

SUBDIVISION:

Kefauver Prop  
Old Fred. Rd

A 45097

LOT NUMBER:

5 (EX. HOUSE)

DRY WELL OR DRY WELL AND TRENCH

4

sq. ft./bedroom

	<u>Septic Tank</u>	<u>Minimum Total Square Feet</u>
3 bedroom	1000 gallon	_____
4 bedroom	1250 gallon	_____
5 bedroom	1500 gallon	_____

Inlet \_\_\_\_\_ feet below original grade.  
 Bottom maximum depth \_\_\_\_\_ feet below original grade.  
 Effective area begins at \_\_\_\_\_ feet below original grade.

**NOTE:** If trench is used to make up absorbent area, run the trench on level ground and leave a 5-foot earth buffer between dry well and trench. No trench is to exceed 100 feet in length. Trench inlet to be same as dry well, with \_\_\_\_\_ feet of stone below distribution pipe.

TRENCHES

180 sq. ft./bedroom

Trench to be 3 wide.  
 Inlet 4 feet below original grade.  
 Bottom maximum depth 6 feet below original grade.  
 Effective area begins at 4 feet below original grade.  
2 feet of stone below distribution pipe.

5BR  
 $5 \times 180 = 900$  TOTAL  
 $\div 3 = 300$   
 LINEAR FEET  
 NEEDED

- NOTE:**
- (1) No trench to exceed 100 feet in length.
  - (2) If more than one trench used, a distribution box is required.
  - (3) Trenches to be installed on level ground.
  - (4) Call for inspection of trench before gravel is installed.
  - (5) Provide 6" - 8" diameter cleanout and cap to grade or above on septic tank and drywell.
  - (6) If a garbage disposal is used, increase septic tank capacity by 50% and increase absorbent sidewall area by 22%.

LOCATION: STARTING FROM FRONT RIGHT  
LOT CORNER, PLACE DISTRIBUTION BOX 300'  
DOWN RIGHT LOT LINE AND 100' OFF THIS  
SAME LOT LINE. RUN TRENCHES ON CONTOUR  
TOWARD FRONT OF LOT. MAINTAIN 20' FROM  
HOUSE.

MR 2/26/90

SPECS WRITTEN FROM PRELIM DATED 1/18/90

File No. F-15-97

Name Wellham Property

**DEPARTMENT OF PLANNING AND ZONING  
FINAL PLAT ORIGINAL SIGNATURE APPROVAL**

LOTS 1 & 2

This is for the processing of final plat originals for signature approvals. If it is found necessary for any corrections or additions to be made on the original, the owner and consultant should be notified, along with the Division of Land Development and Research and other County/State agencies that would be affected by the changes. A notation should be added to this form if the originals are changed.

DPZ  
S. Anderson  
Reviewing Agent

Date Received  
7 June 95

Date Forwarded  
7 June 95

Rejected for: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DPW/HEALTH  
Mark E. Rifkin  
Reviewing Agent

Date In  
6/8/95

Date Forwarded  
6/1/95

Rejected for: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HEALTH/DPW  
~~Mark E. Rifkin~~  
Reviewing Agent

Date In  
\_\_\_\_\_

Date Forwarded  
\_\_\_\_\_

Rejected for: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DPZ  
\_\_\_\_\_  
Reviewing Agent

Date Received  
\_\_\_\_\_

Owner/Engineer Notified  
\_\_\_\_\_

Actions or Revisions Needed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development and Research

DATE: 1/27/95

P&Z File No. F-95-97

Department of Planning and Zoning

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

Agencies

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Bureau of Engineering, DPW                | <input checked="" type="checkbox"/> Tax Assessment       |
| <input type="checkbox"/> Soil Conservation District                           | <input type="checkbox"/> C & P                           |
| <input type="checkbox"/> Department of Inspections, Licenses & Permits        | <input checked="" type="checkbox"/> B G & E              |
| <input checked="" type="checkbox"/> Department of Fire and Rescue Services    | <input type="checkbox"/> Department of Natural Resources |
| <input type="checkbox"/> State Highway Administration                         | <input type="checkbox"/> Cable TV                        |
| <input checked="" type="checkbox"/> <del>Bureau of Environmental Health</del> | <input type="checkbox"/> Police                          |
| <input type="checkbox"/> Public School System                                 | <input type="checkbox"/> MTA                             |
| <input type="checkbox"/> Recreation and Parks                                 | <input type="checkbox"/> Finance                         |
| <input type="checkbox"/> Forest Conservation Planner                          |  |

