

NOTES

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND HOWARD COUNTY CONTROL STATIONS 2136004 AND 2136005.
2. SUBJECT PROPERTY ZONED R PER 8-2-88 COMPREHENSIVE ZONING PLAN.
3. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000# AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE ARE RESTRICTED IN THIS AREA UNTIL PUBLIC SEWER IS AVAILABLE. THESE 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.
4. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
5. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED TO THE JUNCTION OF FLAG OR PIPESTEM AND THE ROAD RW AND NOT INTO THE FLAG OR PIPESTEM LOT DRIVEWAYS.
6. SEE V.P. 79-45 AND F-79-131.

COORDINATES

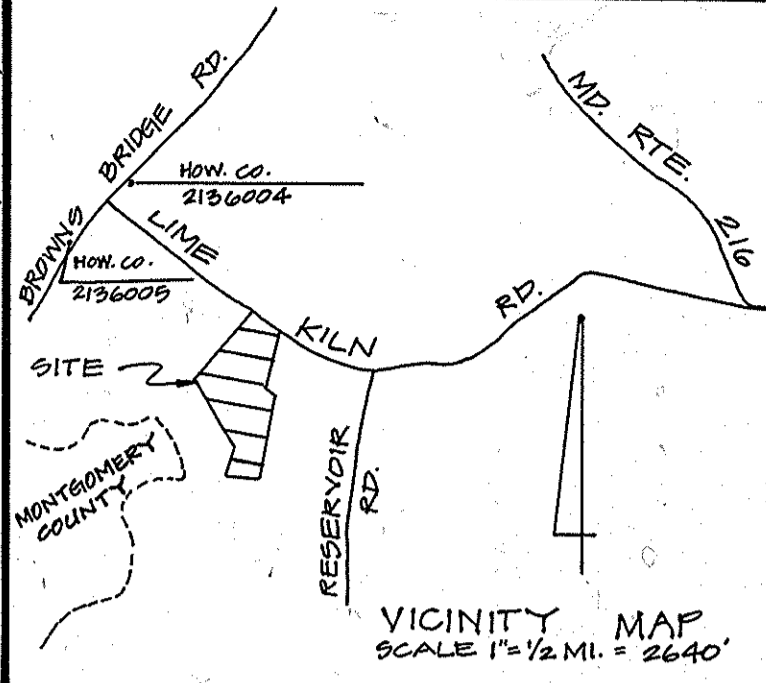
NO.	NORTH	EAST
27	478,632.710	815,369.374
28	478,558.900	815,493.840
38	477,229.373	814,690.148
39	477,721.483	814,825.113
41	478,514.463	814,269.889

COORDINATES CONT.

NO.	NORTH	EAST
69	479,576.912	814,878.164
70	479,117.472	815,518.700
72	479,326.377	815,244.191
74	477,253.666	815,105.211

