

Real Property Data Search

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		AGRICULTURAL TRANSFER TAX								
Account Identifier:		District - 02 Account Number - 377357								
Owner Information										
Owner Name:		WELLHAM JOHN IGNATIUS			Use: Principal Residence:		RESIDENTIAL NO			
Mailing Address:		502 S HAMMONDS FERRY RD LINTHICUM HTS MD 21090-			Deed Reference:		/02717/ 00381			
Location & Structure Information										
Premises Address:		OLD FREDERICK RD ELLCOTT CITY 21043-0000			Legal Description:		LOT 1 1.0553 A OLD FREDERICK RD WELLHAM PROPERTY			
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	11779
0018	0000	0019		9001		7	1	2019	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		
						1.0500 AC		000000		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2019		07/01/2019		07/01/2020		
Land:		224,500		224,500						
Improvements		0		0						
Total:		224,500		224,500		224,500		224,500		
Preferential Land:		0						0		
Transfer Information										
Seller:		Date:		Price:						
Type:		Deed1:		Deed2:						
Seller:		Date:		Price:						
Type:		Deed1:		Deed2:						
Seller:		Date:		Price:						
Type:		Deed1:		Deed2:						
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2019		07/01/2020				
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:		AGRICULTURAL TRANSFER TAX								
Homestead Application Information										
Homestead Application Status: No Application										

Howard County Health Department

To: \_\_\_\_\_

LOT 1 SIGNED PLAT  
SEEN 10/16/92  
SHAW ADRIEN  
CONTRACTED

BE SUNG REVIEW TO  
INCLUDES REVIEW AND  
OF WELL AND SEPTIC  
LOCATIONS ON  
SURROUNDING LOTS

ALL OK

MR 3/9/90 CW/MR.

From: \_\_\_\_\_

Date: 12/1/89

HD-170

Howard County Health Department

To: JANE

WET SEASON REQUEST  
KEFAUVER  
OLD FREDRICK

SUBD. PENDING LOT 3

STEVE MILLS  
461-9563

From: Cag

Date: 1/16/90

HD-170

Howard County Health Department

To: \_\_\_\_\_

MARCH 8 10:00am  
KEFAUVER

PLEASE CHECK  
OUR REQUEST

KETTENMAN CALLING

- ① WET SEASON REQUEST Mar. 8, 10:00am
- ② EXISTING HOUSE SEPTIC SYSTEM ? Not appropriate to approve subdivision with existing septic system
- ③ TIMING? Dec. 19, first notice of wet season testing, inspector's call

From: \_\_\_\_\_

Date: Cag 2/23/90

HD-170

To: 2/26/90

MET WITH MR KEFAUVER  
TO DISCUSS RE-PLAC  
REQUIREMENTS,

- ① LOT 4 WILL REQUIRE WET SEASON RE-TEST AS DISCUSSED - MARCH 8
- ② SPECS WRITTEN FOR SEPTIC REPAIR EXISTING HOUSE.

③ NO REQUIREMENT FOR  
= WELLS BEFORE FINAL

Date: \_\_\_\_\_  
UNLESS SEPTIC ALSO  
CHANGES ON LOT 4

HD-170

10/16/92

JANE -

PLEASE PREPARE LOT FOLDERS

~~KFAUVER~~ 1 } will permit 11/2/92  
2 } APPROVED  
3 }

KFAUVER 4 - EXISTING HOUSE - INDEX

\* McNABB & LOT

(SHWABERGER WILL SEND COPY  
OF SIGNING PLAT).

KFAUVER - UNAPPROVED FOR MISCELLANEOUS  
PLATS,

THANKS





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## HOWARD COUNTY HEALTH DEPARTMENT

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*Joyce M. Boyd, M.D., County Health Officer*

March 15, 1990

*Reply to:*

Mr. Emerson Kefauver  
1841 Woodstock Road  
Woodstock, Maryland 21163

RE: Percolation Testing  
Kefauver Property - Lot 3  
Tax Map: 18 Parcel: 19

Dear Mr. Kefauver:

Percolation testing conducted March 8, 1990 on the above referenced property indicated satisfactory soil conditions.

Approval is contingent upon submission by a registered engineer of a plat showing certified locations and elevations of all excavated test holes and a suitable house and well site. Also, this plat must show the existing house, well location and the 10,000 square foot sewerage easement.

The septic system for the existing house has been repaired and approved on March 8, 1990.

This should be submitted within sixty (60) days to allow field verification if necessary.

If you have any questions regarding this matter, please feel free to contact me at the above address or by calling 461-9933.

Very truly yours,

Craig Williams, Director  
Water and Sewerage Program

CW:JR

cc: Tax Assessment Office

P.W.S.

File No. F-90-192

Kefauver Prop.  
(Name)

Lot 3

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

RECEIVED  
17-91

This form is for the processing of final plat originals for signature approvals. If it is found necessary for any corrections or addition to be made on the original, the owner and consultant should be notified, along with the Division of Community Planning and Land Development 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 Date Received Date Forwarded  
Cindy DelZoppo 2/21/91 2/22/91  
Reviewing Agent

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

DPW/HEALTH Date In Date Forwarded  
F. Feommet 2-26 2-27-91  
Reviewing Agent

Rejected for: orig & C 2  
\_\_\_\_\_  
\_\_\_\_\_

DPW/DPW Date In Date Forwarded  
\_\_\_\_\_  
Reviewing Agent

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

DPZ Dated Received Owner/Engineer Notified  
\_\_\_\_\_  
Reviewing Agent

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

To: Anyone Using This File

To be scheduled for wet  
season testing 1990.

Please notify J.N. or  
refer to schedule list  
in order to have file  
available on the day  
it is to be tested. Thanks

From: J. Nadeau

Date: \_\_\_\_\_

HD-170

# SHANABERGER & LANE

Surveying • Land Planning • Construction Stakeout

## TRANSMITTAL FORM

TO: HOWARD CO. DEPT. OF THE ENVIRONMENT  
COURT HOUSE SQUARE  
ELLCOTT CITY, MD. 21043  
ATTENTION: MARK RIFKIN

DATE: 5/4/1990

### PLEASE FIND ATTACHED THE FOLLOWING:

- 1 PRINT OF SIGNED FIELD-LOCATED PERC TEST PLAT, KEFAUVER PROPERTY  
(FOR YOUR RECORDS)
- 1 ORIGINAL FIELD-LOCATED PERC TEST PLAT, REUSED McNABB PROPERTY  
(FOR REVIEW & SIGNATURE)

(McNABB PROPERTY WAS PERC TESTED AS LOT 1, KEFAUVER PROP., ON  
11/20/89 - A45093)

DELIVERED BY: Kimberly Stelton

RECEIVED BY: AS

DATE: 5-4-90

**COORDINATES**

NO.	NORTH	EAST
30	535303.507	855741.235
278	535137.908	854673.947
279	535038.026	854667.924
288	534677.807	855394.346
305	535450.935	855707.033
314	535548.251	855684.021
507	535526.952	854693.620
508	535279.250	855321.528
509	535335.000	855472.000
510	535124.779	854711.731
511	535203.000	854745.000
512	535358.391	854678.576
513	535428.700	854621.643
514	535453.311	854603.279
515	535538.316	854664.812
268	534803.780	855035.170
276	534899.120	854766.311
277	534863.668	854865.479
547	535023.239	854710.478
582	534930.512	854676.035

