

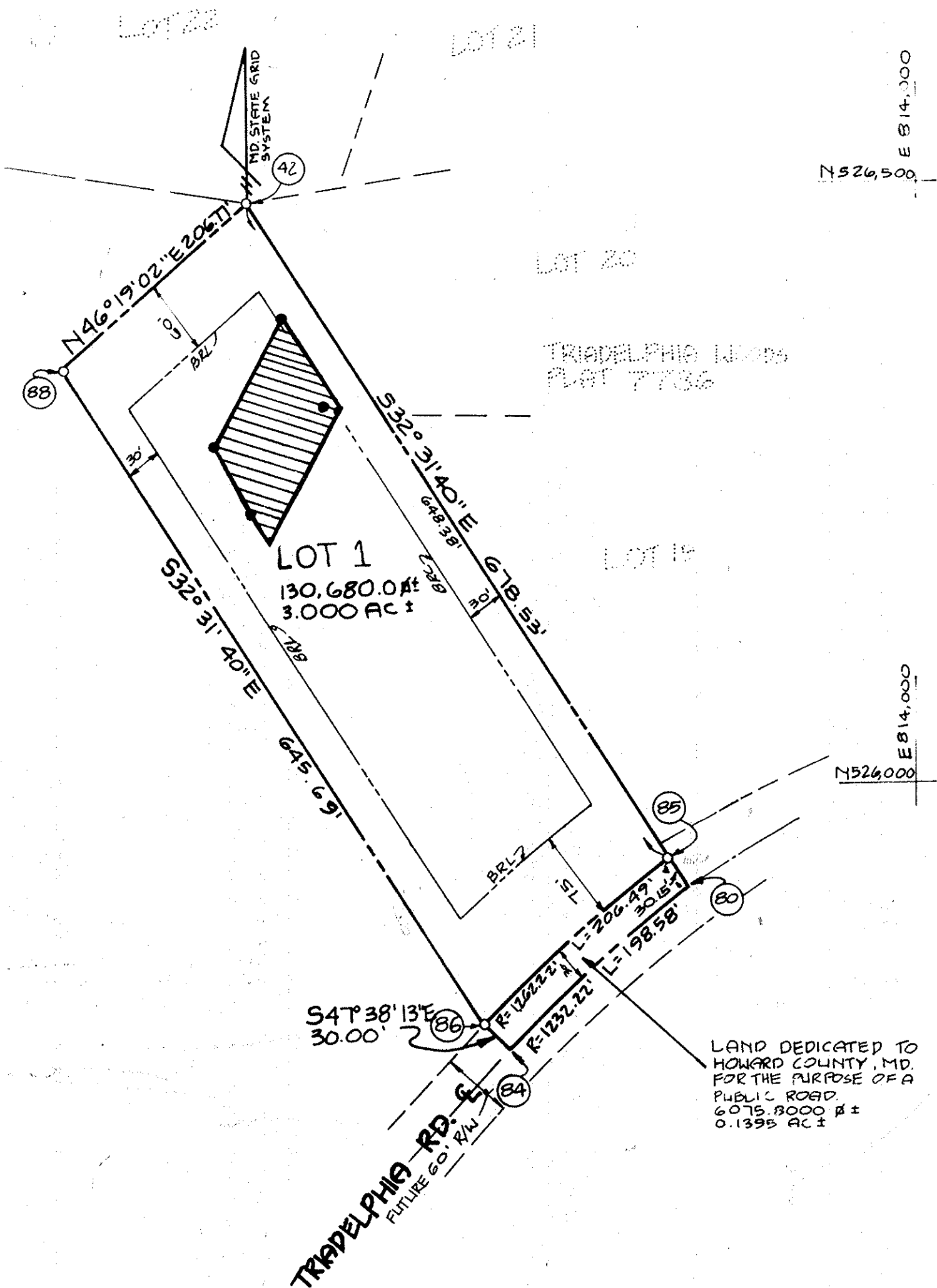
COORDINATES		
PT	NORTH	EAST
42	526485.437	813446.576
80	525913.344	813811.429
84	525778.010	813666.405
85	525938.768	813795.215
86	525798.225	813644.238
88	526342.628	813297.045

