



- NOTES**
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH AND MENTAL HYGIENE REGULATIONS.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET 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. 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. RECOGNITION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - B.R.L. REPRESENTS BUILDING RESTRICTION LINES.
 - REPRESENTS CONCRETE MONUMENT
 - PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS ○
 - INDICATES PROPOSED WELL
 - SUBJECT PROPERTY ZONED "R" PER § 2-35 COMPREHENSIVE ZONING PLAN.
 - COORDINATES ARE IN MARYLAND STATE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STA. N° 3827001 & N° 3827002
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT INTO THE FLAG OR PIPESTEM LOT DRIVEWAY
 - REPRESENTS IRON BAR OR IRON PIPE SET (UNLESS OTHERWISE NOTED)
 - REFERENCE TO VP 85-66.

COORDINATES

STA	NORTH	EAST	STA	NORTH	EAST
20	552530.985	763008.787	81	551722.610	762045.914
43	551149.769	762678.547	82	551775.477	762911.439
45	552464.875	763640.174	83	551656.704	763084.037
48	552161.107	762750.247	85	552330.729	763547.804
49	552284.382	762857.159	87	552690.990	763121.878
57	551151.576	762722.673	89	552504.842	763236.707
58	551205.729	762328.008	93	552604.395	763058.797
64	551229.162	762536.719	90	552604.395	763058.797
65	551175.048	762687.075			
66	55182.641	762737.168			
75	551871.222	762552.993			
76	551736.113	762824.869			
77	551244.967	762495.717			
78	551225.737	762481.490			
79	551235.638	762519.561			
80	551226.604	762543.601			

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF LOTS (LOTS 1 THRU 3)	638,011 ± OR 14.647 AC ±
TOTAL AREA ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	6459 ± OR 0.148 AC ±
TOTAL AREA THIS SUBMISSION	644,470 ± OR 14.795 AC ±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.

12-20-81 *Joyce Zylka*
DATE COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

1-13-86 *Thomas G. Harris*
DATE DIRECTOR

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS

1-6-86 *Mary F. Neuman*
DATE DIRECTOR

OWNERS DEDICATION

WE, KENNETH L. HAINES AND THELMA IRENE HAINES 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 AND 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 LOTS AND STREETS OF LOTS 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 EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

WITNESS OUR HANDS THIS 11 DAY OF JAN. 1985.

1/11/85 *Kenneth L. Haines*
DATE KENNETH L. HAINES OWNER

1/11/85 *Thelma Irene Haines*
DATE THELMA IRENE HAINES OWNER

1/11/85 *Mary F. Neuman*
DATE WITNESS

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HARVEY E. HAINES AND MILDRED E. HAINES TO KENNETH L. HAINES AND THELMA IRENE HAINES BY DEED DATED JANUARY 27, 1976 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 753, FOLIO 478, AND THAT THIS IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CONSTANCE LEE HAINES TO KENNETH L. HAINES AND THELMA IRENE HAINES BY DEED DATED FEBRUARY 25, 1983 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1145, FOLIO 332, 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.

1/10/85
DATE

Suzanne Munshi
SUZANNE O. MUNSHI
P.L.S. N° 146

CURVE DATA

FROM POINT 79 TO POINT 77	RADIUS ARC Δ TAN CHD. BRG. DIST.
	1827.34' 2560 0°48'10" 12.80' N.68°37'55"W. 25.60'
FROM POINT 64 TO POINT 79	RADIUS ARC Δ TAN CHD. BRG. DIST.
	1827.34' 18.34' 0°34'30" 9.17' N.69°19'15"W. 18.34'
FROM POINT 58 TO POINT 78	RADIUS ARC Δ TAN CHD. BRG. DIST.
	1852.34' 49.88' 1°32'35" 24.94' N.68°50'15" W. 49.88'

MINOR SUBDIVISION PLAT

LOTS 1-3, SECTION ONE

HAINES PROPERTY

TAX MAP 1, PARCEL 21 & TAX MAP 6 PARCEL 42
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'

SHELADIA Associates, Inc.
CONSULTING ENGINEERS
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MT. AIRY, MD. 21771 (301) 821-2890

DATE: JANUARY 10, 1985