**WETLANDS DATA**

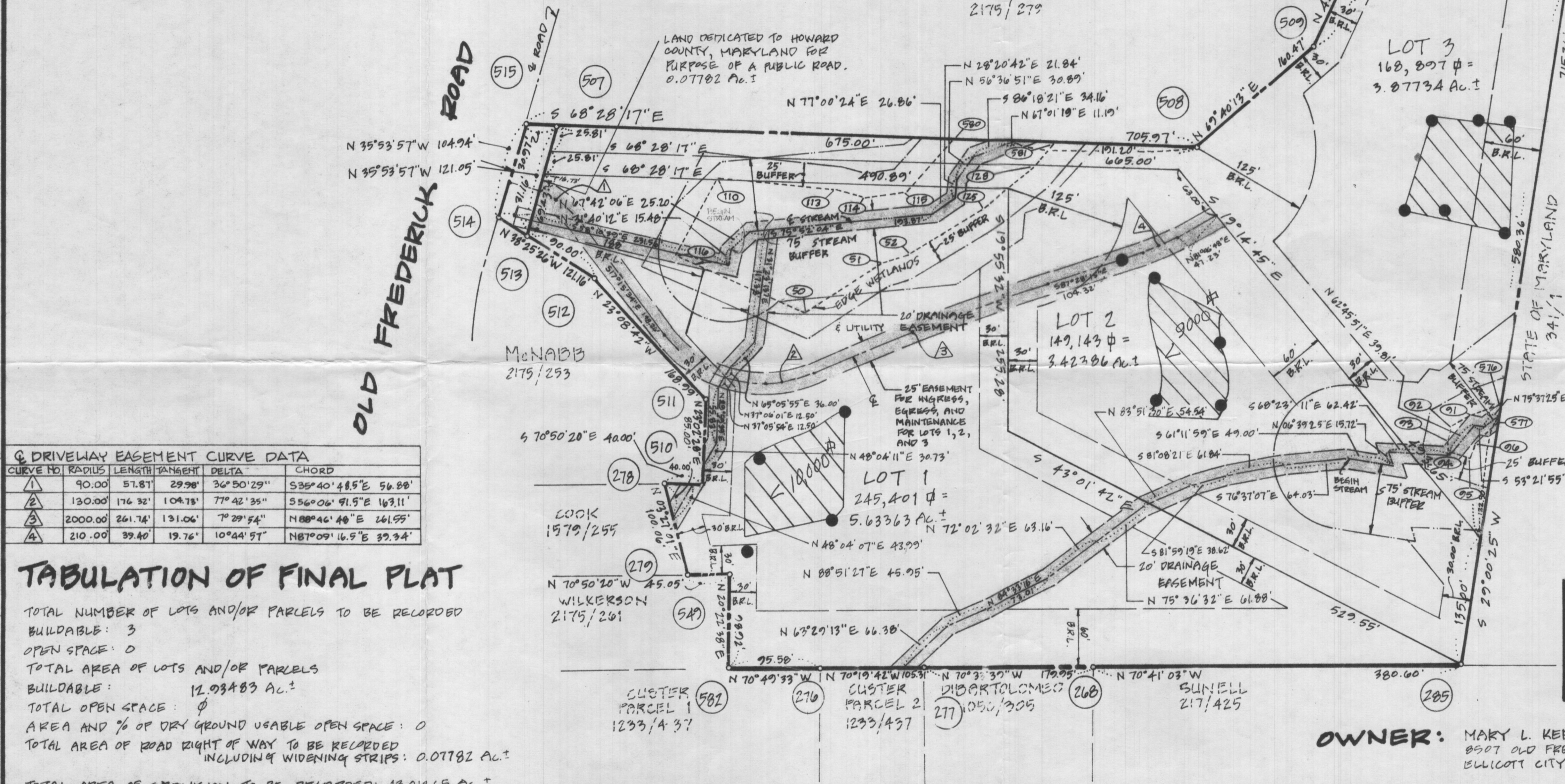
FROM	TO	BEARING	DISTANCE
548	192	S 50°05'43" W	10.10'
192	173	N 64°41'38" W	40.24'
173	578	N 87°44'35" W	32.45'
547	191	N 67°58'42" W	80.58'
191	190	N 68°12'01" W	21.85'
190	180	N 55°40'53" W	56.32'
180	579	N 83°45'52" W	41.57'
576	91	S 89°20'21" W	28.26'
91	92	S 77°55'39" W	23.95'
92	93	S 32°14'54" W	16.02'
93	94	S 13°01'10" W	9.87'
94	95	S 46°33'45" E	23.16'
95	96	N 37°48'03" E	17.76'
96	577	N 66°15'43" E	25.85'
580	115	S 62°22'48" W	76.25'
115	114	N 79°05'27" W	45.59'
114	113	N 55°39'34" W	30.57'
113	110	N 65°51'10" W	123.51'
110	116	S 49°42'44" W	88.55'
116	50	S 45°42'58" E	148.45'

**WETLANDS DATA**

POINT	NORTH	EAST
50	535252.600	854874.119
51	535275.395	854968.000
52	535273.428	854999.662
91	534917.515	855479.141
92	534912.506	855475.720
93	534898.961	855467.174
94	534889.341	855464.950
95	534873.418	855481.766
96	534887.453	855492.653
110	535413.525	854825.391
113	535362.979	854948.094

**WETLANDS COORDINATES**

POINT	NORTH	EAST
114	535345.734	854973.333
115	535337.108	855018.099
116	535356.248	854767.847
125	535290.699	855088.042
128	535314.463	855151.122
173	535487.073	855656.894
180	535407.789	855590.183
190	535376.036	855636.699
191	535367.923	855666.983
192	535469.873	855693.271
547	535340.335	855732.692
548	535476.355	855701.022
576	535488.351	855624.467
579	535412.304	855548.897
580	535376.366	855089.484
581	535332.880	855185.581

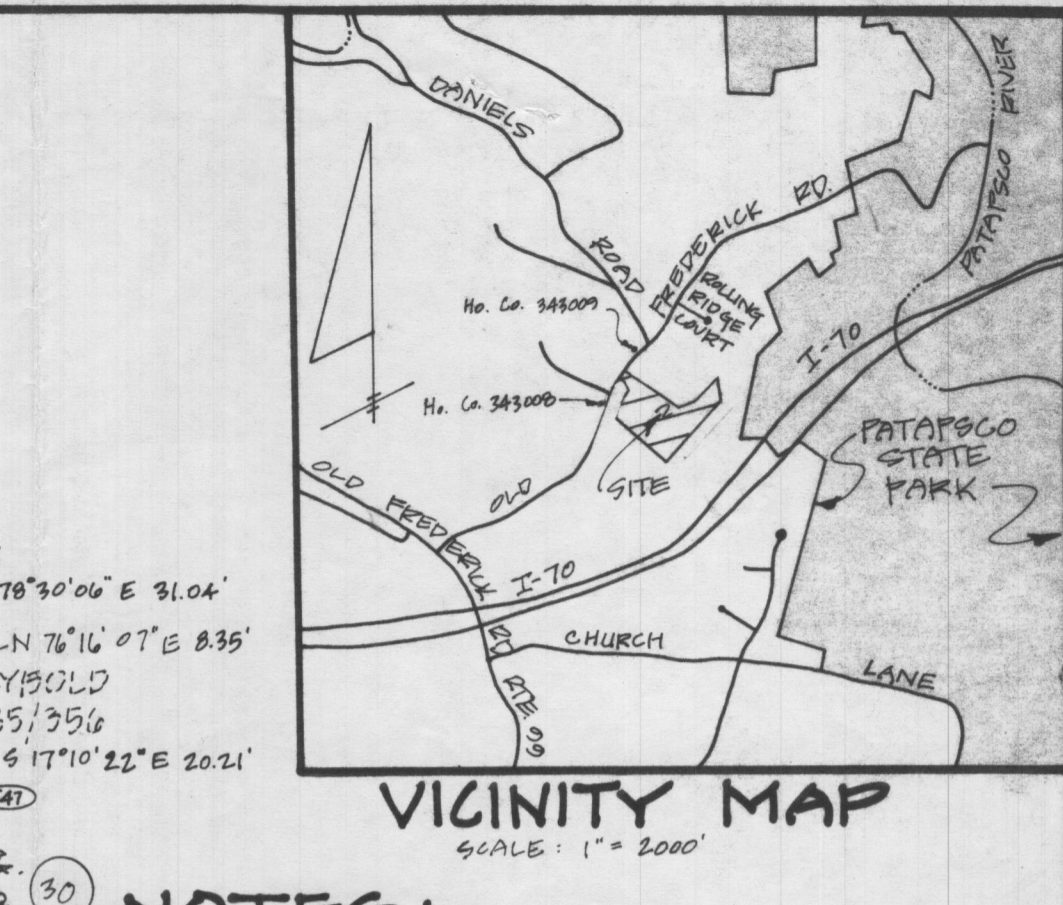


**DRIVEWAY EASEMENT CURVE DATA**

CURVE NO.	RADIUS	LENGTH	TANGENT	DELTA	CHORD
1	90.00	57.81	29.98	36°50'29"	535°40'48.5"E 56.88'
2	130.00	176.32	104.73	77°42'35"	556°06'41.5"E 163.11'
3	2000.00	261.74	131.06	7°29'54"	N88°46'46"E 261.95'
4	210.00	39.40	19.76	10°44'57"	N87°09'16.9"E 39.34'

