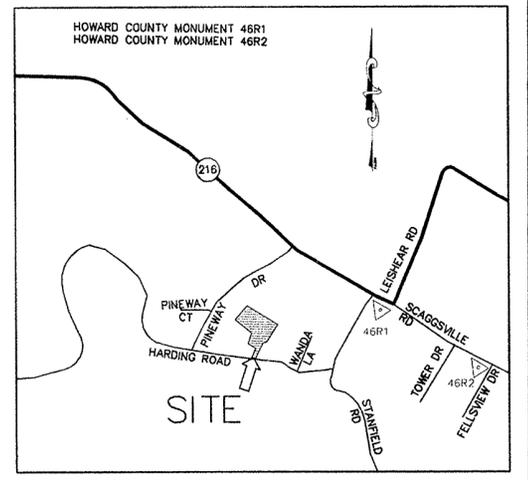


COORDINATE TABLE

NO.	NORTH	EAST
1	162293.5062	409119.9462
2	162540.0599	409247.2140
3	162593.3252	409260.5525
4	162629.4089	409144.7962
5	162697.6652	409055.6201
6	162893.0931	409167.3541
7	162780.3763	409314.7039
8	162537.9094	409252.6970
9	162292.0030	409125.9217

NOTE: COORDINATES BASED ON NAD' 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31E7 AND 31E6



VICINITY MAP
1"=2000

GENERAL NOTES

- 1.) SUBJECT PROPERTY IS ZONED R-20 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN
- 2.) COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATION NO. 46R1 N 570852.372 E 1376700.647 NO. 46R2 N 572335.350 E 1377504.033
- 3.) THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT JUNE 6, 1995 BY MAISTE & WATTS, INC.
- 4.) NO BURIAL GROUNDS OR CEMETARIES EXIST ON SITE
- 5.) ALL AREAS SHOWN ARE MORE OR LESS.
- 6.) SURVEY WORK AND DOCUMENTATION ARE TO BE PERFORMED IN ACCORDANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL LAND SURVEYORS 09.13.06 STATE OF MARYLAND STANDARDS OF PRACTICE.
- 7.) B.R.L. DENOTES BUILDING RESTRICTION LINE
- 8.) THIS LOT WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- 9.) PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- 10.) THIS LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- 11.) ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT
- 12.) A FEE OF \$2,100.00 IS PAID AT THIS TIME FOR ABANDONMENT OF 2,100 SQ. FEET OF FOREST CONSERVATION AS SHOWN ON THIS PLAT.
- 13.) THE EXISTING DWELLING AND STRUCTURES ON THIS SITE ARE TO REMAIN.
- 14.) 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.
- 15.) DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a.) WIDTH-12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)
 - b.) SURFACE- SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - c.) GRADE- MINIMUM 1.5% GRADE MAXIMUM 10% GRADE CHANGE AND MIN 45' TURNING RADIUS
 - d.) STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (HEAVY-LOADING)
 - e.) DRAINAGE/ELEMENTS-CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1" DEPTH OVER DRIVEWAY
 - f.) STRUCTURE CLEARANCES-MINIMUM 12 FEET
 - g.) MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE



MINIMUM LOT SIZE

LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
3	47,613.72	1,993.63	45,620.09

AREA TABULATIONS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED :	1
TOTAL NUMBER OF OPEN SPACE TO BE RECORDED :	0
TOTAL NUMBER OF LOTS TO BE RECORDED :	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED :	1.09 ACRES
TOTAL AREA OF OPEN SPACE TO BE RECORDED :	0.00 ACRES
TOTAL AREA OF LOTS TO BE RECORDED :	1.09 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED :	0.00 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED :	1.09 ACRES

THE REQUIREMENTS OF S-3-108, 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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH BY SURVEYOR:

John C. Mellema Sr. 2/6/02
 JOHN C. MELLEMA SR. REG. NO. DATE
 P. E. JOHANSEN 2/6/02
 OWNER DATE
 OWNER DATE

NOTE: WATER AND SEWER HOUSE CONNECTIONS FOR LOTS 1-4 HAVE BEEN RECORDED IN THE HOWARD COUNTY LAND RECORDS AT 3666/620, 3666/624, 3666/628, 3666/632 & 3666/636.

OWNER'S STATEMENT

WE, PAUL E. JOHANSEN & HEIDI JOHANSEN, OWNER OF THE SAID 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, 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-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF STREETS AND OR ROADS AND FLOODPLAINS 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 ERRECTED ON OR OVER THE SAID EASEMENTS RIGHT-OF-WAY.

WITNESS MY HAND THIS 6 DAY OF 2002.

Paul E. Johansen 2/6/02
 Heidi Johansen 2/6/02
 DATE DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY PAUL E. JOHANSEN & HEIDI JOHANSEN TO JONI DeBALDO BY A DEED DATED JANUARY 14, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4421, FOLIO 314 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John C. Mellema Sr. 2-6-02
 JOHN C. MELLEMA SR. SURVEYOR DATE

RECORDED AS PLAT ~~1502~~ ON 3-4-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
 LOT 3
 "DeBALDO PROPERTY"
 LOTS 1-4 A SUBDIVISION OF PARCEL 214 F 96-176
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP 46 PARCEL 214 GRID 4 ZONED R-20
 SCALE : 1" = 50' DATE: FEBRUARY, 2002

PREPARED BY:
 JOHN C. MELLEMA SR., INC.
 LAND SURVEYORS
 5409 EAST DRIVE BALTIMORE CO. MARYLAND 21227
 PHONE: 410-247-7488 FAX: 410-247-2507

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

Denny Bowman MDH-516 2-14-02
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul E. Johansen 2/12/02
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Paul E. Johansen 2/26/02
 DIRECTOR DATE

WITNESS MY HAND THIS 6 DAY OF 2002.

Paul E. Johansen 2/6/02
 Heidi Johansen 2/6/02
 DATE DATE

