

8/28/87

FINAL - APPROVED PLATS

PERC RECORDS NOT
LOCATED FOR EITHER
LOT

From: _____

Date: _____

HD-170

SCALE: 1" = 2,000

- 1. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS "•".
- 2. SUBJECT PROPERTY ZONED "R" PER 10/3/77 COMPREHENSIVE ZONING PLAN.
- 3. ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
- 4. THE AREA SHOWN THUS  INDICATES A PRIVATE SEWERAGE EASEMENT OF APPROXIMATELY 10,000 SQ FT AS REQUIRED BY MD. STATE DEPT. OF HEALTH & MENTAL HYGIENE FOR INDIVIDUAL DISPOSAL IMPROVEMENTS OF ANY KIND IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE & SERVICING ANY RESIDENTIAL STRUCTURES ON THIS SITE THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- 5. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD. STATE DEPT. OF HEALTH & MENTAL HYGIENE.
- 6. FOR FLAG OR PIPESTEM LOTS, SNOW REMOVAL, TRASH COLLECTION & ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT DRIVEWAY & THE ROAD RIGHT-OF-WAY ONLY & NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- 7. EXISTING STRUCTURES ON LOTS 5 & 6.

RECEIVED BY: Greg Price/met

DATE: 6/22/84 PLAT:

FILED JUN 22 1984

THE RIEMER GROUP, INC.
8650 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

COORDINATES					
NO.	NORTH	EAST	NO.	NORTH	EAST
201	493313 G2	821037 13	208	494131 37	827331 G3
202	493350 G8	821073 13	209	494174 44	827600 75
203	493435 24	821033 10	210	494179 52	827831 14
204	494752 40	821174 15	211	494181 36	827331 71
205	494375 11	827164 52	212	493894 39	823263 71
206	494173 73	827205 56	213	494018 87	827581 01
207	494183 15	827237 54	214	494080 30	827330 19

1) TOTAL NUMBER OF LOTS TO BE RECORDED	2
2) TOTAL AREA OF LOTS	17.55GAc
3) TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	NONE
4) TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.55G Ac

■ DENOTES EXISTING CONCRETE MONUMENTS

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN
HEREON IS CORRECT THAT IT IS A SUBDIVISION OF ALL
OF THE LANDS CONVEYED BY SAMUEL G ROSE AND EMILY
G ROSE TO RICHARD J. WILKINSON AND SCARLETT H.
WILKINSON HIS WIFE BY DEED DATED NOV 7, 1983 AND
RECORDED AMONG THE RECORDS OF HOWARD COUNTY,
MARYLAND IN LIBER 1209, FOLIO 202 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.

ARTHUR E. MUEGGE #10751 DATE
THE RIEMER GROUP, INC.
8650 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21043

OWNER'S CERTIFICATE

WE, RICHARD J. AND SCALETTE H. WILKINSON, 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 TO 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, I HERBY 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 AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 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 DAY OF 198

ATTEST LARRY DREHOFF DATE 3-2-62

RICHARD J. WILKINSON	DATE	SCARLETT H WILKINSON	DATE
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RECORDED AS PLAT NUMBER