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED BUILDABLE: 3  
 OPEN SPACE: 0  
 TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE: 12,934.83 AC.<sup>±</sup>  
 TOTAL OPEN SPACE: 0  
 AREA AND % OF DRY GROUND USABLE OPEN SPACE: 0  
 TOTAL AREA OF ROAD RIGHT OF WAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.07782 AC.<sup>±</sup>  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 13,012.65 AC.<sup>±</sup>



**NOTES:**

- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
- SUBJECT PROPERTY ZONED R PER 8-2-85 COMPREHENSIVE ZONING PLAN.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT 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. RELOCATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY. THERE IS A 10,000 \$ MINIMUM RESTRICTION ON SEWAGE EASEMENT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT INTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- "B.R.L." DESIGNATES BUILDING RESTRICTION.
- "O" DESIGNATES SUCCESSFUL PERC TEST.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
- DRIVEWAY WITHIN 25-FOOT EASEMENT FOR INGRESS, EGRESS, AND MAINTENANCE IS TO BE PRIVATELY MAINTAINED.

**MINIMUM LOT AREA CALCULATIONS**

LOT NO	GROSS LOT AREA	SLOPE/FLOODPLAIN AREA	NET LOT AREA	PIPESTEM AREA	MIN LOT AREA
1	5,633,63 AC. <sup>±</sup>	0.33310 AC. <sup>±</sup>	5,300,53 AC. <sup>±</sup>	0 AC.	5,300,53 AC. <sup>±</sup>
2	3,423,86 AC.	0.32585 AC. <sup>±</sup>	3,098,01 AC. <sup>±</sup>	0.27970 AC.	2,818,31 AC. <sup>±</sup>
3	3,877,34 AC.	0.33588 AC. <sup>±</sup>	3,541,46 AC. <sup>±</sup>	0.38452 AC.	3,156,94 AC. <sup>±</sup>

**APPROVED:** FOR PRIVATE WATER & PRIVATE SEWAGE. HOWARD COUNTY HEALTH DEPARTMENT.

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

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

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

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

**OWNER'S CERTIFICATE**

I, MARY L. KEFAUVER, OWNER 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, MD. ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS 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, MD TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS 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 WITHIN OUR HAND, THIS DAY OF \_\_\_\_\_, 1990.

MARY L. KEFAUVER \_\_\_\_\_ DATE \_\_\_\_\_  
 STEVEN L. MILLS \_\_\_\_\_ WITNESS \_\_\_\_\_ DATE \_\_\_\_\_

**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 MARY L. KEFAUVER TO MARY L. KEFAUVER BY DEED DATED MAY 14, 1990, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 2175 FOLIO 274, 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.

SCOTT SHANABERGER \_\_\_\_\_ DATE 6/6/1990  
 PROFESSIONAL LAND SURVEYOR #10847

**RECORDED AS PLAT #**

ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

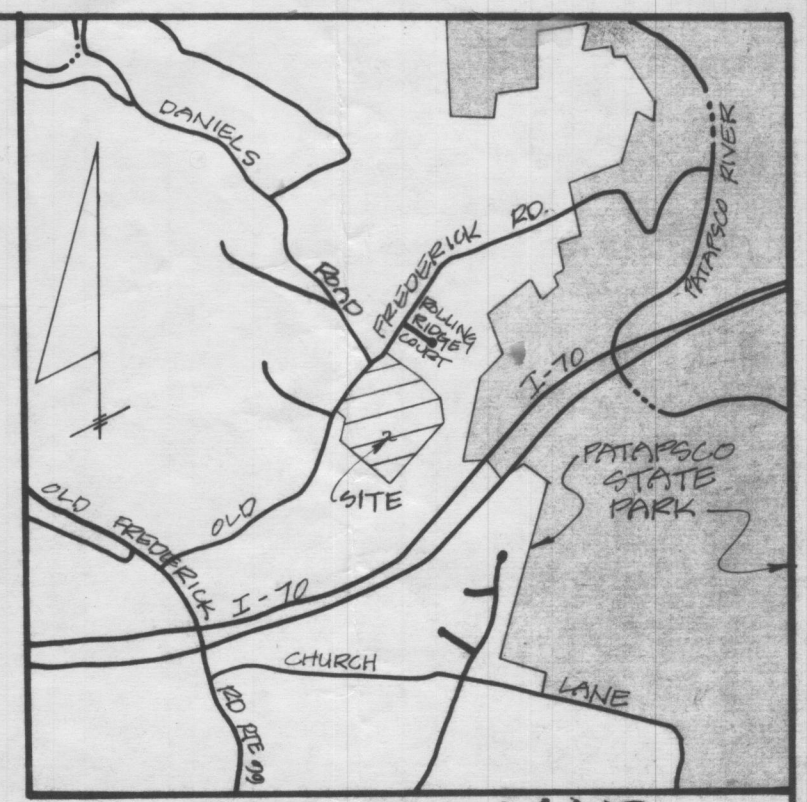
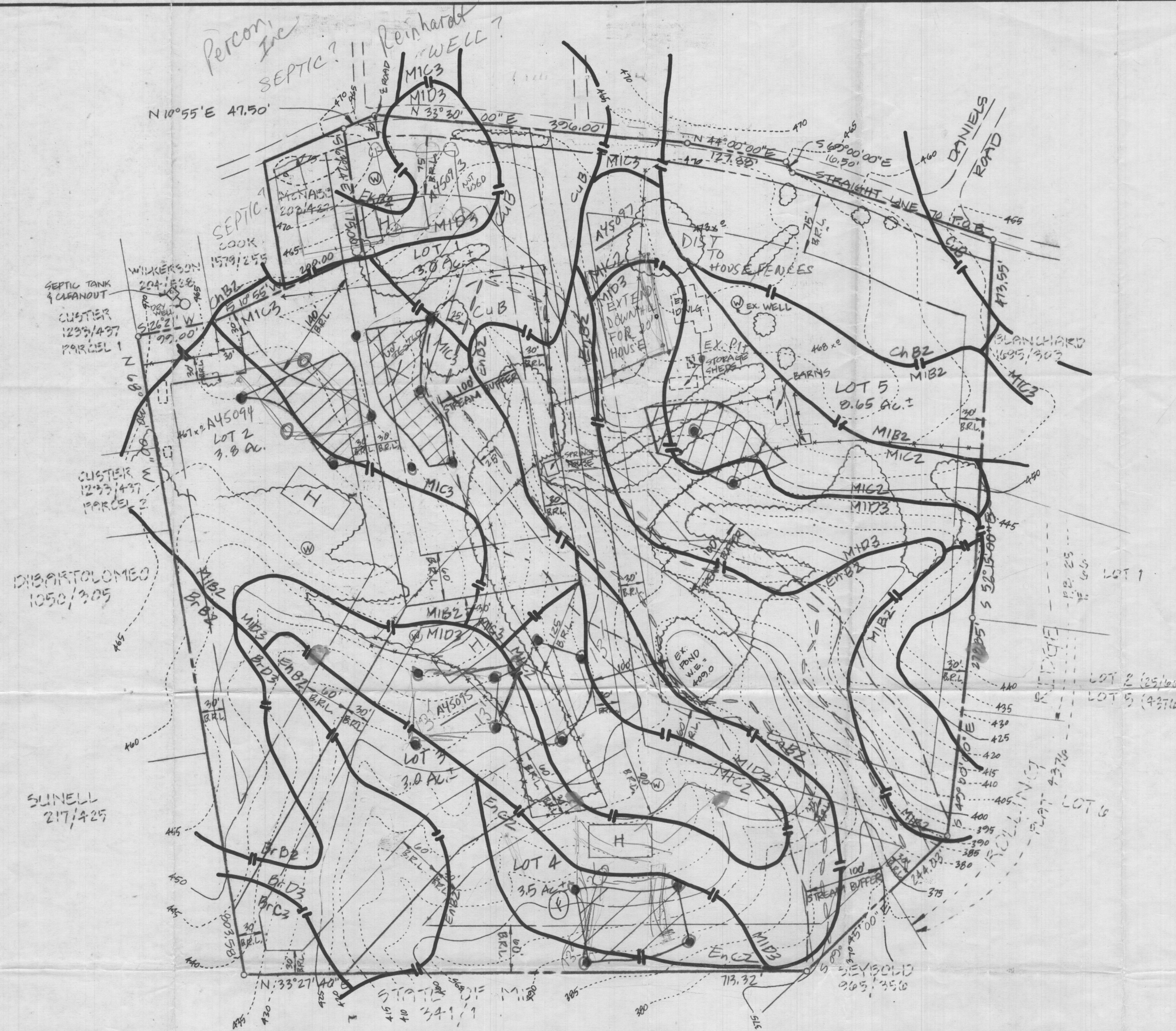
**SHANABERGER & LANE**

