

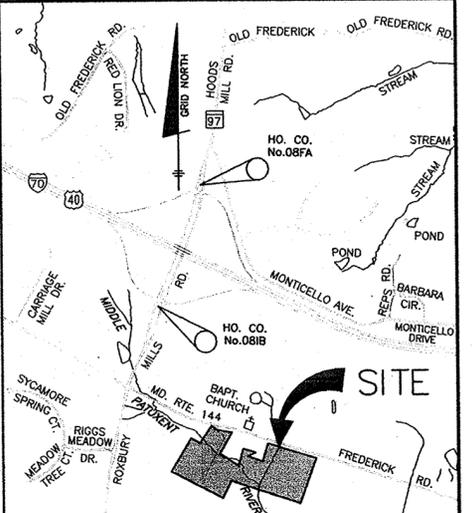
GENERAL NOTES:

- DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
 - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE FOUND.
 - DENOTES IRON PIPE FOUND.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 08FA AND 08IB. NAD '27 CONTROL STATION NO. 3633003 USED FOR VERTICAL DATUM.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS"
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY OF PARCEL 97 PERFORMED ON OR ABOUT AUGUST, 1999, BY BENCHMARK ENGINEERING, INC. AND CONFIRMED ON OR ABOUT SEPTEMBER, 2002, AND A FIELD RUN MONUMENTED BOUNDARY SURVEY OF PARCEL 99 PERFORMED ON OR ABOUT SEPTEMBER, 2002.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS EXCEPT AS APPROVED PER WP-00-53 BY HOWARD COUNTY, DEPARTMENT OF PLANNING AND ZONING. ALL FOREST TO REMAIN WITHIN THE AREAS SHOWN AS FOREST CONSERVATION EASEMENT MEET THE MINIMUM REQUIREMENTS OF THE FOREST CONSERVATION ACT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS SUBDIVISION. THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WILL BE FULFILLED BY RETENTION OF 11.2 ACRES OF EXISTING FOREST IN A FOREST CONSERVATION EASEMENT. 6.0 ACRES OF THIS RETENTION IS WITHIN THE NTA, WHICH IS GREATER THAN THE REQUIRED BREAK-EVEN POINT FOR THIS PROJECT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED. THE FOREST CONSERVATION OBLIGATION FOR THIS SUBDIVISION WAS ADDRESSED AND PROVIDED ON F-00-34.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH PRESERVATION PARCELS A THROUGH C AND LOTS 4 THROUGH 8, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S) OR LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED 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, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT(S) AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (18' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 5-8 IS BEING RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, SIMULTANEOUSLY WITH THIS PLAT. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1, 2 AND 4 (FORMERLY LOT 3) IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 5127, AT FOLIO 552, DATED MARCH 22, 2000.
- 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 ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A FOREST CONSERVATION EASEMENT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

- THE 65 dBA NOISE LINE SHOWN ON THIS PLAT IS BASED UPON ULTIMATE TRAFFIC VOLUMES PROJECTED FOR THE YEAR 2020. THE AREA BETWEEN THE 65 dBA LINE AND THE ROAD IS CONSIDERED TO BE BEYOND THE ACCEPTABLE THRESHOLD FOR A NOISE SENSITIVE LAND USE ENVIRONMENT.
- LANDSCAPING FOR LOTS 4-8 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION PLAN SET.
- THIS SUBDIVISION IS SUBJECT TO THE CREATION OF 6.35 AC.± OF PRESERVATION PARCEL EASEMENT TO FULFILL THE REQUIREMENTS OF THE LOTS CREATED UNDER F-00-34.
- ALL EXISTING DWELLING/STRUCTURES ON LOT 4 ARE TO REMAIN. NO BUILDING EXTENSIONS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- THE PURPOSE OF PRESERVATION PARCELS 'A' AND 'C' SHALL BE ENVIRONMENTAL/SWM PRESERVATION EASEMENT AREAS THAT WILL SERVE AS BUFFER AREAS FOR THE PROPOSED CLUSTER LOTS FROM THE ROADWAY AND ADJACENT PROPERTIES. PRESERVATION PARCELS 'A' AND 'C' ARE TO BE PRIVATELY OWNED WITH THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY AS THE EASEMENT HOLDERS. PRESERVATION PARCELS 'A' AND 'C' SHALL SERVE AS AREAS TO ENCOMPASS THE PROPOSED STORM WATER MANAGEMENT PRACTICES, FOREST CONSERVATION AND OTHER USES. PRESERVATION PARCEL 'A' IS A BUILDABLE ENVIRONMENTAL/SWM PRESERVATION PARCEL CONTAINING 11.2 ACRES OF FOREST CONSERVATION EASEMENT AND ADDITIONAL WETLANDS, WETLAND BUFFERS AND STREAM BUFFERS. LESS THAN 0.1 ACRES OF TREES WILL BE CLEARED TO PROVIDE DRIVEWAY ACCESS TO A HOUSE THAT WILL BE LOCATED 600'± FROM FREDERICK ROAD. THE HOUSE WILL FACE FREDERICK ROAD.
- THE PURPOSE OF PRESERVATION PARCEL 'B' SHALL BE ENVIRONMENTAL PRESERVATION EASEMENT AREA THAT WILL SERVE AS A CONTINUATION OF THE EXISTING EASEMENTS ON ADJACENT PARCELS AS WELL AS PROVIDE BUFFER AREAS FOR THE PROPOSED CLUSTER LOTS FROM THE ROADWAY AND ADJACENT PROPERTIES. PRESERVATION PARCEL 'B' WILL BE PRIVATELY OWNED WITH HOWARD COUNTY AND THE HOMEOWNER'S ASSOCIATION AS THE EASEMENT HOLDERS.

