

Maryland Department of Assessments and Taxation Real Property Data Search (vw5.1A) HOWARD COUNTY	Go Back View Map New Search GroundRent Redemption GroundRent Registration
--	---

Account Identifier: District - 04 Account Number - 356721

Owner Information

Owner Name:	HOGAN JOY B HOGAN JOHN F T/E	Use:	RESIDENTIAL
		Principal Residence:	NO
Mailing Address:	1247 EMMAUS RD WOODBINE MD 21797-8500	Deed Reference:	1) /12206/ 00301 2)

Location & Structure Information

Premises Address	Legal Description
W EMMAUS RD WOODBINE 21797-0000	PAR C 1.44 A EMMAUS RD WALNUT SPRINGS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	11823
0008	0008	0313		0000			PAR C	2	Plat Ref:	

Special Tax Areas	Town	NONE
	Ad Valorem	100
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
		1.4400 AC	000000

Stories **Basement** **Type** **Exterior**

Value Information

	Base Value	Value		
		As Of	Phase-in Assessments	As Of
		01/01/2011	07/01/2011	07/01/2012
Land	5,040	5,000		
Improvements:	0	0		
Total:	5,040	5,000	5,000	5,000
Preferential Land:	0			0

Transfer Information

Seller: MOUNT AIRY BIBLE CHURCH	Date:	12/14/2009	Price:	\$15,000
Type: NON-ARMS LENGTH OTHER	Deed1:	/12206/ 00301	Deed2:	
Seller: SCHROYER CHARLES W	Date:	11/10/2004	Price:	\$0
Type: NON-ARMS LENGTH OTHER	Deed1:	/00000/ 00000	Deed2:	
Seller:	Date:		Price:	
Type:	Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

Homestead Application Information

Homestead Application Status: No Application

11910 EMERALD CT

Search By Tax ID	
Search By Plat Number	
Plat #	<input type="text" value="F-87-120"/>
Search By Plat Number	
Search By Tax Map/Parcel/Lot	
Map:	<input type="text" value="8"/>
Parcel:	<input type="text" value="313"/>
Lot:	<input type="text" value="2"/>
Search By Map/Parcel/Lot	
Search Scanned Drawings By Number	
Search Scanned Drawings By Name	

The image displays an interactive map interface for Howard County, Maryland. On the left, a map shows a grid of parcels along Morgan Station Rd and Emmaus Rd. Parcel 30 is highlighted in a darker shade. To the right of the map is a search panel with several input fields and buttons:

- Search By Tax ID**: Input field with value 1221.
- Search By Plat Number**: Input field with value F-87-120.
- Search By Plat Number**: A button with a shield icon.
- Search By Tax Map/Parcel/Lot**: Input field with values Map: 8, Parcel: 313, and Lot: 2.
- Search By Map/Parcel/Lot**: A button.
- Search Scanned Drawings By Number**: Input field.
- Search Scanned Drawings By Name**: Input field.



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer
November 13, 1997

To: Chuck Crovo
FCC

From: Craig Williams *(CW)*
Sanitarian

Subject: Review comments
Percolation Certification Plat
Walnut Springs Lot 28

The above referenced proposal is acceptable, subject to the following text revision:

-the title should also reference "Lot 27", since its boundary configuration and proposed well location are also being changed;

-on Lots 27 & 28, please indicate the previous lot/parcel designations to assist in file tracking:

-particularly since the adjacent Lot 5 has a minor, but obvious ~~technical~~ technical flaw with respect to minimum separation of its well and septic system, please clarify that this is an existing condition, not part of the current review;

-and add a note stipulating "all wells, i.e. on Lots 27 & 28, are to be drilled prior to submission of record plat for signature."

The original is herein returned to you for revision. Please resubmit along with two new paper copies for signaure approval. Thank you.

Howard County Health Department

Dave Kerr - FYI - intent to deny

To: _____

This plan was proposed as a subdivision lot in Walnut Springs ~~preservation parcel~~ rejected at time of subdivision - 2 years ago.

~~APPROVED AS NON-BUILDABLE PRESERVATION PARCEL~~

Applicant objected, but conceded at that time in order to not lose the rest of the subdivision.

He thinks this is a new configuration, but its identical to the last proposal he made and argued (represented by Boender and Sheeseley). Reason for ^{obj} objection: Septic not "downslope" of adjacent wells (4).

With reservation, we did accept this as a non-buildable preservation parcel, only because the county's zoning regs have a maximum lot size restriction that would have resulted in the loss of several other lots

From: _____

which had no problem.

Date: _____

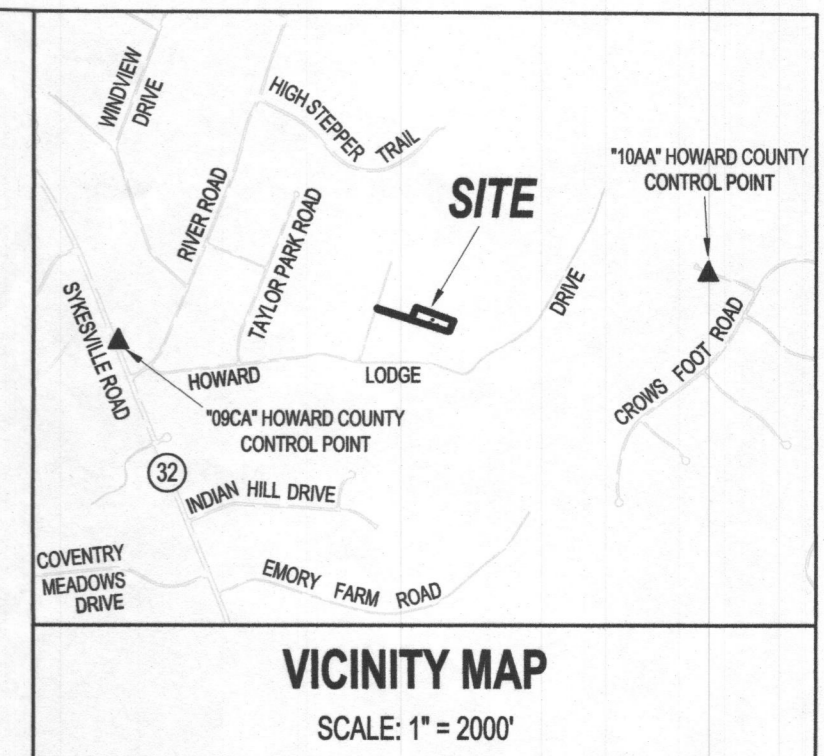
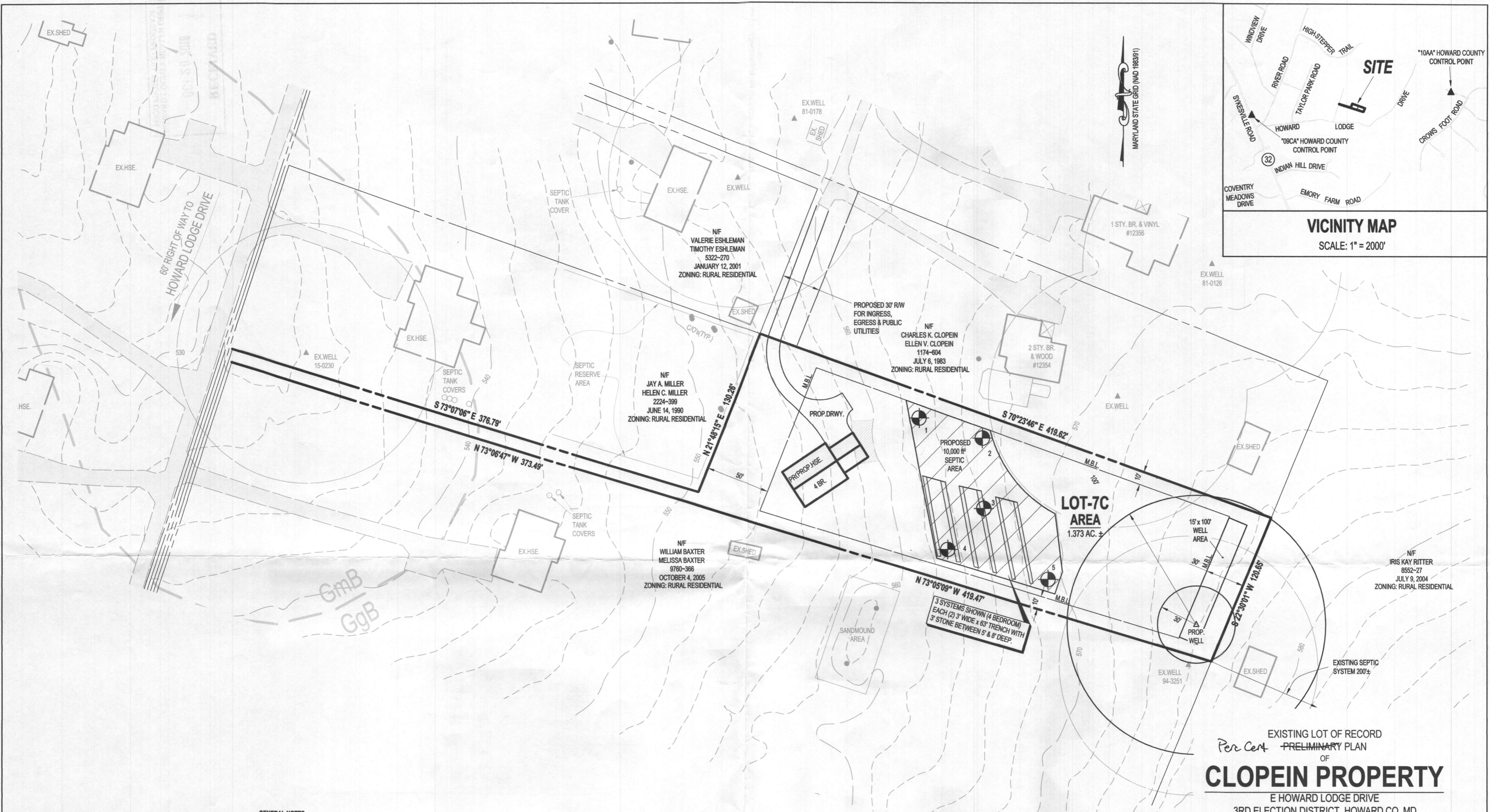
HD-170