8726 TOWN & COUNTRY BLVD. SUITES 106 & 107 ELLICOTT CITY, MD 21043 (301) 461-9563

**FINAL PLAT**

**KEFAUVER PROPERTY**  
 LOTS 1 THRU 3  
 TAX MAP 18 PARCEL 13  
 2ND ELECTION DISTRICT HOWARD COUNTY, MD  
 SCALE: 1" = 100'  
 DATE: 6/1/1990  
 OBSOLETE MR 11/26/91





VICINITY MAP  
SCALE: 1" = 1000'

11-20-89  
Requested 2 additional perc holes on lot-2. Steve Miles agreed.  
see other notes on earlier plat

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

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

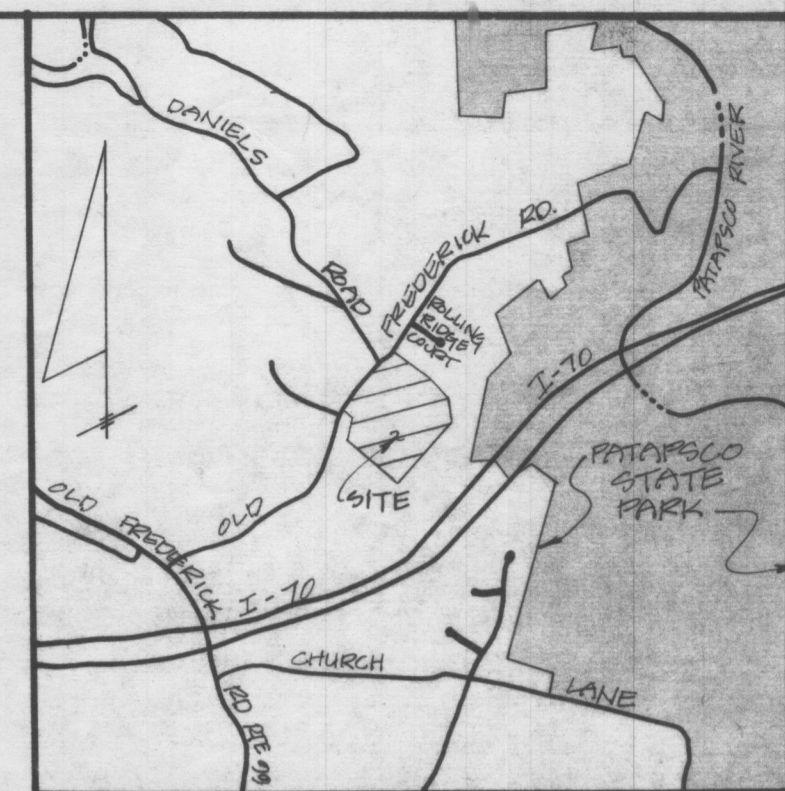
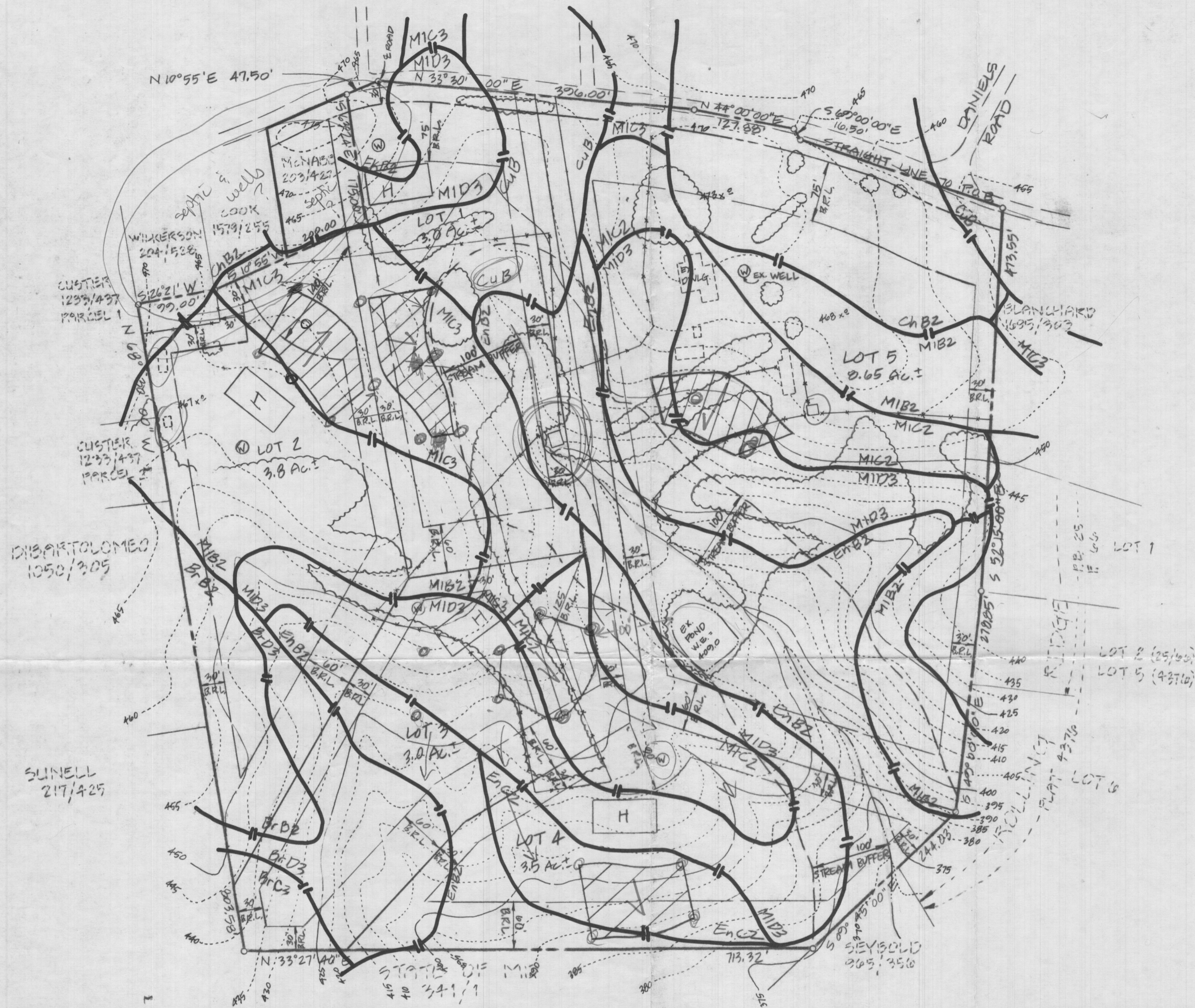
SCOTT SHANABERGER PROFESSIONAL LAND SURVEYOR #10049 \_\_\_\_\_ DATE \_\_\_\_\_

- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 #<sup>3</sup> AS REQUIRED BY THE MD STATE DEPT. OF HEALTH & MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL & 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 PLAT SHALL NOT BE NECESSARY.
- THE LOT(S) SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD STATE DEPT. OF HEALTH & MENTAL HYGIENE.
- BRL DESIGNATES BUILDING RESTRICTION LINE.

