



HOWARD CO. CONTROL N° 2745004R

SITE

LANDING ROAD

MONTEGOMERY ROAD

VICINITY MAP  
SCALE: 1"=1200'

N°	NORTH	EAST	N°	NORTH	EAST
1	506566.815	869050.340	7	506866.027	868557.806
2	506553.418	869012.151	8	506956.613	868692.203
3	506475.456	868782.829	9	506762.686	868789.134
4	506630.140	868752.123	10	506830.795	868981.577
5	506527.272	868465.897	11	506844.304	869019.747
6	506718.219	868337.377			

COORDINATES

- ### GENERAL NOTES
- TAX MAP 31 PARCEL 254
  - DEED REFERENCE: 127,742G
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
  - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE HEALTH DEPT. 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 EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM.
  - PLAT IS SUBJECT TO VP 76-68.
  - BOUNDARY SHOWN HEREON IS BASED ON PLAT PREPARED BY CLAUDE M. SKINNER.
  - PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS TO BE UTILIZED.
  - FLAG OR PIPE STEM LOTS THE REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
  - COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY CONTROL POINT N° 2745004R.

RECEIVED  
JUN 1 1976

ENGINEERING BY  
**BOENDER ASSOC. INC.**  
BUREAU OF ENGINEERING  
8726 TOWN & COUNTRY, BLVD.  
ELLICOTT CITY, MD. 21043

- ### AREA TABULATIONS
- TOTAL N° OF LOTS: 3
  - TOTAL AREA OF LOTS: 3.926 ACRES
  - TOTAL AREA OF RW DEDICATION: 0.252 ACRES
  - TOTAL AREA OF PLAT: 4.248 ACRES

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

*Palmer F. Wine* 4-29-76  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*William L. Horne* 5-4-76  
DIRECTOR DATE

APPROVED: STORM DRAINAGE SYSTEMS AND PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.  
*P. J. Kegan* 4-30-76  
DIRECTOR DATE

### OWNERS CERTIFICATE

WE, GEORGE N. IGLEHART AND BERTHA S. IGLEHART, 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) DEDICATE TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR ONE DOLLAR CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO ACQUIRE THE FREE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE; (3) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAY AND, IT IS FURTHER AGREED THAT MAINTENANCE OF ALL WATERWAYS, DRAINAGE EASEMENTS AND/OR FLOODPLAINS SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS.

WITNESS OUR HANDS THIS \_\_\_ DAY OF APRIL, 1976.

*George N. Iglehart* 2/21/76  
*Bertha S. Iglehart* 2/27/76  
*Sharon M. Randle* 4/27/76

### 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 JAMES W. IGLEHART TO G. NORMAN & BERTHA S. IGLEHART BY DEED DATED JULY 3, 1929, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, IN LIBER 136, OF FOLIO 426, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*William G. Hartel* 4/27/76  
WILLIAM G. HARTEL P.L.S. 9436 DATE

RECORDED MAP #3434  
MAY 21 1976  
HOWARD COUNTY, MD.

**LOT 1, 2 & 3**  
**G. NORMAN IGLEHART**  
**PROPERTY**  
**TAX MAP 31**

1ST ELECTION DISTRICT HOWARD CO., MD.  
SCALE: 1"=50' APRIL 5, 1976

OWNER & DEVELOPER  
G. NORMAN IGLEHART  
LANDING ROAD  
ELK RIDGE, MD.

#1531

F-76-600