AUM/KW,

3/12

chuck seat this
to request perc date.
no application or
fee was seat.

Charles
Kim



EXISTING LOT OF RECORD
 Per Cent PRELIMINARY PLAN
 OF
CLOPEIN PROPERTY
 E HOWARD LODGE DRIVE
 3RD ELECTION DISTRICT, HOWARD CO. MD
 TAX MAP: 9, GRID: 12, PARCEL: 306

- GENERAL NOTES**
- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - THE TOPOGRAPHY OF THIS PLAT IS TAKEN FROM HOWARD COUNTY GIS AND IS VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
 - ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.
 - THE PURPOSE OF THIS PLAN IS TO ACHIEVE AN APPROVED PERCOLATION CERTIFICATION PLAN.
 - THE LOT SHOWN HEREIN COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS SEWAGE DISPOSAL AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - SOILS SHOWN HEREON ARE TAKEN FROM NRCS GIS DATA.
 - EXISTING ZONING = RR-DEO
 - PERC TESTS PERFORMED BY HANK OSWALD, OF HOWARD CO. HEALTH DEPARTMENT ON MAY 3, 2018.

THE LOT SHOWN HERON WAS
 CREATED FEBRUARY 15, 1989.

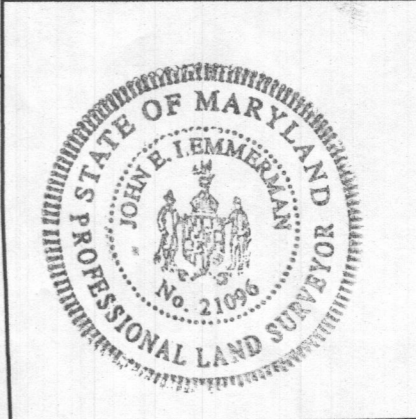
APPROVED FOR PRIVATE WATER AND PRIVATE
 SEWER SEWERAGE SYSTEMS

TITLE REFERENCE	OWNER/DEVELOPER
CHARLES K. CLOPEIN JR ELLEN V. CLOPEIN FEBRUARY 15, 1989	CHARLES K. CLOPEIN JR ELLEN V. CLOPEIN 12354 HOWARD LODGE DRIVE SYKESVILLE, MD 21784 443-745-3452

REVISIONS	
DATE	REASON
12-1-17	COUNTY COMMENTS (PERC LOC.)
07-26-18	FINAL PER PERC TESTS

I CERTIFY THAT THE INFORMATION SHOWN HEREIN IS
 BASED ON FIELD WORK PERFORMED BY ME OR
 UNDER MY DIRECT SUPERVISION, AND IS CORRECT,
 TO THE BEST OF MY KNOWLEDGE AND BELIEF.

John E. Lemmerman
JOHN E. LEMMERMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21096
 EXP. 8-3-19



LEGEND	
LIMITS OF DISTURBANCE
SUPER SILT FENCE	SSF
SILT FENCE	SF
PROPERTY LINE	—————
INTERMITTENT STREAM	~~~~~
STREAM BUFFER	SB
CLEAN OUT	•
PASSED PERC TEST	⊙
ENCUMBRANCE LINE	—————
EXISTING WELL	▲
PROPOSED WELL	△
>12% SLOPES	▨

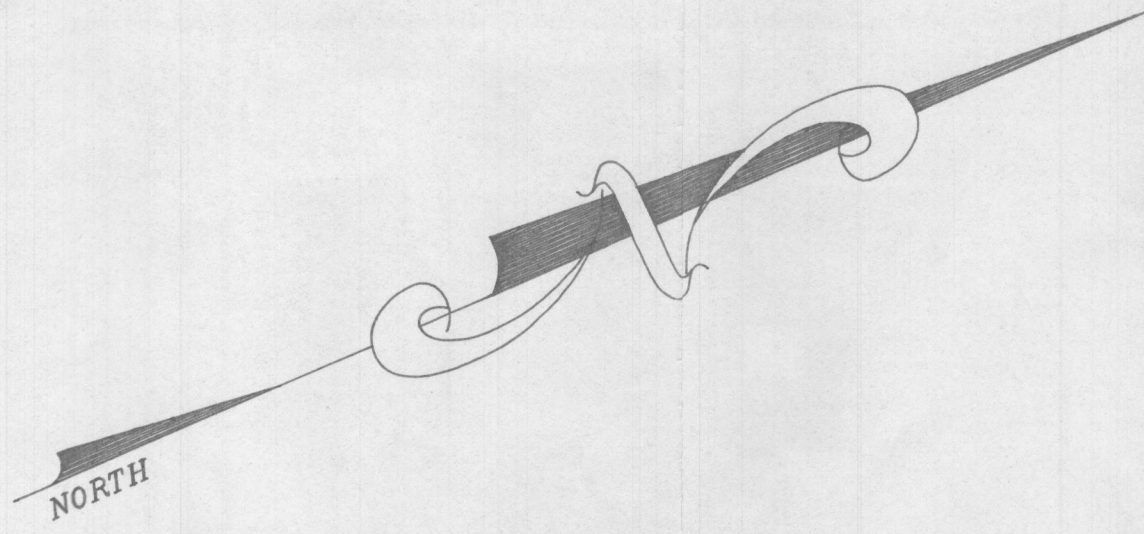
Boij
 for Maureen Rothman 11/9/2018

RTF
 ssociates, Inc.
 LAND SURVEYORS
 & PLANNERS

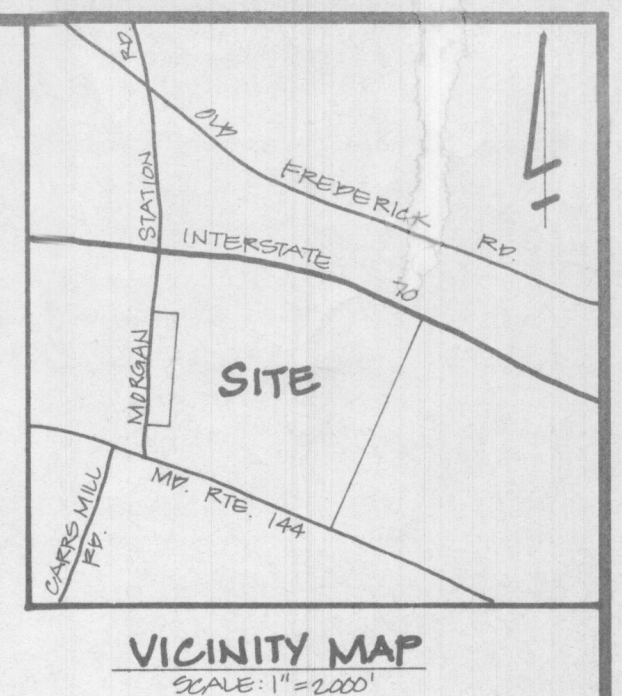
142 EAST MAIN STREET WESTMINSTER, MD 21157
 410-848-2040 FAX# 443-289-8942 410-876-1222
 EMAIL: RTF142@GMAIL.COM WWW.RTFSURVEYING.COM

CHECKED BY: J.E.L. DATE: 07-25-2018
 DRAWN BY: R.M.F. DATE: 9-12-17
 SCALE: 1" = 50'

RTF JOB#: 15-120 COUNTY FILE#: SHEET: 1 OF 1



- LEGEND**
- PROP. WELL LOCATIONS
 - ▨ PROP. SEPTIC RESERVE AREA
 - PASSED PERC TESTS
 - FAILED PERC TESTS
 - PROP. DWELLING



- NOTES:**
1. WELLS FOR LOTS 4, 14, 17 & 18 SHALL BE DRILLED PRIOR TO RECORD PLAT.
 2. A GROUND WATER APPROPRIATION PERMIT SHALL BE OBTAINED PRIOR TO RECORDATION OF THE RECORD PLAT.



THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOTS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

THIS AREA DESIGNATED A PRIVATE SEWAGE EASEMENT OF A MINIMUM 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE 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. 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 BACKSIGHTS INTO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWER EASEMENT SHALL NOT BE NECESSARY.

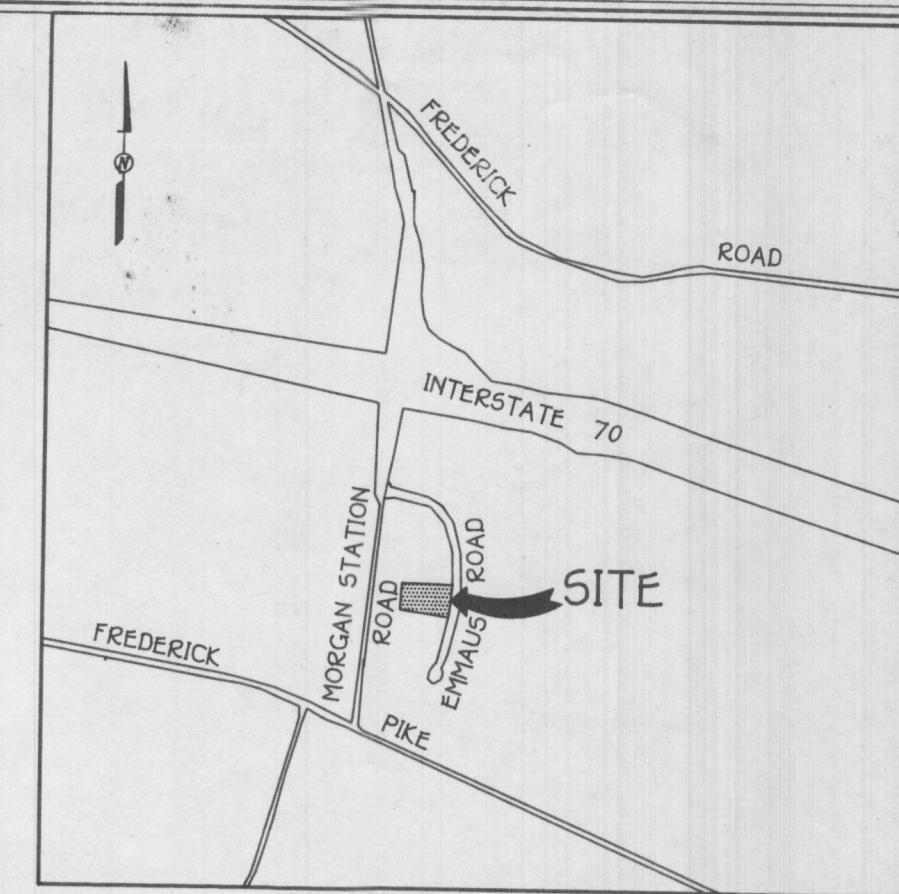
APPROVED FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 8-31-93
 HOWARD COUNTY HEALTH DEPARTMENT

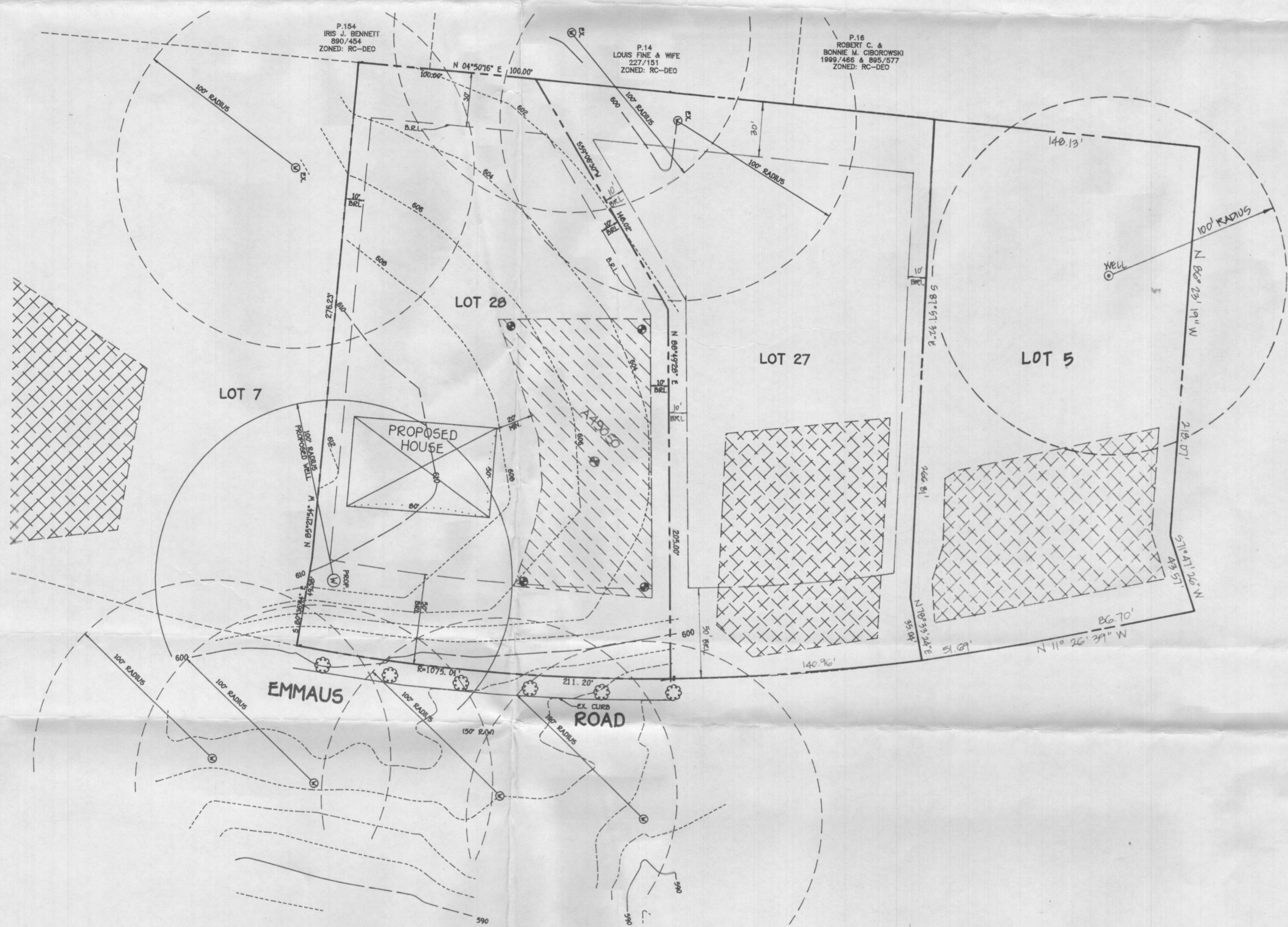
DATE	REVISION	BY

TITLE: PERC PLAT			
PROJECT: WALNUT SPRINGS			
LOCATION: 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND			
SCALE: 1"=100'	DESIGNED BY: DMB	DRAWN BY: JRG	CHECKED BY: DATE: JULY, 1993
FIELD BOOK: 7160B3	PAGE No: 1	JOB No: 92115	DRAWING No: 1 OF 1

Boender Associates
 ENGINEERS - PLANNERS - SURVEYORS
 3230 BETHANY LANE
 ELLICOTT CITY, MD. 21042
 (410) 465-7777 FAX: (410) 465-7966



VICINITY MAP
SCALE: 1" = 1200'



GENERAL NOTES:

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE 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 ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. THIS AREA DESIGNATES AN EXISTING PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS PER RECORD PLAT NO. 11823.
3. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. THE PURPOSE OF THIS PLAT IS TO REVISE THE EXISTING PRIVATE SEWERAGE EASEMENT RECORDED IN PLAT NO. TO THE LOCATION SHOWN HEREON.
5. ALL WELLS AND SEPTIC SYSTEM WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN.

6. (W) DENOTES WELL LOCATION.
7. (P) DENOTES PERC HOLE LOCATION.