- SUBJECT PROPERTY ZONED 'R' PER B-2-85 COMPREHENSIVE ZONING PLAN.
- ⊙ DESIGNATES PROPOSED WELL LOCATION.
- H DESIGNATES PROPOSED HOUSE LOCATION.
- DESIGNATES PROPOSED PERC TEST LOCATION.
- DESIGNATES LIMIT OF WETLANDS

**SHANABERGER & LANE**  
8726 TOWN & COUNTRY BLVD.  
SUITES 106 & 107  
ELLCOTT CITY, MD 21043  
(301) 461-7563

PERC TEST PLAT  
**KEFAUVER PROPERTY**  
LOTS 1 THRU 5  
TAX MAP 18 PARCEL 10  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MD  
SCALE: 1" = 100'  
DATE: NOV 8, 1989



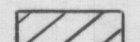
VICINITY MAP  
SCALE: 1" = 200'



VOID  
11-20-89

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

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

BY SCOTT SHANABERGER \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR # 10849

1.  THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000  $\text{ft}^2$  AS REQUIRED BY THE MD STATE DEPT. OF HEALTH & MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL & 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 PLAT SHALL NOT BE NECESSARY.
2. THE LOT(S) SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD STATE DEPT. OF HEALTH & MENTAL HYGIENE.
3. BRL DESIGNATES BUILDING RESTRICTION LINE.

4. SUBJECT PROPERTY ZONED 'R' PER 8-2-85 COMPREHENSIVE ZONING PLAN.
5.  DESIGNATES PROPOSED WELL LOCATION.
6.  DESIGNATES PROPOSED HOUSE LOCATION.

SHANABERGER & LANE  
8726 TOWN & COUNTRY BLVD.  
SUITES 106 & 107  
ELLCOTT CITY, MD 21043  
(301) 461-9569

PERC TEST PLAT  
KEFAUVER PROPERTY  
LOTS 1 THRU 5  
TAX MAP 18 PARCEL 17  
200 ELECTION DISTRICT  
HOWARD COUNTY, MD  
SCALE: 1" = 100'  
DATE: \_\_\_\_\_

COORDINATES		
NO.	NORTH	EAST
30	535303.509	855141.235
278	535137.008	854673.247
279	535038.026	854667.224
288	534677.887	855974.336
305	535450.935	855107.033
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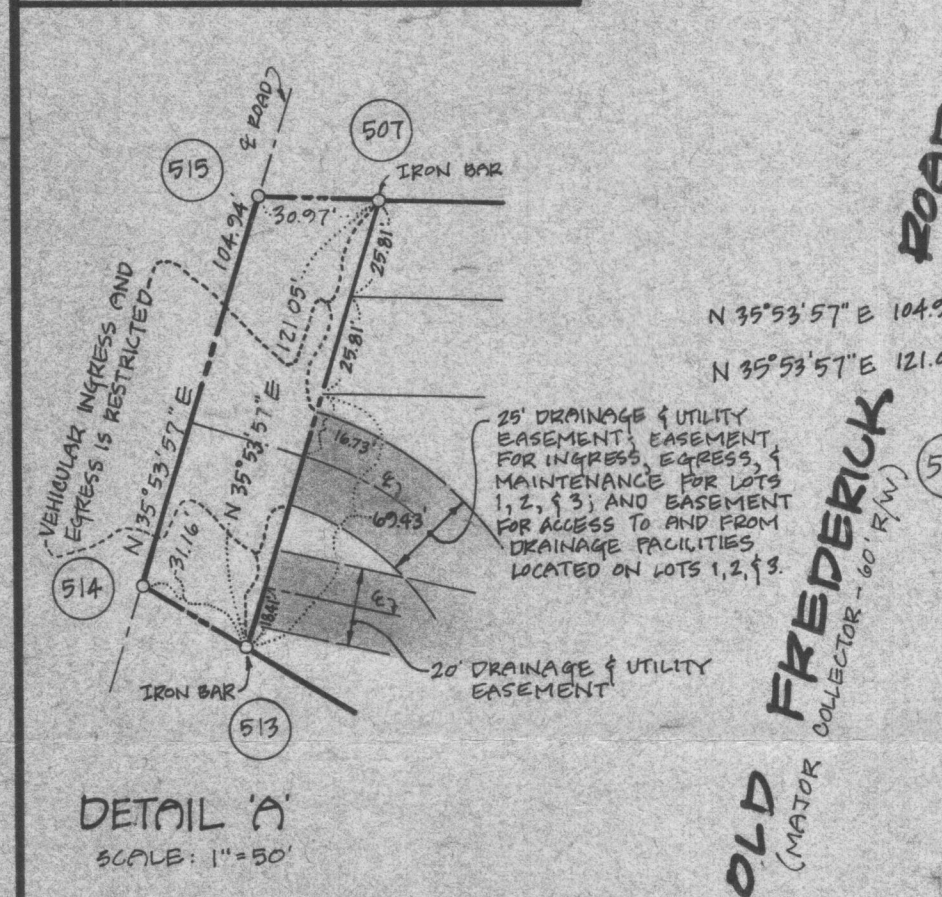
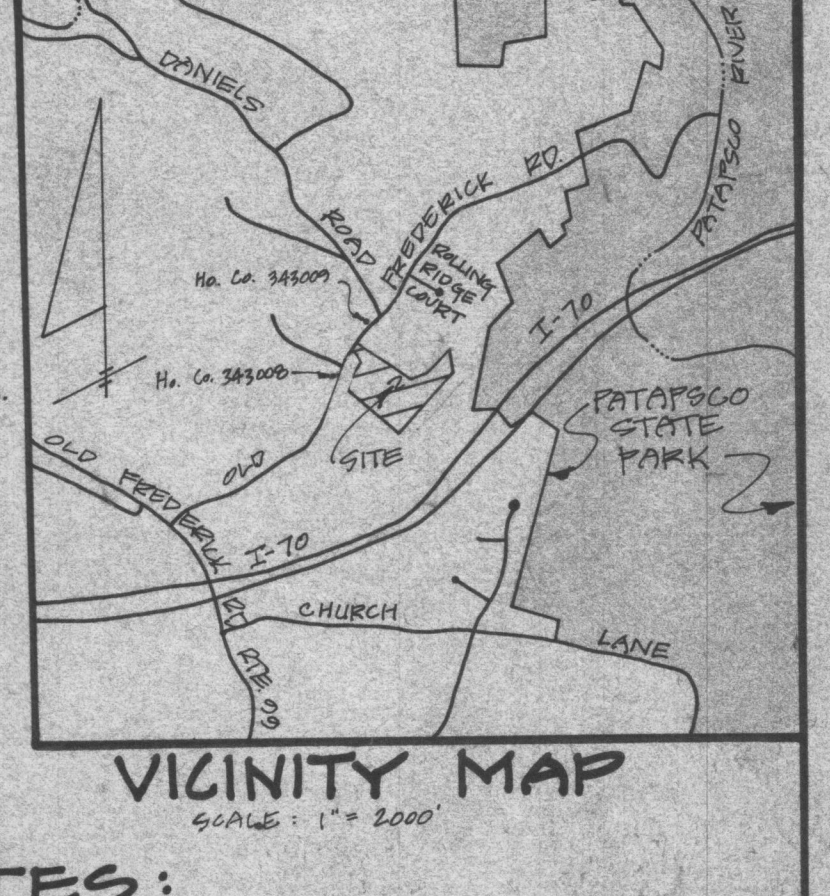
WETLANDS DATA					
FROM	TO	BEARING	DISTANCE	FROM	TO
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192	173	N 64°41'38" W	40.24'	51	52
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547	191	N 69°58'42" W	80.58'	125	128
191	190	N 68°12'02" W	21.85'	128	581
190	180	N 55°40'58" W	56.32'	50	51
180	579	N 83°45'52" W	41.57'	51	52
579	91	S 89°20'21" W	28.26'	52	125
91	92	S 77°55'49" W	23.95'	125	128
92	93	S 32°14'54" W	16.02'	128	581
93	94	S 13°01'10" W	9.87'	50	51
94	95	S 46°33'45" E	23.16'	51	52
95	96	N 37°48'03" E	17.76'	52	125
96	577	N 66°15'43" E	25.85'	125	128
97	98	N 37°48'03" E	17.76'	128	581
98	115	S 62°22'48" W	76.05'	50	51
115	114	N 79°05'27" W	45.59'	51	52
114	113	N 55°39'34" W	80.57'	52	125
113	110	N 65°51'10" W	123.51'	125	128
110	116	S 49°42'44" W	88.55'	128	581
116	50	S 45°42'58" E	148.45'	50	51

