

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	528197.522	817268.004
2	528355.660	816599.287
3	528454.871	816492.338
4	528421.508	816172.402
5	528319.392	816251.502
6	528032.555	815718.394
7	528055.055	815216.367
8	528642.822	815205.314
9	528760.050	816586.065
10	528824.399	817468.722
11	528198.802	817317.991
12	528116.694	817320.074
13	528101.013	817270.452
14	528197.522	817268.004
15	528226.688	817263.332
16	528242.406	817250.307
17	528260.280	817314.533
18	528240.094	817311.501
19	527817.276	815871.550
20	527582.291	815835.729
21	527436.634	815981.626
22	527296.591	816277.751
23	527294.850	816453.883
24	527417.402	816727.041
25	527610.626	816788.093
26	527680.338	816812.160
27	527778.940	816860.725
28	527826.144	816891.846
29	527908.534	816964.752
30	527991.678	817062.492
31	528093.357	817246.204
32	528126.000	817269.820

**GENERAL NOTES: CONT.**

- THIS PROPERTY IS SUBJECT TO BLANKET EASEMENTS (L/F 118/500, 246/213, AND 362/678) WHICH ALLOW FOR THE CONSTRUCTION, OPERATION AND MAINTAINANCE OF UTILITY POLES, WIRES AND APPURTENANCES ALONG AND ADJACENT TO THE NORTH SIDE OF TRIADELPHIA ROAD.
- THE WIDENING OF TRIADELPHIA ROAD FRONTING LOT 24 WILL BE REQUIRED WHEN LOT 24 IS RESUBDIVIDED.
- PERPETUAL EASEMENT FOR RECREATION & PARKS RECORDED IN LIBER 1471 AT FOLIO 289.

**AREA TABULATIONS THESE SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1  
 TOTAL AREA OF LOTS AND/OR PARCELS: 25.334 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: NONE  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 25.334 AC.  
 TOTAL AREA OF FLOODPLAIN TO BE RECORDED: 14.387 AC.

**TOTAL AREA TABULATIONS**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 6  
 TOTAL AREA OF LOTS AND/OR PARCELS: 47.074  
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0.341  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 47.408  
 TOTAL AREA OF FLOODPLAIN TO BE RECORDED: 19.279

**OWNERS STATEMENT**

WE, HOWARD RESNECK, WILLIAM LAUNDER, AND JAQUELINE LAUNDER, 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 EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE BUILT ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 15 DAY OF July  
 Howard Resneck  
 William J. Launder  
 James B. Witherspoon  
 James B. Witherspoon  
 James B. Witherspoon

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF (1) ALL THE LANDS THAT WERE GRANTED AND CONVEYED BY RICHARD S. INGLE TO HOWARD L. RESNECK BY DEED DATED FEBRUARY 20, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1329 AT FOLIO 208. (2) ALL THE LANDS GRANTED AND CONVEYED BY CYRUS V. SWETT, ET UX, TO WILLIAM LAUNDER AND JAQUELINE LAUNDER, HIS WIFE, BY DEED DATED SEPTEMBER 11, 1984 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1286 AT FOLIO 319 AND (3) A RESUBDIVISION OF PARCELS 1 AND 2, TRIADELPHIA WOODS, RECORDED AMONG THE AFORESAID LAND RECORDS IN PLATBOOK 4760 AND 4761 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartel  
 WILLIAM G. HARTEL, P.L.S. NO. 9436  
 7-10-85  
 DATE

RECORDED AS PLAT #6727 ON May 26, 1986, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**TRIADELPHIA WOODS**  
 LOTS 19 THRU 24  
 A RESUBDIVISION OF PARCELS 1 & 2

TAX MAP PARCEL NO: P/O 828  
 TAX MAP: 22  
 3RD ELECTION DISTRICT  
 SCALE: 1"=100'  
 NO FILE NO: F-81-26  
 EX. ZONING: R  
 HOWARD COUNTY, MARYLAND  
 DATE: JUNE, 1985

boender associates  
 8665 ELLICOTT MILLS DRIVE  
 ELLICOTT CITY, MARYLAND 21043  
 BALTIMORE 301-465-7777  
 engineers  
 surveyors  
 planners