- ALL HOUSES SHALL FACE FREDERICK ROAD
- LOCATED UPON THE ADJOINING PARCEL 129 (PAUL SMITH PROPERTY) ARE THE HISTORIC SITE "HO-181", "HOOG LOG HOUSE" AND CEMETERY SITE "8-1".
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AS A CONSEQUENCE OF THE SKETCH PLAN'S SUBMISSION PRIOR TO NOVEMBER 15, 2001. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED ZONING REGULATIONS APPROVED PER COUNCIL BILL 50-2001.
- STORM WATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
- WAIVER PETITION WP-00-53 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON JULY 21, 2000 WAIVING SECTIONS 16.116(o)(1), 16.119(a)(1) AND 16.120(o)(1) FOR DISTURBANCE TO WETLANDS AND WETLAND BUFFERS AND TO DRIVEWAY ACCESS ONTO AN ARTERIAL ROAD FOR THE EASTERN LOT (PRESERVATION PARCEL 'A').
- WAIVER PETITION WP-00-53 WAS PARTIALLY APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON MAY 24, 2000 WAIVING SECTIONS 16.119(f)(1) AND 16.120(o)(1) FOR DRIVEWAY ACCESS ONTO AN ARTERIAL ROADWAY FOR THE WESTERN LOTS (LOTS 5-8).
- ON JULY 30, 2001 THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION CONDITIONALLY APPROVED A DESIGN MANUAL WAIVER, WAIVING THE REQUIREMENTS OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME III - ROADS AND BRIDGES, SECTION 2.6.2. THIS WAIVED THE REQUIREMENT THAT A SHARED RESIDENTIAL DRIVEWAY, WHICH CROSSES A 100-YEAR FLOODPLAIN, BE DESIGNED AND CONSTRUCTED AS A PUBLIC ACCESS PLACE. THIS USE-IN-COMMON DRIVEWAY MUST BE CONSTRUCTED TO THE CROSS SECTION OF A PUBLIC ACCESS PLACE (18' PAVING SECTION) BUT WITHIN A 24' EASEMENT.

