

OFFICE OF PLANNING & ZONING

File No. 5-83-12

2 sh well

Helen Property  
(Name)

FINAL PLAT/ORIGINAL

SIGNATURE APPROVAL

This form 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 corrections needed must be stated and forwarded to the next agency, minus the signature, and then returned to the Office of Planning and Zoning for processing. All or any revisions required to the final plat original will be compiled and forwarded to the owner to enable the owner's engineer to make the revisions at one time or to contact the appropriate County agency on questions concerning such revisions.

OPZ

Date Received

Date Forwarded

J. Brown  
Reviewing Agent

8-8-85

8-9-85

Rejected For: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DPW/HEALTH

Date In

Date Forwarded

Sedghi  
Reviewing Agent

8-13-85

8-14-85 signed

Rejected For: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

HEALTH/DPW

Date In

Date Forwarded

J. Brown  
Reviewing Agent

8/15/85

8/20/85

Rejected For: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

OPZ

Date Received

Owner/Engineer Notified

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

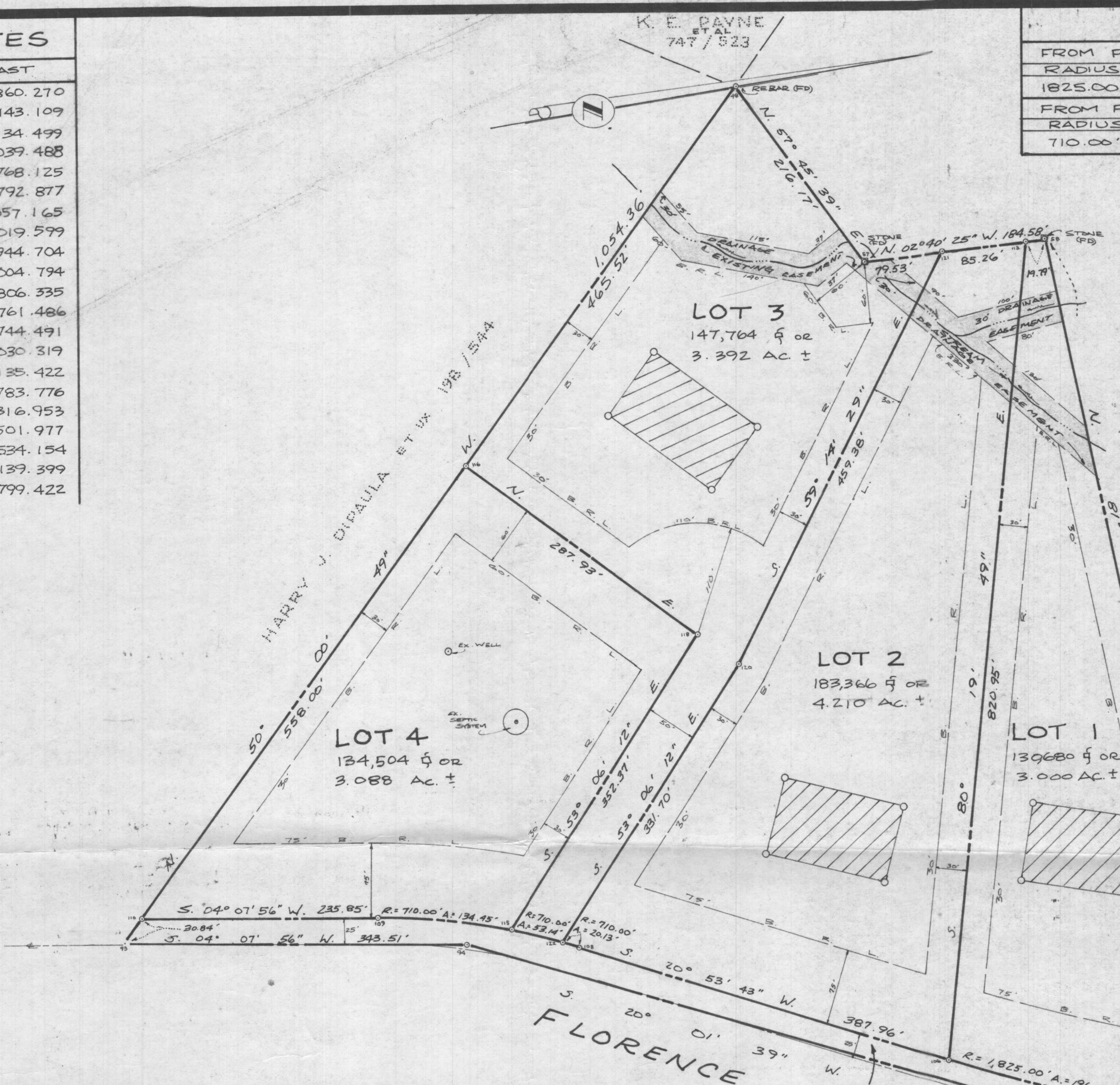
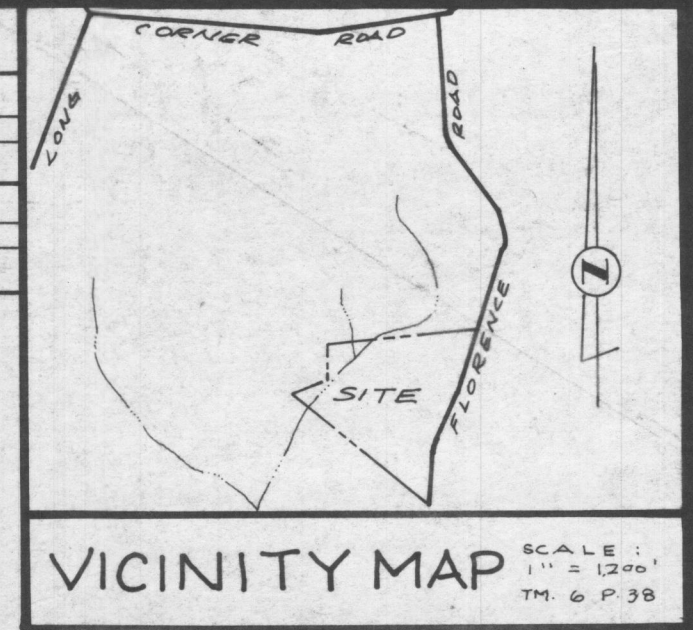
Actions or Revisions Needed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**COORDINATES**

