

COORDINATE TABLE

POINT NO.	NORTHING	EASTING
1	559991.675	1329326.478
2	560131.826	1329469.177
3	560009.734	1329589.089
4	559968.336	1329599.552
5	559843.319	1329472.185

The requirements, § 3-10B, 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.

D. Wayne Weller 11/7/01
D. Wayne Weller, MD No. 10685 Date

Roy V. Bruner 11/09/01
Roy V. Bruner Date

Rosemary Bruner 11/6/01
Rosemary Bruner Date

Reservation of Public Utility
Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, on, over and through Lot 10, and conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, 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 the 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.

AREA TABULATIONS

- Total number of lots to be recorded: 1
 - Buildable: 1
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots to be recorded: 41,200 S.F. ±
 - Buildable: 41,200 S.F. ±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0
- Total area of subdivision to be recorded: 41,200 S.F. ±

APPROVED: For Public Water and Private Sewerage Systems Howard County Health Department.

James M. Metzger 11/19/01
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Paul S. Bruner 12/7/01
Director Date
William Deussen 11/21/01
Chief, Development Engineering Division Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Denise M. Miles to Roy V. Bruner and Rosemary Bruner by deed dated October 6, 1998 and recorded in the land records of Howard County in Liber 4455, Follo 27, 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.

D. Wayne Weller 11/7/01
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date



OWNER'S CERTIFICATE

We, Roy V. Bruner and Rosemary Bruner 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 Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- 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;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by my hand this 9th day of November, 2001.

Roy V. Bruner
Roy V. Bruner
Rosemary Bruner
Rosemary Bruner

D. Wayne Weller
Witness

RECORDED AS PLAT NUMBER 15120
ON 12-11-01 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

**Plat of Revision
HERITAGE HEIGHTS
Lots 10, Block B**

5th Election District - Howard County, MD
Tax Map 34 - Grid 12 - Parcel 204
Scale 1"=30' - Date: November 2001
Zoning: R-12 Sheet 1 of 1

Previous Submittals: DPZ File No. F-84-47, Recorded 11/4/83, Plat No. 5663

LDE Inc.

Engineers, Surveyors, Planners
9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9340

GENERAL NOTES

- This plat is based on a field run boundary survey performed on October, 2001 by LDE, Inc.
- The Coordinates shown hereon are based on NAD '83, Maryland Coordinate System, as projected by Howard County Geodetic Control Stations No. 35A2 & 34BB.
- ☒ Stone or Concrete Monument Found or set.
● Pipe or Rebar Found or Set.
- Subject property is zoned: R-12 per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/-, more or less.
- Deed Reference: Parcel 204 Liber 4455 - Follo 27
- There is an existing dwelling/structure located on Lot 10 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.
- This area designate a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. (COMAR 26.04.03) 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.
- This subdivision is exempt from Forest Conservation requirements per Section 16.1202.(b).(1).(vii) of the Howard County Code and from Landscape requirements since no additional lots are being created. **In the future, if this lot is resubdivided and additional lots are created, Forest Conservation and Landscaping must be addressed.**
- There are no wetlands, floodplains or streams located on the subject property.

OWNER/DEVELOPER
Roy V. Bruner
Rosemary Bruner
12310 Wake Forest Road
Clarksville, Maryland 21029

The purpose of this plat of revision is to revise the building restriction lines to meet the minimum requirements for the R-12 zone.

