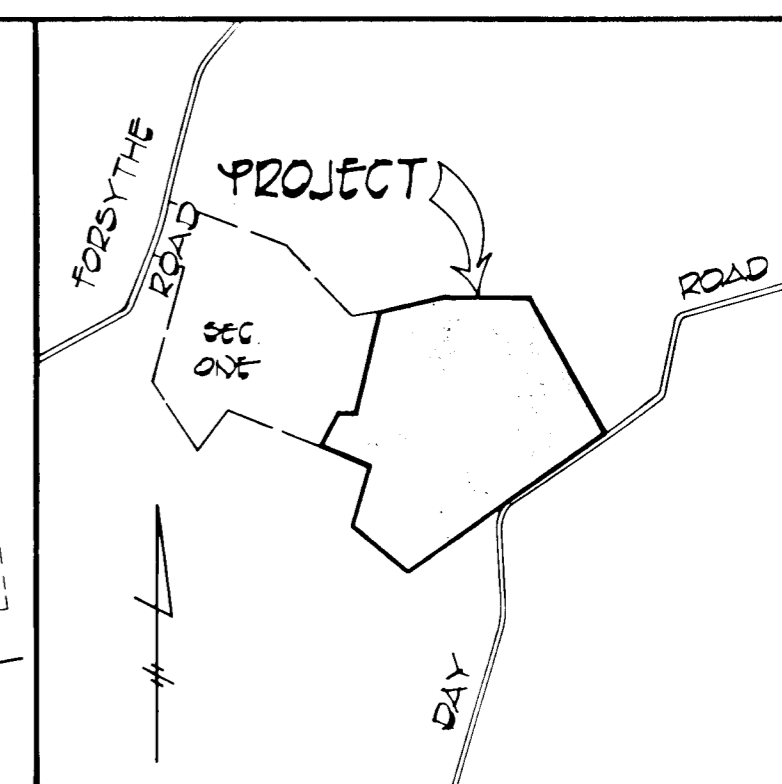
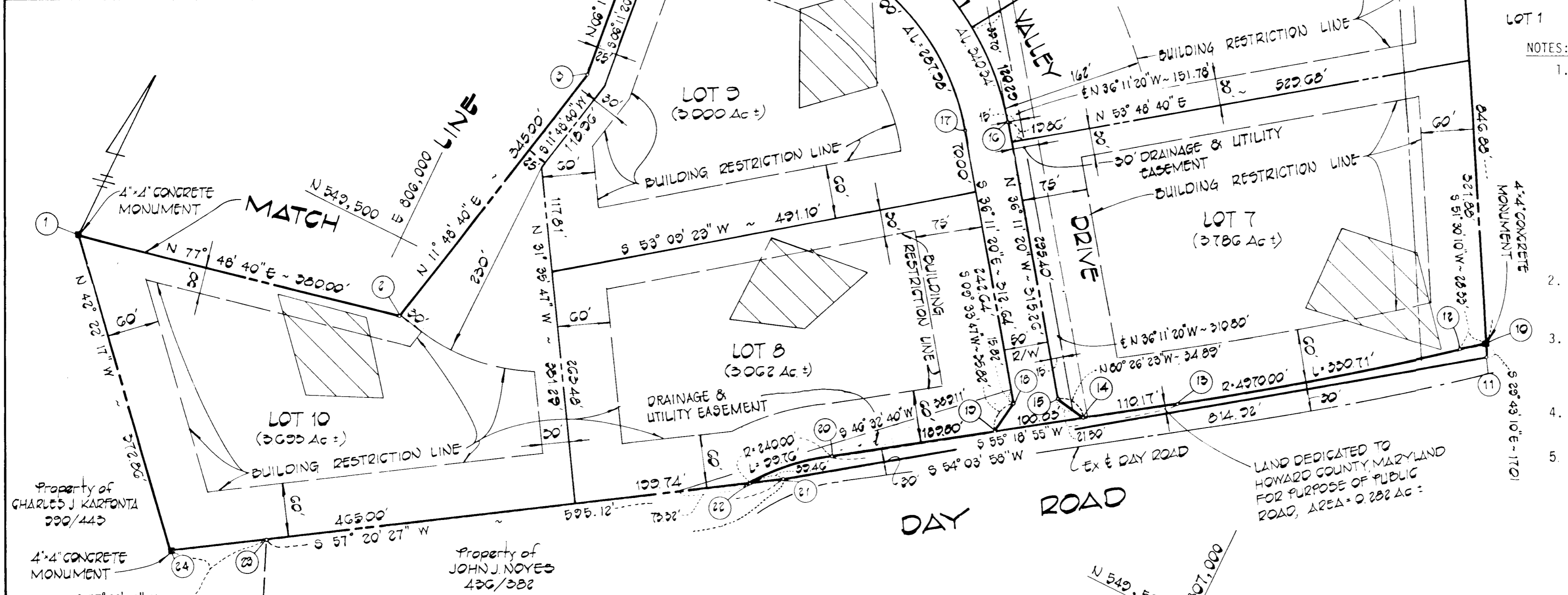


