



- NOTES**
- MARYLAND STATE GRID SYSTEM COORDINATE VALUES BASED ON HOWARD COUNTY TRAVERSE POINTS 2334005, AND 2334001.
 - SUBJECT PROPERTY ZONED "R" AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
 - DESIGNATES IRON PIPES OR IRON BARS.
 - THERE IS AN EXISTING DWELLING AND EXISTING GARAGE ON LOT 4. THERE IS AN EXISTING DWELLING ON LOT 1. NO NEW BUILDING ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN ZONING REGULATIONS ALLOW.
 - THIS AREA INDICATES A PRIVATE SEWERAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL 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. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM.

COORDINATES

PT #	NORTH	EAST
1	431,171.473	801,455.643
2	431,107.864	801,585.483
3	430,725.916	801,805.964
4	430,629.113	801,555.803
5	431,413.513	802,113.547
6	431,410.860	801,317.223
7	431,313.531	801,363.816
8	430,223.023	801,238.270
9	430,313.916	801,924.430
10	430,197.818	802,768.855
11	430,231.313	803,088.171
12	430,215.812	802,903.258
13	430,313.916	802,524.949
14	430,505.421	802,255.274
15	430,820.098	801,854.483
16	430,178.021	802,846.258
17	431,441.925	801,524.597
18	431,450.587	801,524.597
19	431,806.494	801,317.092
20	430,371.613	801,339.723
21	430,371.613	801,371.112
22	431,557.327	801,320.101

TABULATION OF FINAL PLAT

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED: 2

TOTAL AREA OF LOTS AND/OR PARCELS: 1,462,040.1 sq ft = 33.5638 AC

TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 11,302.7 sq ft = 0.2595 AC

TOTAL AREA OF SUBDIVISION TO BE RECORDED: 1,473,342.8 sq ft = 33.8233 AC

CURVE DATA

FROM	TO	DELTA	RADIUS	ARC	TANGENT	CHORD
306	311	31° 39' 03"	435.00'	240.30'	123.30'	231.25'

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING

DIRECTOR _____ DATE _____

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPT. OF PUBLIC WORKS.

DIRECTOR _____ DATE _____

OWNER'S CERTIFICATE

WE, CHARLES W. SCHROYER, CAROL A. SCHROYER, CHARLES A. STEGGERDA & ANNE C. STEGGERDA 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 AND GRANT ONTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROAD AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF STREETS AND/OR ROADS AND FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE AND FOR GOODS AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, MARYLAND, TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS AND/OR ROADS AND FLOOD PLAINS, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS _____ DATE _____

WITNESS _____ DATE _____

WITNESS _____ DATE _____

WITNESS _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY WILLIAM EDWARD O'MALLEY AND CAROLE O'MALLEY UNTO CHARLES W. SCHROYER AND CAROL ANN SCHROYER BY DEED DATED JUNE 13, 1978 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 886 FOLIO 422; AND OF ALL OF THE LANDS CONVEYED BY WILLIAM EDWARD O'MALLEY AND CAROLE O'MALLEY UNTO CHARLES A. STEGGERDA AND ANNE C. STEGGERDA BY TWO DEEDS DATED MAY 5, 1970 AND DATED SEPTEMBER 25, 1972 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 552, FOLIO 19, AND IN LIBER 616, FOLIO 24, RESPECTIVELY; AND OF ALL OF THE LAND CONVEYED BY EDWARD E. MARGARETT AND JACQUELINE M. MARGARETT UNTO CHARLES A. STEGGERDA AND ANNE C. STEGGERDA BY DEED, DATED DECEMBER 18, 1968 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 201, FOLIO 222; AND THAT ALL SAID MANUALLY PLACED OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STEERERS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

RICHARD F. LANE
PROPERTY LINE SURVEYOR # 301
DATE 4/5/89

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD
SUITE 106 & 107
ELLCOTT CITY, MD. 21043
(301) 461-9563

FINAL PLAT
LOT 5, O'MALLEY PROPERTY
LOT 1, STEGGERDA PROPERTY
(INCLUDING A RESUBDIVISION OF LOT 3, O'MALLEY PROPERTY - PLATT # 3836)

5TH ELECTION DISTRICT
HOWARD COUNTY, MD.
TAX MAP 40 PARCEL ZONING - R
SCALE: 1"=100'
DATE: 04/05/89
SHEET 1 OF 1

Due 4-28