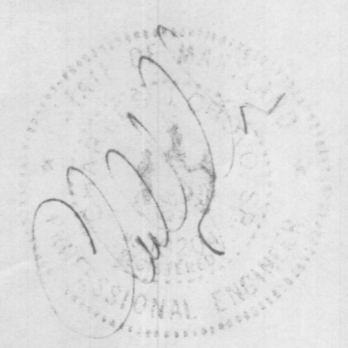
OWNER & DEVELOPER:

CHARLES SCHROTER AND CAROL SCHROTER
1225 EMMAUS ROAD
WOODBINE, MARYLAND 21797
(301) 884-6217

*Approved to Enter
for Revision
4/13/97 CW*

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
COUNTY HEALTH OFFICER CW DATE _____

PERC CERTIFICATION PLAT
WALNUT SPRINGS
LOT 28
(FORMERLY PRESERVATION PARCEL "C")
TAX MAP TAXMAP# ZONED: ZONED PARCEL(S): PARCEL
ELECT.DIST HOWARD COUNTY, MARYLAND
SCALE: SCALE 1"=50 DATE NOVEMBER 3, 1997



P.16
ROBERT C. &
BONNIE M. CIBOROWSKI
1999/488 & 895/577
ZONED: RC-DEC

P.14
LOUIS FINE & WIFE
227/151
ZONED: RC-DEC

P.154
IRIS J. BENNETT
880/454
ZONED: RC-DEC



LOT 6

N 88°49'28" E

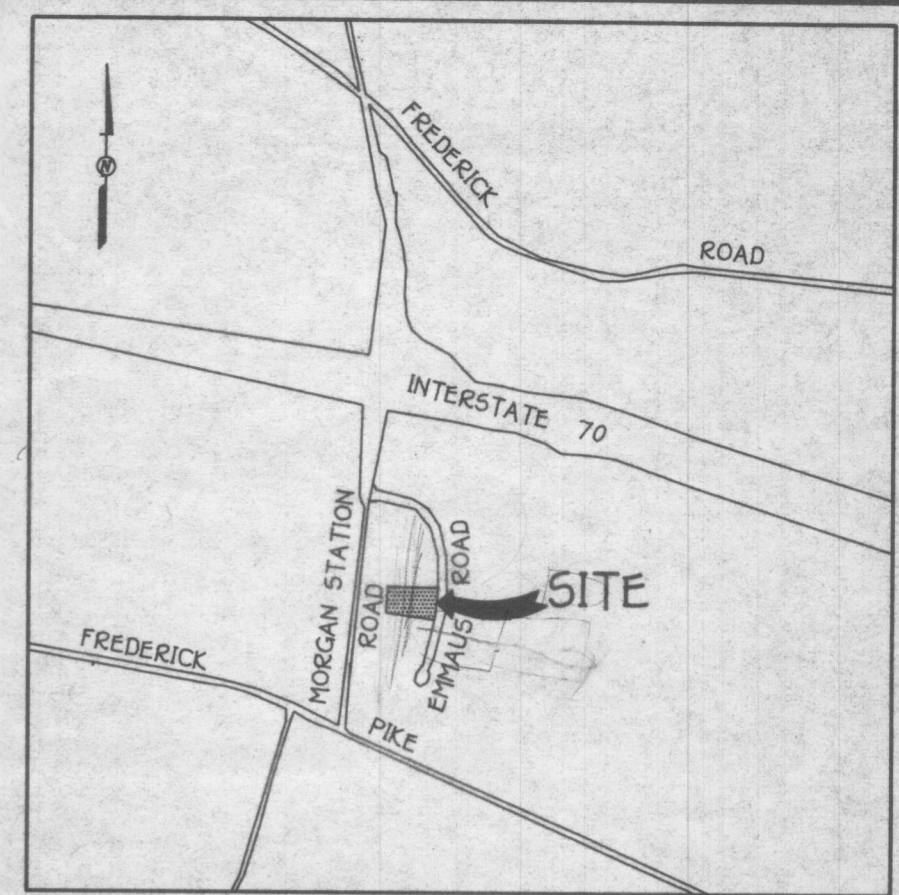
325.83'

PRESERVATION
PARCEL "C"

PROPOSED
HOUSE

LOT 7

EMMAUS
ROAD



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE 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 ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. THIS AREA DESIGNATES AN EXISTING PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS PER RECORD PLAT NO.
3. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. THE PURPOSE OF THIS PLAT IS TO REVISE THE EXISTING PRIVATE SEWERAGE EASEMENT RECORDED IN PLAT NO. #11823 TO THE LOCATION SHOWN HEREON.
5. ALL WELLS AND SEPTIC SYSTEM WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN.
6. (W) DENOTES WELL LOCATION.
7. (P) DENOTES PERC HOLE LOCATION.
8. OWNER & DEVELOPER:

CHARLES SCHROYER AND CAROL SCHROYER
1245 MORGAN STATION ROAD
WOODBINE, MARYLAND 21797
(301) 854-6217

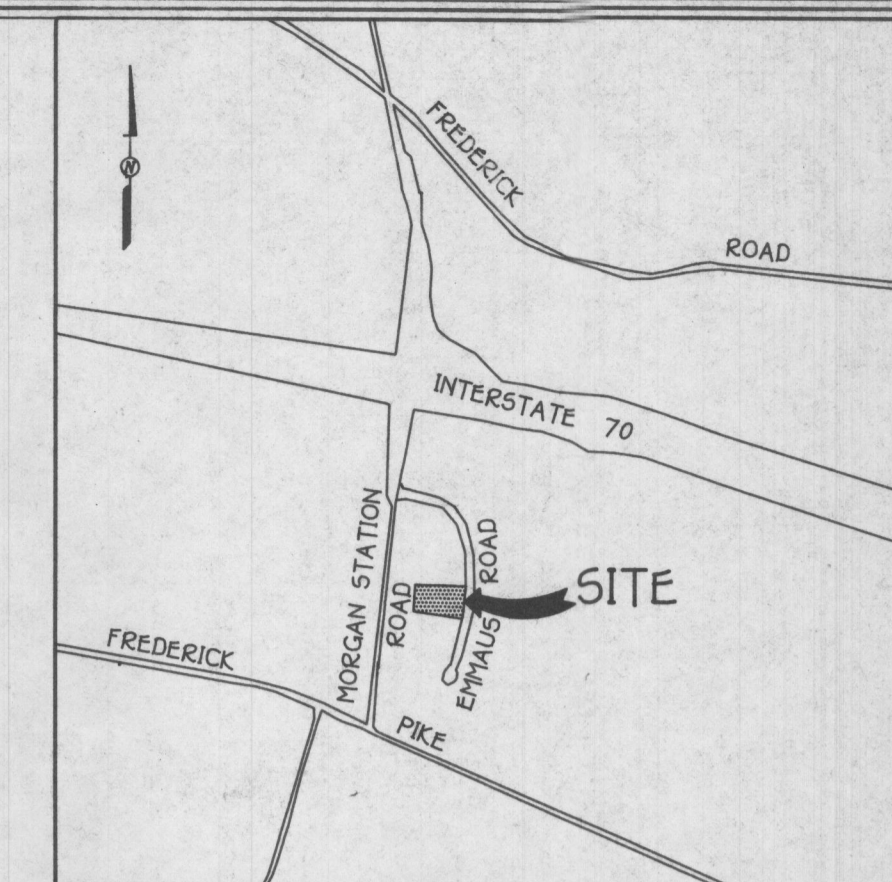
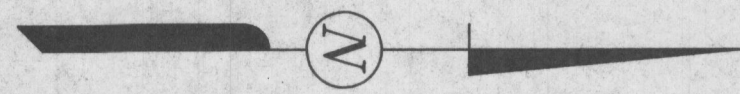
APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER _____ DATE _____

