

RESIDUE  
P.12  
RIDGELY JONES  
& HELEN S. JONES  
L.1183/F.415

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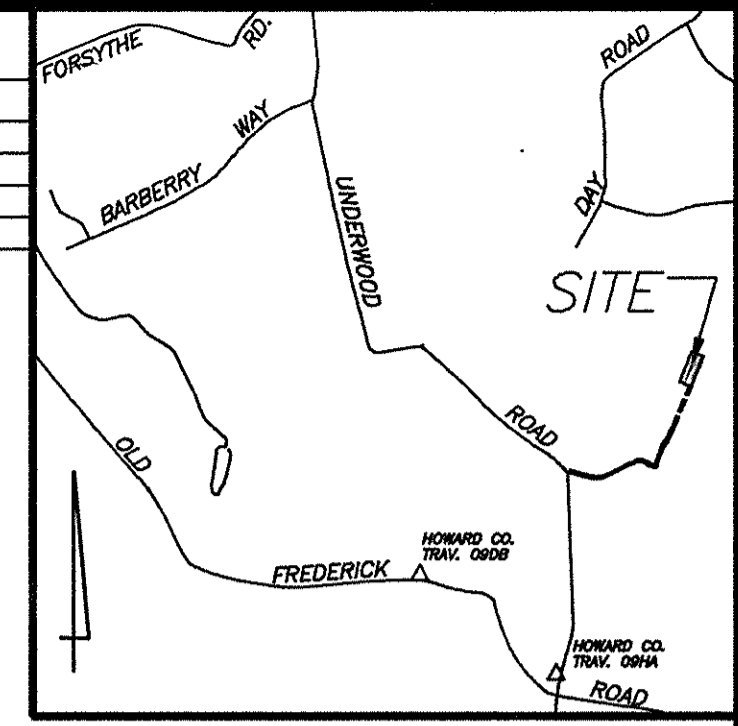
OWNERS:  
RIDGELY & HELEN S. JONES  
1485 UNDERWOOD ROAD  
SYKESVILLE, MD. 21784

NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 09DB & 09HA
- SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, '888 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.  
*G. Scott Shanaberger 4/30/98*  
G. SCOTT SHANABERGER DATE  
*Helen S. Jones 1/6/98*  
HELEN S. JONES DATE
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES FENCE POST FOUND AND HELD  
DESIGNATES IRON PIN & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT  
DESIGNATES STONE FOUND AND HELD
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN NOVEMBER, 1997.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
- THERE ARE EXISTING STRUCTURES ON THE RESIDUE PARCEL TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- THIS PLAT IS SUBJECT TO SECTION 16.514 (b) OF THE AGRICULTURAL PRESERVATION PROGRAM.
- LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104. E. (6) OF THE ZONING REGULATIONS.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202. (b) (1) (vi) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

COORDINATES

NO.	NORTH (F)	EAST (F)	NORTH (M)	EAST (M)
26	607,582.810	1,320,414.547	185,191.611	402,463.159
30	607,637.787	1,320,294.541	185,208.368	402,426.581
31	607,886.483	1,320,544.007	185,284.170	402,502.618
32	607,941.460	1,320,424.001	185,300.928	402,466.040



VICINITY MAP  
SCALE: 1"=2000'

LANDSCAPING REQUIREMENTS FOR THIS LOT ARE IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL AS A RESULT OF THE LOT'S SITE LOCATION WITHIN THE FARM'S INTERIOR.

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	1
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.0000 ACRES±
TOTAL OPEN SPACE	0
AREA OF RECREATION OPEN SPACE	0
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.0000 ACRES±

CURVE DATA

CURVE	RADIUS	ARC	DELTA	TAN	BEARING & DIST.
△	217.33'	170.26'	44°53'11"	89.77'	N83°45'10"E 165.94'
△	119.22'	77.40'	37°11'51"	40.12'	S78°30'42"E 76.05'
△	45.00'	88.20'	112°07'43"	67.09'	N66°04'19"E 74.74'
△	151.23'	81.45'	23°16'53"	31.15'	N37°07'16"E 80.47'

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT.  
*James M. Boyd* 4-21-98  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*John D. Williams* 4/24/98  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*James R. Butler* 4/30/98  
DIRECTOR DATE

OWNER'S CERTIFICATE  
WE, RIDGELY JONES (DECEASED) & HELEN S. JONES, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS RESUBDIVISION 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 RIGHTS-OF-WAY 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 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 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 ERRECTED IN OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 2<sup>ND</sup> DAY OF JANUARY, 1998.  
*Helen S. Jones* Jan 2 1998  
HELEN S. JONES DATE  
*Walter Taylor* 1/6/98  
WITNESS DATE

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY RIDGELY JONES & HELEN S. JONES TO RIDGELY JONES & HELEN S. JONES BY DATED AUGUST 18, 1983 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 1183 FOLIO 415 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.  
*G. Scott Shanaberger* 4/30/98  
G. SCOTT SHANABERGER DATE  
PROFESSIONAL L.S. #10849

RECORDED AS PLAT # 13113  
ON 5-8-98 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE  
8726 TOWN & COUNTRY BLVD.  
SUITE 104  
ELLCOTT CITY, MD. 21043  
(410) 461-9563

FINAL PLAT  
LOT 1  
RIDGELY JONES PROPERTY  
3RD ELECTION DISTRICT, HOWARD COUNTY, MD  
TAX MAP 9 BLOCK 9  
PARCEL P/O 2, 12  
ZONED: RC-DEO  
SCALE: 1"=100'  
DECEMBER 4, 1997  
PREVIOUS DPZ FILES: NONE  
SHEET 1 OF 1