

COORDINATES		
No.	North	East
1	526,794.19	846,055.71
2	526,119.55	845,998.85
3	526,133.55	845,849.08
4	526,185.69	845,859.66
5	526,833.80	845,583.74

Note: No new construction, additions or alterations to the existing structure may take place at a distance less than the building setback lines indicated hereon for Parcel A except in accordance with the building modification requirement described on this plat.

**LAND TABULATION**

Total number of lots to be recorded	4
Total area of lots	4.966 Ac.
Total area of roadways to be recorded (including widening strips)	0.000 Ac.
Total area of subdivision to be recorded	4.966 Ac.

OWNER/DEVELOPER  
**CHARLES E. SHEEHAN**  
 2211 EDMONDSON AVE.  
 CATONSVILLE, MD. 21228  
 301-747-1344

We, Charles E. Sheehan and Arianna R. Sheehan, his wife, the undersigned property owners, do hereby agree that portion of the existing structure located on Parcel A which extends into Lot 1 shall be removed from Lot 1 by the property owners, their successors or assigns of Parcel A within 60 days from the date of recordation of this plat in the Land Records of Howard Co., Md., indicated hereon. It is our understanding that failure to remove that portion identified within the time aforesaid will cause the subdivision plat approval to become null and void and cause Howard Co., Md. to seek removal of this plat from the applicable County and State Records.  
 Accepted as a condition of recordation:

Charles E. Sheehan Arianna R. Sheehan

**OWNER'S CERTIFICATE**

We, Charles E. Sheehan and Arianna R. Sheehan, 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) dedicate to public use the beds of the streets and/or roads and floodplains and open space where applicable, and for One Dollar (\$1.00) 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 and open space where applicable; (3) that no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways; and (4) 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 15th day of June, 1978.

Charles E. Sheehan Arianna R. Sheehan

**SURVEYOR'S CERTIFICATE**

I, Walter Park, hereby certify that the Final Plat shown hereon is correct, that it is a subdivision of all of the lands conveyed by Lottie L. Gritzer, widow, to Charles E. Sheehan and Arianna R. Sheehan, his wife, by deed dated the 15th day of June, 1969 and recorded in the Land Records of Howard County in Liber 512, at Folio 638, and that all monuments are in place as shown, in accordance with the Annotated Code of Maryland, as amended.

Walter Park, Md. Reg. No. 5539 Date 5/21/78

RECORDED AS PLAT 5201 ON 5/21/78, 1978 among the LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PROPERTY OF  
**CHARLES E. SHEEHAN**

2nd ELECTION DISTRICT HOWARD COUNTY, MD.

MAY 4, 1978

SCALE: 1" = 50'

**DECLARATION FOR WATER MORATORIUM**  
 Public water is not available for lot 1 subdivision on this plat. Any required water extension will not be connected to a public water system until all necessary water transmission mains are completely constructed and water is allocated for this property by Howard County. Furthermore, building permits for the lot in this subdivision will not be issued where public water service is required until:

- (1) the water supply to the County is sufficiently increased and allocation for this property is made by Howard County.
- (2) the contract for the construction of the required water extension has been awarded.

Accepted as a condition for recordation:

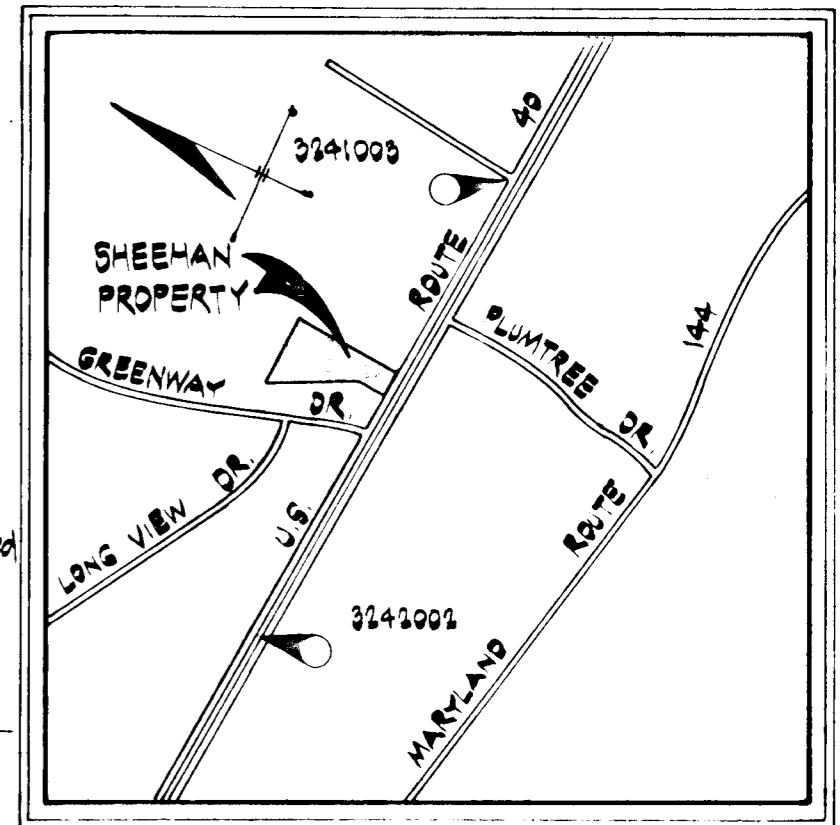
Charles E. Sheehan Arianna R. Sheehan

**DECLARATION FOR SEWER MORATORIUM**  
 The property subdivided on this plat is located within the drainage area served by the Patuxent Sewage Treatment Plant. Sewage treatment capacity is not available to lot 1 and any required sewer extension will not be connected to the public sewer system until treatment capacity is allocated for this property by Howard County. Furthermore, building permits for the lot in this subdivision will not be issued where public sewer service is required until:

- (1) treatment plant capacity is allocated for this property by Howard County.
- (2) the contract for the construction of the required sewer extension has been awarded.

Accepted as a condition for recordation:

Charles E. Sheehan Arianna R. Sheehan

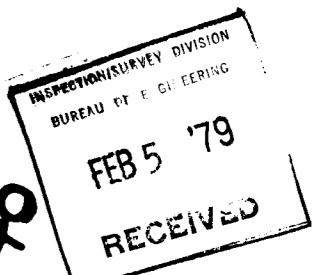


**VICINITY MAP**

Scale: 1" = 100'

**NOTES**

1. The coordinates shown hereon were established from Howard County Geodetic Control Stations: 3241003 & 3241002.
2. Tax Map 24, Parcel 21
3. Deed Reference: Liber C.M.P. 512, Folio 638
4. Lot 1 is subject to supplemental-in-kind-of-construction changes.
5. This plat subject to VP-79-21.



**CROVO & ASSOC., INC.**

CIVIL ENGINEERING  
 LAND SURVEYING

8669 OAK ROAD  
 BALTIMORE, MD. 21234  
 301-661-9379

APPROVED: For public water and public sewerage systems.  
 Howard County Health Department.

Joyce L. Boyle, M.D. 12-20-78  
 County Health Officer Date

APPROVED: Howard County Office of Planning and Zoning.

Richard E. Freudenberger 1-16-78  
 Director Date

APPROVED: For storm drainage systems and public roads.  
 Conditional approval for lot 1 public water and sewerage systems, in accordance with the above declaration.  
 Howard County Department of Public Works.

Richard E. Freudenberger 12/18/78  
 Director Date

# 723