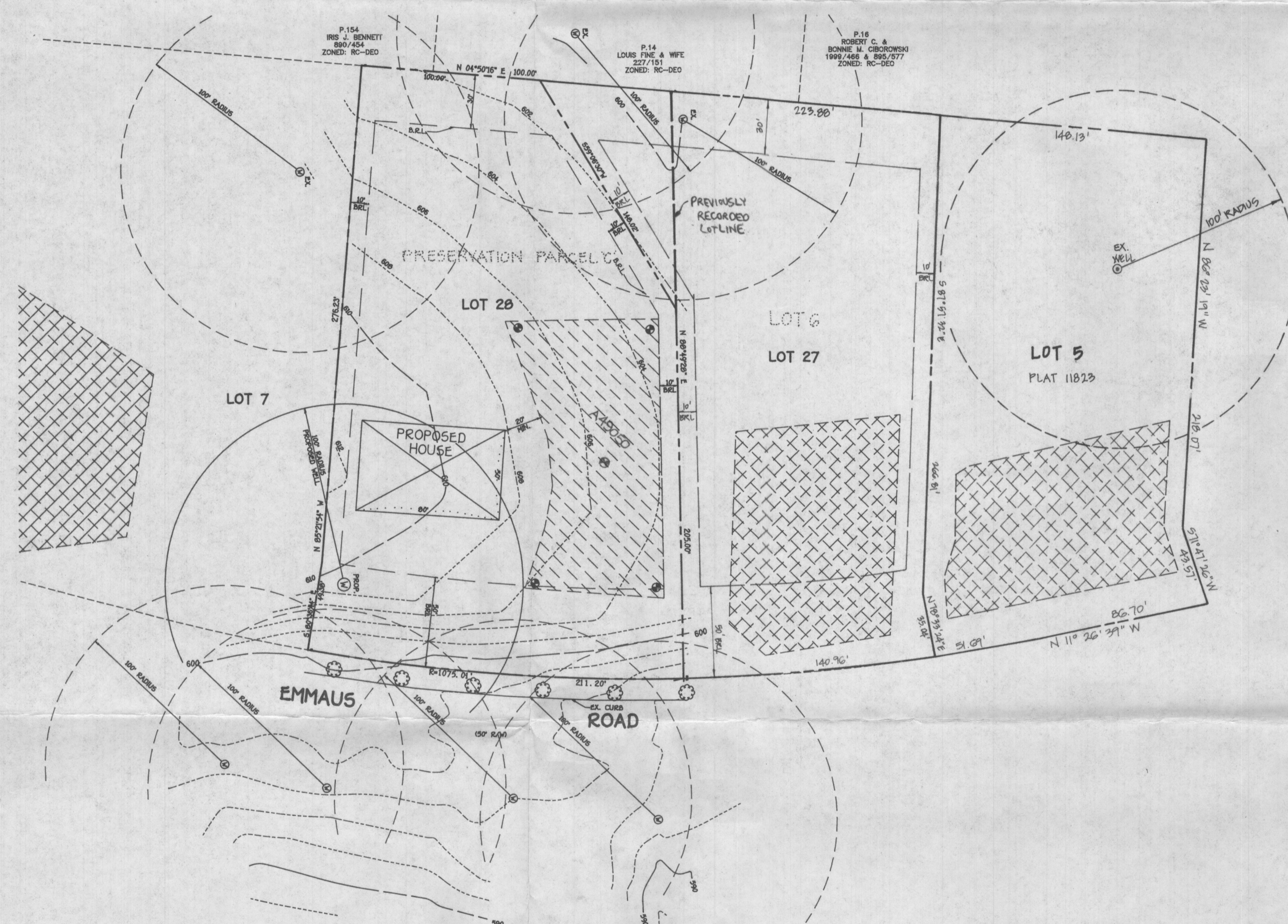
PERC CERTIFICATION PLAT
WALNUT SPRINGS
PRESERVATION PARCEL "C"

TAX MAP 8 ZONED: RC-DEO PARCEL(S): 313
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: FEBRUARY 11,1997

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855



VICINITY MAP
SCALE: 1" = 1200'



GENERAL NOTES:

1. [Symbol] THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE 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 ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. [Symbol] THIS AREA DESIGNATES AN EXISTING PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS PER RECORD PLAT NO. 11823.
3. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. THE PURPOSE OF THIS PLAT IS TO REVISE THE EXISTING PRIVATE SEWERAGE EASEMENT RECORDED IN PLAT NO. TO THE LOCATION SHOWN HEREON.
5. ALL WELLS AND SEPTIC SYSTEM WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN.
6. [Symbol] DENOTES WELL LOCATION.
7. [Symbol] DENOTES PERC HOLE LOCATION.
8. OWNER & DEVELOPER:

CHARLES SCHROTER AND CAROL SCHROTER
1229 EMMAUS ROAD
WOODBINE, MARYLAND 21797
(301) 884-6217

NOTE: THE WELL ON LOT 28 SHALL BE DRILLED PRIOR TO SUBMISSION OF THE RECORD PLAT FOR SIGNATURE.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd M.P.E.
COUNTY HEALTH OFFICER *ED* 11-19-97
DATE

PERC CERTIFICATION PLAT
WALNUT SPRINGS

LOT 27 AND 28
(FORMERLY PRESERVATION PARCEL "C" AND LOT G)
TAX MAP # 8 ZONED: RC-DEO PARCEL 313 GRID B
4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: SCALE 1"=50' DATE NOVEMBER 3, 1997



P.16
ROBERT C. &
BONNIE M. CIBOROWSKI
1999/466 & 895/577
ZONED: RC-DEO

P.14
LOUIS FINE & WIFE
227/151
ZONED: RC-DEO

P.154
IRIS J. BENNETT
890/454
ZONED: RC-DEO

E 1299500
N 607250

E 1299500
N 607000

WELL LOT 5



LOT 6

47,772 S.F.

240'

N 88°49'28" E

325.83'

N 04°50'16" E

PRESERVATION
PARCEL "C"

PROPOSED
HOUSE

LOT 7

N 85°21'54" W

100' RADIUS

276.23'

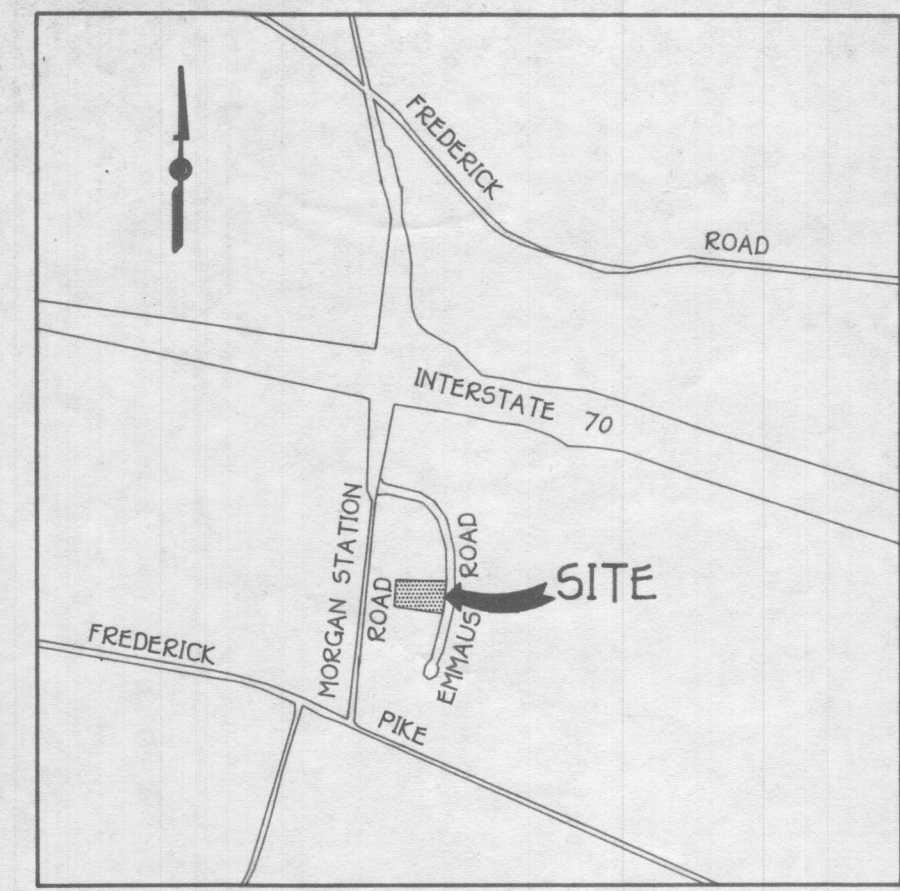
80°36'44" E
49.38'

EMMAUS
ROAD

EMMAUS
ROAD

(50' R/W)

E 1299000
N 607000



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

1. [Hatched Area] THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE 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 ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. [Cross-hatched Area] THIS AREA DESIGNATES AN EXISTING PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS PER RECORD PLAT NO.
3. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. THE PURPOSE OF THIS PLAT IS TO REVISE THE EXISTING PRIVATE SEWERAGE EASEMENT RECORDED IN PLAT NO. *11823 TO THE LOCATION SHOWN HEREON.
5. ALL WELLS AND SEPTIC SYSTEM WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN.
6. (W) DENOTES WELL LOCATION.
7. (P) DENOTES PERC HOLE LOCATION.
8. OWNER & DEVELOPER:

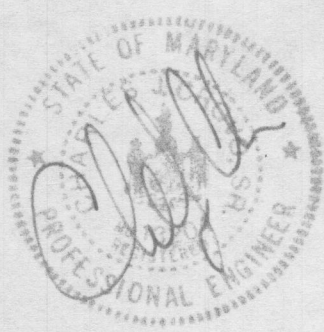
CHARLES SCHROYER AND CAROL SCHROYER
1245 MORGAN STATION ROAD
WOODBINE, MARYLAND 21797
(301) 854-6217

