

OFFICE OF PLANNING & ZONING

File No. F-85-104

FINAL PLAT/ORIGINAL

County Property  
(Name)

SIGNATURE APPROVAL

4 lots well & septa

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.

<u>OPZ</u>	<u>Date Received</u>	<u>Date Forwarded</u>
<u>[Signature]</u>	<u>6-6-85</u>	<u>6-6-85</u>
Reviewing Agent		

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

<u>DPW/HEALTH</u>	<u>Date In</u>	<u>Date Forwarded</u>
_____	_____	_____
Reviewing Agent		

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

<u>HEALTH/DPW</u>	<u>Date In</u>	<u>Date Forwarded</u>
<u>[Signature]</u>	<u>6/7/85</u>	<u>6/21/85</u>
Reviewing Agent		

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

<u>OPZ</u>	<u>Date Received</u>	<u>Owner/Engineer Notified</u>
_____	_____	_____
Reviewing Agent		

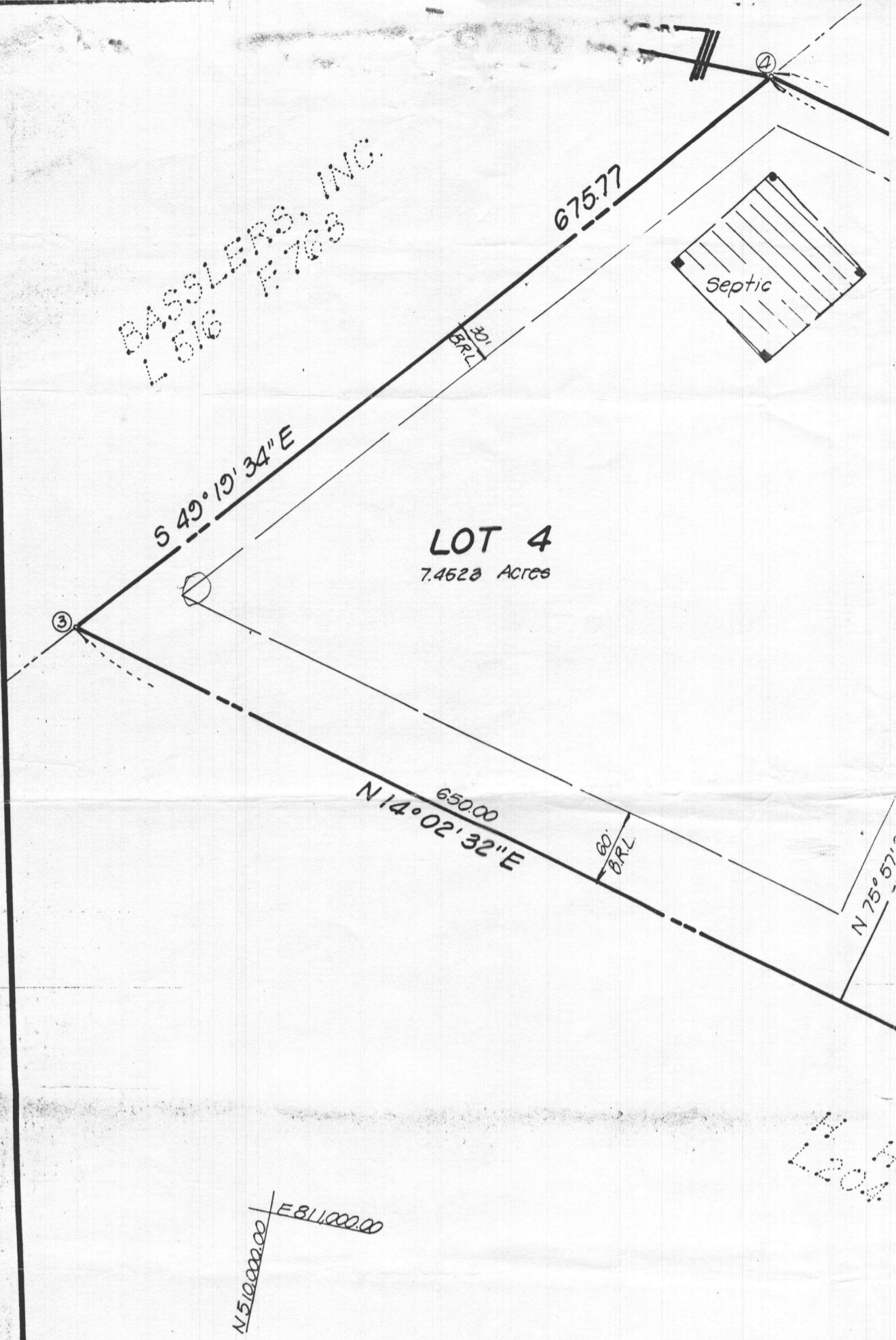
Actions or Revisions Needed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Real Property Data Search

## Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>								
<b>Exempt Class:</b>		NONE								
<b>Account Identifier:</b>		District - 05 Account Number - 397774								
Owner Information										
<b>Owner Name:</b>		MARCOTTE FRANK J MARCOTTE DENISE L WF			<b>Use:</b>		RESIDENTIAL			
<b>Mailing Address:</b>		12920 LINDEN CHURCH RD CLARKSVILLE MD 21029-1123			<b>Principal Residence:</b>		YES			
					<b>Deed Reference:</b>		/01584/ 00611			
Location & Structure Information										
<b>Premises Address:</b>		12920 NE LINDEN CHURCH RD CLARKSVILLE 21029-0000			<b>Legal Description:</b>		LOT 2 3.1842 A 12920 LINDEN CHURCH RD W M CAMPBELL PROPERTY			
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	6265
0028	0016	0117		0000			2	2017	<b>Plat Ref:</b>	
<b>Special Tax Areas:</b>				<b>Town:</b>		NONE				
				<b>Ad Valorem:</b>		100				
				<b>Tax Class:</b>						
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>		
1988		2,296 SF				3.1800 AC				
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>				
2	YES	STANDARD UNIT	FRAME	2 full/ 1 half	1Att/1Det					
Value Information										
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
<b>Land:</b>		346,300		346,300						
<b>Improvements</b>		303,900		314,200						
<b>Total:</b>		650,200		660,500		657,067		660,500		
<b>Preferential Land:</b>		0						0		
Transfer Information										
<b>Seller:</b> MODON ASSOCIATES INC				<b>Date:</b> 01/13/1987		<b>Price:</b> \$75,000				
<b>Type:</b> ARMS LENGTH IMPROVED				<b>Deed1:</b> /01584/ 00611		<b>Deed2:</b>				
<b>Seller:</b>				<b>Date:</b>		<b>Price:</b>				
<b>Type:</b>				<b>Deed1:</b>		<b>Deed2:</b>				
<b>Seller:</b>				<b>Date:</b>		<b>Price:</b>				
<b>Type:</b>				<b>Deed1:</b>		<b>Deed2:</b>				
Exemption Information										
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2018		07/01/2019				
<b>County:</b>		000		0.00						
<b>State:</b>		000		0.00						
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00				
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>								
<b>Exempt Class:</b>		NONE								

BASSLERS, INC.  
L 516 P-768



H  
L 204

**AREA TABULATION DATA**

1. Total number of Lots to be recorded = 4
2. Total area of lots = 20.0767 acres
3. Total area of roadway to be dedicated = 0.3653 acres
4. Total area of subdivision to be recorded = 20.4420 acres

APPROVED: For Howard County Health Department for private water and private sewage systems.

Howard County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: Howard County Office of Planning and Zoning.