CURVE DATA				
NO	RADIUS	LENGTH	TANGENT	Δ
5-17	275.00	287.93	158.77	60°00'00"
6-16	325.00	340.34	187.64	60°00'00"
12-19	4970.00	350.71	165.42	92°45'45"
20-22	240.00	99.76	50.61	23°48'54"

HEALTH DEPT. CONVERSION TABLE		
NEW LOT NO.	OLD LOT NO.	
1	7	
2	6	
3	16	
4	15	
5	3	
6	2	
7	1	
8	26	
9	23	
10	25	
11	24	
12	22	

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
1.	549,343.60	805,670.07	13.	549,726.44	806,877.97
2.	549,423.83	806,041.50	14.	549,663.75	806,787.37
3.	549,761.53	806,112.12	15.	549,669.55	806,752.97
4.	549,985.22	806,087.86	16.	549,923.98	806,566.82
5.	550,005.49	806,274.87	17.	549,894.47	806,526.47
6.	550,055.20	806,269.48	18.	549,642.15	806,711.07
7.	550,053.51	806,352.66	19.	549,606.83	806,705.12
8.	550,372.16	806,323.26	20.	549,498.82	806,549.05
9.	550,676.66	806,745.77	21.	549,448.16	806,514.21
10.	549,941.17	806,165.62	22.	549,426.87	806,480.99
11.	549,926.40	807,174.05	23.	549,127.01	806,013.18
12.	549,923.54	807,143.45	24.	549,068.14	805,921.35

NOTE: COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE GRID SYSTEM



NOTES:

- 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.
- 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 ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM, AND THE ROAD RIGHT OF WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- SUBJECT PROPERTY ZONED "R" PER 10/3/77 COMPREHENSIVE ZONING PLAN.
- THIS PLAN IS SUBJECT TO VP 83-46

	SHEET 1 OF 2	SHEET 2 OF 2	TOTAL
NUMBER OF LOTS TO BE RECORDED	6	6	12
TOTAL AREA OF LOTS	20.475 Ac. ±	20.324 Ac. ±	40.799 Ac. ±
AREA OF ROAD R/W	0.764 Ac. ±	0.748 Ac. ±	1.512 Ac. ±
AREA OF LAND DEDICATED TO HOWARD COUNTY MARYLAND FOR PURPOSE OF A PUBLIC ROAD	0.282 Ac. ±	--	0.282 Ac. ±
TOTAL AREA OF SECTION 2	21.521 Ac. ±	21.072 Ac. ±	42.593 Ac. ±

OWNER AND DEVELOPER

CHARLES J. KARFONTA
21 CHRYSLER PLACE
CATONSVILLE, MARYLAND 21228

FISHER, COLLINS AND CARTER, INC.
CIVIL ENGINEERS AND
LAND SURVEYORS
8388 COURT AVENUE
ELLCOTT CITY, MD. 21043

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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

DIRECTOR _____ DATE _____

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

DIRECTOR _____ DATE _____

OWNER'S CERTIFICATE

I, CHARLES J. KARFONTA, 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 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 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 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; AND (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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 7TH DAY OF JANUARY 1983

Charles J. Karfonta
CHARLES J. KARFONTA

Charles J. Cross Jr.
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY VIRGINIA M. GARRATT, WIDOW, TO CHARLES J. KARFONTA BY DEED DATED FEBRUARY 15, 1980 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 990 FOLIO 443 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

RONALD B. CARTER #11704 _____ DATE _____

SECTION TWO
SUNSET VALLEY
LOTS 1-12

TAX MAP # 9 PARCEL 36
3RD ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1"=100' APRIL 17, 1981
SHEET 1 OF 2

5-70-12 P 81-14 F 81-115

823

