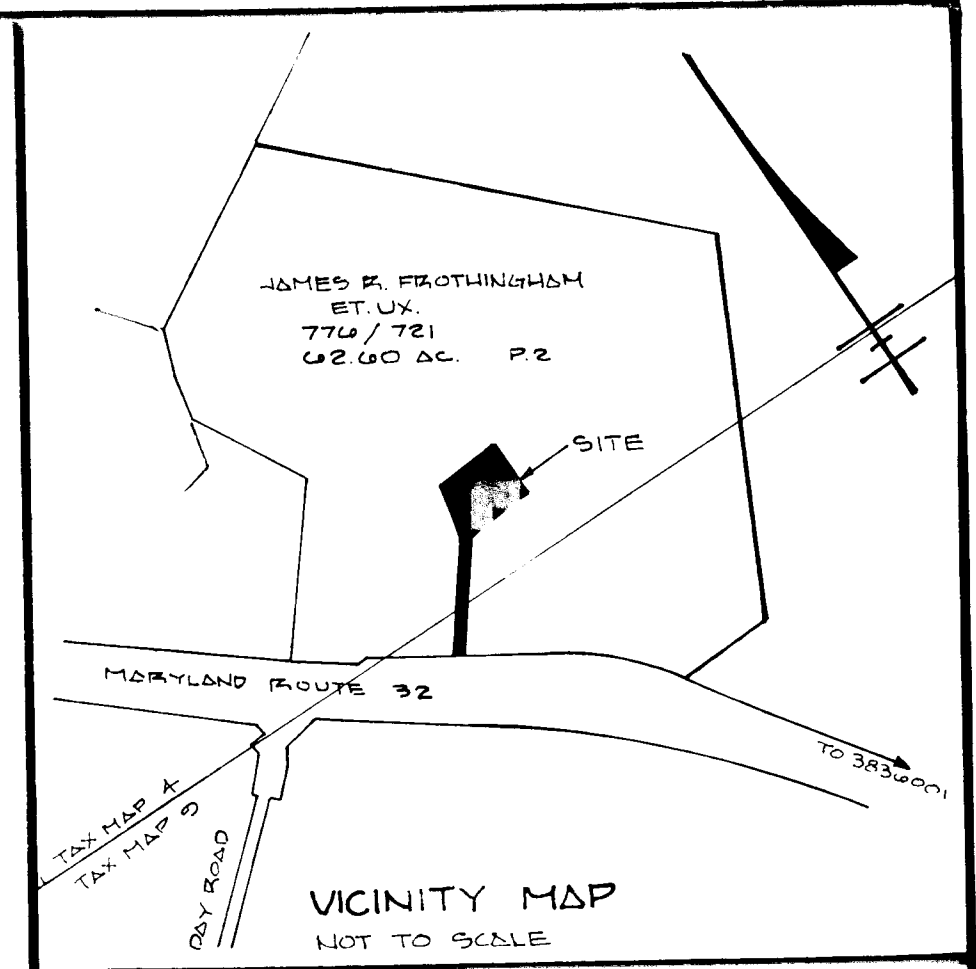
