

now Ilchester Manor Lot 2 of Lots 1 thru 7 (127, open space)

Search Result for HOWARD COUNTY

7/1/2019

View Map View GroundRent Redemption View GroundRent Registration

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE
Account Identifier: District - 01 Account Number - 301926

Owner Information

Owner Name: MCLAUGHLIN-KOMINSKY KELLY Use: RESIDENTIAL
 LEE Principal Residence: YES
 KOMINSKY SCOTT LEE T/E
Mailing Address: 5302 ILCHESTER MANOR LN Deed Reference: /10140/ 00508
 ELLICOTT CITY MD 21043

Location & Structure Information

Premises Address: 5302 ILCHESTER MANOR LN Legal Description: LOT 2 19002 SQ
 ELLICOTT CITY 21043-0000 5302 ILCHESTER MANOR LN
 ILCHESTER MANOR RSB LT
 1

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	18349
0031	0015	0642		0000			2	2018	Plat Ref:	

Special Tax Areas: Town: NONE
 Ad Valorem: 104
 Tax Class:

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
2006	3,092 SF		19,002 SF	000000

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1 Attached	

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2018	07/01/2018	07/01/2019
Land:	218,500	218,500		
Improvements	370,900	423,100		
Total:	589,400	641,600	606,800	624,200
Preferential Land:	0			0

Transfer Information

Seller: ILCHESTER MANOR LLC **Date:** 07/25/2006 **Price:** \$766,687
Type: ARMS LENGTH VACANT **Deed1:** /10140/ 00508 **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**
Seller: **Date:** **Price:**
Type: **Deed1:** **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2018	07/01/2019
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: Special Tax Recapture:
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 01/13/2009

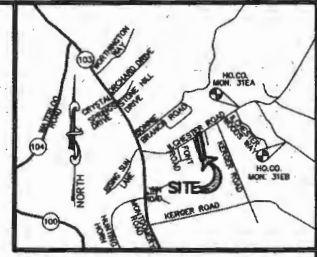
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

MDR PLAT NO. 18349
RECEIVED JUN 15 2006
FOR RECORD



VICINITY MAP
SCALE: 1" = 200'

GENERAL NOTES

- COORDINATES BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/01) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS Nos. 31E and 31E2.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUGUST 2003 BY PATTON HARRIS RUST & ASSOCIATES, P.C.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02-02-04 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- THIS PROJECT COMPLETES WITH THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. THE FOREST CONSERVATION OBLIGATION HAS BEEN MET BY AFFORESTATION OF 0.30 ACRES; AND BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$19,186.40 (\$333.2 S.F. X \$0.50/S.F.). A SURETY OF \$6,487.00 (12,934 S.F. X \$0.50/S.F.) WILL BE POSTED FOR THE AFFORESTATION.
- NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED IN NOVEMBER 2002, BY PATTON HARRIS RUST & ASSOCIATES, P.C.
- THERE ARE NO 100 YEAR FLOODPLAIN LIMITS WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE ON THE DATE THE DEVELOPERS AGREEMENT NO. 14-4171-D WAS FILED AND ACCEPTED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH- 12'(14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE- 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MIN.);
 - GEOMETRY- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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;
 - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR CONTINUATION OF GENERAL NOTES SEE SHEET 2 OF 2.

OWNER
ILCHESTER MANOR, LLC
ATTN: BRIAN BOY
9691 NORFOLK AVENUE
LAUREL, MARYLAND 20723
410-792-2565

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REVISE THE 30' PUBLIC WATER, SEWER & UTILITY EASEMENT, REVISE PRIVATE ACCESS PLACE EASEMENT, ABANDONED THE EX. 20' PUBLIC SEWER EASEMENT ON LOT 6 AND ADD A PRIVATE STORM DRAIN & UTILITY EASEMENT.

