

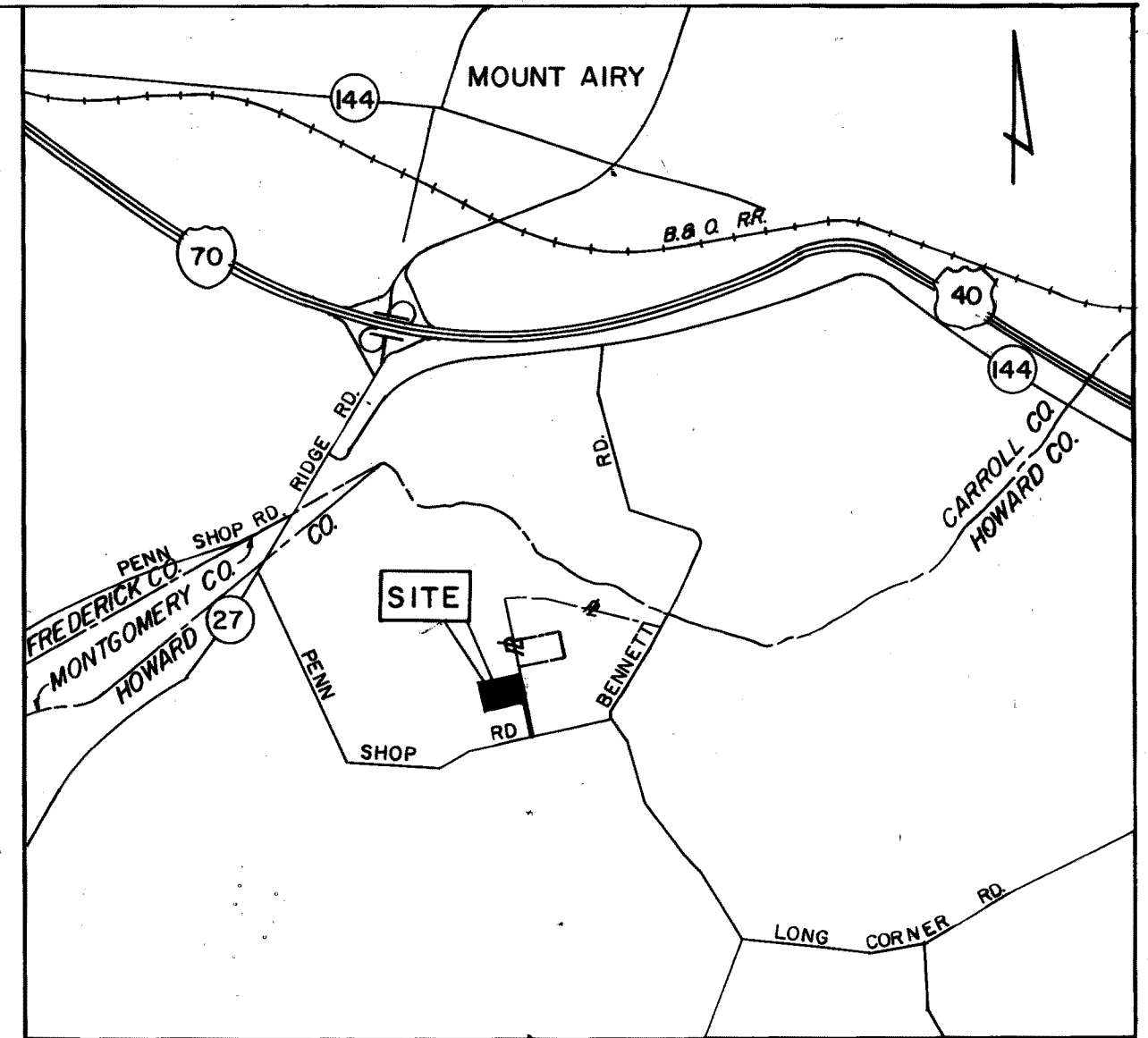
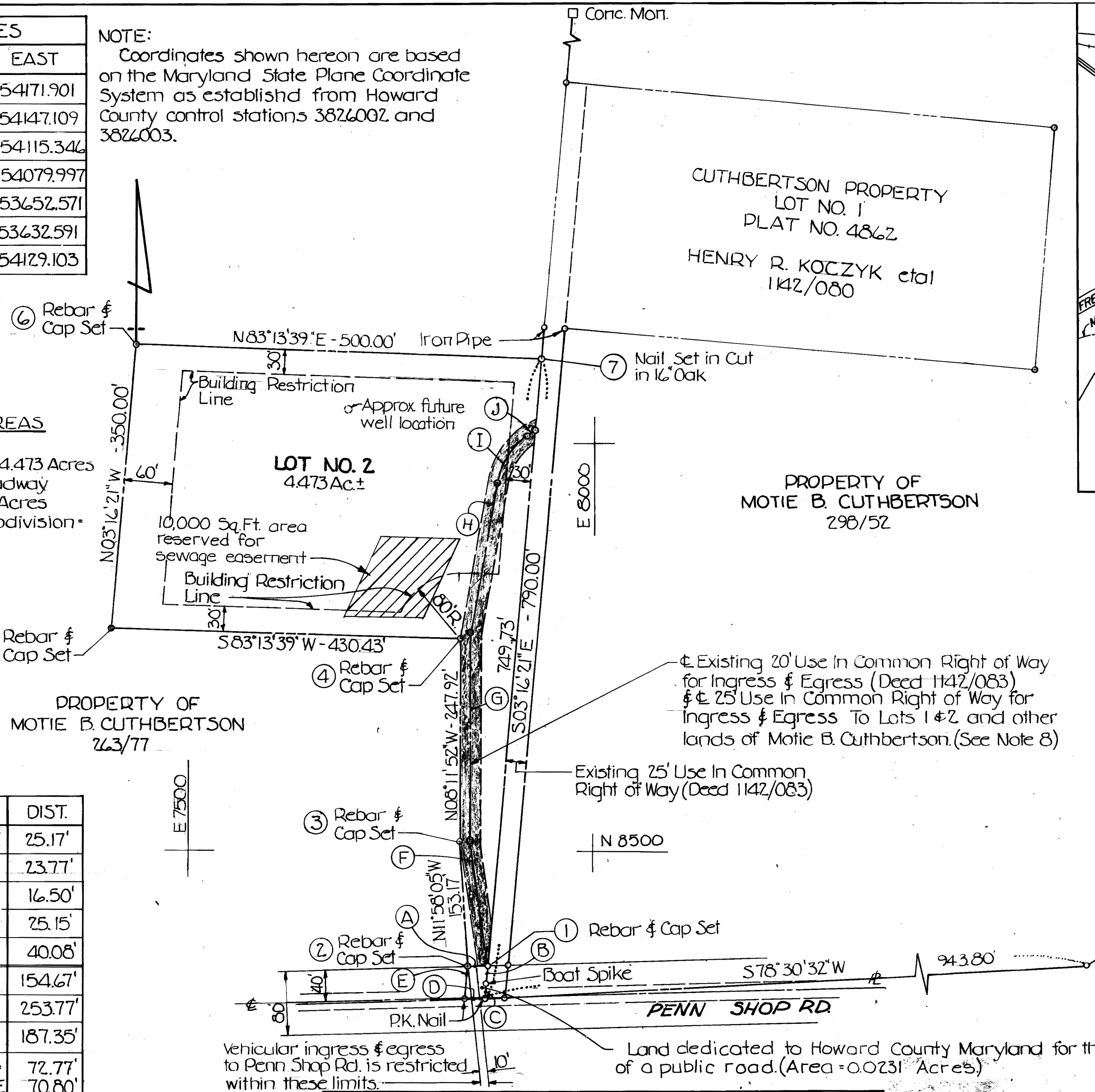
| COORDINATES |            |            |
|-------------|------------|------------|
| NO.         | NORTH      | EAST       |
| ①           | 550815.695 | 754171.901 |
| ②           | 550811.341 | 754147.109 |
| ③           | 550961.182 | 754115.346 |
| ④           | 551206.564 | 754079.997 |
| ⑤           | 551155.805 | 753652.571 |
| ⑥           | 551505.234 | 753632.591 |
| ⑦           | 551564.198 | 754129.103 |

NOTE:  
Coordinates shown hereon are based on the Maryland State Plane Coordinate System as established from Howard County control stations 3826002 and 3826003.

