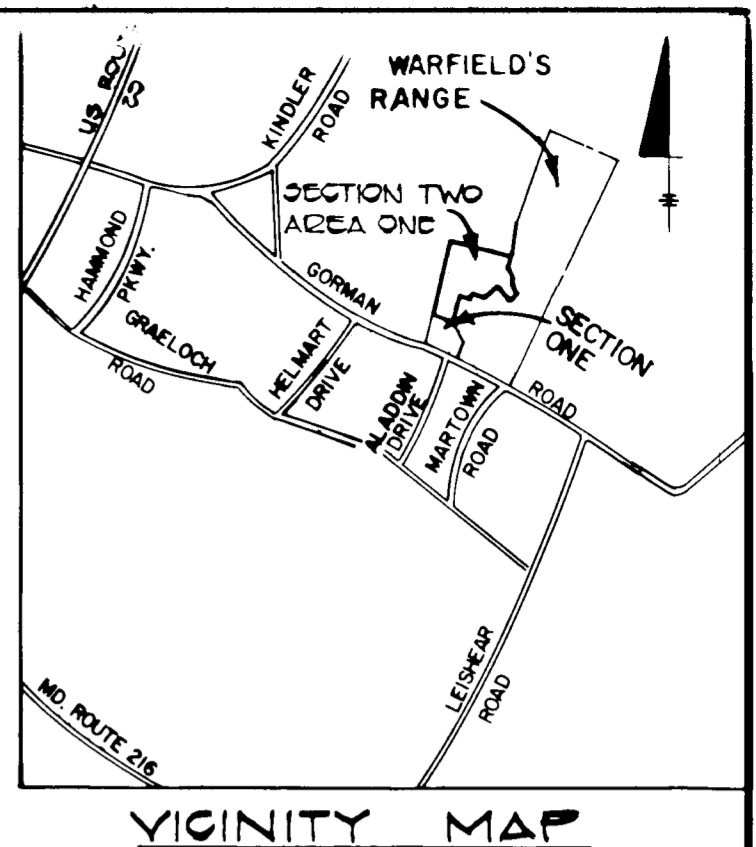
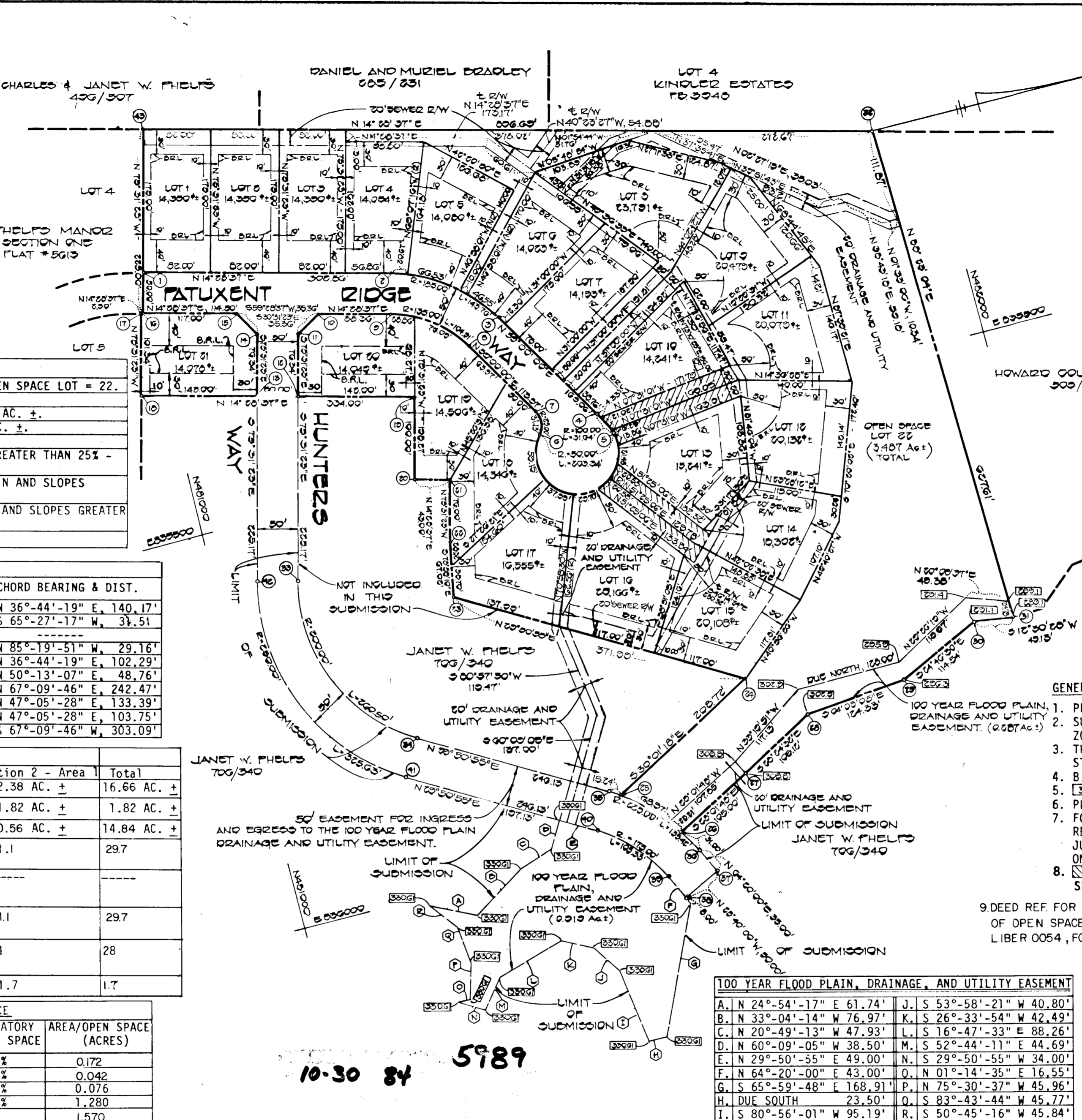


