

CURVE DATA

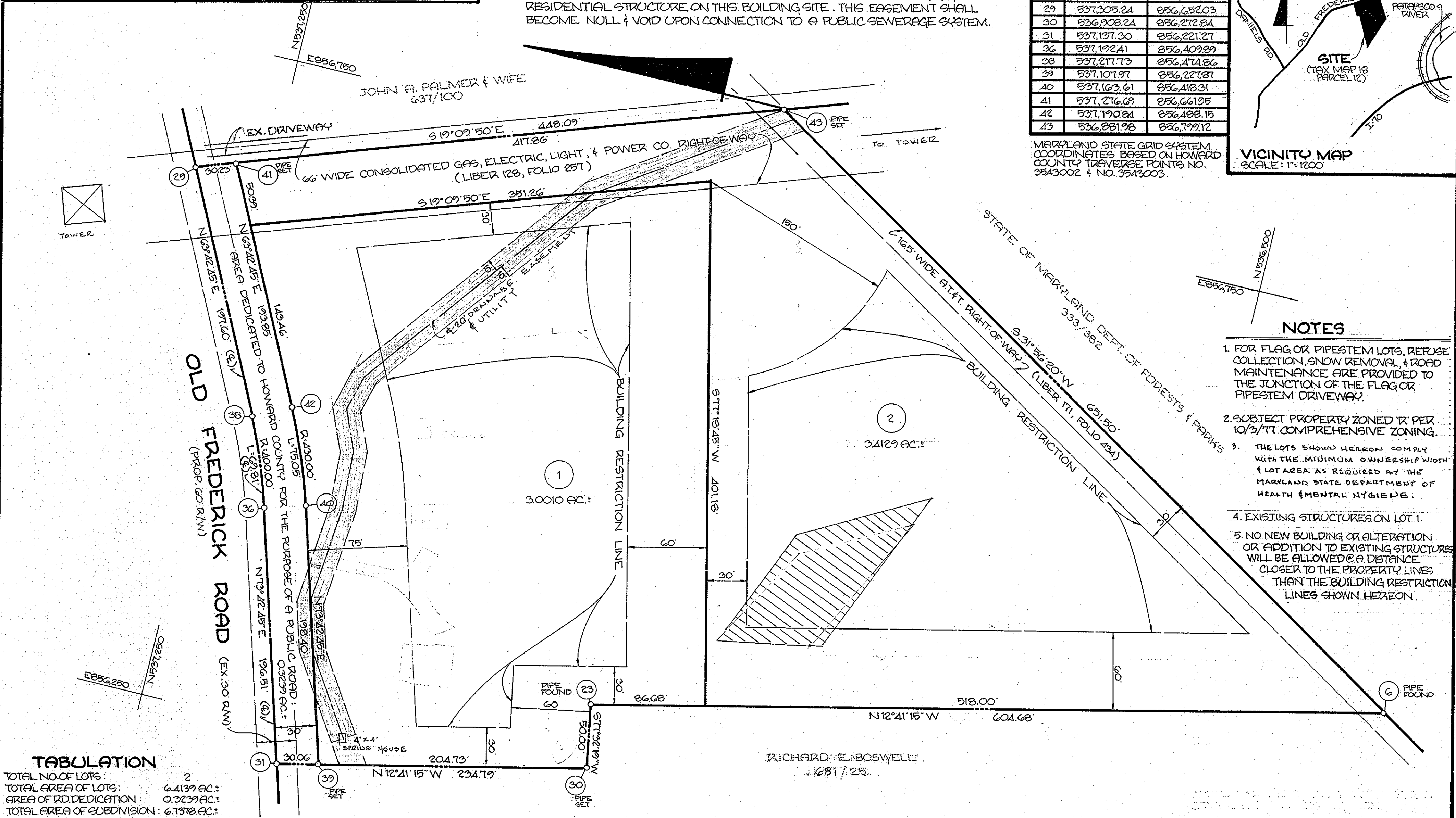
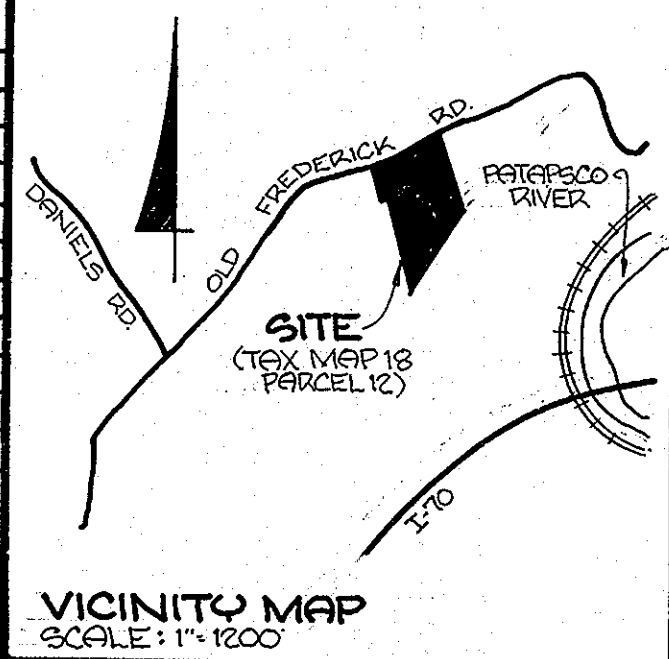
FROM-TO	RADIUS	Δ	LENGTH	TANGENT	CHORD
36-38	400.00'	10°00'00"	69.81'	35.00'	N68°42'45"E 69.72'
40-42	130.00'	10°00'00"	75.05'	37.62'	N68°42'45"E 74.95'