- [540.2] INDICATES 100-YEAR FLOODPLAIN ELEVATIONS. THE 100-YEAR FLOODPLAIN LIMITS SHOWN ARE TAKEN FROM INFORMATION PROVIDED IN THE CATTAIL CREEK WATERSHED STUDY, CAPITAL PROJECT #0-1079 DATED JUNE 1994. THE LIMITS AND CROSS SECTION INFORMATION WAS OBTAINED THROUGH THE HOWARD COUNTY DEPT. OF PUBLIC WORKS TRANSPORTATION AND WATERSHED DIVISION'S GIS NETWORK. A MORE DETAILED STUDY IS PROVIDED FOR THE FLOODPLAIN THAT CROSSES PARCEL 99 TO DETERMINE THE IMPACT OF THE CULVERT ON THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION. THERE IS NO INCREASE OF WATER SURFACE ELEVATION ON THE SMITH PROPERTY, PARCEL 129.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE RECORDED ON 12/17/03 AS NO. 1000361989196906 WORK ORDER # 000828120 AMONG THE STATE OF MARYLAND, DEPARTMENT OF ASSESSMENT AND TAXATION, RECORDS.
- STORMWATER MANAGEMENT SHALL BE PROVIDED FOR THIS PROJECT BASED ON GUIDELINES ESTABLISHED BY THE 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUMES I AND II. STRUCTURAL AND NON-STRUCTURAL PRACTICES ARE UTILIZED TO FULFILL STORMWATER MANAGEMENT REQUIREMENTS. STRUCTURAL STORMWATER MANAGEMENT IS PROVIDED BY A MICRO POOL EXTENDED DETENTION FACILITY LOCATED ON PRESERVATION PARCEL 'C'. THIS FACILITY IS TO BE PRIVATELY OWNED AND TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE MARYLAND DEPARTMENT OF THE ENVIRONMENT TRACKING NUMBER IS 03-NI-0041/200361993 FOR DISTURBANCES TO WETLANDS, WETLAND BUFFER AND FLOODPLAIN.
- NO CEMETERY, GRAVE SITES, OR HISTORICAL STRUCTURES ARE LOCATED ON THIS PROPERTY.
- THIS SUBDIVISION IS SUBJECT TO APPLICABLE DPZ FILES: S-01-28, P-02-23, WP-00-53, F-00-34, WP-03-124
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT 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 ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.



VICINITY MAP
SCALE: 1"=2000'

BENCH MARKS NAD'83 HORIZONTAL	
HO. CO. #08FA	
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE.	
N 607113.698'	E 1311061.325'
HO. CO. #08IB	
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE	
N 604721.750'	E 1310194.124'
NAD'27 VERTICAL	
HO. CO. #3633003	ELEV. 617.44'
CONCRETE MONUMENT 0.9' BELOW SURFACE	

OVERALL SITE DATA TABULATION
AVERY PROPERTY LOTS 1-3 AND DORSEY PARCEL

1) OVERALL AREA TABULATION	
a. TOTAL AREA OF SITE	37.20 AC.±
b. AREA OF 100 YEAR FLOODPLAIN (APPROX.)	7.20 AC.±
c. AREA OF STEEP SLOPES (25% OR GREATER)	1.06 AC.±
d. NET AREA OF SITE	28.94 AC.±
e. AREA OF THIS PLAN SUBMISSION	SEE SITE DATA TABULATION THIS SUBMISSION
f. AREA OF PROPOSED BUILDABLE LOTS	8.61 AC.±
g. AREA OF PROPOSED PRESERVATION PARCELS	28.28 AC.±
h. AREA OF PROPOSED PUBLIC ROAD R/W	0.33 AC.±
2) OVERALL LOT TABULATION	
a. ALLOWABLE RESIDENTIAL LOT YIELD:	8
b. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SITE	7
c. TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS PROPOSED ON THIS SITE	1

SITE DATA TABULATION

1) GENERAL SITE DATA	
a. PRESENT ZONING:	RC-DEO
b. APPLICABLE DPZ FILE REFERENCES:	F-00-034, WP-00-53, S-01-28, P-02-23, WP-03-124
c. DEED REF. PARCEL 97 - 1465/0246	PARCEL 99 - 5434/295
d. PROPOSED USE OF SITE:	5 NEW SFD HOMES & 1 EX.
e. PROPOSED WATER AND SEWER SYSTEMS:	PRIVATE
2) AREA TABULATION	
a. TOTAL AREA OF SITE	34.88 AC.±
b. AREA OF 100 YEAR FLOODPLAIN (APPROX.)	7.20 AC.±
c. AREA OF STEEP SLOPES (25% OR GREATER)	1.06 AC.±
d. NET AREA OF SITE	26.62 AC.±
e. AREA OF THIS PLAN SUBMISSION	34.88 AC.±
f. AREA OF PROPOSED BUILDABLE LOTS	6.46 AC.±
g. AREA OF PROPOSED PRESERVATION PARCELS	28.28 AC.±
h. AREA OF PROPOSED PUBLIC ROAD R/W	0.14 AC.±
3) LOT TABULATION	
a. ALLOWABLE RESIDENTIAL LOT YIELD:	6 - (SEE NOTE 17)
b. TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED ON THIS SUBMISSION	5 (1 EX.)
c. TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS PROPOSED ON THIS SUBMISSION	1
4) OPEN SPACE DATA	
a. MINIMUM RESIDENTIAL LOT SIZE	40,000 S.F.
b. OPEN SPACE REQUIRED (0%)	N/A
c. TOTAL AREA OF PROPOSED OPEN SPACE LOTS	N/A
d. TOTAL AREA OF NON-CREDITED NARROW O. S.	N/A
e. TOTAL CREDITED OPEN SPACE PROVIDED (OPEN SPACE AREA MINUS PIPESTEM AREA)	N/A
f. AREA OF RECREATION OPEN SPACE REQUIRED	N/A
g. AREA OF RECREATION OPEN SPACE PROVIDED	N/A