RE: Wellham Property Lots 1-2 (WP-95-67) *See*

ENCLOSED FOR YOUR:  Signature Approval  Review and Comments  Files

THE ENCLOSED:  Original

<u>Plans</u>	<u>No. of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> <del>Fee</del> /FCP/Worksheet and Application
<input checked="" type="checkbox"/> <del>Final Plat</del>	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Prel/Final Drainage and/or
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Computation/Pond Safety Comps
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input checked="" type="checkbox"/> Sight Distance Analysis
<input checked="" type="checkbox"/> Landscaping Plan	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management
<input type="checkbox"/> Response Letter	<input type="checkbox"/>	<input type="checkbox"/> Industrial Waste Survey
<input checked="" type="checkbox"/> <del>Perc Plat</del>	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Scenic Road Exhibits	<input type="checkbox"/>	<input checked="" type="checkbox"/> DPW Fee Receipt/Deeds
		<input type="checkbox"/> DPW Cost Estimate
		<input checked="" type="checkbox"/> DPW Application

WAS:  Received  Tentatively Approved  Recorded  
 Received and Revised  Approved On 1/27/95

COMMENTS: \_\_\_\_\_ SRC/COMMENTS DUE BY: 2/23/95

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments. *MIC 2/9/95*

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Division of Land Development and Research

DATE: 7/14/95

P&Z File No. F-95-97

Department of Planning and Zoning

- Transportation Planning
- Comprehensive Planning and Zoning Administration
- Research/Historic Preservation
- Address Coordinator
- Agricultural Preservation
- 1002 File

Agencies

- |   |                         |  |
|---|-------------------------|--|
| <u>4</u> Bureau of Engineering, DPW                             | <u>1 = Council Bldg</u> | <input type="checkbox"/> Tax Assessment                  |
| <input type="checkbox"/> Soil Conservation District             | <u>3 = Howard Bldg</u>  | <input type="checkbox"/> C & P                           |
| <u>1</u> Department of Inspections, Licenses & Permits          |                         | <input type="checkbox"/> B G & E                         |
| <input type="checkbox"/> Department of Fire and Rescue Services |                         | <input type="checkbox"/> Department of Natural Resources |
| <u>1</u> State Highway Administration                           |                         | <input type="checkbox"/> Cable TV                        |
| <input type="checkbox"/> Bureau of Environmental Health         |                         | <input type="checkbox"/> Police                          |
| <input type="checkbox"/> Public School System                   |                         | <input type="checkbox"/> MTA                             |
| <u>1</u> Recreation and Parks                                   |                         | <input checked="" type="checkbox"/> Finance              |
| <input type="checkbox"/> Forest Conservation Planner            |                         |  |

RE: Wellborn Property Lots 1 and 2

ENCLOSED FOR YOUR:  Signature Approval  Review and Comments  Files

THE ENCLOSED:  Original

<u>Plans</u>	<u>No. of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat	<input checked="" type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Prel/Final Drainage and/or
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Computation/Pond Safety Comps
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<input type="checkbox"/> Response Letter	<input type="checkbox"/>	<input type="checkbox"/> Industrial Waste Survey
<input type="checkbox"/> Perc Plat	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Scenic Road Exhibits	<input type="checkbox"/>	<input type="checkbox"/> DPW Fee Receipt/Deeds
		<input type="checkbox"/> DPW Cost Estimate
		<input type="checkbox"/> DPW Application

WAS:  Received  Tentatively Approved  Recorded

Received and Revised  Approved On 7/6/95

COMMENTS: \_\_\_\_\_ SRC/COMMENTS DUE BY: \_\_\_\_\_

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

NOTES:

