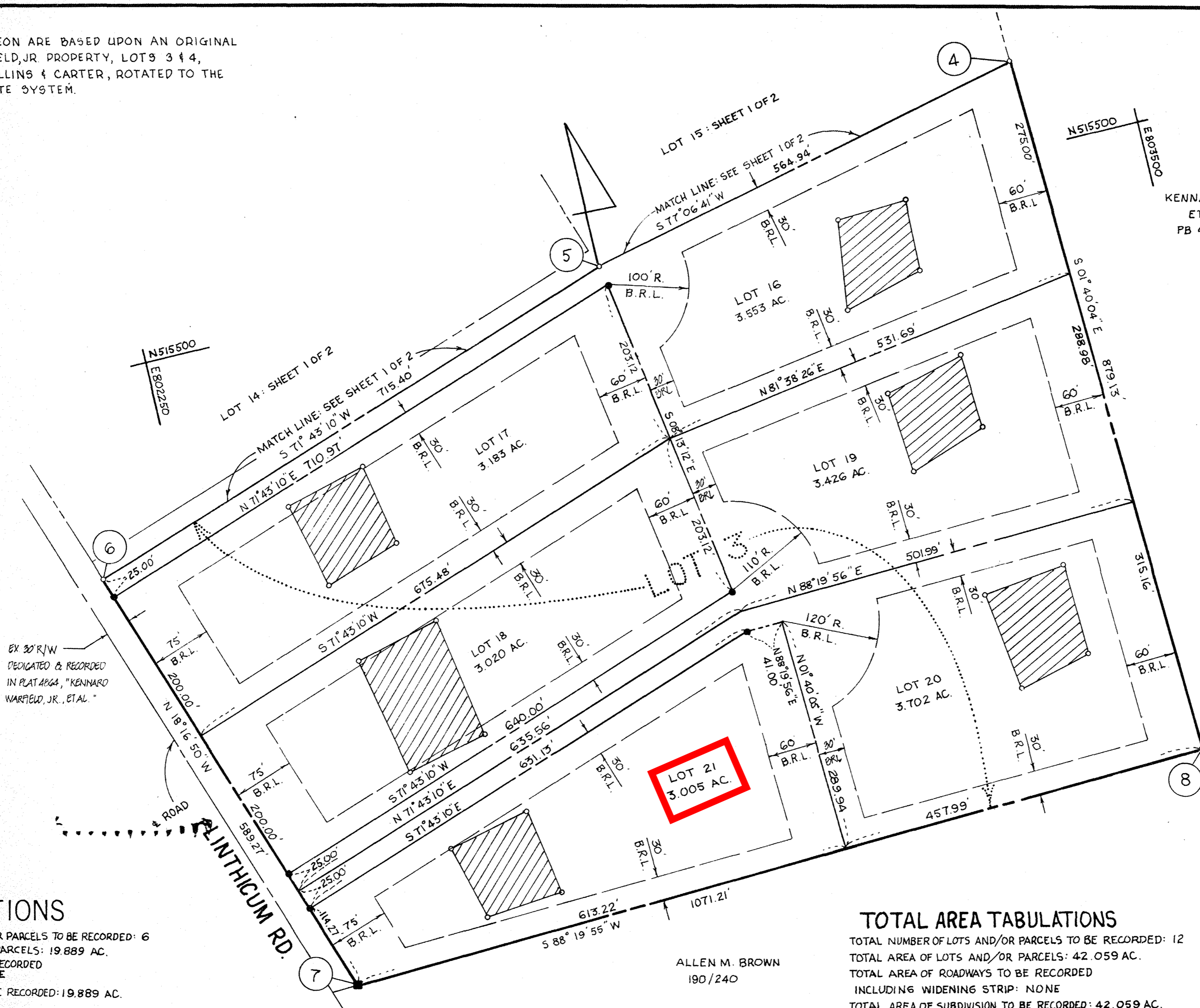


NOTE:  
 BOUNDARIES SHOWN HEREON ARE BASED UPON AN ORIGINAL  
 PLAT OF KENNARD WARFIELD, JR. PROPERTY, LOTS 3 & 4,  
 PREPARED BY FISHER, COLLINS & CARTER, ROTATED TO THE  
 MD. STATE PLANE COORDINATE SYSTEM.

PLAT-C.M.P. NO 6567



KENNARD WARFIELD, JR.  
 ET AL.  
 PB 4866

EX 30' R/W  
 DEDICATED & RECORDED  
 IN PLAT 464, "KENNARD  
 WARFIELD, JR., ET AL."

