

582500

1363750

TM 24 P 254  
PLAT OF  
TOLL HOUSE SECTION 2  
PLAT NO. 7514, 7512, 7513

FOREST CONSERVATION EASEMENT  
34848 SQ. FT. 0.800 ACRES  
PLAT NO. 13918  
(RETENTION)

582500

1366250

TM 24 P 811  
EDWARD F. MCGINTY  
ELIZABETH A. MCGINTY  
L 2866 F 682

TM 24 P 255  
THEODORE NELSON  
PATRICIA NELSON  
L 1054 F 265  
ZONED R-ED

P/O PARCEL 945  
BALTIMORE GAS & ELECTRIC CO.  
L 344 F 454

LOT 2  
PLAT OF  
WURTZER PROPERTY  
LOTS 1 AND 2  
PLAT NO. 13918

P/O PARCEL 945  
BALTIMORE GAS & ELECTRIC CO.  
L 342 F 503

NOTE A:  
PER WAIVER PETITION W-98-48, APPROVED  
DECEMBER 30, 1998, THIS PROJECT WAS GRANTED  
THE FOLLOWING:  
A. WAIVE SECTION 14.14(C) TO REACTIVATE THE  
FINAL PLAN SUBMISSION F-98-130 AND GRANT  
A 45 DAY EXTENSION TO SUBMIT THE REVISED PLANS.  
B. WAIVE SECTION 14.17(C)(17) TO NOT BE  
REQUIRED TO INDICATE THE LOCATIONS OF  
FLOODPLAINS, WETLANDS, STREAMS, AND WETLAND  
AND STREAM BUFFERS ON PROPOSED LOT 2.

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	31.6130 ACRES
TOTAL AREA OF OPEN SPACE TO BE RECORDED	0.00 ACRES
TOTAL AREA OF PUBLIC ROADWAY TO BE RECORDED	0.00 ACRES
TOTAL AREA TO BE RECORDED	31.6130 ACRES

ROBERT H. VOGEL ENGINEERING, INC.  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-461-7666

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT.

*Robert J. Weber* 2/7/05  
HOWARD COUNTY HEALTH OFFICER 560 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*John P. ...* 1/25/05  
CHIEF, DEVELOPMENT ENGINEERING DIVISION yq DATE

*Mark ...* 5/12/05  
DIRECTOR DATE

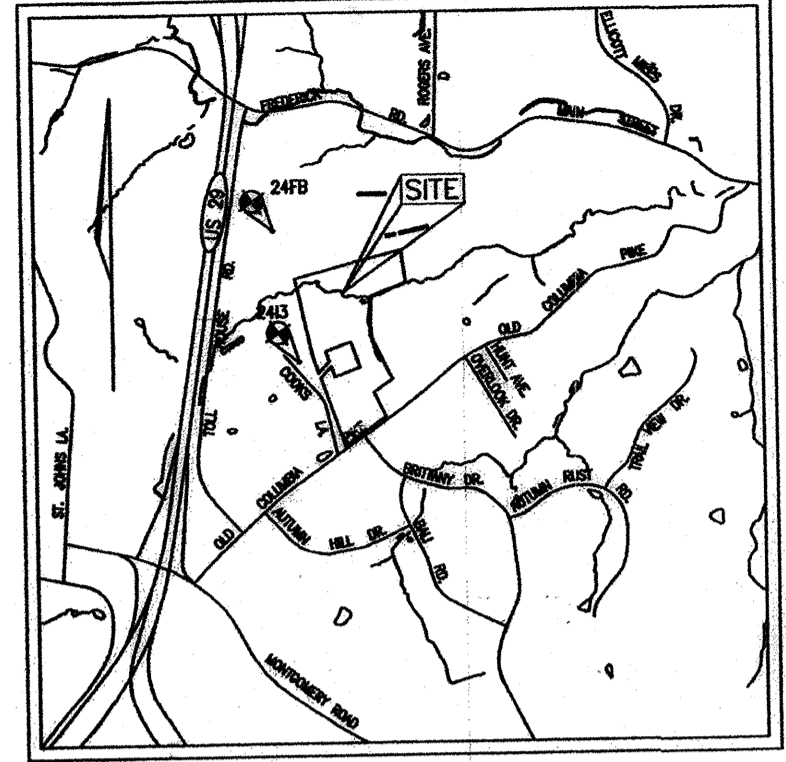
OWNER'S CERTIFICATE

WE, MARY K. WURTZER, AUGUSTUS S. WURTZER AND RUTH M. WURTZER, OWNERS OF THE PROPERTY SHOWN 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 BUILDING SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY PLANS 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 2 DAY OF DECEMBER, 2004.

