

APPLICATION

7/30/97
10/02

PERCOLATION TESTING

A 58565A

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

7/10/97
Preview O.K.
wet season
testing may
be necessary
ALM

DISTRICT _____

DATE _____

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER ^{Bob Hecht} ~~RONALD MARC SHERMAN & JEAN LOUISE SHERMAN~~
1309 PARRS RIDGE ROAD
ADDRESS SPENCERVILLE, MD 20868 PHONE (301) 384-2806

AGENT OR PROSPECTIVE BUYER MILDENBERG, BOENDER & ASSOC., INC.
5072 DORSEY HALL DR., SUITE 202
ADDRESS ELLICOTT CITY, MD 21098 PHONE (410) 997-0296

PROPERTY LOCATION:

SUBDIVISION TRIADELPHIA ROAD PROPERTY LOT NO. 1

ROAD AND DESCRIPTION APPROXIMATELY 14904 Triadelphia Road
1950 FT SOUTHWEST OF THE
INTERSECTION OF MICHELE DRIVE AND TRIADELPHIA ROAD
ON THE WEST SIDE OF TRIADELPHIA ROAD

TAX MAP 27 PARCEL # 43

SIZE OF LOT 50,000 SQ FT TYPE BLDG. SFD-BBm
(SINGLE FAMILY DWELLING OR COMMERCIAL)

BLDG. PERMIT SIGNED
AND RETURNED 9-16-98
Serial # 3989
SFD-BBm

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.
Stephanie Demclute
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____


HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING HOLD FOR PERC CERT - PERCS OK ± MR 8/6/97

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

 **MILDENBERG,
BOENDER & ASSOC., INC.**

Engineers

Planners

Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax

July 9, 1997

Mr. Craig Williams
Howard County Health Department
3525 Ellicott Mills Drive, Suite H
Ellicott City, MD 21043

RE: Triadelphia Road Property, Lot 1 & Pres. Parcel "A"
Perc Test Plat

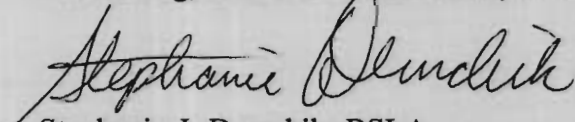
Dear Mr. Williams:

On behalf of our client, Jim Selfridge, we are submitting the following perc test plat package for your review:

- 1) Two (2) blueprint copies of the Perc Test Plat.
- 2) Two (2) applications for perc testing.

Thank you for your time and effort. Should you have any questions or comments concerning this matter, please feel free to contact our office.

Very truly yours
Mildenberg, Boender & Associates, Inc.



Stephanie J. Demchik, BSLA
Project Manager

cc: Jim Selfridge

sjd

97051\wp\97051.2

7/14/97
PAID - \$450.00
A58565



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

July 10, 1997

Ronald & Jean Sherman
1309 Parrs Ridge Road
Spencerville, Maryland 20868

RE: Percolation Test Date
Sherman Property - Lot 1 & Pres. Pcl. "A"
Triadelphia Road
Tax Map: 27 Parcel: 43

Dear Mr. & Mrs. Sherman:

A percolation test date for the above reference property has been tentatively reserved for 10:00 a.m., Wednesday, July 30, 1997. To avoid cancellation of this test date, please submit test fees in the amount of \$225 per lot prior to testing.

Please be advised that spring wet season percolation testing may be necessary on proposed Preservation Parcel "A". Percolation test locations are proposed in classified "wet season soils" (i.e. Glenville).

You will be responsible for having a contractor on-site to excavate test holes at the corners of proposed percolation area.

In the event of uncertain weather (i.e. precipitation or extremes of temperature), please contact this office prior to 9:00 a.m. to determine whether percolation testing can be performed on the above reserved date. If it is not feasible to perform the test, a new test date will be assigned.

Percolation test results can be expected within approximately 2 to 3 weeks.

Please call this office between 8:00 a.m. and 5:00 p.m., Monday through Friday, to confirm your acceptance of this percolation test date.

Thank you for your cooperation in this matter.