Director \_\_\_\_\_ Date \_\_\_\_\_

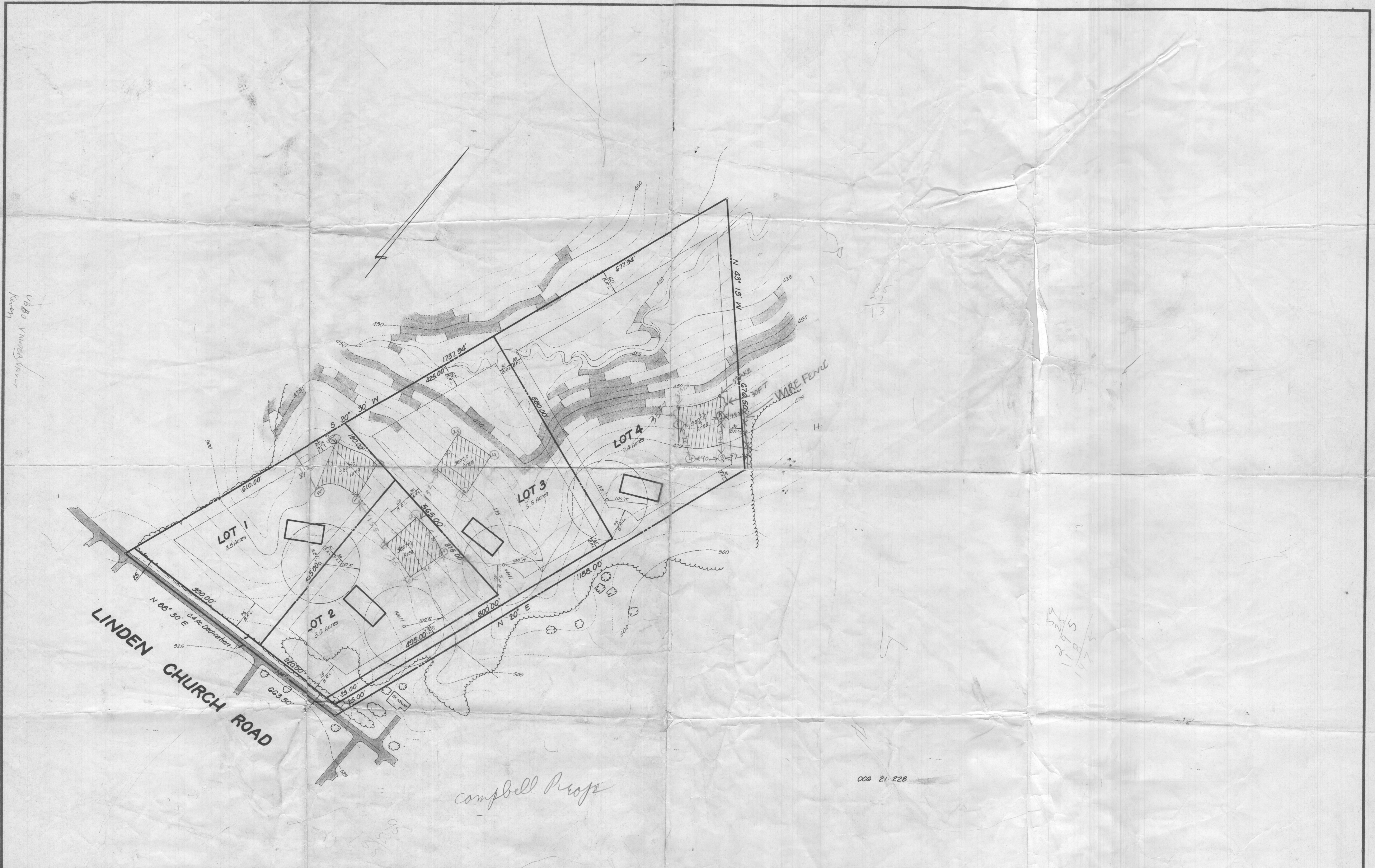
APPROVED: For storm drainage systems & public roads. Howard County, Department of Public Works.

Director \_\_\_\_\_ Date \_\_\_\_\_

We, MODON ROSE MARIE OLIVER, Secretary, plan of subdivision, and in coming, establish the minimum by and assigns, (1) the right to lay and services, in and under all r (2) the right to require dedica and open space where appli and option to Howard Coui floodplains, storm drainage ication of water ways and and maintainance; and (4) over the said easements ar

