N82° 52' 10" E 123.41'
E	250.00	174.23	90.82° 59' 55" 54"	NG5° 57' 51" E 170.75'
F	240.00	141.31	70.82° 09' 55" 19"	N50° 49' 01" E 141.14'

VICINITY MAP  
SCALE: 1" = 1200'

No	C	E	N	E
1	426	7121	815	
2	774	7239	825	
3	204	7470	820	
4	740	7650	730	
5	740	7650	730	
6	944	8611	757	
7	944	8611	757	
8	944	8611	757	
9	944	8611	757	
10	944	8611	757	
11	944	8611	757	
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41	944	8611	757	
42	944	8611	757	
43	944	8611	757	
44	944	8611	757	
45	944	8611	757	
46	944	8611	757	

THIS AREA DESIGNATES APPROPRIATE SEWAGE ELEMENTS OF APPROXIMATELY 10,000 \$ AS REQUIRED BY THE MARYLAND STATE HEALTH DEPARTMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURE CONSTRUCTED ON THESE BUILDING SITES, THESE ELEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM.

- GENERAL NOTES:**
- PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 21, PARCEL 76
  - TITLE REFERENCE 68-1628
  - TOTAL NO. OF LOTS: 3
  - AREA OF LOTS: 111,590
  - AREA OF ROAD DEDICATION: 3,737 SQ. FT.
  - TOTAL AREA OF PLAT: 115,327 SQ. FT.
  - ZONING OF PROPERTY: R-40
  - PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS TO BE UTILIZED.
  - COORDINATES SHOWN HEREON ARE ON ASSUMED CURVE.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.

PARCEL "A"  
138.590 AC.

**PROPERTY OF WALGROW JOINT VENTURE COMPANY**  
271 MARLSON AVENUE  
NEW YORK, NEW YORK  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SCALE: 1" = 300' DATE: JUNE 23, 1974

9/23 77 29 62

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

\_\_\_\_\_  
COUNTY HEALTH OFFICER DATE 9-18-74

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

\_\_\_\_\_  
DIRECTOR DATE 9-18-74

APPROVED: STORM DRAINAGE SYSTEMS & PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

\_\_\_\_\_  
DIRECTOR DATE 9-18-74

**OWNER'S CERTIFICATE:**

WE, WALGROW JOINT VENTURE COMPANY OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS BY THE OFFICE OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE STREETS, ALLEYS, WALKWAYS, AND OTHER EASEMENTS AND WIDENING STRIPS WHERE APPLICABLE TO PUBLIC USE. ALL EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION WITNESS MY HAND THIS 26 DAY OF JUNE 1974.

WALGROW JOINT VENTURE CO.  
\_\_\_\_\_  
BY CHARLES E. WELAND DATE 7/24/1974  
(ONLY AUTHORIZED AGENT)

\_\_\_\_\_  
DATE \_\_\_\_\_ WITNESS \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY FRANCES GAY TO WALGROW JOINT VENTURE CO. DEED DATED JUNE 18, 1974 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, IN LIBER 686, OF FOLIO 66, AND THAT ALL THE MONUMENTS ARE IN PLACE AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

\_\_\_\_\_  
DATE \_\_\_\_\_

PHILIP A. PERRELLA  
REGISTERED LAND SURVEYOR, NO. 6783

**RECEIVED**  
OCT 1 1974  
ENGINEERING  
HOWARD COUNTY  
DEPT. PUBLIC WORKS

ENGINEERING PLANNING SURVEYING BY:

**DOENDER ASSOCIATES INC.**  
HOWARD CO, MD  
BALDWIN, MD  
WESTMINSTER, MD.