Very truly yours,

Amy Mc Millen, R.S.
Water & Sewerage Program

CW:am
cc:File

August 12, 1997

Mr. Craig Williams
Howard County Health Department
3525 Ellicott Mills Drive, Suite H
Ellicott City, MD 21043

RE: Triadelphia Road Property, Lot 1 & Pres. Parcel "A"
Perc Certification Plan

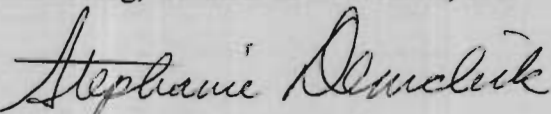
Dear Mr. Williams:

On behalf of our client, Jim Selfridge, we are submitting the following perc certification plan package for your review and approval:

- 1) Two (2) blueprint copies of the Perc Certification Plan.
- 2) One (1) original mylar of the Perc Certification Plan for signature approval.

Thank you for your time and effort. Should you have any questions or comments concerning this matter, please feel free to contact our office.

Very truly yours
Mildenberg, Boender & Associates, Inc.


Stephanie J. Demchik, BSLA
Project Manager

cc: Jim Selfridge

sjd

97051\wp\97051.3



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

August 15, 1997

Ronald and Jean Sherman
1309 Parr's Ridge Road
Spencerville, MD 20868

RE: PERCOLATION TEST RESULTS
A 58565
Subdivision
Map 27, Parcel 43
Triadelphia Road

Dear Mr. and Mrs. Sherman:

Percolation testing conducted July 30, 1997 on the above referenced property indicated satisfactory soil conditions, except for test hole #10, which was marginal due to significant rocky conditions. Copies of the test results are enclosed.

This office has received and reviewed the percolation certification plan for the above referenced property. The following comments apply:

1. Although evaluation by a licensed well driller may provide additional insight, this office recommends that the existing well be properly abandoned due to severity of damage incurred during clearing. If you concur that abandonment is the best decision, this abandonment process should occur prior to submission of the record plat (see attached letter). The percolation certification plat should include a note stating the final determination.

2. All new wells should be drilled prior to submission of the record plat for signature, and the percolation certification plat should include a note stating such.

3. The proposed sewage easement for Preservation Parcel A should be relocated out of the Glenville (GnA) soils zone to avoid requirements for additional wet season testing. Due to rock, additional adjustment of this sewage easement away from test hole #10 is also requested.

4. Please be advised that proposals for subdivision require a Groundwater Appropriations Permit prior to any plat approvals.

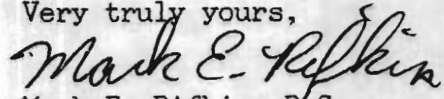
Sherman

Page Two

August 18, 1997

If you have any questions regarding this matter, please feel free to contact me at the above address or by calling (410) 313-2640.

Very truly yours,



Mark E. Rifkin, R.S.

Water and Sewerage Program

MR

Enclosures

cc: Mildenberg Boender Associates
James Selfridge Builders
File

August 28, 1997

Mr. Craig Williams
Howard County Health Department
3525 Ellicott Mills Drive, Suite H
Ellicott City, MD 21043

RE: Triadelphia Road Property, Lot 1 & Pres. Parcel "A"
Perc Certification Plan

Amy P/s - review
my Notes are on
perc cert
MR a/q

Dear Mr. Williams:

On behalf of our client, Jim Selfridge, we are submitting the following revised perc certification plan package for your review and approval:

- 1) Two (2) blueprint copies of the revised Perc Certification Plan.
- 2) One (1) original mylar of the revised Perc Certification Plan for signature approval.

The following is a point by point response to comments dated August 15, 1997:

1. The existing well will be abandoned. Refer to note # 10 on the enclosed Perc Certification Plan.
2. A note was added to the plan per your request.
3. The proposed sewage easement for Preservation Parcel A was relocated outside of the Glenville soil zone and away from hole # 10.
4. Groundwater Appropriations Permit will be filed prior to plat approval.

Thank you for your time and effort. Should you have any questions or comments concerning this matter, please feel free to contact our office.

Very truly yours
Mildenberg, Boender & Associates, Inc.