WITNESS \_\_\_\_\_

k



NO.	REVISIONS	DATE

**DEVELOPMENT CONSULTANTS GROUP, INC.**

12408 ROUTE 108  
CLARKSVILLE, MD. 21029  
301-596-9080 301-988-9830

WENDELL M. CAMPBELL

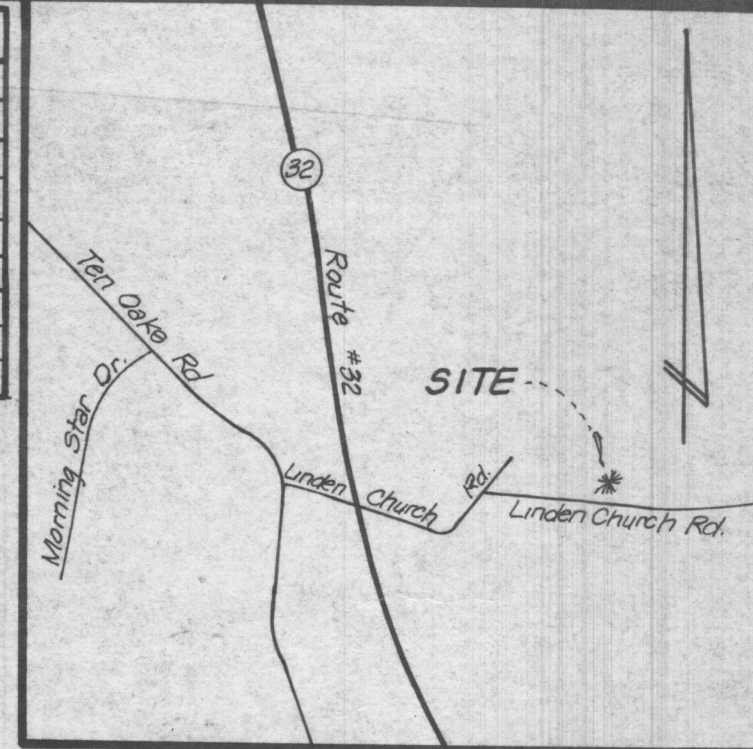
parcel 117  
tax map 28

DATE	Sheet
DRAWN	of
CHECKED	PROJECT NO.
SCALE	



COORDINATES		
N <sup>o</sup>	NORTH	EAST
1	508,629.47	811,811.99
2	508,537.49	810,981.21
3	510,234.16	811,405.56
4	509,793.73	811,218.08
5	508,849.55	811,618.24
6	508,563.62	810,987.24
7	508,962.36	811,693.19
8	508,965.98	811,719.76

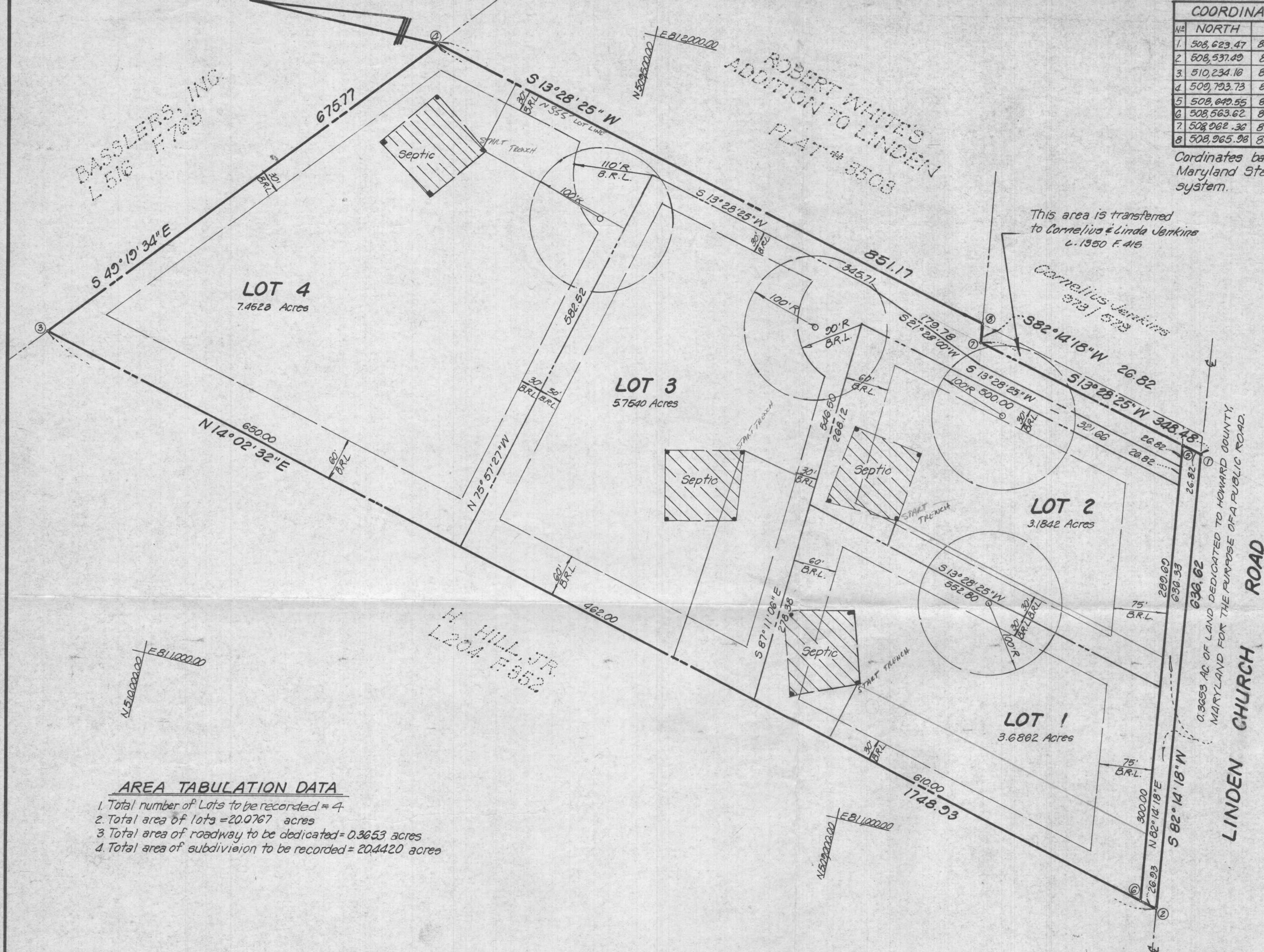
Coordinates based on Maryland State plane system.