RECORDED AS PLAT No. _____
ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT
ILCHESTER MANOR
LOTS 2 THRU 6 AND
OPEN SPACE LOTS 1 & 7

A REVISION PLAT AS SHOWN ON PLAT TITLE "ILCHESTER MANOR LOTS 2 THRU 6 AND OPEN SPACE LOTS 1 & 7" PLAT No. 17482 & 17483
F-75-11, P-04-004, S-03-008 & F-04-151
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TAX MAP NO. 31 GRID NO. 15 PARCEL 642 ZONED R-20
SCALE: 1" = 50' DATE: 02-15-06 SHEET: 1 OF 2
11819/1-0/SURVEY/FINAL/001 PLAT-REV.DWG

COORDINATES LIST			PUBLIC WATER, SEWER & UTILITY EASEMENT CURVE TABLE						PRIVATE ACCESS PLACE EASEMENT LINE TABLE			
POINT	NORTH	EAST	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA	LINE#	BEARING	LENGTH
27	568675.5817	1373582.5995	C1	1007.00'	38.31'	19.16'	38.31'	S 10°21'12" E	210°47'	L7	S 07°46'48" E	54.45'
28	568690.0233	1373720.0589	C2	877.00'	37.17'	18.59'	37.17'	N 10°32'12" W	210°47'	L8	S 05°30'22" E	8.99'
29	568629.7847	1373790.0131										
30	568535.7781	1373806.2137										
33	568509.9489	1373656.3670	C3	988.00'	37.59'	18.50'	37.59'	S 10°52'12" E	210°47'			
34	568532.5932	1373787.7382	C4	188.00'	12.61'	6.31'	12.61'	S 07°31'32" E	370°33'			

PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S 11°37'35" E	315.00'
L2	S 08°46'48" E	54.45'
L3	S 08°37'15" E	21.53'
L4	N 08°37'15" W	21.76'
L5	N 09°46'48" W	54.28'
L6	N 11°37'35" W	304.37'

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	19,002 SQ. FT.	523 SQ. FT.	18,479 SQ. FT.
3	20,030 SQ. FT.	1,057 SQ. FT.	18,973 SQ. FT.
4	22,759 SQ. FT.	1,599 SQ. FT.	21,160 SQ. FT.
5	21,789 SQ. FT.	2,183 SQ. FT.	19,598 SQ. FT.
6	22,098 SQ. FT.	2,748 SQ. FT.	19,352 SQ. FT.

PRIVATE STORM DRAIN & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L9	N 78°12'28" E	9.00'