Stephanie Demchik
Stephanie J. Demchik, BSLA
Project Manager

cc: Jim Selfridge w/ enc.

sjd
97051\wp\51-004.hd

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 9-18-97

P&Z File No. F-98-35

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Comprehensive Planning and Zoning Administration
Research
Address Coordinator

- Agricultural Preservation
Development Engineering Division
Forest Conservation Planner
File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Bureau of Environmental Health
Board of Education
Recreation and Parks

- Tax Assessment
Bell Atlantic Telephone
BG&E
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Triadelphia Road Prop. Lot 1 and Pres. Par. A

ENCLOSED FOR YOUR: Signature Approval, Review & Comments, Files

THE ENCLOSED: Original

Plans: Supplemental 2000 1585 # of Sheets

- Sketch Plan
Prel Equiv Sketch Plan
Preliminary Plan
Final Plat
Final Const Plans (RDS)
Final Development Plan
Site Development Plan
Landscape Plan
Grading Plan
House Type Revision Plan
Water and Sewer Plan

Supplemental Documents

- Wetlands-Report
Soils/Topo Map/Drain Area Map
FSD/FCP/Worksheet and Application
Declaration of Intent
Drainage and/or Computation/Pond Safety Comps
Preliminary Road Profiles
APFO Roads Test/Mitigation Plan
Traffic Study/Noise Study
Sight Distance Analysis
Floodplain Study
Stormwater Management Comps.
Industrial Waste Survey (DPW)
Road Poster Form Letter
Response Letter
Perc Plat
Scenic Road Exhibits