WETLANDS COORDINATES		
POINT	NORTH	EAST
50	535282.600	854874.119
51	535275.355	854968.000
52	535273.428	854997.662
91	534917.515	855477.141
92	534912.506	855475.720
93	534878.961	855467.174
94	534889.341	855444.950
95	534873.418	855481.766
96	534887.453	855492.653
110	535413.505	854835.371
113	535362.979	854948.074

WETLANDS COORDINATES		
POINT	NORTH	EAST
114	535345.730	854973.333
115	535337.128	855018.090
116	535356.248	854767.847
125	535290.659	855088.042
128	535314.463	855151.122
173	535481.073	855056.894
180	535407.789	855590.183
190	535376.030	855136.699
191	535367.923	855056.983
192	535469.873	855693.271
547	535340.335	855732.692
548	535476.355	855701.022
576	534917.841	855527.395
577	534897.850	855516.316
578	535488.351	855124.467
579	535412.304	855648.857
580	535372.366	855085.484
581	535332.800	855185.581

NOTES (CONT.):

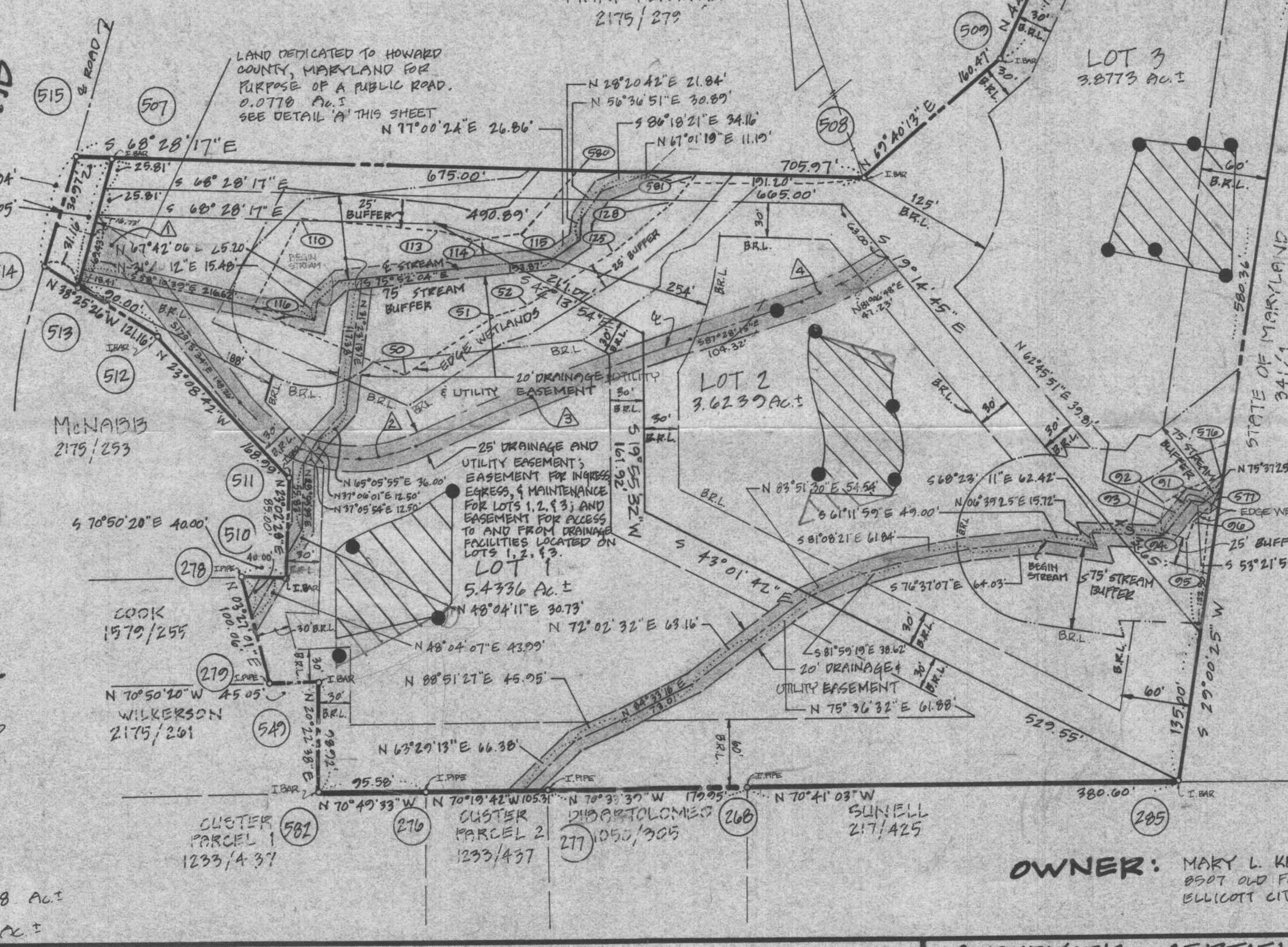
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - WIDTH - 16 FEET.
  - SURFACE - SIX (6") INCHES OF COMPACTED CEVSEEE RUN BASE WITH TAE AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 48-FOOT TURNING RADIUS.
  - STRUCTURES (CULVERT, BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS DWS (H2S LOADING).
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



DRIVEWAY EASEMENT CURVE DATA					
CURVE NO.	RADIUS	LENGTH	CHORD	DELTA	CHORD
1	90.00	51.87	29.98	36°50'29"	536°40'48.5" E 56.88'
2	130.00	176.32	104.73	77°42'35"	556°06'41.5" E 163.11'
3	2000.00	261.74	131.06	7°29'54"	N88°46'48" E 261.55'
4	210.00	39.40	19.76	10°44'51"	N87°09'16.5" E 39.94'

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED BUILDABLE: 3  
 OPEN SPACE: 0  
 TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE: 12.9348 AC.±  
 TOTAL OPEN SPACE: 0  
 AREA AND % OF DRY GROUND USABLE OPEN SPACE: 0  
 TOTAL AREA OF ROAD RIGHT OF WAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.0778 AC.±  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 13.0127 AC.±



**NOTES:**

- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
- SUBJECT PROPERTY ZONED R PER 8-2-85 COMPREHENSIVE ZONING PLAN.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT 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 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. RELOCATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY THERE IS A 10,000 GPM MINIMUM RESTRICTION ON SEWAGE EASEMENT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT INTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- "B.R.L." DESIGNATES BUILDING RESTRICTION.
- DESIGNATES SUCCESSFUL PERC TEST.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
- DRIVEWAY WITHIN 25-FOOT EASEMENT FOR INGRESS, EGRESS, AND MAINTENANCE IS TO BE PRIVATELY MAINTAINED.
- DECLARATION OF MAINTENANCE OBLIGATION FOR USE IN COMMON DRIVEWAY RECORDED IN L. 2222 FOLIO 514.
- PROPERTY SUBJECT TO WF 91-32, WHICH ON NOV. 6, 1990, GRANTED DIRECT DRIVEWAY ACCESS TO A MAJOR COLLECTOR ROADWAY (OLD FREDERICK ROAD).

MINIMUM LOT AREA CALCULATIONS					
LOT NO.	GROSS AREA	SLOPE/FLOOD-PLAIN AREA	NET LOT AREA	PIPESTEM AREA	MIN LOT AREA
1	5.4336 AC.±	0.3331 AC.±	5.1005 AC.±	0 AC.	5.1005 AC.±
2	3.6230 AC.	0.3259 AC.±	3.2980 AC.±	0.2797 AC.	3.1083 AC.±
3	3.8773 AC.	0.3359 AC.±	3.5414 AC.±	0.3845 AC.	3.1569 AC.±

**APPROVED:** FOR PRIVATE WATER & PRIVATE SEWAGE. HOWARD COUNTY HEALTH DEPARTMENT.

*James M. Goodwin* 2/27/91  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

*James S. Kottler* 4/3/91  
 DIRECTOR CD DATE

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

*James J. Kottler* 4/3/91  
 DIRECTOR - CD DATE

**OWNER'S CERTIFICATE**

I, MARY L. KEFAUVER, OWNER 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, MD, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS 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, MD TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS 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 WITHIN OUR HAND, THIS 1<sup>ST</sup> DAY OF JUNE, 1990.