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

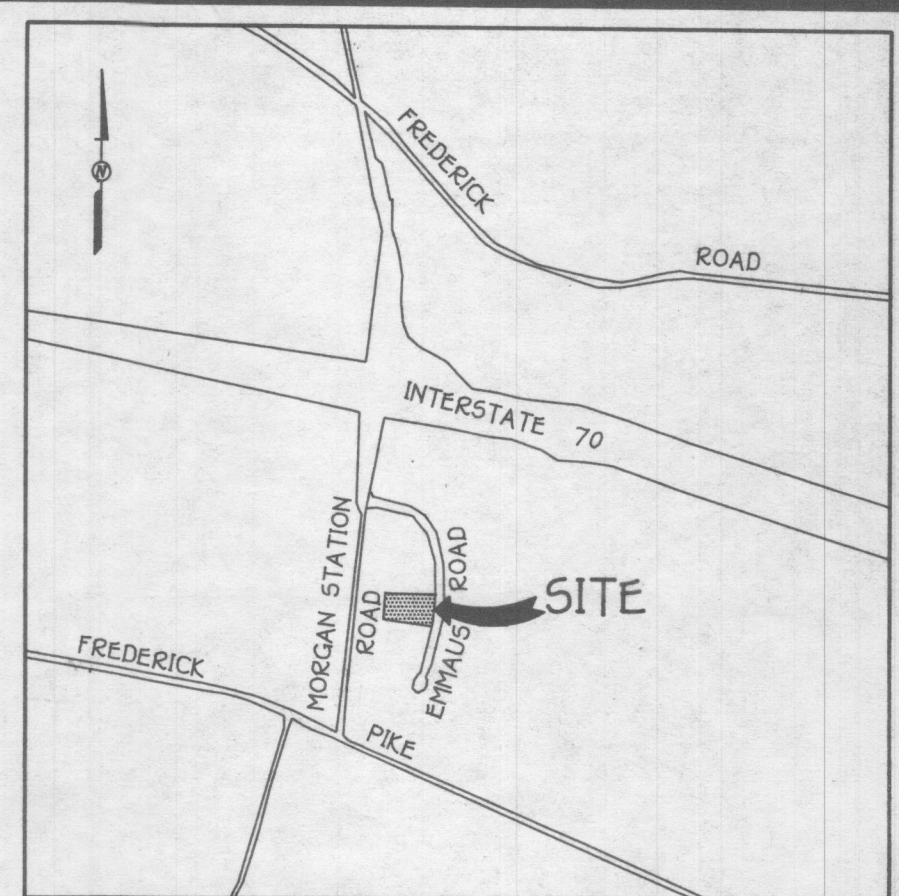
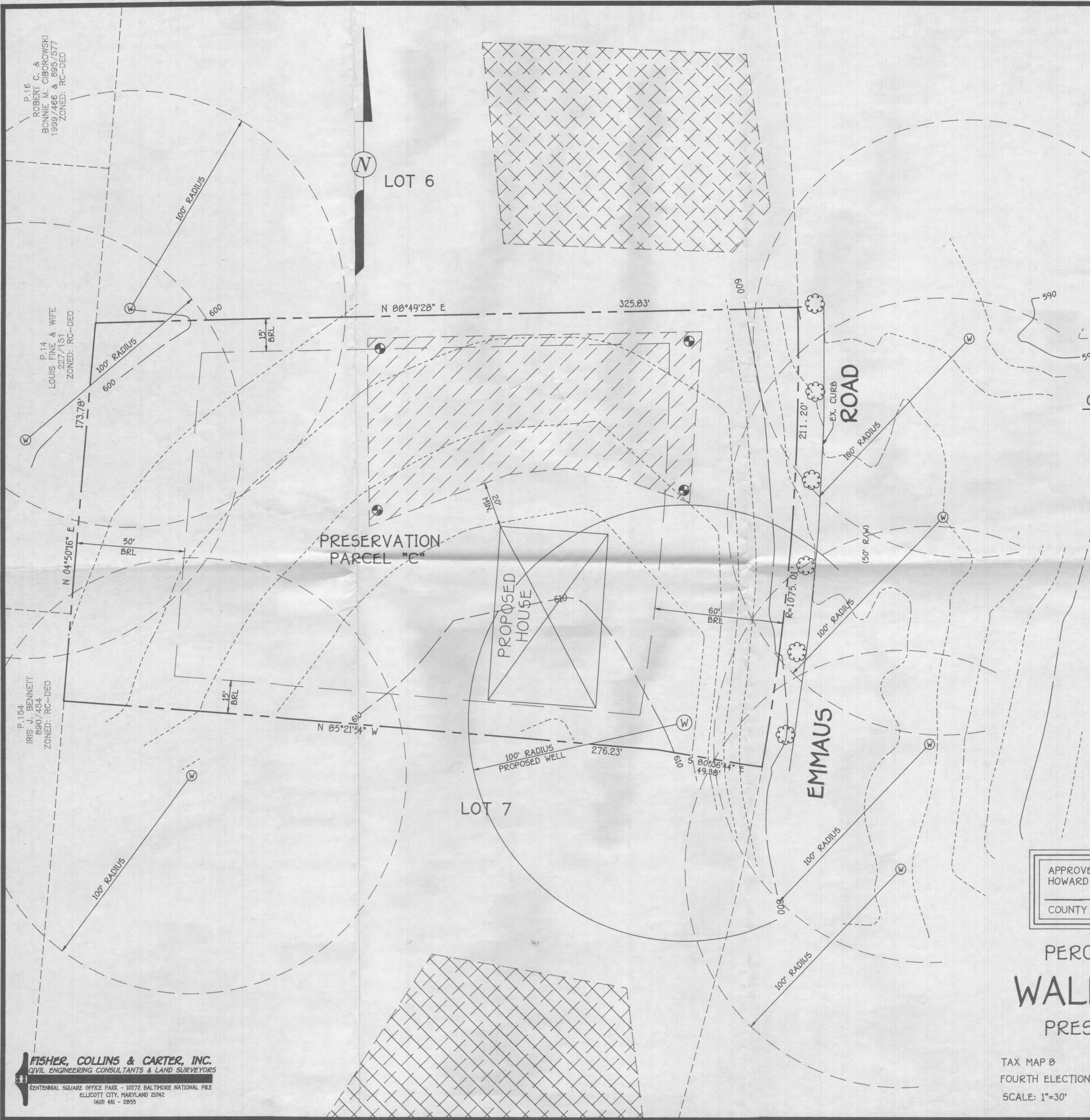
COUNTY HEALTH OFFICER _____ DATE _____

PERC CERTIFICATION PLAT
WALNUT SPRINGS
PRESERVATION PARCEL "C"

TAX MAP B ZONED: RC-DEO PARCEL(S): 313
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: FEBRUARY 11,1997



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10772 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE 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 ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. THIS AREA DESIGNATES AN EXISTING PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS PER RECORD PLAT NO.
3. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. THE PURPOSE OF THIS PLAT IS TO REVISE THE EXISTING PRIVATE SEWERAGE EASEMENT RECORDED IN PLAT NO. *11823 TO THE LOCATION SHOWN HEREON.
5. ALL WELLS AND SEPTIC SYSTEM WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN.
6. DENOTES WELL LOCATION.
7. DENOTES PERC HOLE LOCATION.
8. OWNER & DEVELOPER:

CHARLES SCHROYER AND CAROL SCHROYER
1245 MORGAN STATION ROAD
WOODBINE, MARYLAND 21797
(301) 854-6217

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER _____ DATE _____

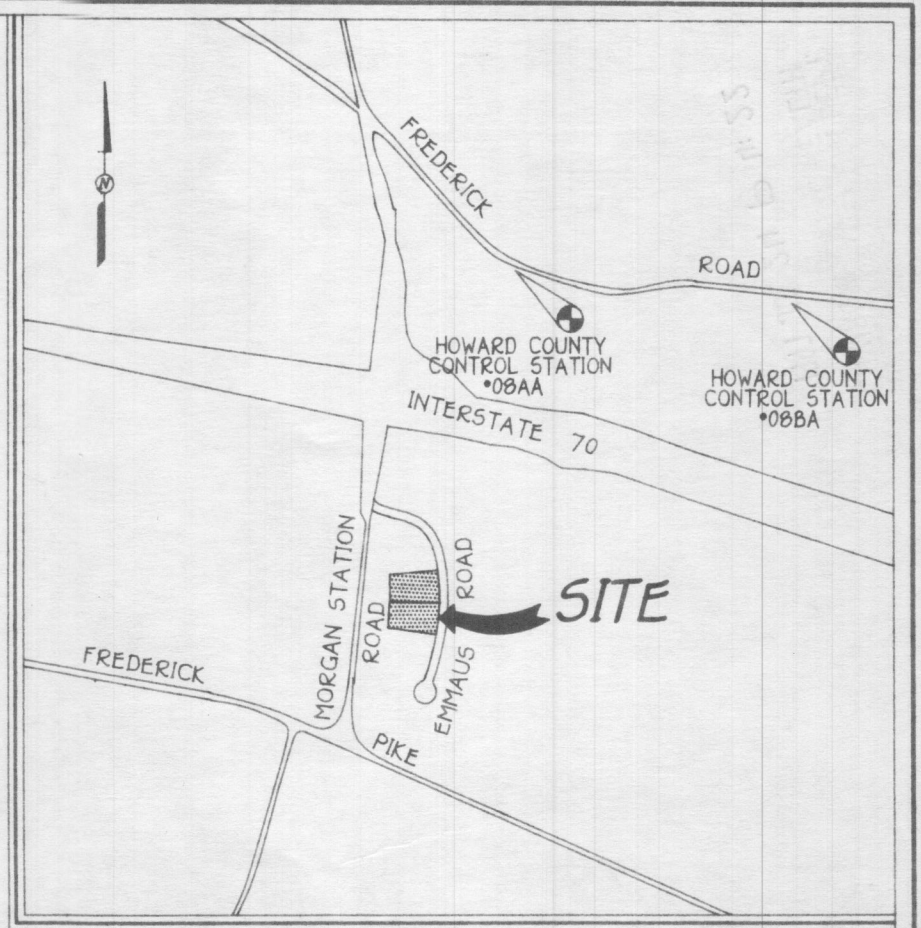
PERC CERTIFICATION PLAT
WALNUT SPRINGS
PRESERVATION PARCEL "C"

