

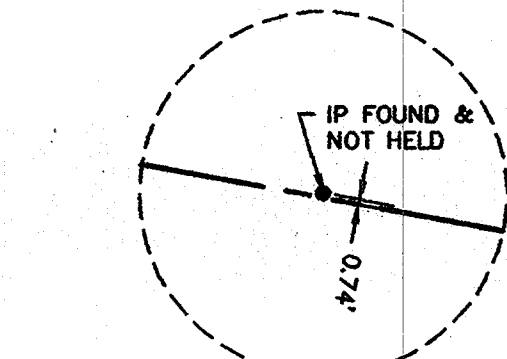
THE REQUIREMENTS OF §§3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*John B. Mildenberg* 1/18/06  
 JOHN B. MILDENBERG, SURVEYOR  
 DATE

*Eugene Valentine* 1-23-06  
 EUGENE VALENTINE, OWNER  
 DATE

*Victoria Sessler* 1/23/06  
 VICTORIA SESSLER, OWNER  
 DATE

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	1
NUMBER OF BUILDABLE PRESERVATION PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.38 AC ±
AREA OF BUILDABLE PRESERVATION PARCELS	8.32 AC ±
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0 AC
AREA	9.70 AC ±



**OWNER**  
 EUGENE T. VALENTINE AND VICTORIA SESSLER  
 P.O. BOX 867  
 ARNOLD, MARYLAND 21012  
 (410) 974-4710

LINE	BEARING & DISTANCE
W1	S43°53'07"W 46.16'
W2	S46°02'01"W 37.94'
W3	N60°56'25"W 16.24'
W4	N31°26'23"E 15.03'
W5	N01°31'24"E 21.93'
W6	N31°08'30"E 17.30'
W7	N81°17'26"E 34.83'
W8	S81°52'09"E 21.93'
W9	S18°26'22"W 245.24'
W10	S78°23'21"E 18.25'
W11	S08°42'53"W 16.69'
W12	S63°03'34"W 26.02'
W13	S18°29'28"W 8.35'
W14	N46°41'08"W 20.33'
W15	N52°51'39"E 25.01'
W16	N26°16'32"E 12.08'
W17	N06°36'37"E 325.40'

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

*Robert J. Wahn* 2/2/06  
 ROBERT J. WAHN, HOWARD COUNTY OFFICER  
 DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark J. Cougle* 2/9/06  
 MARK J. COUGLE, CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Marvin J. Cougle* 2/13/06  
 MARVIN J. COUGLE, DIRECTOR  
 DATE

**OWNER'S STATEMENT**

WE, EUGENE T. VALENTINE AND VICTORIA SESSLER 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 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 23rd DAY OF JANUARY 06

*Eugene Valentine*  
 EUGENE VALENTINE

*Victoria Sessler*  
 VICTORIA SESSLER

WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY CONSOLIDATED SOUTHERN INVESTMENTS, INC. TO EUGENE T. VALENTINE AND VICTORIA SESSLER BY DEED DATED JULY 29, 2004, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 00900 AT FOLIO 0002 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*  
 JOHN B. MILDENBERG, SURVEYOR  
 DATE

RECORDED AS PLAT 18055 ON 2-16-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**TRIADELPHIA MILL ROAD PROPERTY, LOT 3 & BUILDABLE PRESERVATION PARCEL A A RESUBDIVISION OF TRIADELPHIA MILL ROAD PROPERTY, LOT 2 PLAT NO. 17186 SHEET 2 OF 2**

TAX MAP 27  
 PARCEL NO. 15  
 GRID NO. 24

FIFTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 EX. ZONING RR-DEO

SCALE: 1" = 100'  
 DATE: DEC 2004  
 DPZ FILE NOS. BA-02-24C;  
 WP-03-147; WP-04-15.

**MILDENBERG, BOENDER & ASSOC., INC.**  
 Engineers Planners Surveyors  
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Paz.

01-049.DWG 049-r-p2.dwg 12-3-04 8:07:00 am EST