Applications

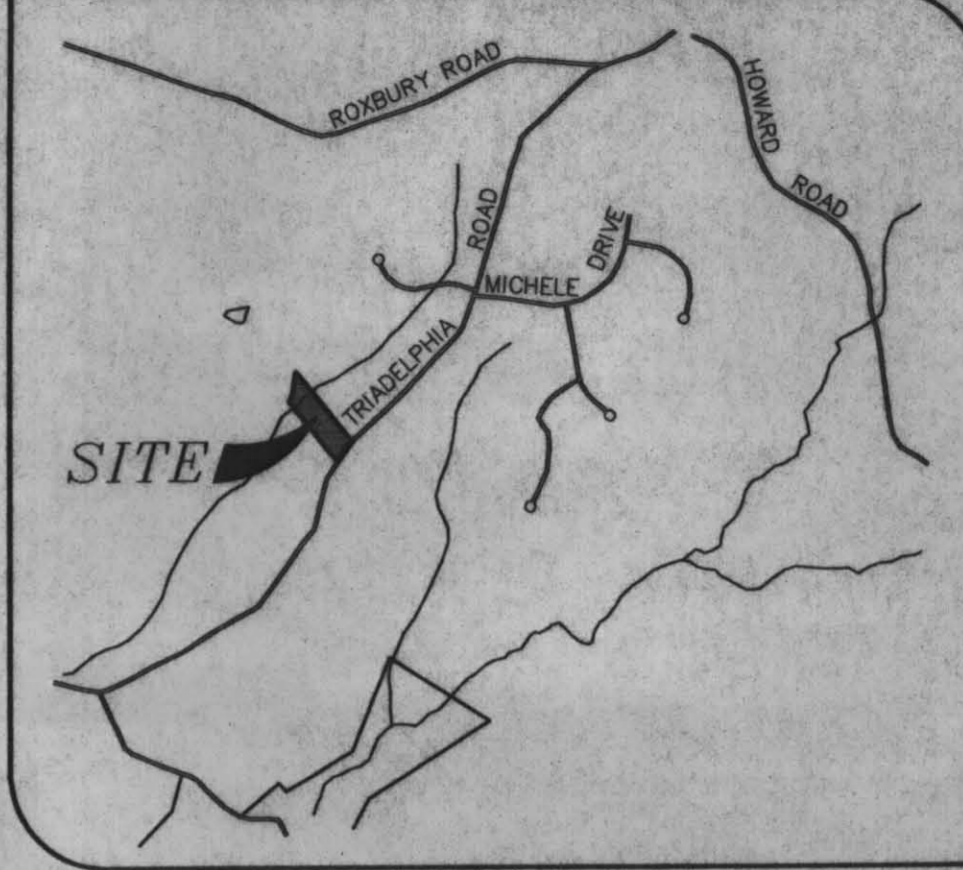
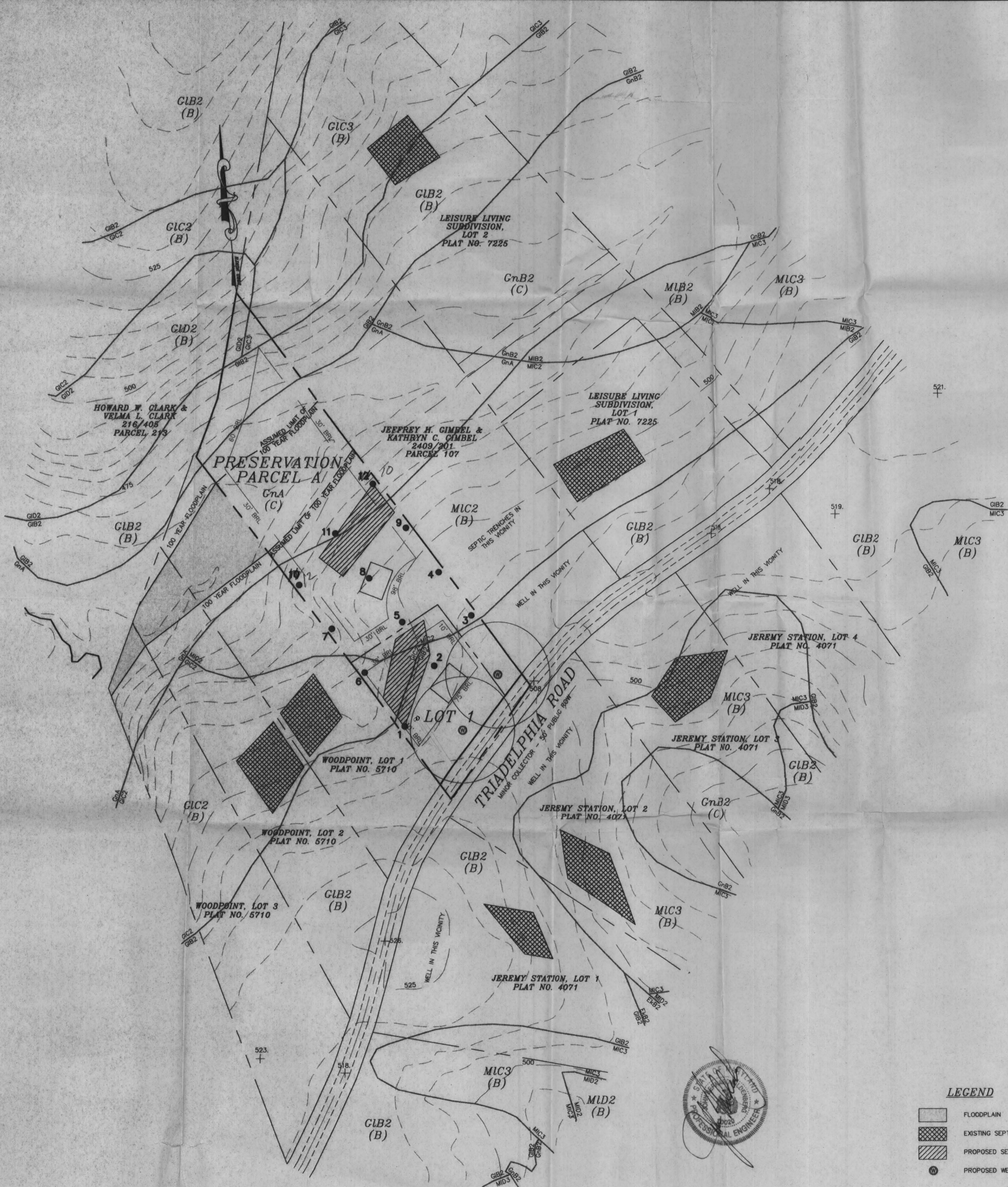
- Waiver Petition Applic/Exhibit
Planning Board Applic
ASDP/CSDP Application
DED Application Checklist
DED Fee Receipt/Dev't Cost Estimate