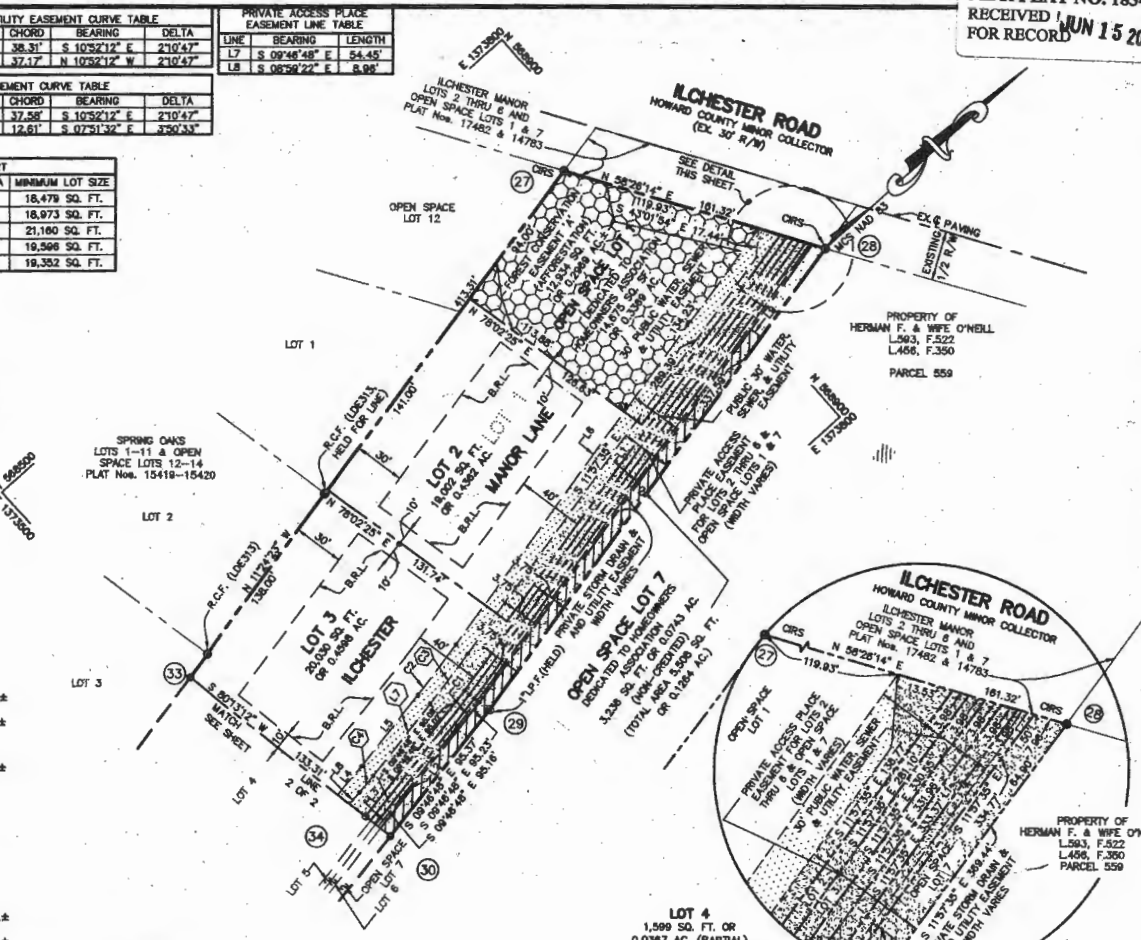
I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Brian D. Boy 2/15/06
BRIAN D. BOY DATE
Arthur M. Botterill 2/15/06
ARTHUR M. BOTTERILL, No. 10886 DATE

TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
BUILDABLE LOTS	2
NON-BUILDABLE LOTS	0
OPEN SPACE (INCLUDES OPEN SPACE LOT 7)	2
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	1.0065 AC±
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	0
OPEN SPACE (INCLUDES OPEN SPACE LOT 7)	0.4112 AC±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.4177 AC±

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	7
BUILDABLE LOTS	5
NON-BUILDABLE LOTS	2
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	2.4280 AC±
BUILDABLE LOTS	0
NON-BUILDABLE LOTS	0.4633 AC±
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	2.8903 AC±

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.
PHRA 8818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282



LEGEND
○ DENOTES REBAR & CAP FOUND (RCF)
⊙ DENOTES CAPPED IRON REBAR TO BE SET (CIRS)
⊙ DENOTES IRON PIPE FOUND (IPF)
▨ DENOTES PUBLIC WATER, SEWER & UTILITY EASEMENT
▨ DENOTES PRIVATE ACCESS PLACE EASEMENT FOR LOTS 2 THRU 6 AND OPEN SPACE LOTS 1 & 7
▨ DENOTES PUBLIC STORM DRAIN & UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LEO J. ZERHUSEN AND JEANNETTE A. ZERHUSEN, HIS WIFE TO ILCHESTER MANOR, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED NOVEMBER 18, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7884 AT FOLIO 84; 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.

THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENT SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

Arthur M. Botterill 2/15/06
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886



OWNER'S CERTIFICATE

I, ILCHESTER MANOR, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES, ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 15 DAY OF Feb, 2006.

Brian D. Boy 2/15/06
BRIAN D. BOY, MANAGING MEMBER DATE
Arthur M. Botterill 2/15/06
ARTHUR M. BOTTERILL, SURVEYOR WITNESS DATE

DETAIL NOT TO SCALE

Howard Law 6-15-06
HOWARD LAW, P.C. 6-15-06
DETAIL NOT TO SCALE

HOWARD COUNTY CIRCUIT COURT (Flat Book) Plat MDR 18349-18350, MSA, C-125-3507. Date available 2006/06/15. Printed 07/10/2018.

