

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	485,824.077	847,938.179
2	485,684.389	847,947.664
3	485,552.728	847,951.882
4	485,556.202	847,781.067
5	485,709.097	847,746.700
6	485,820.790	847,701.532
7	485,823.576	847,902.176
8	485,553.180	847,929.622

THE DEVELOPER AND/OR OWNER OF THIS SUBDIVISION WHIPPS PROPERTY, LOTS 1, 2, 3, AND 4 AND PARCEL "A" - OPEN SPACE SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ANY OPEN SPACE LOTS REQUIRED TO BE CONVEYED TO A PROPERTY OWNER'S ASSOCIATION PURSUANT TO SECTION 16.117 (1) OF THE HOWARD CO. CODE, UNTIL OWNERSHIP OF SUCH OPEN LOTS AND RESPONSIBILITY FOR MAINTENANCE OF SUCH LOT IS TRANSFERRED TO THE LEGALLY CONSTITUTED PROPERTY OWNER'S ASSOCIATION. THE DEVELOPER SHALL CREATE SUCH PROPERTY OWNER'S ASSOCIATION, CONVEY TITLE OF ANY OPEN SPACE LOTS TO THAT ASSOCIATION AND TRANSFER MAINTENANCE RESPONSIBILITY FOR SUCH LOTS TO THE PROPERTY OWNER'S ASSOCIATION. WHEN A MAJORITY OF THE LOTS IN THE SUBDIVISION SHOWN ON THIS PLAT HAVE BEEN CONVEYED, THE DEVELOPER IS REQUIRED TO NOTIFY THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING WHEN A MAJORITY OF THE LOTS ON THIS PLAT HAVE BEEN CONVEYED.

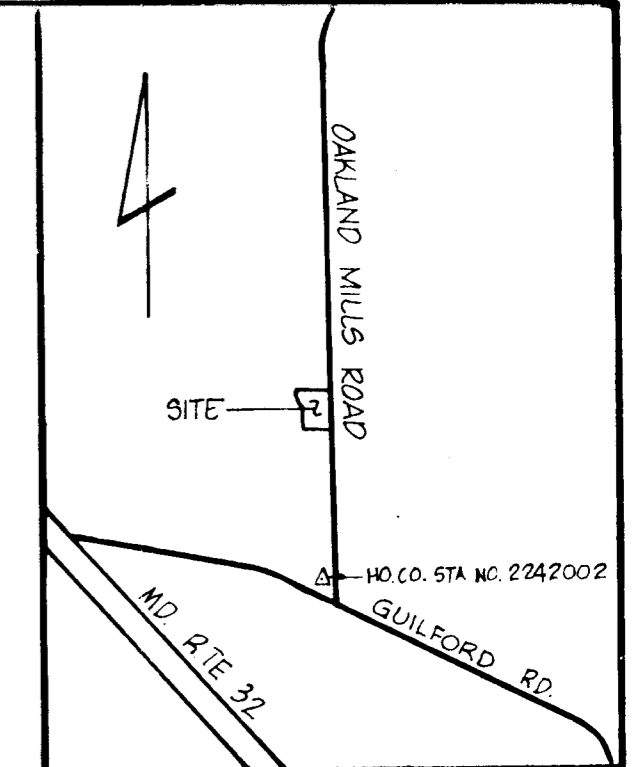
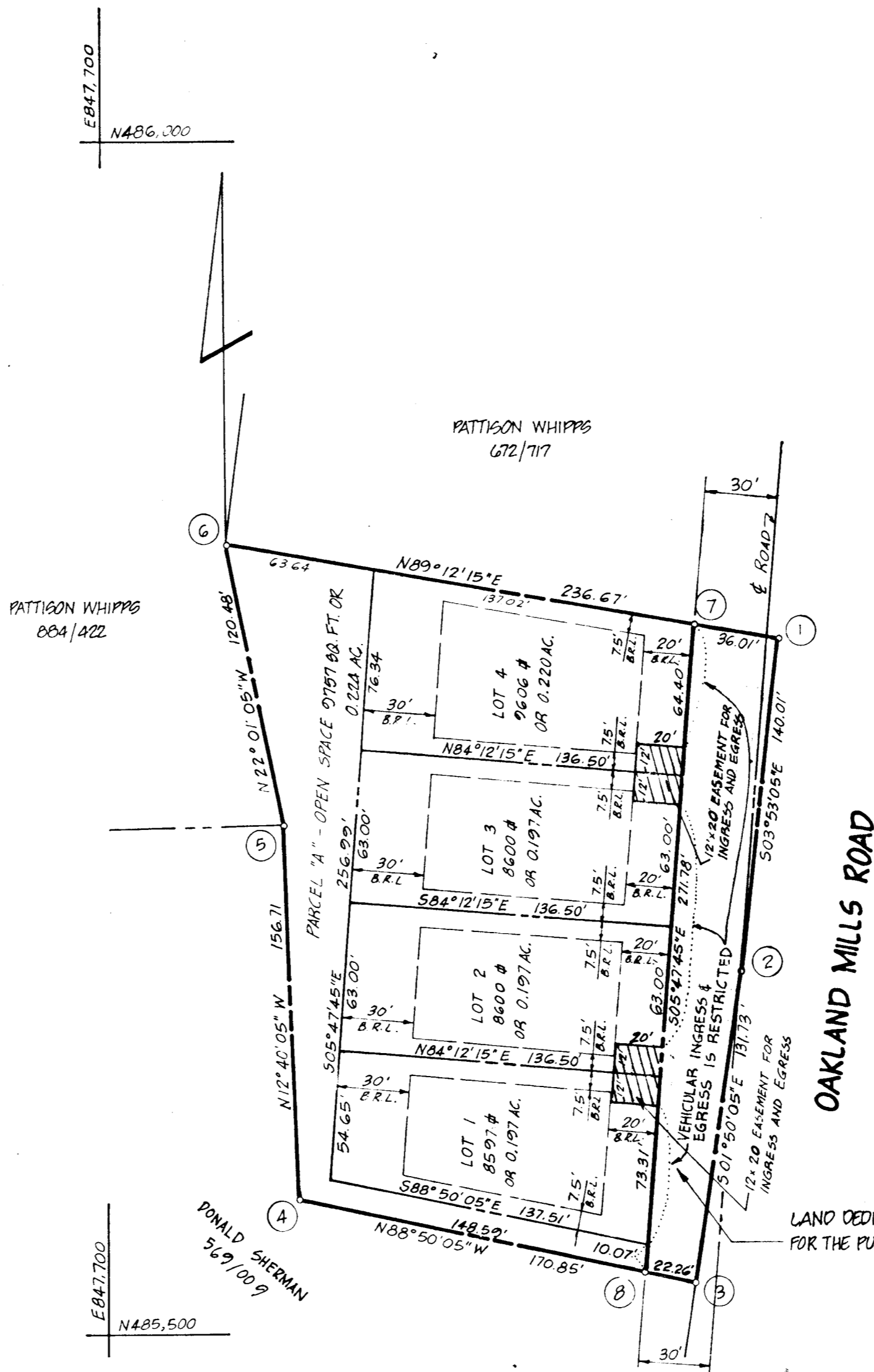
R. Wayne Newsome
R WAYNE NEWSOME
WITNESS