NO.	NORTH	EAST	NO.	NORTH	EAST
1	481010.40	835173.70	22	481291.17	835584.27
2	481303.64	835249.41	23	481278.37	835650.05
3	481415.97	835333.25	24	481601.01	835835.20
4	481503.04	835478.16	25	481420.30	835939.62
5	481516.13	835506.82	26	481482.85	836002.36
6	481429.25	835485.41	27	481575.53	835953.02
7	481431.60	835456.35	28	481668.00	835903.00
8	481373.11	835359.01	29	481792.00	835894.00
9	481291.14	835297.82	30	481896.00	835846.00
10	481205.59	835275.73	31	481940.06	835855.73
11	481175.13	835293.69	32	481922.36	835228.42
12	481156.05	835367.61	33	481099.76	835585.62
13	481107.63	835355.11	34	481193.86	835809.09
14	481126.72	835281.19	35	481407.34	835931.59
15	481108.76	835250.73	36	481498.16	836029.29
16	480997.90	835222.11	37	481513.32	836060.84
17	480995.48	835221.49	38	481468.25	836082.49
18	480970.14	835319.61	39	481453.09	836050.95
19	481293.54	835403.10	40	481382.46	835974.96
20	481268.54	835499.93	41	481168.98	835852.46
21	481310.17	835510.68	42	481051.34	835573.12
			43	481054.15	835004.25



HOWARD COUNTY PARK BOARD 309/417

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE SEPTEMBER 20, 1984, ON WHICH DATE DEVELOPER AGREEMENT 34-1199 was FILED AND ACCEPTED.

The lots or parcels shown on this plat are subject to the supplemental sewer-in-aid of construction charge, created by Section 20-311A of the Howard County Code and to Executive Order No. 72-9.

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Janet W. Phelps 12/8/83 DATE

AREA TABULATION

- NUMBER OF LOTS TO BE RECORDED - 21 + 1 OPEN SPACE LOT = 22.
- TOTAL AREA OF LOTS - 7.929 AC. ±.
- TOTAL AREA OF OPEN SPACE PROVIDED - 2.452 AC. ±.
- TOTAL AREA OF ROAD RIGHT-OF-WAY - 0.966 AC. ±.
- TOTAL AREA OF SUBDIVISION - 12.302 AC. ±.
- AREA OF 100 YEAR FLOOD PLAIN AND SLOPES GREATER THAN 25% - 1.820 AC. ±.
- OPEN SPACE ALLOWED FOR 100 YEAR FLOOD PLAIN AND SLOPES GREATER THAN 25% - 0.705 AC. ±.
- OPEN SPACE EXCLUDING 100 YEAR FLOOD PLAIN AND SLOPES GREATER THAN 25% - 1.667 AC. ±.
- TOTAL OPEN SPACE PROVIDED - 2.452 AC. ±.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	Δ	CHORD BEARING & DIST.
2-3	185.00'	143.76'	75.73'	44°-31'-23"	N 36°-44'-19" E, 140.17'
4-5	100.00'	31.64'	15.95'	18°-07'-39"	S 65°-27'-17" W, 31.51'
5-6	50.00'	203.34'	0.00'	230°-55'-38"	-----
6-7	25.00'	31.13'	17.94'	71°-20'-17"	N 85°-19'-51" W, 29.16'
8-9	135.00'	104.91'	55.26'	44°-31'-23"	N 36°-44'-19" E, 102.29'
25-26	225.00'	48.86'	24.53'	12°-26'-31"	N 50°-13'-07" E, 48.76'
33-34	200.00'	260.50'	152.44'	74°-37'-42"	N 67°-09'-46" E, 242.47'
35-36	225.00'	135.42'	69.83'	34°-29'-05"	N 47°-05'-28" E, 133.39'
39-40	175.00'	105.33'	54.31'	34°-29'-05"	N 47°-05'-28" E, 103.75'
41-42	250.00'	325.63'	190.55'	74°-37'-42"	S 67°-09'-46" W, 303.09'