OWNER:
JOHN R. AND AUDREY L. AVERY
14331 FREDERICK ROAD
COOKSVILLE, MARYLAND 21723

SURVEYOR:
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLICOTT CITY, MARYLAND 21043
410-465-6105

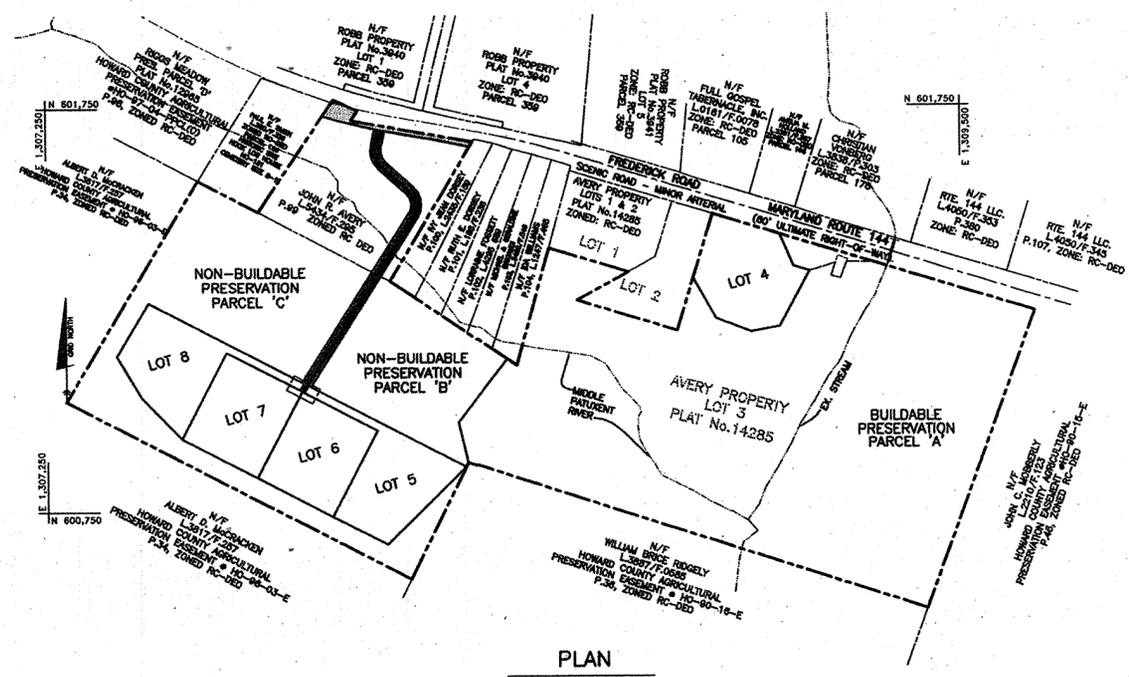
THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

David M. Harris 06/02/04
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978

John R. Avery 6/2/04
SIGNATURE OF OWNER
JOHN R. AVERY

Audrey L. Avery 6/2/04
SIGNATURE OF OWNER
AUDREY L. AVERY

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 99 AND RESUBDIVIDE AVERY PROPERTY, LOT 3, PLAT NOS. 14285-14287, CREATING LOTS 4 THROUGH 8 AND PRESERVATION PARCELS 'A' THROUGH 'C'.



- WAIVER PETITION WP-03-124, A REQUEST TO SECTION 16.116(o)(1-3), WHICH REQUIRES THE PROTECTION OF WETLANDS, STREAMS AND STEEP SLOPES, WAS VOIDED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING ON JULY 10, 2003.
- COUNTY COUNCIL RESOLUTION NO. 158-2003, A REQUEST TO RELEASE ACREAGE FROM AN AGRICULTURAL PRESERVATION EASEMENT GRANTED BY ALBERT D. MCCrackEN, HELD BY HOWARD COUNTY MARYLAND, BUT LOCATED ON REAL PROPERTY OWNED BY JOHN AND AUDREY AVERY, AND AUTHORIZING AN AMENDMENT TO A DEED OF EASEMENT BETWEEN ALBERT D. MCCrackEN AND HOWARD COUNTY, WAS APPROVED BY THE COUNCIL ON JANUARY 5, 2004. The amount of easement released was 7.73 acres±.