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROX. 10,000^{sq} FOR INDIVIDUAL SEWAGE DISPOSAL AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH & MENTAL HYGIENE. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE & SERVICING ANY RESIDENTIAL STRUCTURE ON THIS BUILDING SITE. THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM.

COORDINATES

NO.	NORTH	EAST
6	536,329.11	856,454.47
23	536,219.03	856,321.66
29	537,305.24	856,652.03
30	536,208.24	856,272.84
31	537,137.30	856,221.27
36	537,192.41	856,409.89
38	537,217.73	856,474.86
39	537,107.97	856,227.87
40	537,163.61	856,418.31
41	537,276.69	856,661.95
42	537,190.84	856,488.15
43	536,881.98	856,797.12

MARYLAND STATE GRID SYSTEM COORDINATES BASED ON HOWARD COUNTY TRAVERSE POINTS NO. 3543002 & NO. 3543003.



- NOTES**
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, & ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM DRIVEWAY.
 - SUBJECT PROPERTY ZONED 'R' PER 10/3/77 COMPREHENSIVE ZONING.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH & MENTAL HYGIENE.
 - EXISTING STRUCTURES ON LOT 1.
 - NO NEW BUILDING OR ALTERATION OR ADDITION TO EXISTING STRUCTURES WILL BE ALLOWED AT A DISTANCE CLOSER TO THE PROPERTY LINES THAN THE BUILDING RESTRICTION LINES SHOWN HEREON.

TABULATION

TOTAL NO. OF LOTS:	2
TOTAL AREA OF LOTS:	6.4139 AC.
AREA OF RD. DEDICATION:	0.3239 AC.
TOTAL AREA OF SUBDIVISION:	6.7378 AC.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.
Joanm Boyden 11-18-80
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.
Thomas A. Harris 12-5-80
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
Walter F. Nemey 12-4-80
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND WHICH, BY DEED DATED 3/15/73 & RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 647, FOLIO 272, WAS CONVEYED BY LAWRENCE I. PHELPS UNTO LAWRENCE I. PHELPS, EVELYN R. PHELPS, & MIRIAM E. PHELPS, & THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Walter Park 7/15/80
 WALTER PARK DATE
 PROFESSIONAL L.S. # 5539

DEDICATION FOR INDIVIDUALS

WE, EVELYN R. & MIRIAM E. PHELPS (LAWRENCE I. PHELPS BEING DECEASED), OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, & GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS, ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, & FOR GOOD & OTHER VALUABLE CONSIDERATION, GRANT THE RIGHT & OPTION UNTO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS, ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES, & OPEN SPACE, WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS & DRAINAGE ESMT.S FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR, & MAINTENANCE; & (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID ESMT.S & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 14 DAY OF JULY, 1980.

Evelyn R. Phelps 7/14/80
 EVELYN R. PHELPS DATE
 WITNESS

Miriam E. Phelps
 MIRIAM E. PHELPS WITNESS

RECORDED ON 12-5-80 AS PLAT NO. 4768 AMONG THE LAND RECORDS OF HOWARD CO., MD.

FINAL PLAT

PHELPS PROPERTY

2ND ELECTION DISTRICT
 HOWARD COUNTY, MD.
 JULY 11, 1980.
 SCALE: 1" = 50'.

SURVEYORS
 HUDKINS ASSOCIATES, INC.
 231 JOSEPH SQUARE
 COLUMBIA, MARYLAND 21044