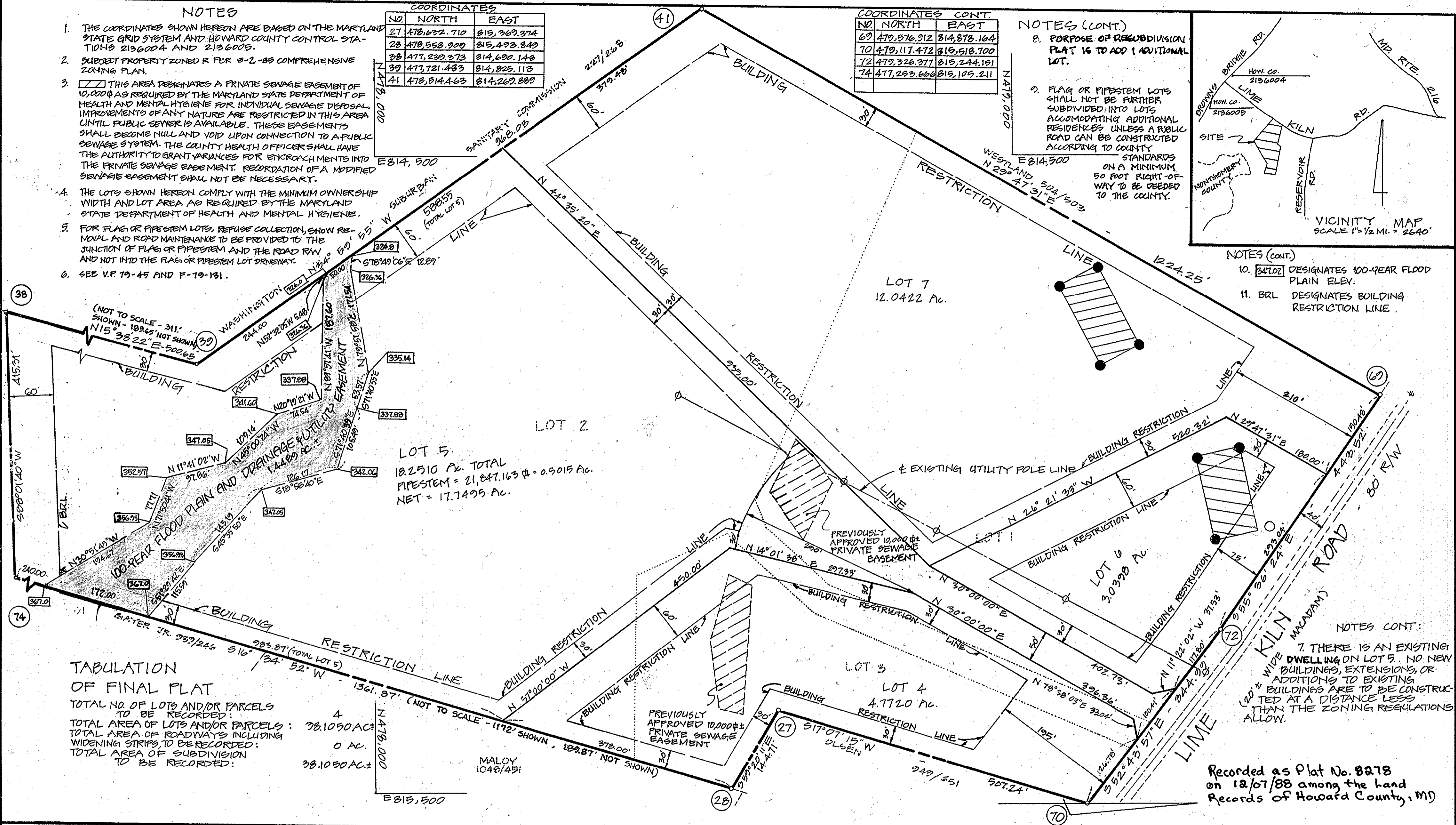
NOTES (CONT.)

8. PURPOSE OF RESUBDIVISION PLAT 16 TO ADD 1 ADDITIONAL LOT.
9. FLAG OR PIPESTEM 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 50 FOOT RIGHT-OF-WAY TO BE DEEDED TO THE COUNTY.



NOTES (CONT.)

10. [Symbol] DESIGNATES 100-YEAR FLOOD PLAIN ELEV.
11. BRL DESIGNATES BUILDING RESTRICTION LINE.



TABULATION OF FINAL PLAT

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED:	4
TOTAL AREA OF LOTS AND/OR PARCELS:	78.1050 AC.
TOTAL AREA OF ROADWAYS INCLUDING WIDENING STRIPS TO BE RECORDED:	0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	78.1050 AC.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

James J. ... 11-21-88
DEPUTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

W. J. ... 12-28
DIRECTOR DATE

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

James M. ... 1/29/88
DIRECTOR DATE

OWNER'S CERTIFICATE

I, MICHAEL R. PESKIN, OWNER OF THE PROPERTY DESCRIBED HEREON, HEREBY ADAPT 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 RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND 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 AND FLOOD PLAINS, 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.

Michael R. Peskin 8-5-88
MICHAEL R. PESKIN DATE

Karl F. Schmitt 8/5/88
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY ROY A. ZIMMERMAN TO MICHAEL R. PESKIN, BY DEED DATED OCTOBER 2, 1980 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD, IN LIBER 1020, FOLIO 170, AND ALL THE LANDS CONVEYED BY M.R. & S.R. PESKIN TO MICHAEL R. PESKIN, BY DEEDS DATED JUNE 13, 1984 AND RECORDED AMONG THE LAND RECORDS IN LIBER 1267, FOLIO 399, AND LIBER 1267, FOLIO 401 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 ANNOTATIONS ON THE MARL AND AS AMENDED.



G. Scott Shanaberger 8/6/88
G. SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR # 10849 DATE

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 203
ELLCOTT CITY MD. 21043
301-461-9563

FINAL PLAT
LOTS 4, 5, 6 AND 7
ZIMMERMAN PROPERTY
A RESUBDIVISION OF LOTS 1, 2 AND 3
PLAT NO. 4260
5TH ELECTION DISTRICT
HOWARD COUNTY, MD.
TAX MAP 45 PARCEL 50
AUGUST 2, 1988
SCALE: 1" = 100'
FINAL PLAT NO.: F-79-131
V.P. 79-45