COORDINATES LIST		PRIVATE ACCESS PLACE EASEMENT CURVE TABLE							
POINT	NORTH	EAST	CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
30	568536.7761	1373806.2137	C1	59.50'	512.00'	29.73'	59.47'	S 09°18'25" E	6°39'32"
31	568129.8194	1373876.1893	C2	43.43'	27.00'	28.04'	38.80'	S 33°28'41" W	82°08'43"
32	568061.8307	1373748.7838	C3	39.57'	27.00'	24.30'	36.12'	S 58°28'24" E	83°58'08"

PUBLIC WATER, SEWER & UTILITY EASEMENT CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
C4	8°39'32"	491.00'	57.08'	28.56'	S 09°18'29" E
C5	21°3'02"	1009.00'	39.05'	19.53'	S 11°31'40" E

PRIVATE ACCESS PLACE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N 79°31'33" E	43.30'
L2	S 10°28'27" E	28.00'
L3	N 72°31'33" E	43.80'
L4	S 08°46'48" E	21.56'
L5	S 80°31'12" W	36.00'

PRIVATE STORM DRAIN EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L6	N 80°31'12" E	15.68'

MDR PLAT NO. 18350
RECEIVED JUN 15 2006
FOR RECORD

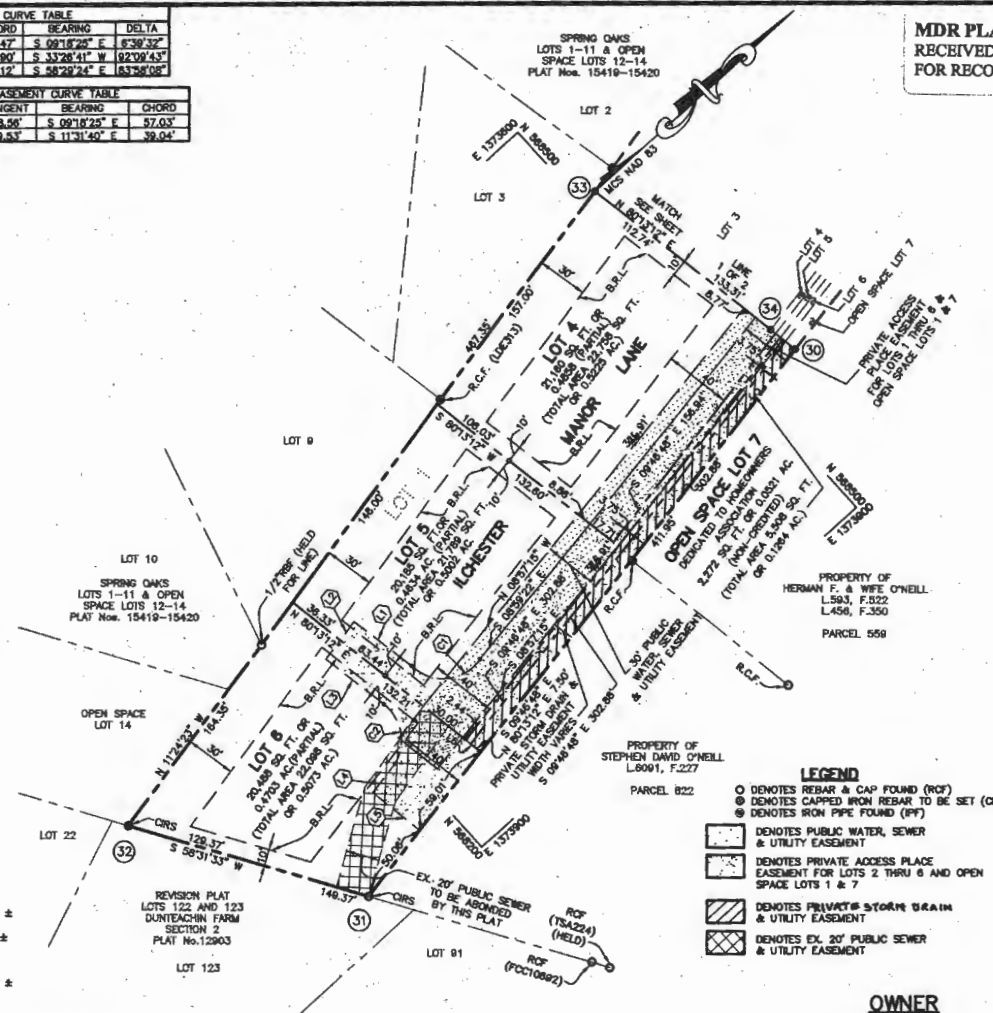
GENERAL NOTES (CONTINUED)