WAS: Received, Tentatively Approved, Recorded, Approved, On 9-18

COMMENTS: Ex. well not yet abandoned and new wells not yet drilled as per perc certification plan. SRC/COMMENTS DUE BY 10-14

MR 10/17/97

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

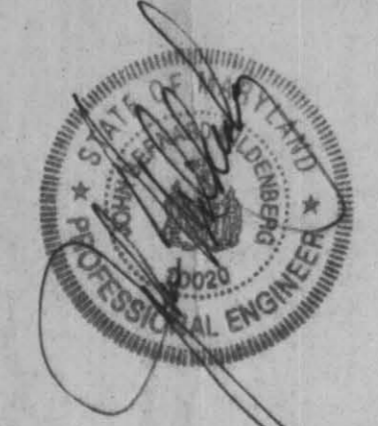
1. SITE DATA:
TAX MAP 27 - PARCEL 43 - BLOCK 4
DEED REFERENCE: 1694/276
GROSS AREA: 4.96 ACRES ±
ZONE: RC-DEO (ZONING MAP DATED OCTOBER 18, 1993)
AREA OF STEEP SLOPES: 0 ACRES
AREA OF WETLANDS: 0 ACRES
AREA IN ROW AND ROAD: 0 ACRES
NET AREA OF SITE: 4.96 ACRES ±
2. TOPOGRAPHIC DATA BASED ON HOWARD COUNTY'S 200 SCALE MAPS. BOUNDARY BASED ON DEED DESCRIPTION.
3. BASED ON AVAILABLE COUNTY DATA, NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE.
4. SOILS DATA BASED ON HOWARD COUNTY SOIL SURVEY DATED 1968, SHEET 17.
5. BASED ON SOILS DATA, WETLANDS POTENTIALLY EXIST ON-SITE IN THE VICINITY OF THE STREAM.
6. FLOODPLAIN EXISTS ON-SITE IN THE VICINITY OF THE STREAM TOWARD THE REAR OF THE PROPERTY BOUNDARY. THERE IS NO PROPOSED DISTURBANCE WITHIN THIS AREA.
7. PRIVATE WATER AND PRIVATE SEWERAGE WILL BE UTILIZED.
8. WELLS FOR JEREMY STATION, LOT 3 AND WOODPOINT, LOTS 1 THRU 3 ARE ASSUMED TO BE ALONG TRIADELPHIA ROAD SINCE THE ROAD IS LOCATED AT A HIGHER ELEVATION THAN THE SEPTIC FIELDS. THE WELL SITES FOR JEREMY STATION, LOTS 1, 2, & 4 AND PARCEL 107 ARE KNOWN TO BE IN THE VICINITY OF THE ROAD, UPHILL OF THE SEPTIC FIELDS, BUT THE EXACT LOCATION IS UNKNOWN. THE WELL SITE AND SEPTIC FIELDS FOR PARCEL 213 ARE NOT KNOWN. TO THE BEST OF OUR KNOWLEDGE, ALL OTHER WELL AND SEPTIC LOCATIONS WITHIN 200 FEET OF THE PROPERTY HAVE BEEN SHOWN.

SOILS DESCRIPTION

SYMBOL	DESCRIPTION
GIB2	GLENELG LOAM, 3% TO 8% SLOPES, MODERATELY ERODED --- TYPE B
GIC2	GLENELG LOAM, 8% TO 15% SLOPES, MODERATELY ERODED --- TYPE B
GID2	GLENELG LOAM, 15% TO 25% SLOPES, MODERATELY ERODED --- TYPE B
GNA	GLENVILLE SILT LOAM, 0% TO 3% SLOPES --- TYPE C
MIC2	MANOR LOAM, 8% TO 15% SLOPES, MODERATELY ERODED --- TYPE B