*Mary K. Wurtzer* *Augustus S. Wurtzer* *Ruth M. Wurtzer*  
MARY K. WURTZER AUGUSTUS S. WURTZER RUTH M. WURTZER  
*James L. Keane* *James L. Keane* *James L. Keane*  
WITNESS WITNESS WITNESS  
RUTH M. WURTZER

COORDINATE LIST

POINT	NORTH	EAST
1	582415.043	1365664.402
2	582057.207	1365717.898
3	581909.699	1365335.193
4	581979.535	1365321.558
5	580737.087	1365689.528
10	581127.647	1365202.417
11	581406.111	1365104.553
12	581308.246	1364826.089
13	581195.524	1364865.704
15	581259.333	1364684.319
16	581868.735	1364549.624
17	582107.396	1364496.873
18	582119.157	1364541.100
23	581142.505	1364884.338
93	582311.538	1365264.600



GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION No. 10A AND 10HA  
24FB N 582652.103 E 1,364255.938  
243 N 580648.911 E 1,364974.459
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL ASSOCIATES, INC. MARCH 2001.
- BRL DENOTES BUILDING RESTRICTION LINE.
- REBAR WITH CAP SET.
- IRON PIPE OR IRON BAR FOUND.
- ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED R-ED PER THE 2004 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH -- 12'(14' SERVING MORE THAN ONE RESIDENCE);  
B. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);  
C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);  
E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;  
F. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE 7' LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- WATER AND SEWERAGE FOR THIS PROJECT WILL BE PUBLIC.
- SEE NOTE A.
- FOREST CONSERVATION RETENTION PLAN HAS BEEN PREPARED BY FREDERICK WARD ASSOCIATES, DATED JULY 2002.
- THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE; FOREST CONSERVATION ACT, FOR THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH; F-98-130.
- PREVIOUS HOWARD COUNTY FILE NUMBERS F-78-12, F-98-130, SP-04-14, WP-98-48.

THE REQUIREMENTS § 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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Mark C. Martin* 12/1/04  
MARK C. MARTIN DATE

*Mary K. Wurtzer* *Augustus S. Wurtzer* *Ruth M. Wurtzer* P.O.A. 12-02-04  
MARY K. WURTZER AUGUSTUS S. WURTZER RUTH M. WURTZER DATE

*Augustus S. Wurtzer* 12-2-04  
AUGUSTUS S. WURTZER DATE

*Ruth M. Wurtzer* 12-2-04  
RUTH M. WURTZER DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 2 AND 3 PLAT OF WURTZER PROPERTY, LOTS 2 AND 3, RECORDED AS PLAT NO. 13918 WITH LOT 1, PLAT OF WURTZER PROPERTY, RECORDED AS PLAT NO. 3760 TO CREATE NEW LOTS 4 AND 5.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY EDITH M. JACOB TO MARY K. WURTZER BY DEED DATED APRIL 13, 1964 AND RECORDED IN LIBER 416 FOLIO 643 AND THE LAND CONVEYED BY MARY K. WURTZER TO AUGUSTUS S. WURTZER AND RUTH M. WURTZER BY DEED DATED APRIL 19, 1977 AND RECORDED IN LIBER 820 FOLIO 527 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

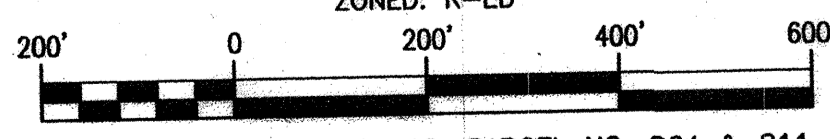
I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THAT THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Mark C. Martin* 12/1/04  
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR



RECORDED AS PLAT No. 17414 ON 5/19/05  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION  
LOT 4 & LOT 5 WURTZER PROPERTY  
A RESUBDIVISION OF  
PLAT OF WURTZER PROPERTY, LOT 3  
RECORDED AS PLAT NO. 13918  
AND THE  
PLAT OF WURTZER PROPERTY, LOT 1  
RECORDED AS PLAT NO. 3760  
ZONED: R-ED



TAX MAP NO. 24 BLOCK 18, PARCEL NO. 264 & 811  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE 1"= 200' DECEMBER 1, 2004

F-05-079