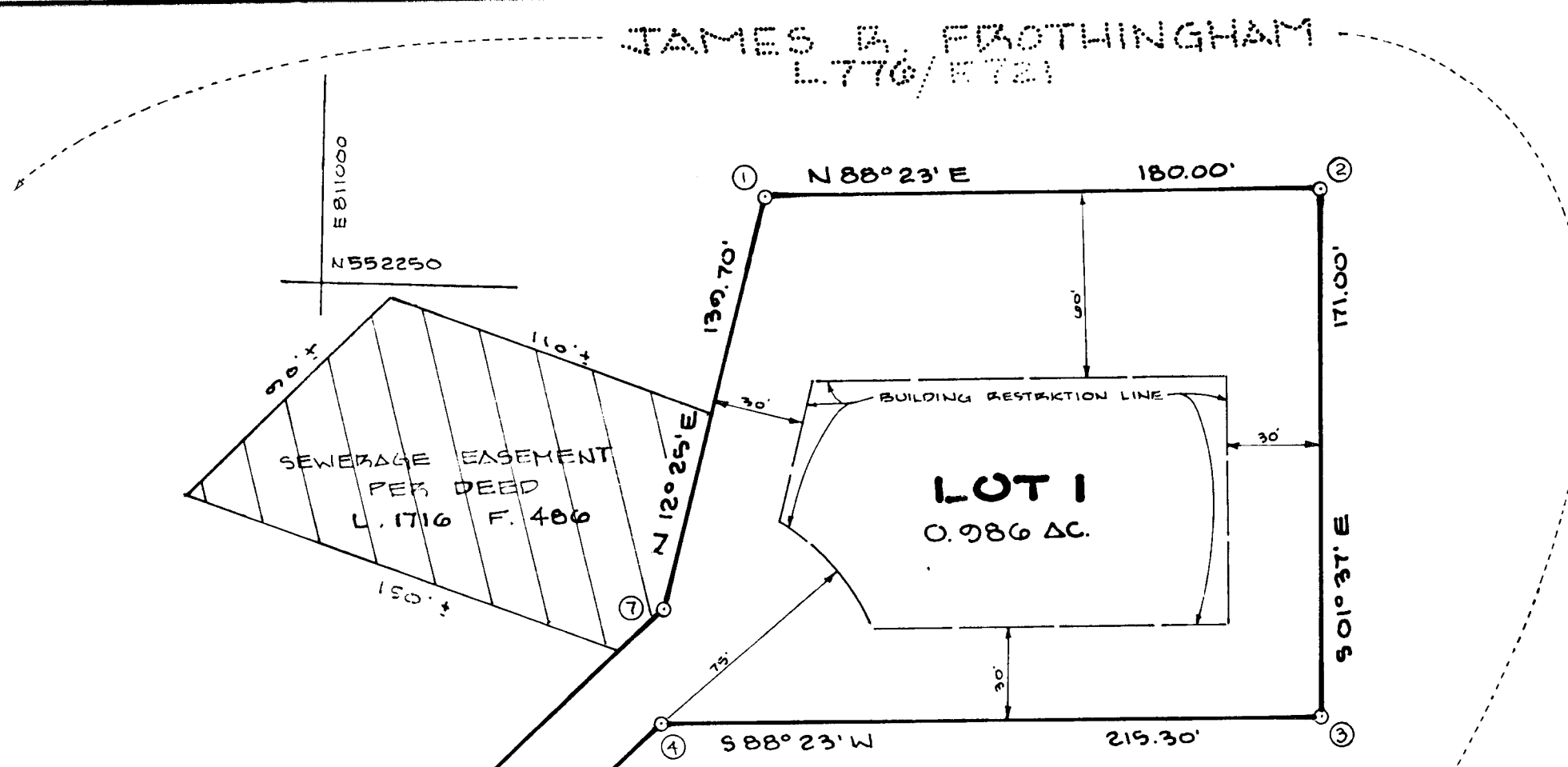