**VICINITY MAP**  
Scale: 1" = 2000'

**GENERAL NOTES**

- Property zoned R-per 10/3/77 Comprehensive Zoning Plan.
- Coordinate Md State plane system
- B.R.L. = Building Restriction Line
- ▨ This area designates a private sewage easement of approximately 10,000 sq ft as required by Maryland State Department of Health and Mental Hygiene for individual sewage disposal. Improvement of any nature in this area is prohibited until public sewage is available and servicing any residential structure constructed on these building sites. This easement shall become null and void upon connection to a public sewage system.
- This symbol designates a field located well site. = ○
- Percolation test holes shown hereon have been field located as shown as this ●
- 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.
- 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.
- The Declaration of Maintenance Obligations was recorded 6-4-85 at Liber 1353 Folio 101.



**AREA TABULATION DATA**

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- Total area of subdivision to be recorded = 20.4420 acres

**FILE COPY**  
F-85-104

**APPROVED:** For Howard County Health Department for private water and private sewage systems.  
*Gene M. Boyd* 6/21/85  
Howard County Health Officer Date

**APPROVED:** Howard County Office of Planning and Zoning.  
*Thomas L. Harris* 6-25-85  
Director Date

**APPROVED:** For storm drainage systems & public roads. Howard County, Department of Public Works.  
*Jeff F. Nummy* 6-24-85  
Director Date

**OWNER'S CERTIFICATE**  
We, MODON ASSOC. INC., a Maryland Corporation, by DONALD I. OLIVER, President, and ROSE MARIE OLIVER, Secretary, 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 & 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 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 to acquire the fee simple title to the beds of streets and/or roads and floodplains, storm drainage facilities and open space where applicable; (3) the right to require dedication of water ways 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 ways. Witness my hand this 24 day of May, 1985  
*Rose Marie Oliver* *Donald I. Oliver*  
ROSE MARIE OLIVER DONALD I. OLIVER

**SURVEYOR'S CERTIFICATE**  
I hereby certify that the final Plat shown hereon is correct, that it is a subdivision of all of the land conveyed by WENDALL M. CAMPBELL to MODON ASSOC. INC. by deed dated May 10, 1985 and recorded in Liber 1345 at Folio 479 among the Land Records of Howard County, Maryland 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.  
5-24-85  
Date  
*Jefferson D. Lawrence*  
Md. Reg. PL.S #5216

Recorded among the Land Records of Howard County Maryland on 6-25-85 as plat number 6263

**LOTS 1 THRU 4**  
Tax Map 28 Parcel 117  
**W. M. CAMPBELL PROPERTY**  
5<sup>th</sup> Election District  
Howard County, Maryland  
June 1985 Scale: 1" = 100'

**OWNER**  
Modon Assoc. Inc.  
7133 Deer Valley Rd  
Highland Md 20777  
924-4100

**DEVELOPMENT CONSULTANTS GROUP, INC.**  
17904 Georgia Avenue N<sup>o</sup> 102  
Olney, Maryland 20832  
(301)-924-4570