**TABULATION OF AREAS**

- Total No. of Lots = 1
- Total Area of Lot = 4.473 Acres
- Total Area of Roadway Widening = 0.0231 Acres
- Total Area of Subdivision = 4.4961 Acres

| LINE | BEARING                               | DIST.   |
|------|---------------------------------------|---------|
| (A)  | N80°02'24"E                           | 25.17'  |
| (B)  | S03°16'21"E                           | 23.77'  |
| (C)  | S03°16'21"E                           | 16.50'  |
| (D)  | S80°28'39"W                           | 25.15'  |
| (E)  | N03°16'21"W                           | 40.08'  |
| (F)  | N16°38'56"W                           | 154.67' |
| (G)  | N08°11'51"W                           | 253.77' |
| (H)  | N01°10'42"E                           | 187.35' |
| (I)  | R=90.00' L=72.77'<br>CHD. N24°20'29"E | 70.80'  |
| (J)  | N47°30'16"E                           | 13.18'  |



**LOCATION MAP**

SCALE: 1"=2000'

**NOTES**

- SUBJECT TO VP-87-62.
- FLAG OR PIPE STEM LOTS SHALL NOT BE FURTHER SUBDIVIDED INTO LOTS ACCOMMODATING 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.
- THE DRIVEWAY CONSTRUCTED WITHIN THE 25 FOOT WIDE USE-IN-COMMON RIGHT OF WAY FOR INGRESS AND EGRESS SHOWN HEREON IS PRIVATELY OWNED AND MAINTAINED.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR FLAG OR STEM LOTS ARE PROVIDED TO THE JUNCTION OF THE FLAG OR STEM LOT DRIVEWAY WITH THE PUBLIC ROAD.
- 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. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- SUBJECT PROPERTY ZONED R PER 8-2-85 COMPREHENSIVE ZONING PLAN.
- DECLARATION OF MAINTENANCE OBLIGATIONS FOR THE USE IN COMMON ACCESS AREA IS RECORDED IN LIBER 1623/295.

Vehicular ingress & egress to Penn Shop Rd. is restricted within these limits.

Land dedicated to Howard County Maryland for the purpose of a public road. (Area = 0.0231 Acres)

**OWNER'S DEDICATION**

I, MOTIE B. CUTHBERTSON, THE 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 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 BED 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 MY HAND THIS 14th DAY OF JANUARY, 1987.

WITNESS *Blair J. Thomas* 1/14/87 Motie B. Cuthbertson

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MARY C. CHAPMAN AND RICHARD L. CHAPMAN TO MOTIE B. CUTHBERTSON BY DEED DATED NOVEMBER 29, 1954, AND THAT THE LINE SHOWN HEREON IS THE LINE SHOWN IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 263, FOLIO 77, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

1/22/87 DATE *Edward F. Kelly* EDWARD F. KELLY PROPERTY LINE SURVEYOR NO. 159

RECORDED PLAT 7141  
ON 4-8 1987 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS  
HOWARD COUNTY HEALTH DEPARTMENT

*James Burke* 4-2-87  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

*Thomas L. Harris* 4-7-87  
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*Don F. Nantz* 4-6-87  
DIRECTOR DATE

**CUTHBERTSON PROPERTY  
LOT NO. 2**

4<sup>TH</sup> ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP NO. 6 ZONING-R SCALE: 1"=100' JANUARY, 1987

THE WILSON T. BALLARD COMPANY  
17 GWYNNS MILL COURT  
OWINGS MILLS, MARYLAND 21117

F-87-119