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.46± AC.
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS	17.71± AC.
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	2
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS	10.57± AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 AC.
TOTAL AREA OF RECREATIONAL OPEN SPACE TO BE RECORDED	0.00 AC.
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED	7.20± AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0.14± AC.
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	34.88± AC.

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

Denny Bannister 6-22-04
COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

MAJ 6/1/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Stacy Caffery 6/25/04
DIRECTOR (ACTING)
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY FRANCIS LEVERTT CAMPBELL TO JOHN R. AVERY AND AUDREY L. AVERY BY DEED DATED FEBRUARY 25, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1465 AT FOLIO 246 AND ALL OF THE LAND CONVEYED BY CHARLES A. DORSEY TO JOHN AVERY BY DEED DATED APRIL 12, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5434 AT FOLIO 295 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.

David M. Harris
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

06/02/04

OWNER'S DEDICATION

WE, JOHN R. AVERY AND AUDREY L. AVERY, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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, (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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS SECOND DAY OF JUNE, 2004.

John R. Avery 6/2/04
JOHN R. AVERY
DATE

Audrey L. Avery 6/2/04
AUDREY L. AVERY
DATE

David M. Harris 6/2/04
WITNESS
DATE

RECORDED AS PLAT NO. 16776 ON 6/29/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

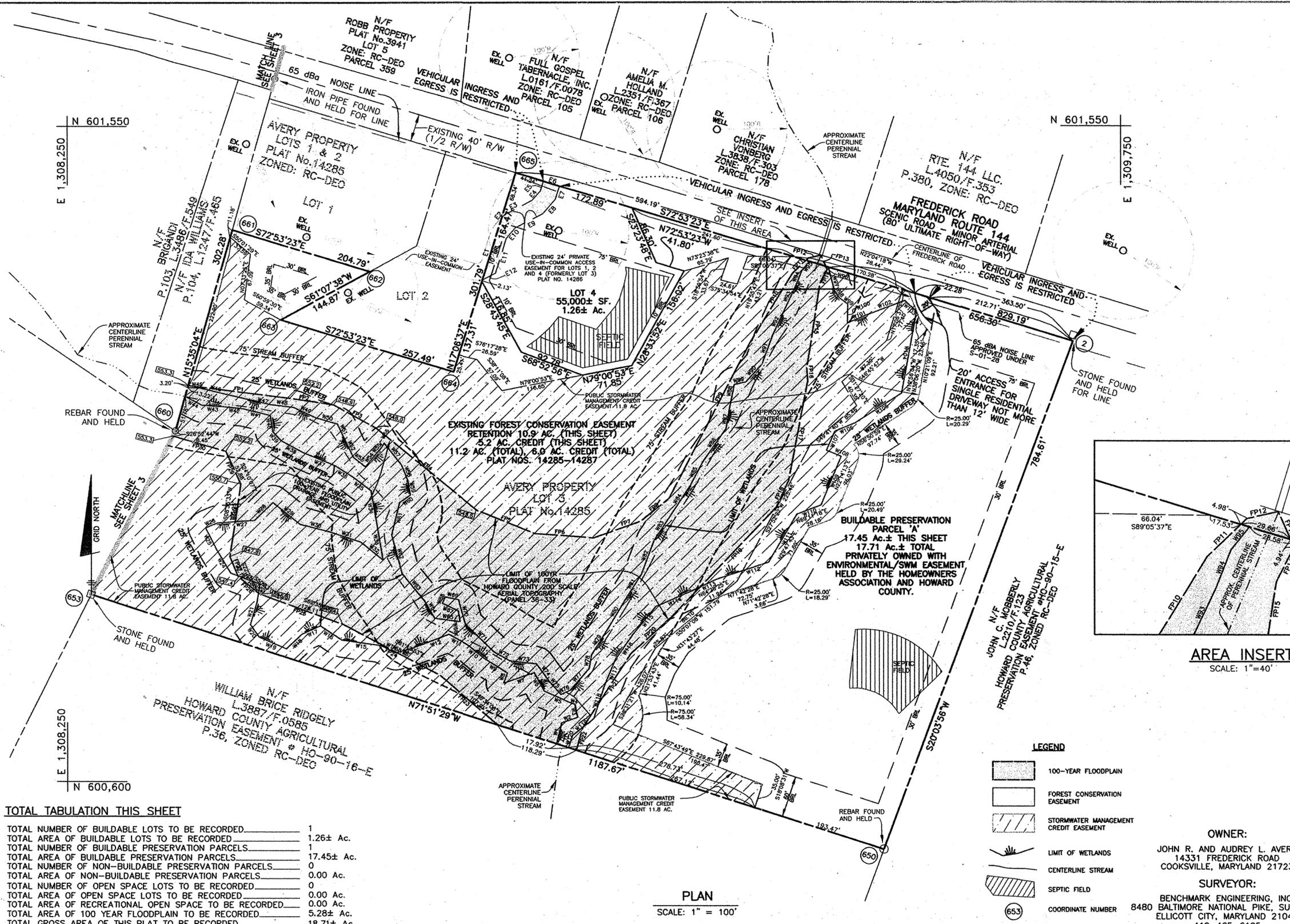
AVERY PROPERTY
LOTS 4-8 AND PRESERVATION PARCELS 'A'-'C'