STATE DEPT. OF ASSESSMENTS & TAXATION  
 HOWARD COUNTY  
 RECEIVED BY: *[Signature]*  
 DATE: 1/14/86 PLAT:

FILED JAN 14 1986

AREA TABULATIONS

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 6  
 TOTAL AREA OF LOTS AND/OR PARCELS: 19.889 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED  
 INCLUDING WIDENING STRIP: NONE  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 19.889 AC.

TOTAL AREA TABULATIONS

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 12  
 TOTAL AREA OF LOTS AND/OR PARCELS: 42.059 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED  
 INCLUDING WIDENING STRIP: NONE  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 42.059 AC.

OWNER / DEVELOPER

KENNARD WARFIELD, JR.  
 14419 TRIADELPHIA ROAD  
 GLENELG, MD. 21737

APPROVED: FOR PRIVATE WATER AND PRIVATE  
 SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH  
 DEPARTMENT.  
*[Signature]* 1-5-86  
 HOWARD COUNTY HEALTH OFFICER DATE

OWNERS STATEMENT  
 I, KENNARD WARFIELD, JR., SURVIVING GENERAL PARTNER, WARFIELD BROTHERS PARTNERSHIP, 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. ALL EASEMENTS OR RIGHT-OF-WAYS AFFECTING THE PROPERTY  
 ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT  
 IT IS A RESUBDIVISION OF PART OF THE LANDS CONVEYED BY MILTON W. BUNTI  
 AND MARY LOUISE BUNTI, HIS WIFE, TO KENNARD WARFIELD, JR. AND THOMAS  
 STUART WARFIELD BY DEED DATED JUNE 30, 1975 AND RECORDED AMONG  
 THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 726 AT FOLIO  
 727, SAID PARCEL ALSO BEING A RESUBDIVISION OF LOTS 3 AND 4 AS  
 SHOWN ON A PLAT OF SUBDIVISION ENTITLED KENNARD WARFIELD, JR.  
 ET AL., LOTS 1-9, RECORDED IN PLATBOOK 4864 AND THAT ALL  
 MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE  
 ANNOTATED CODE OF MARYLAND, AS AMENDED.

*[Signature]* 7-19-85  
 WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE

RECORDED AS PLAT \_\_\_\_\_ ON \_\_\_\_\_  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

LOTS 10 THRU 21  
 PHEASANT LANDING  
 A RESUBDIVISION OF KENNARD WARFIELD, JR. PROP. LOTS 3 & 4

TAX MAP PARCEL NO. : 2 O.R.Z. FILE NOS. : VP80-88, VP81-71,  
 P85-26, 584-41, F81-03  
 TAX MAP: 28 EX. ZONING: "R"  
 5" ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' SHEET: 20F2 DATE: JUNE 1985

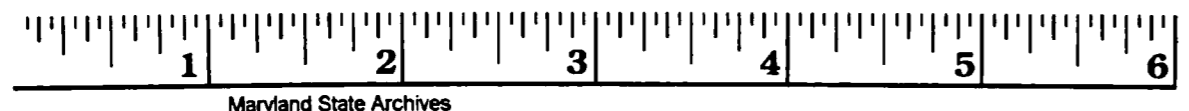
boender associates engineers  
 surveyors  
 planners  
 3565 ELLICOTT MILLS DRIVE  
 ELLICOTT CITY, MARYLAND 21043  
 BALTIMORE 301-465-7777

APPROVED: HOWARD COUNTY OFFICE OF PLANNING  
 AND ZONING.  
*[Signature]* 1-10-86  
 PLANNING DIRECTOR DATE

WITNESS MY/OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_  
 WITNESS \_\_\_\_\_

APPROVED: FOR STORM DRAINAGE SYSTEMS AND  
 PUBLIC ROADS. HOWARD COUNTY DEPARTMENT  
 OF PUBLIC WORKS.  
 \_\_\_\_\_  
 DIRECTOR DATE