- ☐ DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
  - DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
  - DENOTES STONE OF CONCRETE MONUMENT FOUND.
  - DENOTES IRON PIPE FOUND.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
- ORIGIN OF COORDINATES: HOWARD COUNTY GEODETIC CONTROL POINT NOS. 343008 AND 343009.
- SUBJECT PROPERTY ZONED R-20 PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 5/5/89 ON WHICH DATE THE DEVELOPER AGREEMENT NO 24-1881-D WAS FILED AND ACCEPTED.
- THIS PLAT INCLUDES THE ADDITION OF A PRIVATE ACCESS AND UTILITY EASEMENT TO BENEFIT KEFAUVER PROPERTY, LOT 2 (PLAT NUMBER 9862).
- THIS PROPERTY IS SUBJECT TO WP-95-67, WHICH GRANTED ON APRIL 6, 1995, TO ALLOW FOR A SINGLE USE DRIVEWAY TO A MAJOR COLLECTOR ROAD AND TO ALLOW 2.4597 ACRES OF LAND TO BE PLACED IN A FOREST CONSERVATION EASEMENT WITHOUT PERFORMING A FOREST STAND DELINEATION OR FOREST CONSERVATION PLAN.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: WP-95-67, F-95-97
- THIS PLAT IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER AND LANE, DATED SEPTEMBER, 1998.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS EXCEPT FOR DESIGNATED NECESSARY DISTURBANCES AND DISTURBANCES COVERED BY WAIVER PETITIONS APPROVED BY HOWARD COUNTY.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- BRL INDICATES BUILDING RESTRICTION LINE.
- UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT, ARE ALLOWED.
- WATER & SEWER FOR THIS SITE IS PRIVATE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET 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 SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
- THE DEVELOPER HAS APPLIED FOR THE REQUIRED MDE WETLAND DISTURBANCE PERMITS FOR THE NECESSARY DRIVEWAY CROSSINGS. THE PERMITS SHALL BE OBTAINED PRIOR TO ANY DISTURBANCE. THE TRACKING NUMBER IS 05-NT-0215/200564367.

COORDINATES		
NUMBER	NORTHING	EASTING
8	535,279.250	855,321.528
9	535,335.000	855,472.000
14	535,548.251	855,684.021
20	535,812.547	855,263.218
21	535,680.751	855,181.622
22	535,721.316	855,117.377
23	535,726.044	855,057.563
24	535,777.865	854,897.990
30	535,695.880	855,448.802
44	535,785.852	855,305.495
45	535,632.467	855,550.219
50	535,526.952	854,693.620
87	535,624.789	854,764.440

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	1120.00'	203.43'	101.99'	203.13'	S41°06'08"W 10°24'22"

CENTERLINE STREAM & DRAINAGE AND UTILITY EASEMENT			
LINE	BEARING	DISTANCE	
1	N 67°15'37" E	59.14'	
2	N 67°18'34" E	63.00'	
3	N 66°08'29" E	39.10'	
4	N 44°00'19" E	13.85'	
5	N 76°13'45" E	72.77'	
6	N 60°28'07" E	29.60'	
7	S 30°23'21" E	7.11'	
8	N 88°29'27" E	45.94'	
9	N 88°26'22" W	55.96'	
10	N 19°07'54" E	22.34'	
11	S 81°16'18" E	28.82'	
12	S 74°40'59" E	27.59'	
13	N 60°53'20" E	17.70'	
14	S 68°02'53" E	15.80'	

AREA TABULATION (THIS SHEET)

- TRACT AREA \_\_\_\_\_ 6.83 AC.±
- TOTAL NUMBER OF RESIDENTIAL UNITS/LOTS \_\_\_\_\_ 1
- AREA OF LOTS \_\_\_\_\_ 6.83 AC.±
- AREA OF OPEN SPACE \_\_\_\_\_ 0.00 AC.±
- AREA OF ROAD RIGHT-OF-WAY \_\_\_\_\_ 0.00 AC.±
- OPEN SPACE ON-TOTAL SITE \_\_\_\_\_ 6.83 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

OWNER:

JOHN IGNATIUS WELLHAM  
8507 OLD FREDERICK ROAD  
ELLCOTT CITY, MARYLAND 21043

DEVELOPER:

ELIAS ZAMBIDIS  
8517 OLD FREDERICK ROAD  
ELLCOTT CITY, MARYLAND 21043

LEGEND

- ③ DESIGNATES COORDINATE
- C2 DESIGNATES CURVE
- EASEMENTS
- FOREST CONSERVATION EASEMENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY MARY L. KEFAUVER TO JOHN IGNATIUS WELLHAM, BY DEED DATED SEPTEMBER 22, 1992 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2717, FOLIO 381. ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED.