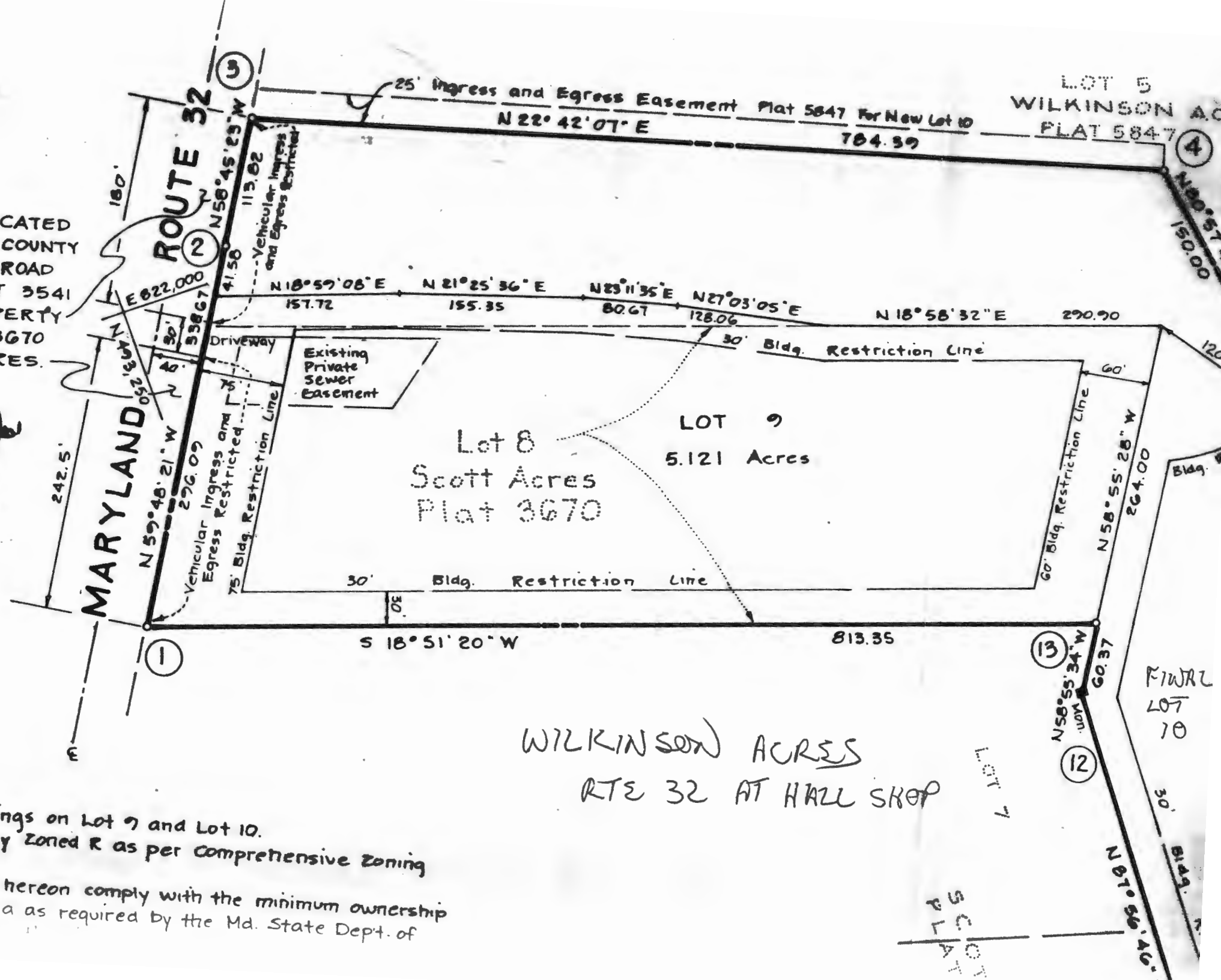
ON _____, _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

OWNER: RICHARD J AND SCARLETTE H. WILKINSON
SUITE 120, CLARK BUILDING
COLUMBIA MARYLAND 21044

A RESUBDIVISION OF
LOT 3, SCOTT PROPERTY
R'ZONING TAX MAP #55 PARCEL 354
SHEET 1 OF 1 VP-84-12 584-03
PREVIOUS FINAL NO. F-76-104
5TH ELECTION DISTRICT OF HOWARD COUNTY, MD
SCALE: 1"=100' DATE: FEB 24, 1984

W. J. Kenson Acres Lot 526

LAND DEDICATED
TO HOWARD COUNTY
FOR PUBLIC ROAD
UNDER PLAT 3541
SCOTT PROPERTY
AND PLAT 3670
SCOTT ACRES.



- line between neighboring properties and will not
- create a new lot.

ABULATION:

TOTAL NO. OF LOTS and/or PARCELS to be recorded..... 2
 TOTAL AREA OF LOTS and/or PARCELS 18.090 Acres
 TOTAL AREA OF ROADWAYS incl. widening strips 0
 TOTAL AREA OF SUBDIVISION 18.090 Acres

N 49° 31' 25" E
 E 823,000

Owner: Melvin M. and Ann Glasen
 6837 Route 32
 Clarksville, Md. 21029

Owner: Richard J. and Scarlett H. Wilkinson
 P.O. Box 142
 Clarksville, Md. 21029

PROVED: FOR Private WATER & Private SEWERAGE
 SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER
 AND SEWERAGE FOR HOWARD CO., HOWARD CO. DEPT. OF
 HEALTH & MENTAL HYGIENE

By: M. D. [Signature] 8/27/87
 County Health Officer Date

PROVED: HOWARD COUNTY OFFICE OF PLANNING
 AND ZONING.

Director Date

PROVED: FOR STORM DRAINAGE SYSTEMS,
 and PUBLIC ROADS, HOWARD CO.
 DEPT. OF PUBLIC WORKS.

Director Date

OWNER'S DEDICATION

I, (We) Richard J. and Scarlett H. Wilkinson
Melvin M. and Ann Glasen owner(s) 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 min.
 Bldg. Restriction Lines & grant unto Howard Co., Md., its successors & assigns, (1)
 the right to lay, construct and maintain sewers, drains, water pipes & other municipal
 utilities & services, in and under all roads & street rights-of-way & the specific
 easement areas shown hereon; (2) the right to require dedication for public use the
 beds of the streets and/or roads & floodplains & open space where applicable, &
 for good and other valuable consideration, hereby grant the right & option to Howard
 County, Md., to acquire the fee simple title to the beds of the streets and/or roads &
 floodplains, storm drainage facilities & open space where applicable; (3) the right
 to require dedication of waterways & drainage easements for the specific purpose of
 their construction, repair & maintenance; and (4) that no bldg. or similar structure of
 any kind shall be erected on or over the said easements & rights-of-way.

Owner [Signature] Date 8/27/87

