

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	541714.6482	773729.9855
2	540873.0234	774530.7591
3	540864.1508	774489.3796
4	540691.2339	774388.8821
5	540510.5435	774283.8667
6	540615.2770	774103.6613
7	540795.9674	774208.6768
8	540703.7961	774367.2675
9	540958.4283	773483.5804
10	541078.9256	773313.5114
11	541249.4524	773434.3330
12	541128.9551	773604.4020



VICINITY MAP
Scale: 1" = 2000'

ELDRED D. WARFIELD
RESIDUE OF PARCEL ONE
L.1043 F.408
51.113 Ac.

W.M. L. PUGH
1819/84

N 541,500
E 773,250

G. WARREN HOWES & WAF
630/0577

AREA TABULATION

- TOTAL NUMBER OF LOTS TO BE RECORDED: 2
- TOTAL AREA OF LOTS TO BE RECORDED: 2.00 Ac.
- TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING: None
- TOTAL AREA OF OPEN SPACE TO BE RECORDED: None.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.00 Ac.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

William G. Hartel 7-7-92
WILLIAM G. HARTEL, BOENDER ASSOCIATES, INC., P.L.S., MD. NO. 9436 DATE

Eldred Donald Warfield 7-7-92
ELDRED DONALD WARFIELD DATE

GENERAL NOTES

- 1) Tax Map: 7, Block: 22, Parcel: 132
- 2) Deed References: 1043/408
- 3) Coordinates shown hereon are based on NAD 27, Maryland coordinate system, as projected by Howard County geodetic control stations #3630001 and #3530001.
- 4) Subject property zoned - R per 8-2-85 Comprehensive Zoning Plan.
- 5) ○ - Designates Iron pin set.
- 6) The lots shown hereon comply with the minimum ownership width and lots required by the Department of Environment.
- 7) This area designated private sewage easement of a minimum of 10,000 sq. ft. as required by the Department of Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available and servicing any residential structures constructed on these building sites. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewer easement. Recordation of a modified sewage easement shall not be necessary.
- 8) All percolation test holes shown hereon have been field located and shown thus (O).
- 9) THIS PLAT IS SUBJECT TO WP-02-03, APPROVED AUGUST 13, 1991, WAIVING THE FOLLOWING SECTIONS OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS:
10.102.b.3. - WAIVING THE PLATTING OF THE RESIDUE
10.115(D)(4) - REDUCING THE REQUIRED ROAD FRONTAGE FROM 60 FEET TO ZERO
10.117(C) - WAIVING THE CREATION OF AN O.S. LOT AND THE FEE-IN-LIEU OF
10.116 - WAIVING THE SUBMISSION OF A VEGETATIVE ANALYSIS, WETLAND STUDY AND FLOODPLAIN STUDY FOR THE PROPERTY RESIDUE
- 10) THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 3, 1974 BY ROBERT E. ROGER REGISTERED ENGINEER AND LAND SURVEYOR. The two lots are being created in accordance with the provisions of section 104.D.3 of the County Zoning Regulations which state that lots are "For the purpose of construction of one dwelling for the owner who originally established the Agricultural Preservation District and/or for each of his/her children.

OWNER
DONALD WARFIELD
16539 A. E. Mullinix Road
Woodbine, Md. 21797
Phone: (410) 489-4683

Jaw

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

James M. Sw 7-10-92
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Josephs B. Rutter 7/29/92
PLANNING DIRECTOR DATE

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

James M. Sw 7/23/92
DIRECTOR DATE

OWNER'S STATEMENT

We, Eldred Donald Warfield & Mary Jane Warfield, 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 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 street right-of-ways and the specific easements 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 beds of the streets and/or roads and floodplains, storm drainage facilities and open space where applicable, 3) the right to require dedication of waterway 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 rights-of-way.

Witness my/our hands this 25 day of MARCH 1992

Eldred Donald Warfield
Eldred Donald Warfield
Mary Jane Warfield
Mary Jane Warfield
William G. Hartel
WILLIAM G. HARTEL
William G. Hartel
WILLIAM G. HARTEL

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the first parcel of the lands conveyed By Eldred Donald Warfield to Eldred Donald Warfield & Mary Jane Warfield, his wife, by deed dated February 26, 1981 and recorded in the Land Records of Howard County, Maryland in Liber 1041 at Folio 408 and that all monuments are in place as shown in accordance with the Annotated Code of Maryland, as amended and in accordance with Howard County Subdivision Regulations.

William G. Hartel 3-13-92
WILLIAM G. HARTEL, PROFESSIONAL LAND SURVEYOR, MD. NO. 9436 DATE

RECORDED AS PLAT 10 425 ON 8/13/92 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

ELDRED DONALD WARFIELD PROPERTY
LOTS 1 & 2
A SUBDIVISION OF THE ELDRED DONALD WARFIELD PROPERTY

TAX MAP 7
TAX MAP PARCEL No. 132
EX ZONING R-40
ELECTION DISTRICT 4th
HOWARD COUNTY, MARYLAND
SCALE: 1"=100'
DATE March '92
D. P. & Z. FILE NOs: WP-02-03

Boender Associates
INCORPORATED
ENGINEERS • PLANNERS • SURVEYORS
3230 BETHANY LANE
ELLCOTT CITY, MD. 21042
(410) 465-7777 FAX: (410) 465-7966

F-92-139