LEGEND

- FLOODPLAIN
- EXISTING SEPTIC EASEMENT
- PROPOSED SEPTIC EASEMENT
- PROPOSED WELL SITE



DEVELOPER
JAMES SELFRIDGE
14045 GARED DRIVE
GLENWOOD, MARYLAND 21738
(410) 992-8282

OWNER
RONALD MARC SHERMAN & JEAN LOUISE SHERMAN
1309 PARRIS RIDGE ROAD
SPENCERVILLE, MARYLAND 20868
(301) 384-2806

project	97051	date	JULY 1997
illustration	SJD	engineering	SJD
scale	1" = 50'	approval	SJD

no.	description	date

TRIADELPHIA ROAD PROPERTY,
 LOTS 1 & 2
 TAX MAP 27 - PARCEL 43 - BLOCK 4
 HOWARD COUNTY, MARYLAND
 FOURTH ELECTION DISTRICT
PERC TEST PLAT

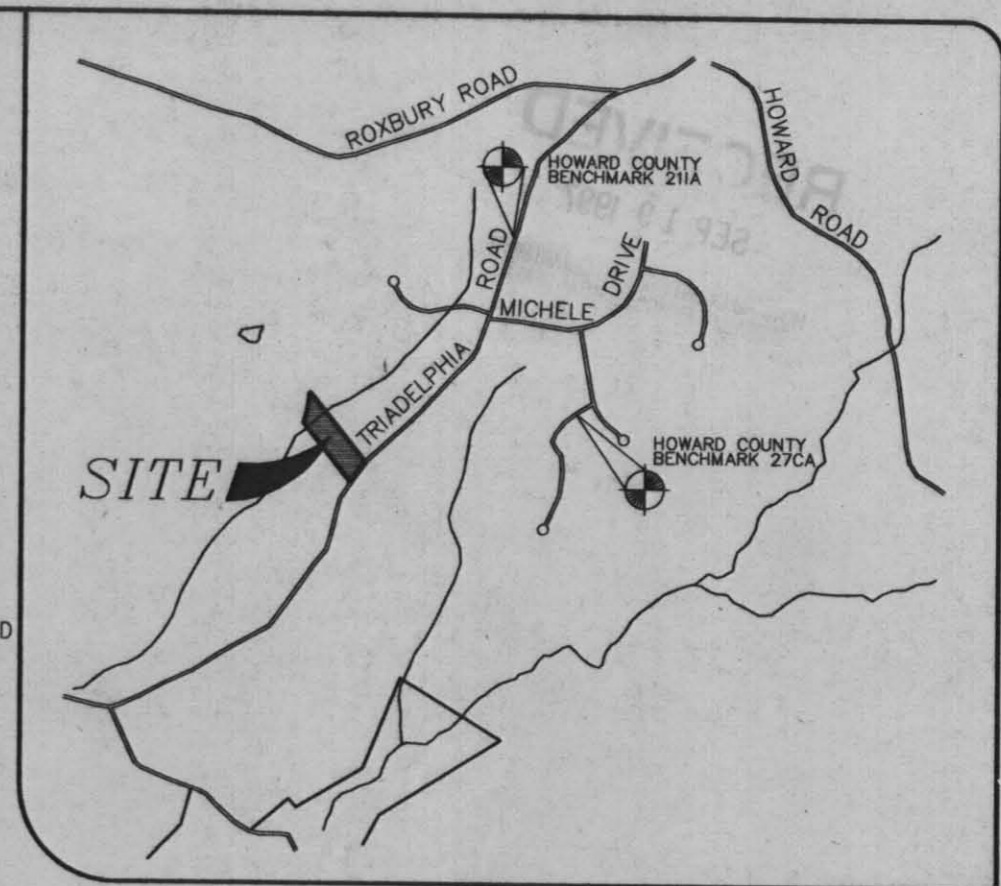
MILDENBERG, & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 987-0299, Fax (301) 821-5521, Wash. (410) 987-0298 Fax

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	N 574577.4894	E 1304807.1687
2	N 574589.4405	E 1304798.1073
3	N 575216.2855	E 1304322.7987
4	N 575530.8289	E 1304402.8788
5	N 574798.8670	E 1304952.7708
6	N 574785.4844	E 1304967.4561

NOTE: COORDINATES AND GRID TICS SHOWN ARE BASED ON NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY .328083333

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	4223.50'	259.97'	130.03'	259.93'	N36°45'39"E	03°31'36"
C-2	4223.50'	208.23'	104.14'	208.21'	N36°24'35"E	02°49'29"
C-3	4223.50'	51.74'	25.87'	51.74'	N38°10'23"E	00°42'07"