TAX MAP 8 ZONED: RC-DEO PARCEL(S): 313
FOURTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=30' DATE: FEBRUARY 11,1997

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2955

U.S. EQUIVALENT COORDINATE CHART		METRIC COORDINATE CHART			
PT.	NORTH	EAST	PT.	NORTH	EAST
2	607,002.760	1,298,927.596	2	185,014.813	395,913.745
3	607,010.814	1,298,878.877	3	185,017.266	395,899.077
5	607,033.136	1,298,603.551	5	185,024.070	395,815.158
903	607,346.369	1,298,897.507	903	185,119.545	395,904.756
908	607,355.872	1,298,630.866	908	185,122.442	395,823.484
912	607,353.321	1,298,931.851	912	185,121.664	395,915.224

CURVE DATA TABULATION					
Pnt-Pnt	Radius	Arc	Delta	Tangent	Chord Bearing & Distance
912-2	1075.01'	352.16'	18°46'10"	177.67'	S00°41'44"W 350.59'

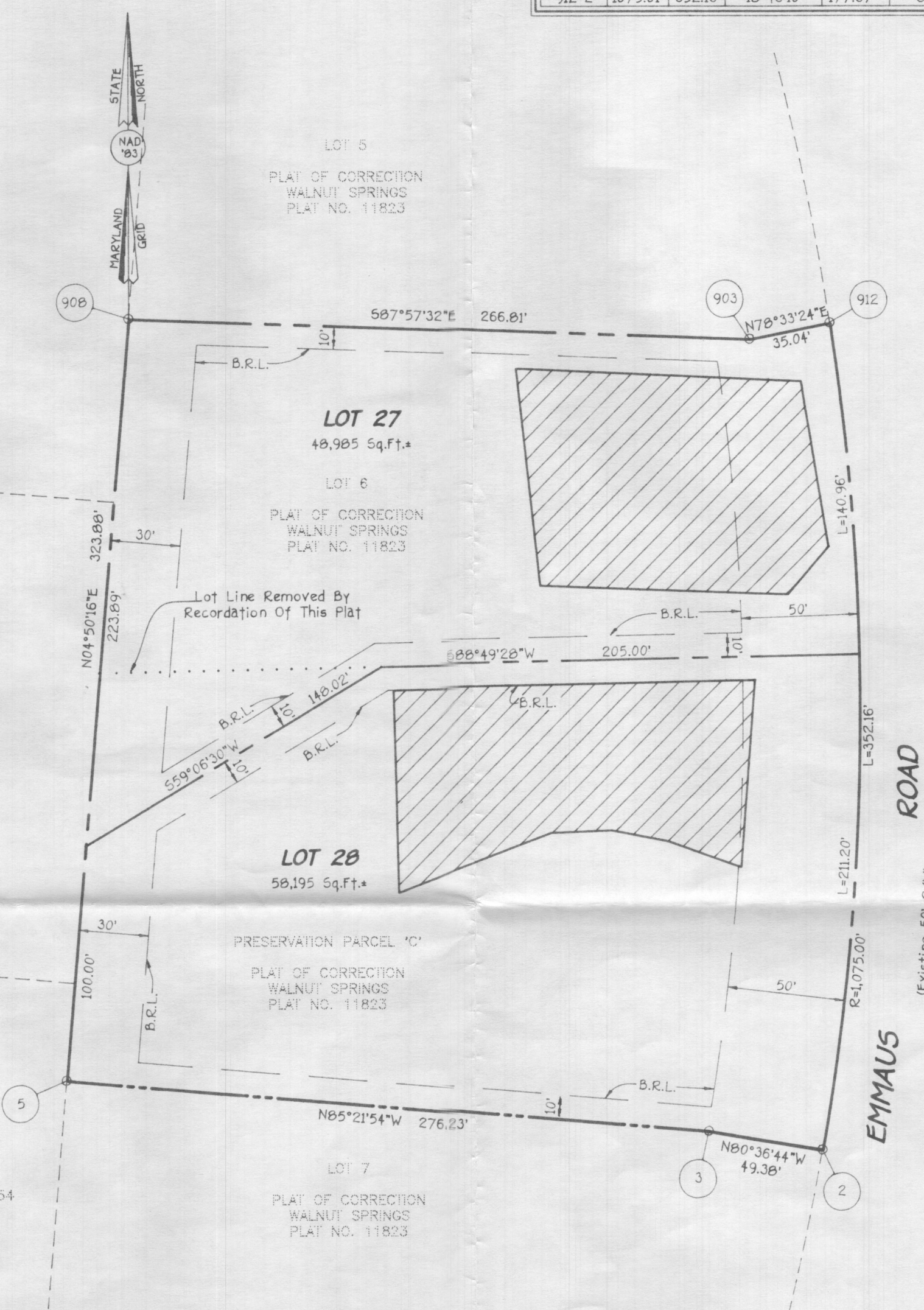


VICINITY MAP
SCALE: 1" = 1200'

P. 18
ROBERT C AND BONNIE M.
CIBOROWSKI
LIBER 1988, FOLIO 466 AND
LIBER 885, FOLIO 577

P. 14
LOUIS FINE AND WIFE
LIBER 227, FOLIO 151

P. 154
IRIS J. BENNETT
LIBER 880, FOLIO 454



GENERAL NOTES

- This Area Designates A Private Sewerage Easement Of 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 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.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned "RC-DEO" Per 9-18-92 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 08AA And No. 08BA.

STA	08AA	N 185689.1000 (M)
		E 396102.8811 (M)
STA	08BA	N 185653.6036 (M)
		E 396670.2892 (M)
- This Plat Is Based On Field Run Monumented Boundary Survey As Determined By Milderberg, Boender & Associates, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pipe Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Driveway(s) Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating;
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And Minimum Of 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25 Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Driveway Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Insure All Weather Use.
- All Areas Are More Or Less (±).
- Prior Department Of Planning And Zoning File No. F95-23, F96-12, P94-21, SP94-02.
- Articles Of Incorporation For Walnut Springs Homeowner's Association, Inc. Approved On November 9, 1994 By The State Department Of Taxation And Assessments.

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.

Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)	Date
Charles W. Schroyer (Owner)	Date
Carol A. Schroyer (Owner)	Date

AREA TABULATION FOR SHEET

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	2,461 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Lots To Be Recorded	2,461 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	2,461 Ac.*

The Purpose Of This Plat Is To Revise The Common Lot Line Between Lot 6 And Preservation Parcel 'C', To Revise Preservation Parcel 'C' To Buildable Lot 6.

NO ZONING APP
NO PERC CERT
DOWNHILL WELL HAS RESTRICTED NO REPL. WELL SITE OPTIONS

OWNER AND DEVELOPER
Charles W. And Carol A. Schroyer
1225 Emmaus Road
Woodbine, Maryland 21797

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21842
(410) 461-2855

Approved: For Private Water And Private Sewerage Systems,
Howard County Health Department

Howard County Health Officer _____ Date _____

Approved: Howard County Department Of Planning And Zoning,

Chief, Development Engineering Division _____ Date _____
Director _____ Date _____

OWNER'S CERTIFICATE

Charles W. Schroyer and Carol A. Schroyer, 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 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 Erected On Or Over The Said Easements And Rights-Of-Way.

Witness Our Hands This _____ Day Of July, 1997.