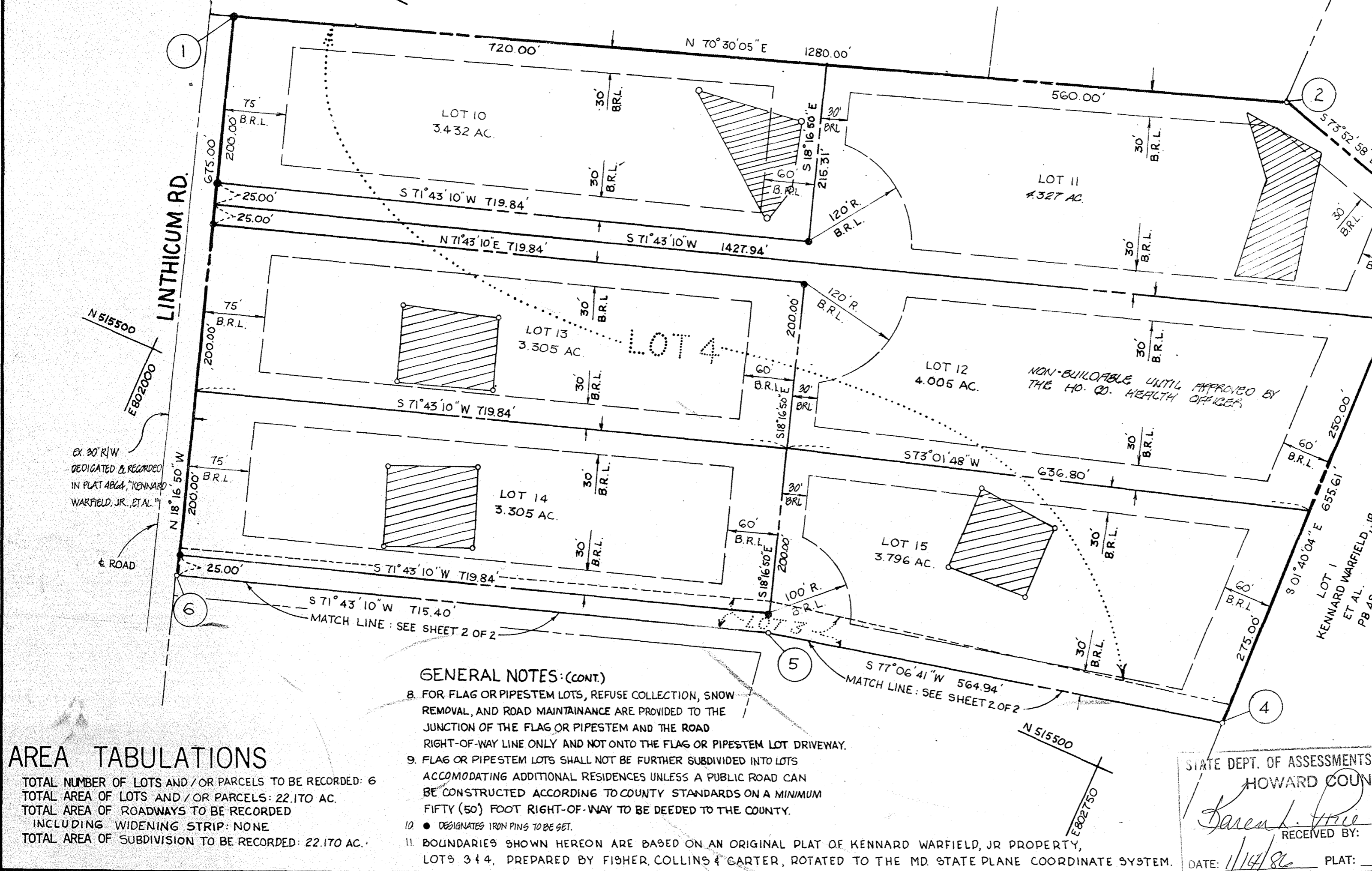
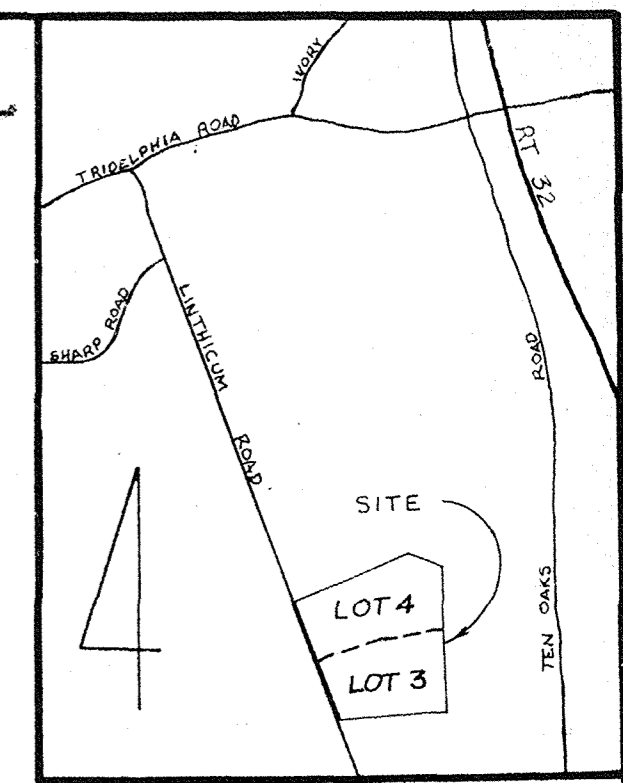
HOWARD COUNTY CIRCUIT COURT (Subdivision Plats, HO) Plat CMP 6566-6567, MSA\_S1247-225. Date available 1984/1/11. Printed 09/06/2022.