*Mary L. Kefauver* June 1, 1990  
 MARY L. KEFAUVER DATE

*Sharon L. Mills* June 1, 1990  
 WITNESS DATE

**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 MARY L. KEFAUVER TO MARY L. KEFAUVER BY DEED DATED MAY 14, 1990, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 215 FOLIO 274, 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.

*Scott Shanaberger* 6/1/1990  
 OF SCOTT SHANABERGER PROFESSIONAL LAND SURVEYOR #10849 DATE

**RECORDED AS PLAT # 9862**  
 ON APRIL 16, 1991 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

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

**FINAL PLAT**  
**KEFAUVER PROPERTY**  
 LOTS 1 THROUGH 3  
 TAX MAP 10 PARCEL 17  
 2ND ELECTION DISTRICT  
 HOWARD COUNTY, MD  
 SCALE: 1" = 100'  
 DATE: 6/1/1990

WP-91-92

COORDINATES		
NO.	NORTH	EAST
30	539303.507	855741.235
270	535137.008	854673.947
279	535038.026	854667.924
285	534677.887	855974.346
305	535450.935	855707.033
314	535548.251	855684.021
507	535526.652	854673.620
508	535279.250	855321.528
509	535335.000	855472.000
510	535124.779	854711.731
511	535203.000	854745.000
512	535358.971	854678.576
513	535428.700	854622.643
514	535453.311	854683.279
515	535538.316	854664.812
268	534003.780	855055.170
276	534899.180	854766.311
277	534863.068	854865.479
549	535023.239	854710.479
582	534930.512	854676.835

WETLANDS DATA			
FROM	TO	BEARING	DISTANCE
540	192	S 50°05'43" W	10.10'
192	173	N 64°41'38" W	40.24'
173	578	N 87°44'35" W	32.45'
547	191	N 67°58'42" W	80.58'
191	190	N 68°12'02" W	21.85'
190	180	N 55°40'53" W	56.32'
180	579	N 83°45'52" W	41.57'
576	91	S 89°30'21" W	28.26'
91	92	S 77°55'37" W	23.95'
92	93	S 32°14'54" W	16.02'
93	94	S 13°01'10" W	9.87'
94	95	S 46°33'45" E	23.16'
95	96	N 37°48'03" E	17.76'
96	577	N 66°15'43" E	25.85'
580	115	S 62°22'48" W	76.05'
115	114	N 79°05'27" W	45.59'
114	113	N 55°39'34" W	30.57'
113	110	N 65°51'10" W	123.51'
110	116	S 49°42'44" W	88.95'
116	50	S 45°42'58" E	148.45'

WETLANDS DATA			
FROM	TO	BEARING	DISTANCE
50	51	N 76°22'31" E	06.60'
51	52	S 86°31'02" E	31.72'
52	125	N 78°58'04" E	90.04'
125	128	N 69°19'32" E	47.42'
128	581	N 61°52'37" E	39.07'

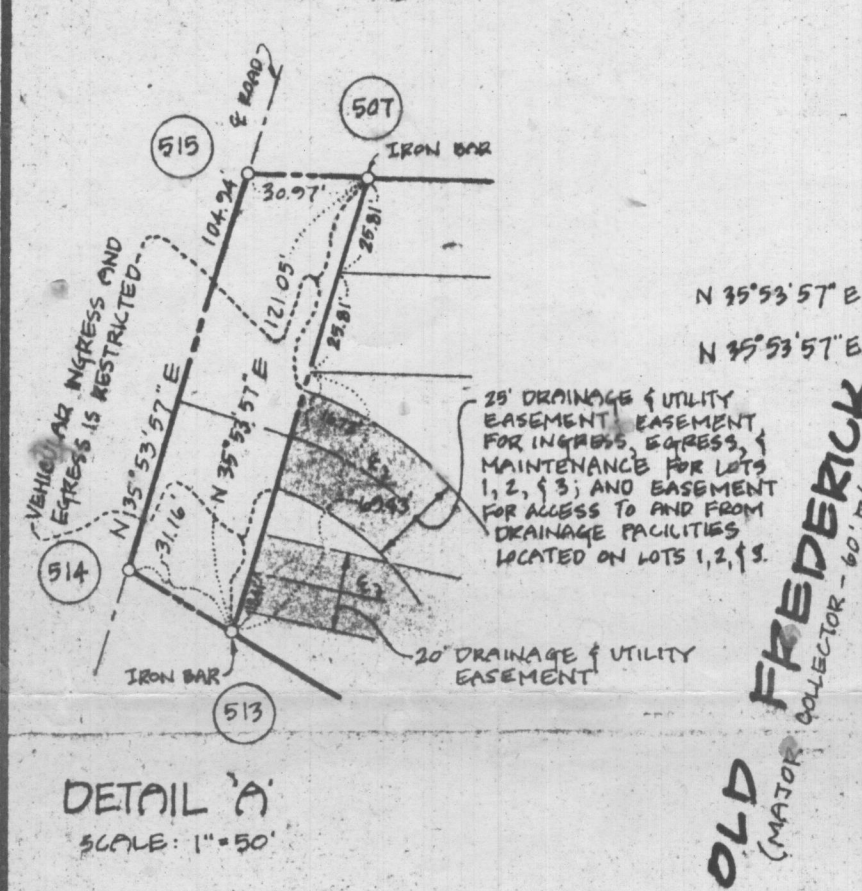
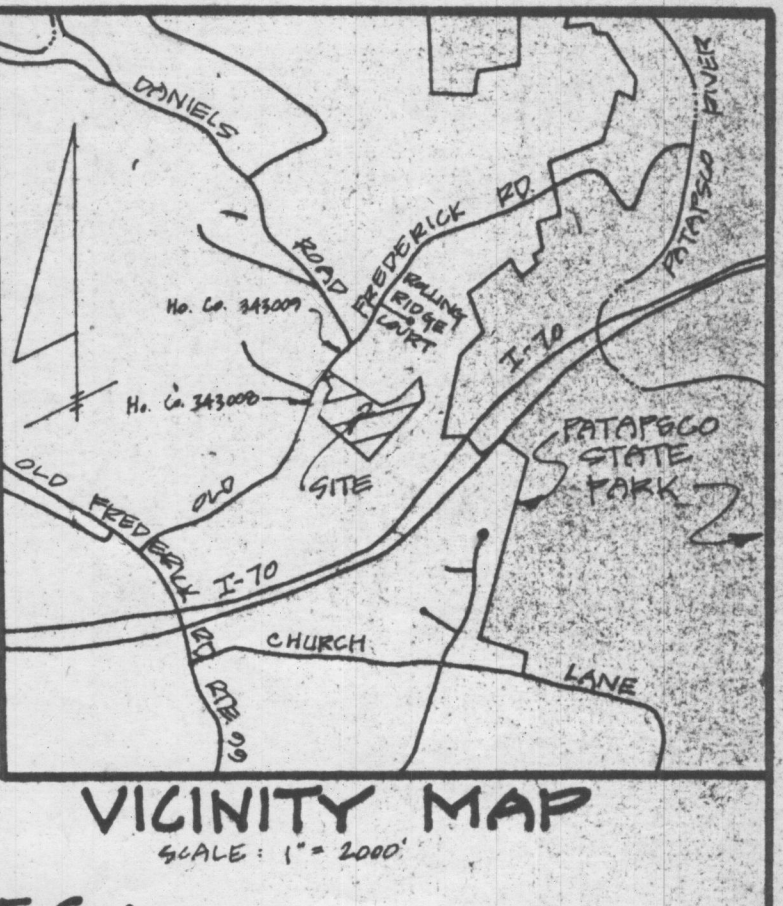
  

WETLANDS COORDINATES		
POINT	NORTH	EAST
50	535252.600	854874.119
51	535275.355	854968.000
52	535273.428	854977.662
91	534917.515	855479.141
92	634912.506	855475.720
93	534898.961	855467.174
94	534889.341	855461.950
95	534873.418	855451.766
96	534887.453	855452.653
110	535413.505	854835.391
113	535362.979	854948.094