DAVID M. HARRIS  
REGISTER PROFESSIONAL LAND SURVEYOR  
MD. REGISTRATION NUMBER 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REGISTRATION NUMBER 351

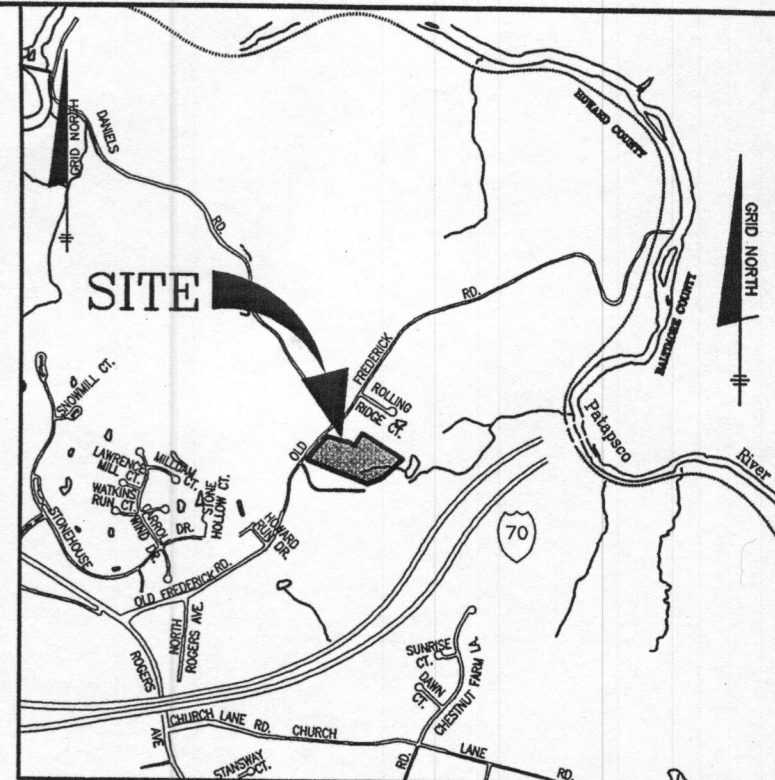
DATE: \_\_\_\_\_

OWNER'S DEDICATION

I, JOHN IGNATIUS WELLHAM, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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, 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 ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS MY HAND THIS \_\_\_\_\_ DAY OF DECEMBER, 2005.

JOHN IGNATIUS WELLHAM \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR DEPARTMENT OF RECREATION AND PARKS

WITNESS \_\_\_\_\_ DATE: \_\_\_\_\_



VICINITY MAP

SCALE: 1" = 2000'

COORDINATE CHART (NAD '27)

BOUNDARY COORDINATES		
No.	NORTH	EAST
34	469840.1602	846663.2897
205	469895.7427	846610.3007
206	469826.7409	846537.9215
346	469792.1189	846570.9280
901	469886.9466	846350.7023
902	469576.3824	846456.0975
910	469639.4770	846588.2147
911	469693.7617	846525.7190
912	469738.8806	846504.1718
913	469781.9750	846594.4097
914	469793.0244	846653.3835
915	469824.6169	846679.3631

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.

DAVID M. HARRIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
MD. REG. NO. 10978  
FOR BENCHMARK ENGINEERING, INC.  
MD. REG. NO. 351

JOHN IGNATIUS WELLHAM  
DATE: \_\_\_\_\_

The sole and only purpose of this plat is to add a 20' private access & utility easement to Lot 2 of the Wellham Property, plat No. 11779.

RECORDED AS PLAT \_\_\_\_\_ ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WELLHAM PROPERTY

LOT 2  
REVISION PLAT

2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
ZONING: RC-DEO  
TAX MAP No.: 18  
GRID: 7  
PARCEL: 19

SCALE: 1" = 100'  
DATE: DECEMBER, 2005  
SHEET: 1 OF 1