COORDINATES		
NO	NORTH	EAST
1	552 281.93	811 144.29
2	552 287.01	811 324.22
3	552 116.08	811 327.04
4	552 110.01	811 113.82
5	551 859.80	810 859.47
6	551 873.89	810 838.14
7	552 145.90	811 114.25

COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 3830001.



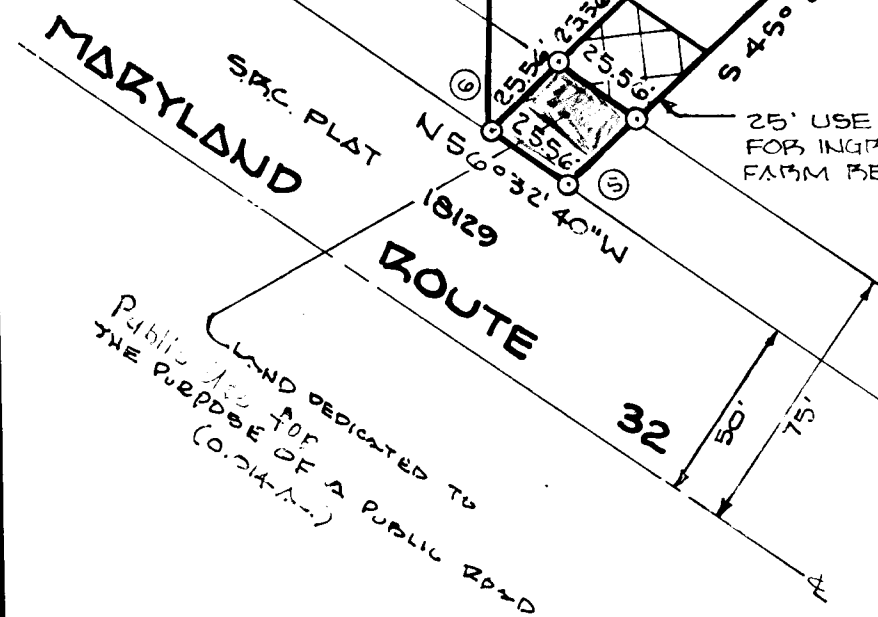
**NOTES:**

- SUBJECT PROPERTY ZONED "R" PER B-2-1985 COMPREHENSIVE ZONING PLAN.
- SUBJECT TO VP 86-148
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL SEWERAGE IS AVAILABLE. THE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICERS SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF MENTAL HEALTH AND HYGIENE.
- EXISTING HOUSE ON LOT 1.
- INDICATES IPSU BOR SET
- 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 ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- AREA SHOWN [Hatched] LOCATED ON PROPERTY OWNED BY JAMES R. FROTHINGHAM RECORDED IN LIBER 776 FOLIO 721 IS FOR THE SOLE USE OF LOT 1 OF HAPPY HILLS FARM RECORDED AND DESCRIBED BY DEED OF EASEMENT IN LIBER 1716 FOLIO 486 AND IS ADDENDUM TO LIBER 776 FOLIO 721.

**AFFIDAVIT:**

I DO AFFIRM UNDER PENALTY OF PERJURY THAT I AM THE LEGAL OWNER OF THE LAND SUBJECT TO THE SUBDIVISION AND HEREBY DO REQUEST THE CREATION OF HOME-SITES AS PROVIDED FOR UNDER THE MARYLAND AGRICULTURAL LAND PRESERVATION PROGRAM - COMAR 15.15.03 (E). THE LOTS ARE BEING CREATED FOR AND INTENDED FOR USE BY: LOT 1 LARRY & PATRICIA LITT WHOSE RELATIONSHIP TO ME IS SON & DTR-IN-LAW. I UNDERSTAND THAT THE LOT HEREIN BEING REQUESTED CAN BE USED ONLY FOR THE CONSTRUCTION OF A DWELLING FOR THE PERSONAL USE OF THE INDIVIDUAL CITED. I UNDERSTAND THAT THIS REQUEST FOR LOT CREATION MAY BE MADE ONE TIME ONLY FOR MYSELF AND EACH OF MY CHILDREN AND SUCH LOT CREATION IS SUBJECT TO THE HOWARD COUNTY CODE AND THE HOWARD COUNTY ZONING REGULATIONS THAT ARE APPLICABLE TO LOT CREATIONS UNDER THE FARMLAND PROTECTION PROGRAM REFERENCED ABOVE.

*James R. Frothingham*  
OWNER  
3/7/87  
DATE



**TABULATIONS:**  
 TOTAL NUMBER OF LOTS TO BE RECORDED: 1  
 TOTAL AREA OF LOTS TO BE RECORDED: 0.986 AC.  
 TOTAL AREA OF ROADWAYS TO BE RECORDED: 0.014 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1.000 AC.

**APPROVED:**  
 FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED:**  
 HOWARD COUNTY OFFICE OF PLANNING AND ZONING  
*W. P. ...* 9.10.87  
 DIRECTOR DATE

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

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THAT LAND WHICH BY DEED DATED 21<sup>ST</sup> DAY OF JULY 1970 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 0776 AT FOLIO 721, ETC. WAS GRANTED AND CONVEYED BY JAMES R. FROTHINGHAM, UNTO JAMES R. FROTHINGHAM AND LEONA LEE FROTHINGHAM, HIS WIFE, 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.

*Walter Park* 9.30.87  
 WALTER PARK SURV. L.S. NO. 5539 DATE

**OWNERS CERTIFICATE**

WE, JAMES R. FROTHINGHAM AND LEONA LEE FROTHINGHAM, HIS WIFE, 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 STREETS RIGHTS-OF-WAYS THE SPECIFIC EASEMENT APPEARS SHOWN HEREON. (2.) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND OR ROADS, FLOOD PLAINS 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, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE. (3.) THE RIGHT TO REQUIRE DEDICATION OF WATER WAYS 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 SRC EASEMENTS AND RIGHTS-OF-WAYS.

WITNESSED OUR HANDS THIS 8<sup>TH</sup> DAY OF SEPTEMBER 1987.

*James R. Frothingham* *Leona Lee Frothingham* *Walter Park*  
 JAMES R. FROTHINGHAM LEONA LEE FROTHINGHAM WITNESS

RECORDED AS PLAT NUMBER 7401 ON 9/10/87 AMONG THE LAND RECORDS OF HOWARD CO. MD

**LOT 1**  
**HAPPY HILLS FARM**

TAX MAP: 4 PARCEL: 2  
 3<sup>RD</sup> ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

SCALE: 1"=50' DATE: 1-30-87

HUDKINS ASSOCIATES, INC.  
 ENGINEERS AND SURVEYORS  
 SUITE 231, 5485 HARRIS FARM ROAD  
 COLUMBIA, MARYLAND 21044