- FOR FLAG OR PIPSTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPSTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPSTEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- IF THERE IS AN EXISTING DWELLING LOCATED ON LOT 4 TO REMAIN, NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS 2 THRU 6 AND OPEN SPACE LOTS 1 AND 7. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HERIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HERIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION AREA, EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A HOMEOWNER'S ASSOCIATION FOR THE RESIDENTS OF THE SUBDIVISION AND THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTION ARE SHOWN HEREON.
- THIS PLAN SHALL BE SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL 50-2001. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, OR BUILDING/GRADING PERMIT.
- LANDSCAPING FOR LOTS 2-3 AND 5-6 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- STORMWATER MANAGEMENT FOR THIS DEVELOPMENT IS PROVIDED THRU USE OF THE ROOFTOP RUNOFF AND NON-ROOFTOP RUNOFF DISCONNECTION CREDITS, WHERE THE REQUIRED ROOFTOP DISCONNECTION LENGTH CANNOT BE MET, A RAINGARDEN IS PROVIDED. CREDITS ARE NOT REQUIRED BECAUSE THE PROPOSED 1-YEAR STORM EVENT DISCHARGE IS LESS THAN 2 CFS.
- OPEN SPACE LOCATED 2.8863 AC x 0.10 = 0.2889 AC, CREDITED OPEN SPACE PROVIDED: 0.3569 AC.
- NO CLEARING OR DRAINAGE CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED FOREST CONSERVATION EASEMENT AREA UNLESS THEY ARE PLANTED.
- THE FOUR FEET (4') x 10' CONCRETE PAD WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNERS OF LOTS 2 THRU 6 PURSUANT TO THE DECLARATION OF RIGHT OF ACCESS AND MAINTENANCE OBLIGATIONS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- SEE PLANNING & ZONING FILES F-75-11, F-04-004, S-03-006 & F-04-151.
- THIS PLAN OF REVISION IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE NO NEW LOTS WILL BE CREATED IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF HOWARD COUNTY CODE.

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 3-106 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.

B. D. Boy 2/15/06
BRIAN D. BOY DATE

A. Botterill 2/15/06
ARTHUR M. BOTTERILL, No. 10886 DATE



TOTAL TABULATION THIS SHEET	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS (LOTS 4, 5 & 6 HAVE BEEN COUNTED ON SHEET 1)	3
NON-BUILDABLE LOTS	0
OPEN SPACE (0.5 LOT 7 WAS COUNTED ON SHEET 1)	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1.4185 AC ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0.0521 AC ±
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING MIDDING STRIPS	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.4716 AC ±

Patton Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects.

PHRA

5818 Centre Park Drive
Columbia, MD 21045
T 410.997.8900
F 410.997.9282

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LEO J. ZERHUSEN AND JEANNETTE A. ZERHUSEN, HIS WIFE TO ILCHESTER MANOR, LLC, A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED NOVEMBER 18, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7884 AT FOLIO 64; 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.

THIS SURVEY WAS PREPARED BY ME PERSONALLY, OR UNDER MY RESPONSIBLE CHARGE, AND THE SURVEY WORK REFLECTED IN IT ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 6 OF THE MINIMUM STANDARDS OF PRACTICE OF MARYLAND.

A. Botterill 2/15/06
ARTHUR M. BOTTERILL DATE
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886

OWNER'S CERTIFICATE

I, THE ILCHESTER MANOR, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM RESTRICTION LINES, ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 15 DAY OF FEB, 2006.