N526,500 E 813,000

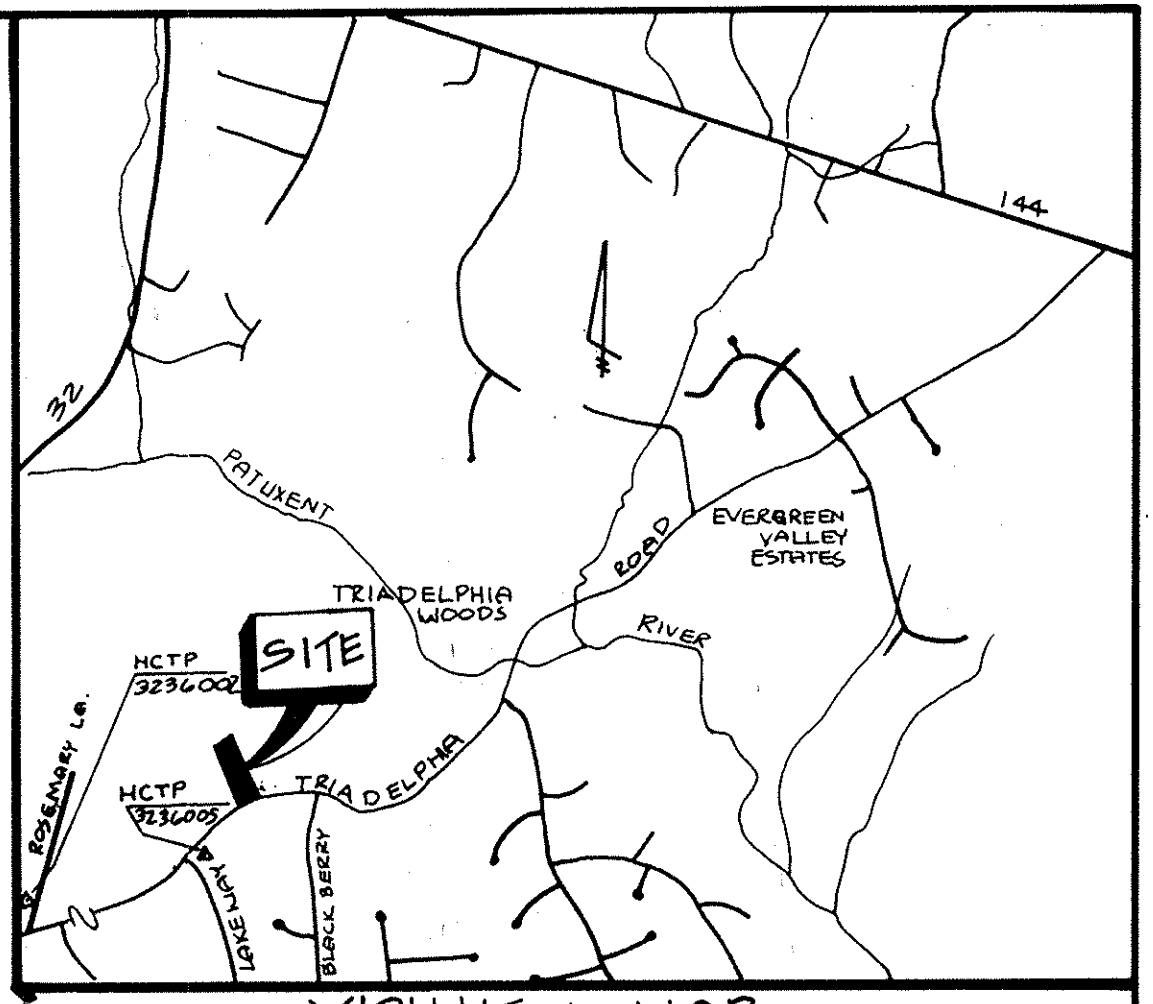
N526,000 E 813,000

N526,500 E 814,000

N526,000 E 814,000



ELREANE L. TWIGG
LESTER A. TWIGG JR.
JERRY B. TWIGG
437/566



NOTES

- MARYLAND STATE GRID SYSTEM COORDINATE VALUES BASED ON HOWARD COUNTY TRAVERSE POINTS 3236002 AND 3236005.
- SUBJECT PROPERTY ZONED R AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- DESIGNATES PERC TEST
- o DESIGNATES IRON PIPE OR IRON BAR.
- ▣ 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 IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCE FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- PROPERTY SUBJECT TO WP-89-03, GRANTED ON SEPTEMBER 13, 1989, TO ALLOW RECORDATION OF A 3 ACRE LOT WITHOUT SHOWING THE RESIDUE PROPERTY ON PLAT.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH AND MENTAL HYGIENE.
- THERE ARE NO STREAMS OR WETLANDS ON LOT 1.
- LOT 1 IS A PART OF PARCEL 109, TAX MAP 22. THE RESIDUE OF PARCEL 109, SHALL BE KNOWN AS LOT 2.

TABULATION OF FINAL PLAT

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED:	1	
TOTAL AREA OF LOTS AND/OR PARCELS:	3.0000 AC ±	130,680 # ±
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPES:	0.1395 AC ±	6,075.80 # ±
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	3.1395 AC ±	136,755.80 # ±

RECORDED PLAT # 8800#
ON 9-1-89 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FROM TO	RADIUS	DELTA	LENGTH	TANGENT	CHORD	DISTANCE
85 86	1,262.22'	09°22'25"	206.50'	103.48'	S47°02'58"W	206.28'
80 84	1,232.22'	09°14'00"	198.58'	99.56'	S46°58'46"W	198.36'

APPROVED: FOR PRIVATE WATER & PRIVATE SEWAGE. HOWARD COUNTY HEALTH DEPARTMENT.

Josua Boalman 7-24-89
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

[Signature] 8-29-89
DIRECTOR DATE

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

James Z. Sh... 7/27/89
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ELREANE L. TWIGG, LESTER A. TWIGG JR., AND JERRY B. TWIGG, 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, MD., ITS SUCCESSORS AND ASSIGNS (1) THE RIGHTS TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES 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, MD. TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE, WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SEPTIC PURPOSE OF THESE CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED WITNESS OUR HAND, THIS 28th DAY OF APRIL, 1989.

ELREANE L. TWIGG 4/28/89
LESTER A. TWIGG JR. 4/28/89
JERRY B. TWIGG 4/28/89

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY JOSHUA W. MILES TO ELREANE L. TWIGG, LESTER A. TWIGG JR., AND JERRY B. TWIGG. BY DEED DATED JUNE 24, 1965 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 437 FOLIO 566, 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.

SCOTT SHANABERGER
PROFESSIONAL LAND SURVEYOR #10849
DATE

SHANABERGER & LANE

8726 TOWN & COUNTRY BLVD.
SUITE 106 & 107
ELLCOTT CITY, MD. 21043
(301) 461-9563

**FINAL PLAT
TWIGG SUBDIVISION
LOT 1**

3RD ELECTION DISTRICT
HOWARD COUNTY, MD.
TAX MAP 22, PART OF PARCEL 109
ZONING - R
SCALE: 1"=100'
DATE: 4/27/1989

SHEET 1 OF 1
WP-89-03