DENSITY TABULATIONS

	Section 1	Section 2 - Area 1	Total
Gross Area	4.28 AC. ±	12.38 AC. ±	16.66 AC. ±
Floodplain/Steep Slopes	-----	1.82 AC. ±	1.82 AC. ±
Net Area	4.28 AC. ±	10.56 AC. ±	14.84 AC. ±
No. of Dwelling Units Allowed (Based of Net Area)	8.6	21.1	29.7
Floodplain Lot Adjustment Lot Allowance	-----	-----	-----
Total No. of Dwelling Units Allowed	8.6	21.1	29.7
Total No. of Dwelling Units Proposed	7	21	28
Density Per Acre	1.6	1.7	1.7

LOT SIZE AND MANDATORY OPEN SPACE

LOT SIZE (SQ. FT.)	NO. OF LOTS	AREA/LOTS (ACRES)	MANDATORY OPEN SPACE	AREA/OPEN SPACE (ACRES)
20,000 or LARGER	6	2.864	6%	0.172
18,000 - 19,999	1	0.420	10%	0.042
16,000 - 17,999	1	0.380	20%	0.076
14,000 - 15,999	13	4.265	30%	1.280
TOTALS	21	7.929	--	1.570

GENERAL NOTES:

- PROPERTY IS LOCATED ON TAX MAP 42, PART OF PARCEL '80.
- SUBJECT PROPERTY IS ZONED R-20 PER 10-3-77 COMPREHENSIVE ZONING PLAN.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
- B.R.L. WITHIN THE LOTS = BUILDING RESTRICTION LINE.
- 360.1 DENOTES 100 YEAR FLOOD PLAIN ELEVATIONS.
- PLAN SUBJECT TO VP 84-38.
- 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 ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- /// DENOTES 40' ACCESS EASEMENT FOR MAINTENANCE OF SEWER MAIN.
- DEED REF. FOR MAINTENANCE OF OPEN SPACE PARCEL IS LIBER 0054, FOLIO 550

OWNER
JANET W. PHELPS
10804 GORMAN ROAD
LAUREL, MARYLAND 20707

DEVELOPER
PHELPS ASSOCIATES
3670 STREET PLACE
SUITE 201
COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
6300 COLT AVENUE
ELLIOTT CITY, MARYLAND 21043 **PLAT # 5989**

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Joseph Boudreau 12/8/83
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

DIRECTOR DATE

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

DIRECTOR DATE

OWNER'S CERTIFICATE

I, JANET W. PHELPS, 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 8th DAY OF DECEMBER 1983

Janet W. Phelps 12/8/83
JANET W. PHELPS DATE

W. Newburn 12/8/83
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 TO JANET W. PHELPS BY A DEED FROM RONALD S. GOLDBERG, PERSONAL REPRESENTATIVE OF THE ESTATE OF CHARLES A. PHELPS, DECEASED, DATED DECEMBER 18, 1974 AND RECORDED IN LIBER 706 OF FOLIO 340, AND BY A DEED FROM STRAW MAN INC. TO CHARLES A. PHELPS AND JANET W. PHELPS, HIS WIFE DATED MAY 4, 1965 AND RECORDED IN LIBER 434 AT FOLIO 596, AMONGS THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Ronald B. Carter
DATE 12/5/1983
RONALD B. CARTER

WARFIELD'S RANGE
SECTION TWO AREA ONE

LOTS 1-22
TAX MAP 41 842 P/O PARCEL 80

6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
MARCH 5, 1984

S 82-11 P 83-03 F 84-94

#1038