B. D. Boy 2/15/06
BRIAN D. BOY, MANAGER MEMBER DATE

A. Botterill 2/15/06
WITNESS DATE

RECORDED AS PLAT No. _____
ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT ILCHESTER MANOR LOTS 2 THRU 6 AND OPEN SPACE LOTS 1 & 7

A REVISION PLAT AS SHOWN ON PLAT TITLE "ILCHESTER MANOR LOTS 2 THRU 6 AND OPEN SPACE LOTS 1 & 7" PLAT No. 17482 & 17483

F-75-11, P-04-004, S-03-006 & F-04-151
1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
TAX MAP NO. 31 GRID NO. 15 PARCEL 642 ZONED: R-20
SCALE: 1" = 50' DATE: 02-15-06 SHEET: 2 OF 2

118191-0/SURVEY/FINAL/002PLAT.MXD

F-06-158
MSA C125 3507-2

HOWARD COUNTY HEALTH DEPARTMENT
Division of Environmental Health
3450 Court House Drive
Ellicott City, Maryland
Tel: 465-5000, Ext. 356

DATE: 11-28-74

TO: MD. STATE DEPT. OF HEALTH BOARD OF EDUCATION
 COUNTY EXECUTIVE OFFICE OF PLANNING & ZONING
 DEPT. OF PUBLIC WORKS DIVISION OF LAND DEVELOPMENT
 BUREAU OF WATER & SEWERS BUILDING ENGINEER
 OTHERS: BUREAU OF LICENSES, INSPECTIONS & PERMITS

RE: F-75-11 Topic Property

Final Plat Building Plans
The above referenced: Preliminary Plat Other:
 Site Development Plan

IS: Approved Approved, if public water and sewerage are provided.
 Disapproved Approved, provided State Health Department notifies the Health Officer that he can sign the plat or bldg. permit.
 May the Health Officer sign the above referenced plat?
 Others: _____

COMMENTS:
 Preliminary plat needs revising. Percolation tests not performed.
 Final plat needs revising. State Subdivision Regulations not complied with.
 Request that Engineer come to this office for conference. Submit complete plans and specifications.
 Submit completed Food Establishment check list. See attached Regulations or literature.

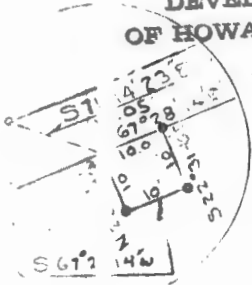
OTHER COMMENTS: //

Signed: [Signature]

RECEIVED

JUL 29 1974

DIVISION OF LAND DEVELOPMENT OF HOWARD COUNTY



of Fire-Hydrant
Caption
in 30ft

N 68° 41' 34\"/>

40.69

C1C3

Iron Pipe set

N 67° 28' 14\"/>

See De

Iron Pipe set

SfC2

S 03° 02' 26\"/>

SfB2

Iron Pipe set

PLAT OF SURVEY FOR

KENNETH BERL TYLER
FIRST ELECTION DIST, HOWARD COUNTY

ELICOTT CITY, MARYLAND

SCALE: 1 IN = 100 FT - MARCH 15, 1973

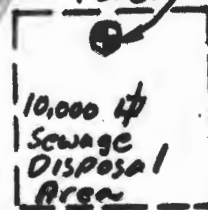
AgB2

SuB2

S 06° 09' 00\"/>

Total Area	3.002 Acres
Metro Comm	.002
Lot Area	3.000 Acres

Proposed Perc.?



S 00° 58' 29\"/>

SfC2

Limitation: Slight

Iron Pipe set

SOIL SURVEY

Note: The lot shown hereon complies with the minimum ownership and lot area as required by the Maryland State Health Department.

