

**NOTES:**

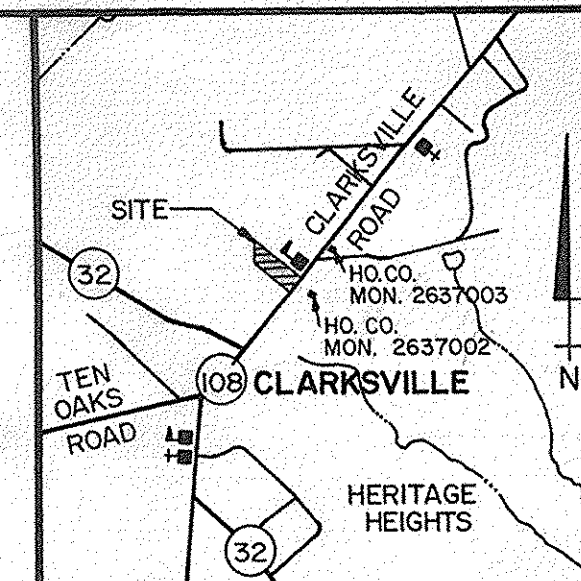
- 1.) THE PURPOSE OF RECORDING THE PLAT SHOWN HEREON IS TO COMBINE J. JEROME BLANEY PROPERTY, LOTS 1 AND 2 AND PARCEL 25, TRACTS 1 AND 2 INTO ONE PARCEL AND ABANDON THE EXISTING PRIVATE SEWER EASEMENT.
- 2.) THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY MONUMENTS 2637002 AND 2637003.
- 3.) BOUNDARY SHOWN HEREON WAS TAKEN FROM THE BOUNDARY SURVEY BY JOHN E. HARMS, JR. AND ASSOCIATES DATED JUNE 1990.
- 4.) SUBJECT PROPERTY IS ZONED B-2 PER B-2-85 COMPREHENSIVE ZONING PLAN.
- 5.) WP-91-29 FOR A WAIVER FROM SECTION 16.113 (F)(8) OF THE SUBDIVISION REGULATIONS TO ALLOW DIRECT ACCESS ON TO MD. ROUTE 108 GRANTED APPROVAL ON 10-22-90.
- 6.) NO WETLANDS ARE PRESENT WITHIN THE LIMITS OF THE PROPERTY.

COORDINATE TABLE		
NO.	NORTH	EAST
21	501376.109	817120.235
22	501481.799	817151.440
24	501591.378	817236.965
298	501601.112	817225.974
299	501413.938	817077.521
300	501847.307	816588.194
303	501874.635	816581.425
305	502016.479	816547.719
306	501454.914	817181.796
309	502255.483	816487.107

**LEGEND**

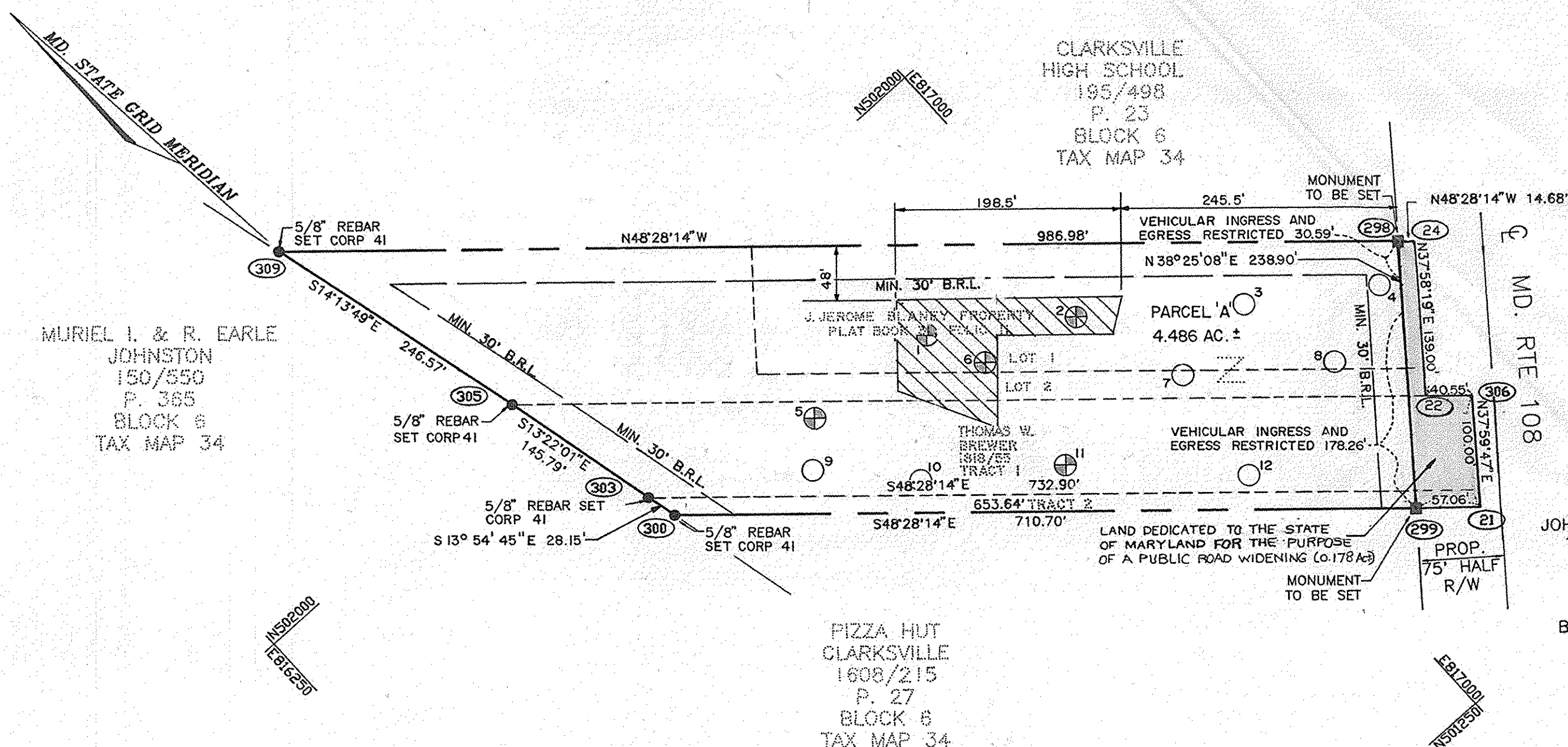
- IRON PIPE SET
- CONC. MONUMENT SET
- (577) COORDINATE NO.
- PROPERTY LINE
- SQUARE FOOT-S.F.
- ▨ RESERVATION FOR PUBLIC ROAD
- ▧ PROPOSED EASEMENT