**VICINITY MAP**

SCALE: 1"=100'

**GENERAL NOTES**

- TAX MAP: 22, PART OF PARCEL: 928
- DEED REFERENCE: 1329/208 & 1286/316
- COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY STATIONS 3236005-R AND 3236004-R.
- SUBJECT PROPERTY ZONED R, PER 18-02-85 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. RECONSTRUCTION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS (a).
- SUBJECT TO VP-85-04-A1
- DENOTES IRON PIN TO BE SET
- DENOTES CONCRETE MONUMENT TO BE SET

**OWNER / DEVELOPER**

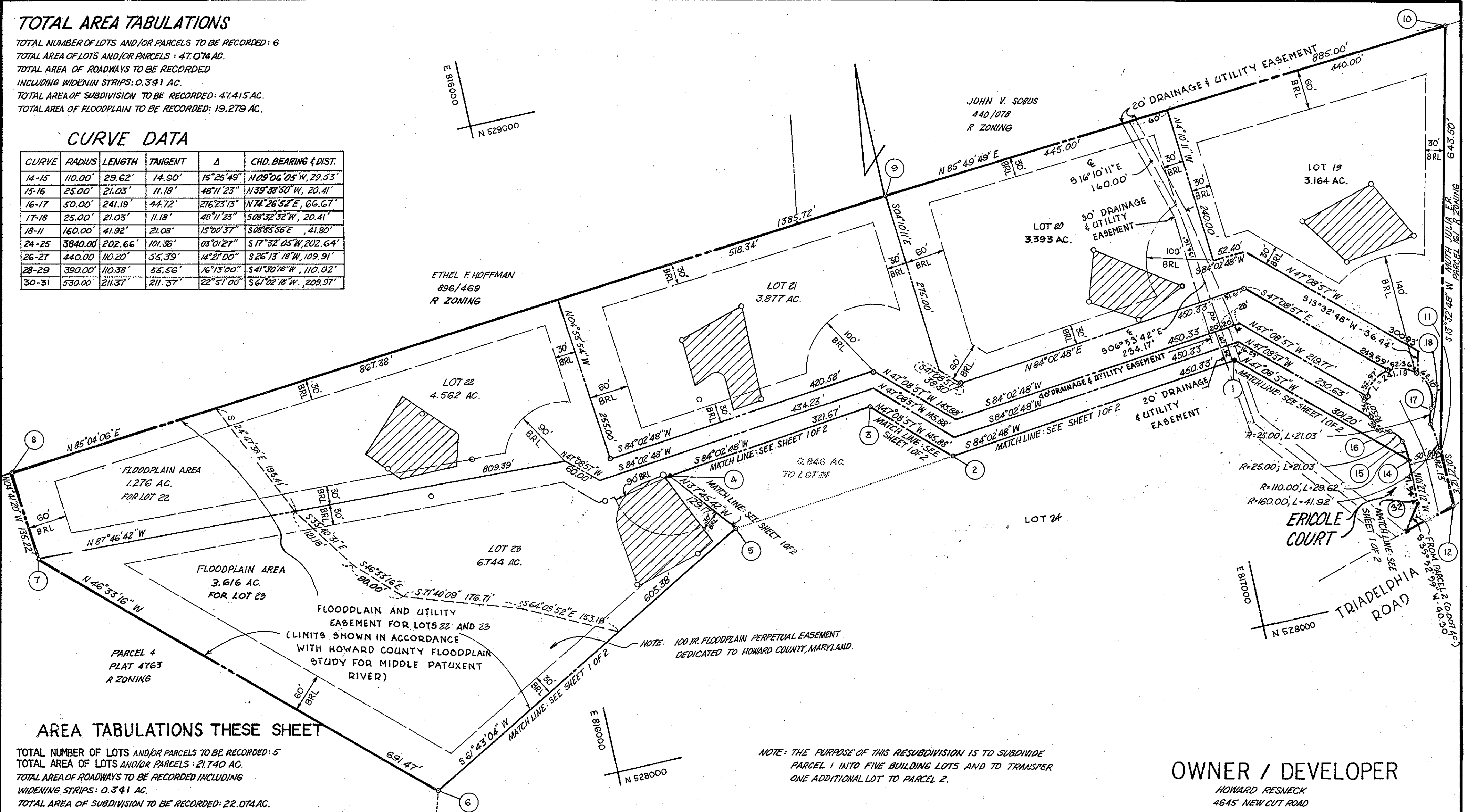
HOWARD RESNECK  
 4645 NEW CUT ROAD  
 ELLICOTT CITY, MD 21043  
 DR. WILLIAM LAUNDER AND JAQUELINE LAUNDER  
 12339 BENSON BRANCH RD.  
 ELLICOTT CITY, MD. 21043