Approved: Public Water and Private Sewer

Iron Pipe

S1C2

Howard County Health Officer

Date

James M. Skewis
A 3576

HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING
COUNTY OFFICE BUILDING
3450 COURT HOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043

DATE: _____

P.&Z. File No. _____

Department of Public Works:

Office of Planning and Zoning:

- ____ Director
- ____ Bur. of Engineering
- ____ Bur. of Highways
- ____ Bur. of Inspections & Permits
- ____ Bur. of Water and Sewer
- ____ Division of Plumbing

- ____ Director
- ____ Chief, Division of Land Development & Transportation Planning
- ____ Div. of Comprehensive Planning
- ____ Div. of Zoning
- ____ Planning Board Members

Other County Agencies:

State Agencies:

- ____ Health Officer
- ____ Div. of Environmental Health
- ____ Dept. of Education
- ____ Dept. of Recreation & Parks
- ____ Soil Conservation District
- ____ County Assessment Office

- ____ State Highway Administration

Other Agencies:

- ____
- ____
- ____
- ____

RE: _____

ENCLOSED FOR YOUR: Signature Approval Review & Comments Files

THE ENCLOSED: Original Copy _____

	<u>No. of Sheets</u>		<u>No. of Sheets</u>
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- | | |
|---------------------------------|--|
| ____ Preliminary Plan | ____ Final Storm Drainage Plan |
| ____ Preliminary Road Profile | ____ Final Storm Drainage Computations |
| ____ Preliminary Drainage Study | ____ Site Development Plan |
| ____ Final Development Criteria | ____ Sketch Plan |
| ____ Final Development Plan | _____ |
| ____ Final Plat | _____ |

WAS: Received Tentatively Approved Recorded

Received and Revised Approved On _____

COMMENTS: _____

Check box and return to Office of Planning and Zoning if plan is approved with no comments.

HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DIVISION OF LAND DEVELOPMENT AND TRANSPORTATION PLANNING
COUNTY OFFICE BUILDING
3450 COURT HOUSE DRIVE
ELLCOTT CITY, MARYLAND 21043

DATE: 7/29/74

P. & Z. File No. F-75-11

Department of Public Works:

Director

- 4 Bur. of Engineering
- Bur. of Highways
- Bur. of Inspections, Licenses and Permits
- Bur. of Water and Sewer
- Division of Plumbing
- 1 Dept. of Education
- 1 Dept. of Recreation & Parks
- 1 Soil Conservation District
- State Tax Assessment Office
- County Assessment Office
- 1 ⁸⁶²⁸ plan
- 2 file

 State Dept. of Health

 State Dept. of Water Resources

1 State Roads Commission

 County Department of Health

 Health Officer

1 Div. of Environmental Health

 Planning Board Members

 Office of Planning and Zoning:

1 Director

1 Chief, Division of Land Development & Transportation Planning

1 Div. of Comprehensive Planning

 Div. of Zoning

RE: TYLER PROP. ~~Complete to the~~

ENCLOSED FOR YOUR: Signature Approval 1 Review & Comments Files

THE ENCLOSED:

 Original

 Preliminary Plan

 Final Road Plan

1 Prints

 Preliminary Road Profile

 Final Storm Drainage Plan

 Copy

 Preliminary Drainage Study

 Final Storm Drainage Computations

 Preliminary Drainage Computations

 Site Development Plan

1 Final Plat. M.S.

 Final Development Plan

 Final Development Criteria

Received
8/1/74
HW

WAS: 1 Received

 Approved

 Received and Revised

 Recorded

 Tentatively Approved

on 7/29/74

COMMENTS: due 8/28/74

Check box and return to Office of Planning and Zoning if plan is approved with no comments.

W. P. H.

1/05

Is This File Obsolete?
I think Public H₂O and Sewer
Available

BB

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COUNTY OFFICE BUILDING
3450 COURT HOUSE DRIVE
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- ____ County Assessment Office

- ____ State Highway Administration
- Other Agencies:
- _____
- _____
- _____
- _____

RE: _____

ENCLOSED FOR YOUR: Signature Approval Review & Comments Files

THE ENCLOSED: Original Copy

	<u>No. of Sheets</u>
____ Preliminary Plan	____
____ Preliminary Road Profile	____
____ Preliminary Drainage Study	____
____ Final Development Criteria	____
____ Final Development Plan	____
____ Final Plat	____

- | | |
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WAS: Received Tentatively Approved Recorded

Received and Revised Approved Cn

COMMENTS: _____

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