April 6, 1984
DATE
April 6, 1984
DATE

WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

AREA TABULATIONS

TOTAL NUMBER OF LOTS: 4 LOTS & OPEN SPACE PARCEL.
TOTAL AREA OF LOTS: 0.811 AC.; AREA OF OPEN SPACE: 0.224 AC.
TOTAL AREA OF RIGHT-OF-WAY DEDICATION: 0.189 AC.
TOTAL AREA OF FLOOD PLAIN DEDICATION: —
TOTAL AREA OF PLAT: 1.224 AC.



VICINITY MAP
SCALE: 1"=1,200'

GENERAL NOTES

- TAX MAP: 42, PARCEL NO. 215
- DEED REFERENCE: 1196/557
- COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY CONTROL STATION NO. 2242002.
- SUBJECT PROPERTY ZONED R-12, PER 10-3-77 COMPREHENSIVE ZONING PLAN
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE
- THE LOT SIZES SHOWN HEREON ARE IN ACCORDANCE SEC. 16.112.5 OF THE HOWARD CO. CODE AND SEC. 107D.2 OF THE HOWARD CO. ZONING REGULATIONS
- PUBLIC WATER AND PUBLIC SEWER TO BE UTILIZED FOR THIS SUBDIVISION.
- SUBJECT TO VP-84-25.
- THERE IS AN EXISTING DWELLING ON LOT 4.
- PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPT. OF HEALTH AND MENTAL HYGIENE AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER DEVELOPER

WAYNE NEWSOME
7707 OAKLAND MILLS RD.
COLUMBIA, MARYLAND 21045

OWNERS STATEMENT

I, R WAYNE NEWSOME, 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) 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 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 RIGHT OF WAYS.

WITNESS MY/OUR HANDS THIS 13TH DAY OF JANUARY, 1984

R. Wayne Newsome

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY ANNA M. WHIPPS TO R. WAYNE NEWSOME BY DEED DATED OCTOBER 3, 1983 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1196 AT FOLIO 557 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD CO.
James G. ... 7-9-84
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
PLANNING DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE AND STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR DATE

RECORDED AS PLAT 5870 ON 7-13-84, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WHIPPS PROPERTY
LOTS 1, 2, 3 AND 4 AND PARCEL "A" - OPEN SPACE
TAX MAP 42 EX ZONING: R-12
6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=50' DATE: SEPTEMBER, 1983

boender associates engineers
surveyors
planners
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#1078

F-84-108

#83180