**TOTAL AREA TABULATIONS**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 6  
 TOTAL AREA OF LOTS AND/OR PARCELS: 47.074 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0.341 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 47.415 AC.  
 TOTAL AREA OF FLOODPLAIN TO BE RECORDED: 19.279 AC.

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	Δ	CHD. BEARING & DIST.
14-15	110.00'	29.62'	14.90'	15°25'49"	N09°06'05"W, 29.53'
15-16	25.00'	21.03'	11.18'	48°11'23"	N39°38'50"W, 20.41'
16-17	50.00'	241.19'	44.72'	276°23'13"	N74°26'52"E, 66.67'
17-18	25.00'	21.03'	11.18'	48°11'23"	S08°32'32"W, 20.41'
18-11	160.00'	41.92'	21.08'	15°00'37"	S08°53'55"E, 41.80'
24-25	3840.00'	202.66'	101.36'	03°01'27"	S17°32'05"W, 202.64'
26-27	440.00'	110.20'	55.39'	14°21'00"	S26°13'18"W, 109.91'
28-29	390.00'	110.38'	55.56'	16°13'00"	S41°30'18"W, 110.02'
30-31	530.00'	211.37'	211.37'	22°51'00"	S61°02'18"W, 209.97'



**AREA TABULATIONS THESE SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 5  
 TOTAL AREA OF LOTS AND/OR PARCELS: 21.740 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0.341 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 22.074 AC.  
 TOTAL AREA OF FLOODPLAIN TO BE RECORDED: 4.892 AC.

**OWNERS STATEMENT**

I, HOWARD L. RESNECK, 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 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 EASEMENT 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 EASEMENTS OR RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 5<sup>th</sup> DAY OF JULY,

*Howard L. Resneck*  
 \_\_\_\_\_  
 Witness

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF (1) ALL THE LANDS THAT WERE GRANTED AND CONVEYED BY RICHARD S. INGLE TO HOWARD L. RESNECK BY DEED DATED FEBRUARY 20, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1329 AT FOLIO 208, (2) ALL OF THE LANDS GRANTED AND CONVEYED BY CYRUS V. SWETT, ET UX. TO WILLIAM LAUNDER AND JAQUELINE LAUNDER, HIS WIFE, BY DEED DATED SEPTEMBER 11, 1984 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1286 AT FOLIO 319 AND (3) A RESUBDIVISION OF PARCELS 1 AND 2, TRIADELPHIA WOODS, RECORDED AMONG THE AFORESAID LAND RECORDS IN PLATBOOKS 4760 AND 4761 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*William G. Hartel*  
 \_\_\_\_\_  
 WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE 7-10-85

**OWNER / DEVELOPER**

HOWARD RESNECK  
 4645 NEW CUT ROAD  
 ELLICOTT CITY, MD. 21043

RECORDED AS PLAT # 6728 ON May 26, 1986, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**TRIADELPHIA WOODS  
 LOTS 19 THRU 24**

A RESUBDIVISION OF PARCELS 1 & 2

TAX MAP PARCEL NO.: 528 OLD FILE NOS.: F-81-26, VP-83-66, VP-85-04-A1, P-85-13  
 TAX MAPS: 15 & 22 EX. ZONING: R  
 3<sup>rd</sup> ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100' SHEET 2 OF 2 DATE: JUNE, 1985

**boender associates** engineers  
 surveyors  
 planners  
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