STA	NORTH	EAST
48	546095.167	757860.270
57	546210.481	758143.109
58	546394.857	758134.499
68	546522.668	759039.488
93	545417.624	758768.125
94	545760.241	758792.877
95	546525.165	759057.165
96	546382.223	759019.599
106	546237.198	758944.704
107	546424.245	759004.794
108	545874.755	758806.335
109	545672.686	758761.486
110	545437.445	758744.491
111	546521.373	759030.319
113	546375.093	758135.422
115	545805.072	758783.776
116	545796.019	758316.953
118	546016.628	758501.977
120	546054.993	758534.154
121	546289.929	758139.399
122	545855.848	758799.422

**CURVE DATA**

FROM POINT 106 TO POINT 107	RADIUS	ARC Δ	TAN	CHD. BRG.	DIST.
	1825.00'	196.56'	06°10'15"	9837'	N. 23°05'55" E. 196.46'
FROM POINT 109 TO POINT 108	RADIUS	ARC Δ	TAN	CHD. BRG.	DIST.
	710.00'	207.73'	16°45'47"	104.61'	N. 17°48'09" E. 206.99'



DAVID R. MULLINIX  
809/165

**NOTES**

- THE LOTS SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH AND MENTAL HYGIENE REGULATIONS.
- COORDINATES ARE IN HOWARD COUNTY CONTROL DATUM.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET 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 SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- R.R.L. REPRESENTS BUILDING RESTRICTION LINES.
- - CONC. MON. SET (UNLESS OTHERWISE NOTED)
- - IRON PIPE (OR IRON BAR SET) (UNLESS OTHERWISE NOTED)
- PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS ○
- INDICATES PROPOSED WELL
- SUBJECT PROPERTY ZONED "R" RURAL, PER 8-2-85 COMPREHENSIVE ZONING PLAN.
- EXISTING BUILDINGS LOCATED ON LOT 4.
- FLAG OR PIPE STEM LOTS SHALL NOT BE FURTHER SUBDIVIDED INTO LOTS ACCOMMODATING ADDITIONAL RESIDENCES UNLESS A PUBLIC ROAD CAN BE CONSTRUCTED ACCORDING TO COUNTY STANDARDS ON A MINIMUM FIFTY (50) FOOT RIGHT-OF-WAY TO BE DEEDED TO THE COUNTY.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT DRIVEWAY.

**TABULATION**

TOTAL NO OF LOTS TO BE RECORDED	4
TOTAL AREA LOTS TO BE RECORDED	596,314 sq ft or 13.690 Ac ±
TOTAL AREA ROADWAY TO BE RECORDED	27,237 sq ft or 0.625 Ac ±
TOTAL AREA SUBDIVISION TO BE RECORDED	623,551 sq ft or 14.315 Ac ±

LAND DEDICATED TO HOWARD COUNTY, MD. FOR PURPOSE OF A PUBLIC ROAD 27,237 sq ft or 0.625 Ac ±

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

8-22-85 *Amal Bendel*  
DATE Acting DIRECTOR

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS

8-14-85 *Lucy F. Nemmy*  
DATE DIRECTOR

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

8-20-85 *Joy M. Boyd M.D.*  
DATE COUNTY HEALTH OFFICER

**OWNERS' DEDICATION**

WE, J. P. HELTON AND EMLOW E. HELTON 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 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 RIGHT OF WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS 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 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 OUR HANDS THIS 11th DAY OF March 1985.

3/11/1985 *J. P. Helton* OWNER  
3/11/1985 *Emlow E. Helton* OWNER  
3/11/1985 *T. M. VanSest* WITNESS

**SURVEYORS CERTIFICATION**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY EDWARD WALLACE BROWN AND DONNA WINIFRED BROWN TO J. P. HELTON AND EMLOW HELTON BY DEED DATED OCTOBER 23, 1980 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1023, FOLIO 259, 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.

3/11/85  
DATE

*Sourabh Memra*  
SOURABH G. MUNSHI  
P.L.S. No 10,770

RECORDED PLAT 6333  
ON 8-23-85 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

File COPY SIGNED  
LOTS 1-4, SECTION ONE

**HELTON PROPERTY**

TAX MAP: # 6 PARCEL: # 38  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'

SHELADIA Associates, Inc. DATE: MARCH 11, 1985  
CONSULTING ENGINEERS  
310 A SOUTH MAIN STREET  
MT. AIRY, MD. 21771 (301) 829-2890