VICINITY MAP
SCALE: 1" = 2000'

N 575,250
E 1,304,000

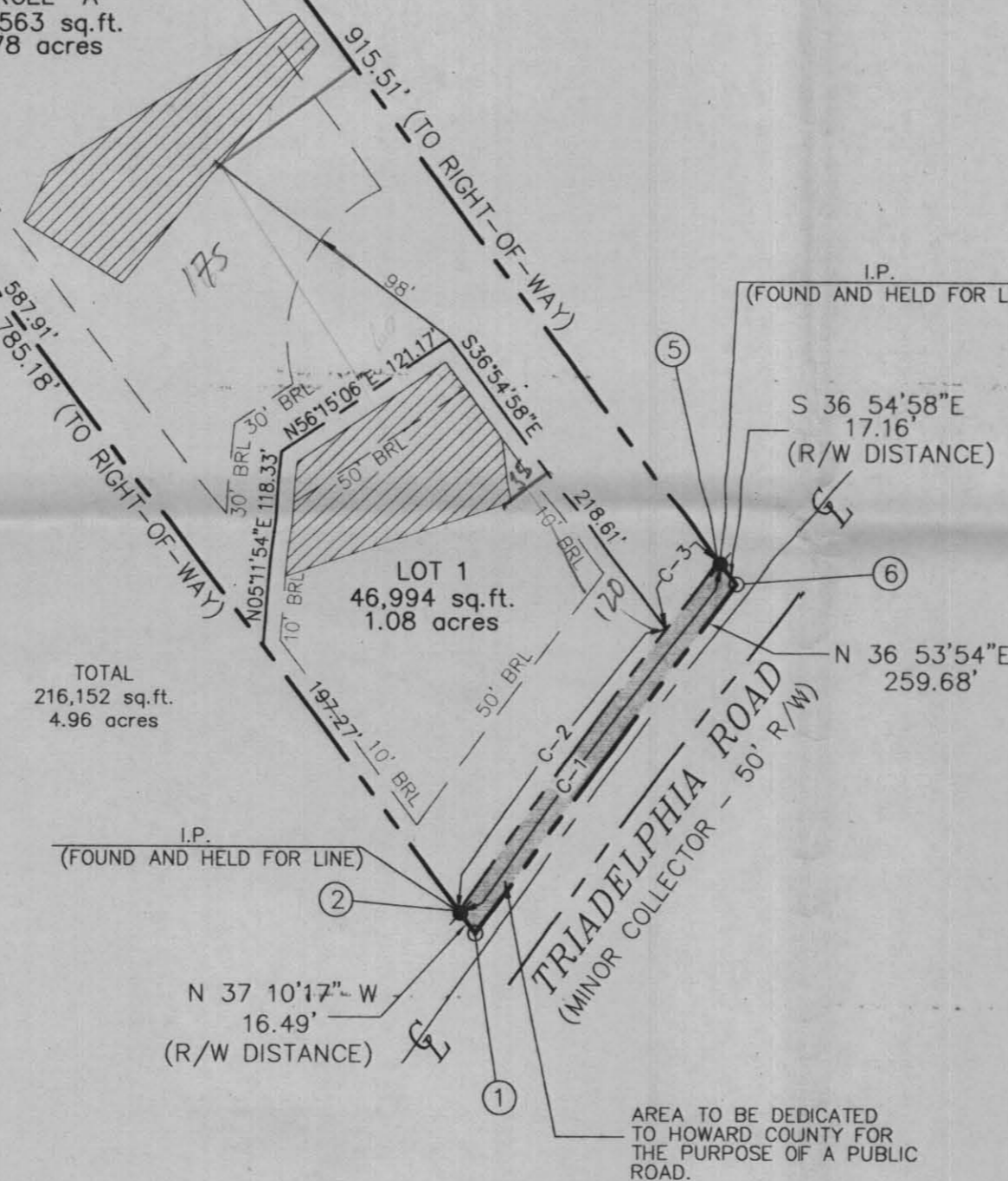
N 575,000
E 1,304,000

RICHARD W. CLARK
VELMA L. CLARK
TAX MAP 21
PARCEL 213
L 216 / F 405

JEFFREY GIMBEL
KATHRYN GIMBEL
TAX MAP 27
PARCEL 107
L 2409 / F 201

PRESERVATION
PARCEL "A"
164,563 sq.ft.
3.78 acres

KEVIN O'GRADY
SUSAN ZLOTIOW
TAX MAP 27
PARCEL 39
WOODPOINT LOT 1
PLAT 5710



GENERAL NOTES

- TAX MAP: 27, PARCEL: 43, BLOCK: 4.
- ZONING: RR-DEO, PER SEPTEMBER 18, 1992 COMPREHENSIVE ZONING PLAN.
- DEED REFERENCE: L 1694 / F 276
- TOTAL AREA OF PROPERTY: 4.88 ± ACRES.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED IN SEPTEMBER, 1997 BY MILDENBERG, BOENDER & ASSOC., INC.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. 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 SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED FROM STATIONS NO. 27CA N 575,270.0056 E 1,307,150.2306 STATIONS NO. 211A N 577,115.3507 E 1,306,507.2552
- ALL AREAS ARE MORE OR LESS.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 1 AND PRESERVATION PARCEL "A". ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY.
- THIS PROJECT IS EXEMPT FROM SWM REQUIREMENTS AS PER SEC. 5.1.2.B.2 OF THE DESIGN MANUAL VOL. I.
- DENOTES AN IRON PIN OR IRON PIPE SET.
- ◆ DENOTES AN IRON PIN OR IRON PIPE FOUND AND HELD.
- DENOTES A CONCRETE MONUMENT FOUND.
- DENOTES A STONE FOUND AND HELD.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE.
- NO WETLANDS OR FLOODPLAIN EXISTS ON LOT 1.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO STEEP SLOPES EXIST ON SITE.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS AS PER SEC 16.1202(b)(1)(viii) OF THE SUBDIVISION REGULATIONS.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF PUBLIC ROAD DEDICATION.