**ZONING SETBACKS**  
 B-2 ZONING  
 30' FROM PUBLIC STREET  
 RIGHT-OF-WAY  
 30' FROM RESIDENTIAL DISTRICTS



THIS AREA DESIGNATES A PROPOSED PRIVATE SEWER EASEMENT OF 12,106 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWER EASEMENT SHALL NOT BE NECESSARY.

- ⊕ PASSED PERCOLATION TEST PIT
- FAILED PERCOLATION TEST PIT



**OWNERS**  
 JOHN G. WILLIAS & ROBERT D. SCHULZE  
 10220 OLD COLUMBIA RD., SUITE L  
 COLUMBIA, MD 21043  
 TELEPHONE: (301) 720-6336

**BREWER-BISHOP & ASSOCIATES, INC.**  
 12262 CLARKSVILLE PIKE  
 CLARKSVILLE, MD 21029  
 TELEPHONE: (301) 531-3123

**THOMAS W. BREWER**  
 P. O. BOX 209  
 CLARKSVILLE, MD 21029  
 TELEPHONE: (301) 531-3077

**DEVELOPER/CONTRACT PURCHASER**  
 ZIMMERMAN CLARKSVILLE LTD. PARTNERSHIP  
 3801 SANDY SPRING ROAD  
 BURTONSVILLE, MD 20866  
 TELEPHONE: (301) 384-2000

**AREA TABULATION**

1. TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	
2. TOTAL PARCEL AREA	4.486 AC ±
3. TOTAL AREA OF PUBLIC ROAD RESERVATION	0.178 AC ±
<b>TOTAL AREA THIS PLAT</b>	<b>4.664 AC ±</b>

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

*Joseph M. Boudreau* 4-24-91  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Joseph R. Patton* 5/13/91  
 DIRECTOR DATE

APPROVED: FOR PRIVATE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

*James P. Sklar* 5/3/91  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, DIRECTOR DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY MALCOLM B. AND CLARE M. KANE TO JOHN G. WILLIAS AND ROBERT D. SCHULZE BY DEED DATED DECEMBER 29, 1986 AND ALL OF THE LAND CONVEYED BY THOMAS WARD AND NANCY THOMAS BREWER TO THOMAS W. BREWER BY DEED DATED APRIL 13, 1988 AND ALL OF THE LAND CONVEYED BY ALAN F. AND CHARLOTTE PREVOST TO BREWER-BISHOP & ASSOC., INC. BY DEED DATED DECEMBER 1, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. I FURTHER CERTIFY THAT IRON PIPES MARKED THUS ⊕ AND CONCRETE MONUMENTS MARKED THUS ■ WILL BE SET WITHIN THE SUBDIVISION AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*William H. Noyes, Jr.* 6/20/91  
 WILLIAM H. NOYES, JR. MD. REG. PROF. LAND SURVEYOR NO. 10723

**OWNER'S DEDICATION**

WE, JOHN G. WILLIAS AND ROBERT D. SCHULZE, BREWER-BISHOP & ASSOCIATES, INC., TOM BREWER, PRESIDENT, THOMAS W. BREWER OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN OF RESUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT 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 AND RIGHTS OF WAY AND THE SPECIFIC EASEMENTS AS SHOWN HEREON; (2) THE RIGHT TO ACQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, 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, FLOOD PLAINS, STORM DRAINAGE FACILITIES, AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO ACQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR, AND MAINTENANCE; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND BE LOCATED ON OR OVER SAID EASEMENT AND RIGHT-OF-WAY, WITNESS OUR HANDS THIS, THE 19<sup>TH</sup> DAY OF JUNE, 1990.

*R.D. Schulze + J. Willias* JOHN G. WILLIAS AND ROBERT D. SCHULZE  
*Thomas W. Brewer* THOMAS W. BREWER, PRESIDENT  
*Thomas W. Brewer* THOMAS W. BREWER  
*Ann K. Fox* ANN K. FOX WITNESS  
*Ann K. Fox* ANN K. FOX WITNESS

RECORDED AS PLAT NUMBER 9893 ON 5/15/91 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**ZIMMERMAN AND SONS**  
**PARCEL 'A'**

(A RESUBDIVISION OF J. JEROME BLANEY PROPERTY LOTS 1 & 2, AND PARCEL 25, TRACT 1 & 2)  
 5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP 34 PARCELS: 358 & 25  
 SCALE 1"=100' DATE: JUNE, 1990

**JOHN E. HARMS, JR. AND ASSOCIATES**  
 8808 CENTRE PARK DRIVE, SUITE 110  
 COLUMBIA, MARYLAND 21045