WETLANDS COORDINATES		
POINT	NORTH	EAST
114	535345.730	854973.933
115	535337.108	855018.090
116	535356.248	854767.847
125	535290.699	855088.042
128	535314.463	855151.122
173	535487.073	855656.894
180	535407.789	855590.183
190	535376.036	855636.699
191	535367.923	855686.983
192	535469.873	855693.271
547	535340.335	855732.692
548	535476.355	855701.022
576	534917.841	855527.895
577	534897.850	855516.316
578	535488.351	855624.467
579	535412.364	855648.857
580	535372.366	855688.484
581	535332.880	855185.581

NOTES (CONT.):

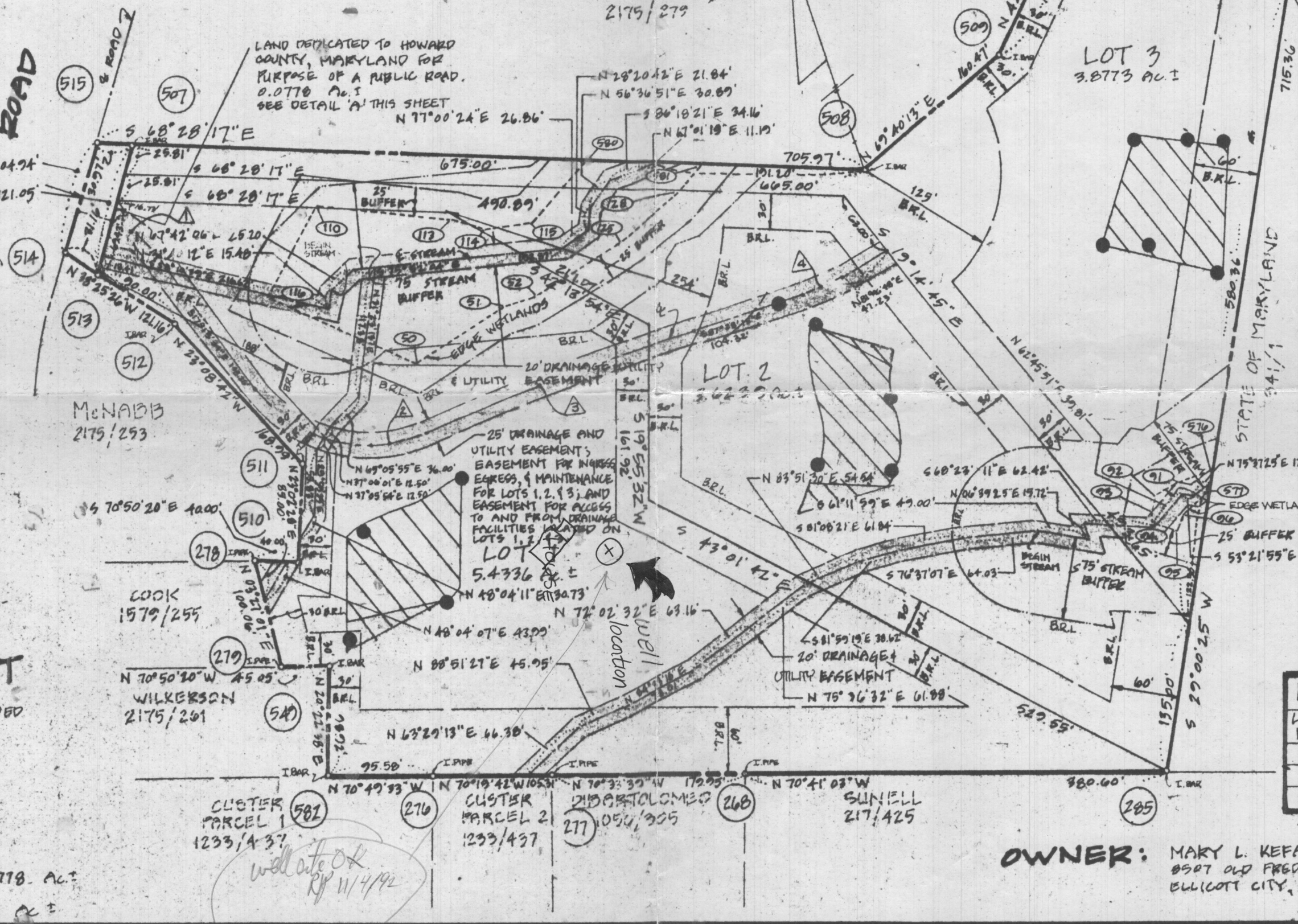
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE GARB ACCESS FOR PUES AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - WIDTH - 16 FEET.
  - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 48-FOOT TURNING RADIUS.
  - STRUCTURES (CULVERTS, BRIDGES) - CAPABLE OF SUPPORTING 25 TRUCKS (H2S LOADING).
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



DRIVEWAY EASEMENT CURVE DATA				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD
1	90.00'	57.81'	36°50'29"	53.80' 48.5°E 56.80'
2	130.00'	176.32'	104.71'	77°42'35"
3	2000.00'	261.74'	131.06'	7°29'54"
4	210.00'	39.40'	19.76'	10°44'57"

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED BUILDABLE: 3  
 OPEN SPACE: 0  
 TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE: 12,934.8 AC.  
 TOTAL OPEN SPACE: 0  
 AREA AND % OF DRY GROUND USABLE OPEN SPACE: 0  
 TOTAL AREA OF ROAD RIGHT OF WAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.0778 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 13,012.7 AC.



NOTES:

- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
- SUBJECT PROPERTY BOUND R PER B-2-BB COMPREHENSIVE ZONING PLAN.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT 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 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. RESCINATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY THERE IS A 10,000 GPM MINIMUM RESTRICTION ON SEWAGE EASEMENT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT INTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- "B.R.L." DESIGNATES BUILDING RESTRICTION.
- DESIGNATES SUCCESSFUL PERC TEST.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAM BUFFERS.
- DRIVEWAY WITHIN 25-FOOT EASEMENT FOR INGRESS, EGRESS, AND MAINTENANCE IS TO BE PRIVATELY MAINTAINED.
- DECLARATION OF MAINTENANCE OBLIGATION FOR USE IN COMMON DRIVEWAY RECORDED IN L. 2222, FOLIO 514.
- PROPERTY SUBJECT TO WF 9132, WHICH, ON NOV. 6, 1990, GRANTED DIRECT DRIVEWAY ACCESS TO A MAJOR COLLECTOR ROADWAY (OLD FREDERICK ROAD).

MINIMUM LOT AREA CALCULATIONS					
LOT NO.	GROSS LOT AREA	SLOPE/FLOOD PLAIN AREA	NET LOT AREA	PIPESTEM AREA	MIN. LOT AREA
1	5,433.6 AC.	0.3931 AC.	5,100.5 AC.	0	5,100.5 AC.
2	3,623.5 AC.	0.3859 AC.	3,288.0 AC.	0.2797 AC.	3,108.3 AC.
3	3,877.3 AC.	0.3959 AC.	3,541.4 AC.	0.3845 AC.	3,156.9 AC.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWAGE. HOWARD COUNTY HEALTH DEPARTMENT.

*Jacob M. Borklus* 2/27/91  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

*James S. Smith* 4/3/91  
 DIRECTOR CD DATE

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

*Ramon J. Smith* 4/3/91  
 DIRECTOR CD DATE

**OWNER'S CERTIFICATE**

I, MARY L. KEFAUVER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADMIT 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 INTO HOWARD COUNTY, MD, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS 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 GARD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY, MD TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS 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 WITHIN OUR HAND, THIS 1<sup>ST</sup> DAY OF JUNE, 1990.

*Mary L. Kefauver* June 1, 1990  
 MARY L. KEFAUVER DATE

*Sharon L. Mabe* June 1, 1990  
 WITNESS DATE

**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 MARY L. KEFAUVER TO MARY L. KEFAUVER BY DEED DATED MAY 14, 1990, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 2175 FOLIO 874, 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, MD, IN ACCORDANCE WITH THE ANNOTATED AND REPEALED MARYLAND AS AMENDED.

*Sharon L. Mabe* 6/1/90  
 PROFESSIONAL LAND SURVEYOR #10049 DATE

RECORDED AS PLAT # 9862 ON APRIL 16, 1991 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

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

**FINAL PLAT KEFAUVER PROPERTY**

LOTS 1 THROUGH 3  
 TAX MAP 10 PARCEL 13  
 2ND ELECTION DISTRICT  
 HOWARD COUNTY, MD  
 SCALE: 1" = 100'  
 DATE: 6/1/1990