MSA 554 1247-225-2 F-86-17

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	515900.999	801922.778
2	516328.242	803129.370
3	516265.809	803345.430
4	515610.480	803364.511
5	515484.465	802813.803
6	515260.065	802134.505
7	514700.534	802319.342
8	514731.716	803390.098

PLAT-C.M.P. NO. 6566



**GENERAL NOTES**

- TAX MAP: 28, PARCEL NO. 2
- DEED REFERENCE: T26/727
- COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY STATIONS 2934002 & 2835001
- SUBJECT PROPERTY ZONED "R", PER 8/2/86 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
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOW HEREON HAVE BEEN FIELD LOCATED AND ARE SHOWN THU S (o).

**GENERAL NOTES (CONT.)**

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTAINANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- FLAG OR PIPESTEM LOTS SHALL NOT BE FURTHER SUBDIVIDED INTO LOTS ACCOMODATING ADDITIONAL RESIDENCES UNLESS A PUBLIC ROAD CAN BE CONSTRUCTED ACCORDING TO COUNTY STANDARDS ON A MINIMUM FIFTY (50) FOOT RIGHT-OF-WAY TO BE DEEDED TO THE COUNTY.
- DESIGNATES IRON PINS TO BE SET.
- BOUNDARIES SHOWN HEREON ARE BASED ON AN ORIGINAL PLAT OF KENNARD WARFIELD, JR PROPERTY, LOTS 3 & 4, PREPARED BY FISHER, COLLINS & CARTER, ROTATED TO THE MD. STATE PLANE COORDINATE SYSTEM.

**AREA TABULATIONS**

TOTAL NUMBER OF LOTS AND /OR PARCELS TO BE RECORDED: 6  
 TOTAL AREA OF LOTS AND /OR PARCELS: 22.170 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIP: NONE  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 22.170 AC.

STATE DEPT. OF ASSESSMENTS & TAXATION  
 HOWARD COUNTY

RECEIVED BY: *Karen L. Price*  
 DATE: 1/14/86 PLAT: FILED JAN 24 1986

**OWNER / DEVELOPER**

KENNARD WARFIELD, JR.  
 14419 TRIADDELPHIA ROAD  
 GLENELF, MD. 21737

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

*James J. Williams* 1-5-86  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

*Thomas L. Harris* 1-10-86  
 PLANNING DIRECTOR DATE

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

*Jim E. Nunnally* 1-16-86  
 DIRECTOR DATE

**OWNERS STATEMENT**

I, KENNARD WARFIELD, JR., SURVIVING GENERAL PARTNER, WARFIELD BROTHERS PARTNERSHIP, OWNER 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. ALL EASEMENTS OR RIGHT-OF-WAYS AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 \_\_\_\_\_  
 WITNESS

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF PART OF THE LANDS CONVEYED BY MILTON W. BUNTI AND MARY LOUISE BUNTI, HIS WIFE, TO KENNARD WARFIELD, JR., AND THOMAS STUART WARFIELD BY DEED DATED JUNE 30, 1975, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER T26 AT FOLIO 727, SAID PARCEL ALSO BEING A RESUBDIVISION OF LOTS 3 AND 4 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED KENNARD WARFIELD, JR. ET AL., LOTS 1-9, RECORDED IN PLATBOOK 4864, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*William G. Hartel* 1-19-86  
 WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE

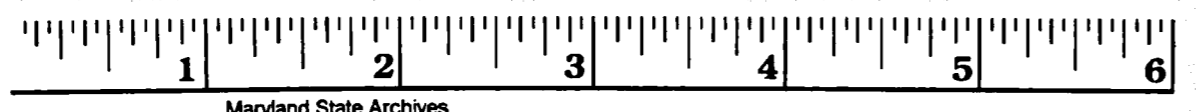
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LOTS 10 THRU 21  
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 5<sup>TH</sup> ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' SHEET 1 OF 2 DATE: JUNE 1985

**boender associates** engineers  
 surveyors  
 planners  
 3565 ELLICOTT MILLS DRIVE  
 ELLICOTT CITY, MARYLAND 21043  
 BALTIMORE 301-465-7777

MSA SJU 1247-255186-12



HOWARD COUNTY CIRCUIT COURT (Subdivision Plats; HO) Plat C.M.P. 6566-6567-MSA-SJ247-225-Date available 1984/11/11-Printed 09/06/2022.

*mdhr*  
*48107-1*