- THE PRESERVATION PARCEL "A" IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY, MARYLAND AND THE AUDUBON SOCIETY OF CENTRAL MARYLAND. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL. OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- OPEN SPACE REQUIREMENTS WILL BE SATISFIED VIA THE PAYMENT OF FEE-IN-LIEU OF OPEN SPACE
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHT FOR ONE OF THE TWO RESIDENTIAL LOTS/PARCELS INCLUDED ON THIS SUBDIVISION PLAT HAS BEEN TRANSFERRED FROM PARAGON PROPERTY (TAX MAP 6, PARCEL 82) THE CREATION OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY TWO ACRES.

THE REQUIREMENTS OF 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.

John B. Mildeberg 2/17/97
JOHN B. MILDENBERG, SURVEYOR DATE

RONALD MARC SHERMAN DATE

JEAN LOUISE SHERMAN DATE

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.86 Ac ±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF LOTS TO BE RECORDED	4.86 Ac ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.10 Ac ±
TOTAL AREA OF 25% OR GREATER STEEP SLOPES	0
TOTAL AREA TO BE RECORDED	4.96 Ac ±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

OWNER'S STATEMENT

WE, RONALD MARC SHERMAN AND JEAN LOUISE SHERMAN, OWNERS OF THE PROPERTY SHOWN AND 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS DAY OF

RONALD MARC SHERMAN

JEAN LOUISE SHERMAN

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY ALBERT C. AND MILDRED W. LAWSON TO RONALD M. AND JEAN L. SHERMAN BY DEED DATED JULY 20, 1987 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1694 AT FOLIO 276 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildeberg
JOHN B. MILDENBERG, L.S. NO. 10718
2/17/97 DATE

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY

TRIADELPHIA ROAD PROPERTY LOT 1 AND PRESERVATION PARCEL "A"

TAX MAP 27 ELECTION DISTRICT: 4TH SCALE: 1"=100'
PARCEL NO. 43 HOWARD COUNTY, MARYLAND DATE: SEP 1997
BLOCK 4 EX. ZONING RR-DEO DPZ FILE NOS.

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

EX. W ON LOT 1
NOT YET AB.
NEW WELLS NOT
YET DRILLED AS
ACCORDING TO SIGNED
PERC CERT.