Charles W. Schroyer _____ Witness _____
Carol A. Schroyer _____ WITNESS _____

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Walnut Springs Nursery, Inc. To Charles W. Schroyer And Carol A. Schroyer, His Wife, By Deed Dated April 28, 1988 And Recorded In The Land Records Of Howard County, Maryland In Liber 1814 At Folio 467, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown. In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

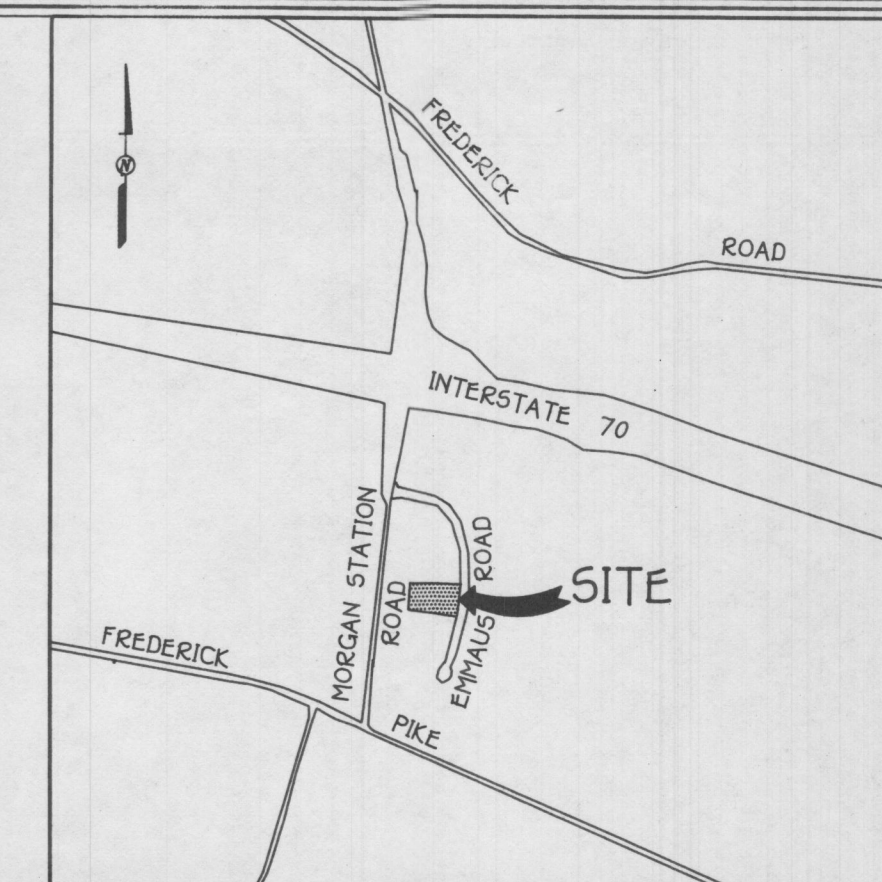
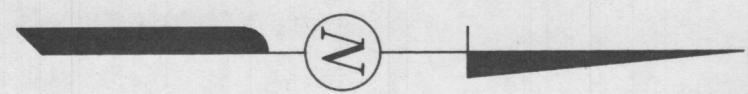
Terrell A. Fisher, Professional Land Surveyor No. 10692 _____ Date 7/24/97

Recorded As Plat No. _____ On _____
Among The Land Records Of Howard County, Maryland.

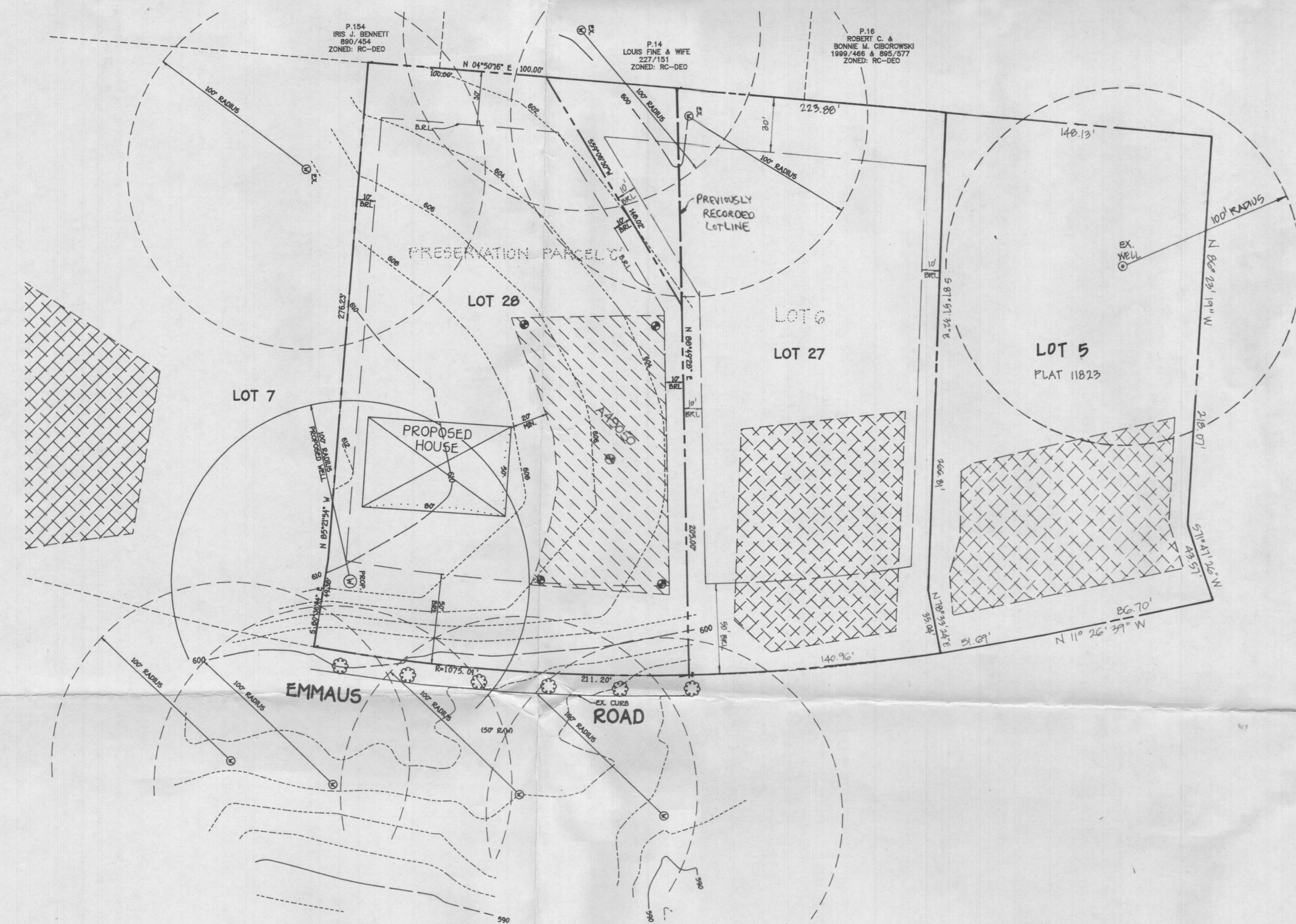
WALNUT SPRINGS
LOTS 27 AND 28
(A Resubdivision Of Lot 6 And Preservation Parcel 'C', As Shown On A Plat Of Correction, Walnut Springs Plat No. 11823)

Zoned: RC-DEO
Tax Map: 8 Parcel: 313 Grid: B
Fourth Election District
Howard County, Maryland

Scale: 1" = 50'
Date: July 23, 1997
Sheet 1 Of 1
F98-



VICINITY MAP
SCALE: 1" = 1200'



GENERAL NOTES:

1. THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE 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 ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
2. THIS AREA DESIGNATES AN EXISTING PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS PER RECORD PLAT NO. 11823.
3. THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
4. THE PURPOSE OF THIS PLAT IS TO REVISE THE EXISTING PRIVATE SEWERAGE EASEMENT RECORDED IN PLAT NO. TO THE LOCATION SHOWN HEREON.
5. ALL WELLS AND SEPTIC SYSTEM WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN.
6. W DENOTES WELL LOCATION.
7. P DENOTES PERC HOLE LOCATION.
8. OWNER & DEVELOPER:

CHARLES SCHROTER AND CAROL SCHROTER
1225 EMMAUS ROAD
WOODBINE, MARYLAND 21797
(301) 894-6217

NOTE: THE WELL ON LOT 28 SHALL BE DRILLED PRIOR TO SUBMISSION OF THE RECORD PLAT FOR SIGNATURE.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd
COUNTY HEALTH OFFICER (2) DATE 11-19-97

PERC CERTIFICATION PLAT
WALNUT SPRINGS
LOT 27 AND 28
(FORMERLY PRESERVATION PARCEL "C" AND LOT 6)
TAX MAP # B ZONED: RC-DEO PARCEL 313 GRID B
4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: SCALE 1"=50' DATE NOVEMBER 3, 1997