A SUBDIVISION OF PARCEL 99 AND A RESUBDIVISION OF AVERY PROPERTY, LOT 3, PLAT NUMBERS 14285-14287

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONING: RC-DEO
TAX MAP: 8 BLOCK: 23
PARCELS: 99 AND 97

SCALE: 1" = 200'
DATE: SEPT., 2003
SHEET: 1 of 3



FLOODPLAIN CHART

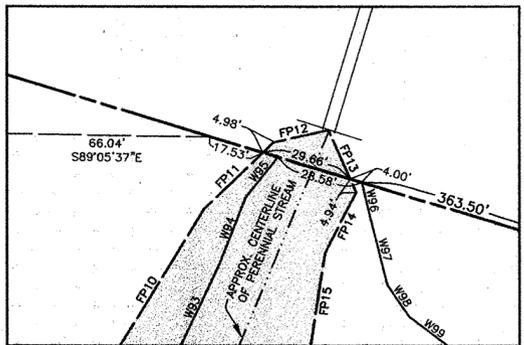
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
FP1	S82°44'38"E	145.87'	FP25	N69°35'30"W	126.11'
FP2	S81°23'57"E	62.73'	FP26	N50°33'01"W	38.54'
FP3	S60°53'32"E	69.93'	FP27	N22°27'57"W	32.14'
FP4	S50°10'16"E	184.90'	FP28	N08°35'33"W	105.95'
FP5	S67°38'22"E	90.77'	FP29	N24°10'07"W	52.88'
FP6	S85°39'43"E	83.27'	FP30	N73°52'30"W	78.38'
FP7	N70°15'18"E	71.88'	FP31	N65°16'49"W	31.14'
FP8	N50°37'02"E	51.91'	FP32	N67°44'26"W	169.84'
FP9	N27°03'40"E	251.21'	FP33	N53°55'41"W	171.43'
FP10	N31°04'34"E	119.53'	FP34	N73°53'07"W	22.73'
FP11	N45°43'52"E	31.62'	FP35	S33°41'19"W	97.13'
FP12	N77°12'30"E	18.13'	FP36	N51°25'36"W	50.33'
FP13	S23°39'03"E	22.65'	FP37	N34°14'12"W	76.16'
FP14	S26°58'19"W	22.44'	FP38	N24°41'30"W	77.39'
FP15	S08°50'12"W	123.86'	FP39	N15°00'01"W	88.68'
FP16	S03°08'38"E	19.44'	FP40	N15°06'29"W	81.16'
FP17	S10°37'32"W	146.62'	FP41	N39°33'02"W	37.07'
FP18	S24°33'41"W	42.35'	FP42	S88°30'01"E	21.98'
FP19	S43°08'30"W	219.79'	FP43	S60°13'02"E	83.38'
FP20	S47°27'18"W	76.73'	FP44	S58°05'35"E	92.38'
FP21	S32°31'22"W	128.56'	FP45	S70°26'56"E	93.18'
FP22	S15°31'55"W	33.31'	FP46	S59°48'43"E	41.09'
FP23	N48°34'06"W	107.91'	FP47	S17°19'39"W	113.30'
FP24	N61°42'53"W	158.65'			

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
2	601238.7169	1309681.9228
650	600501.7287	1309412.7266
653	600871.5374	1308284.0953
657	601570.1677	1307624.0378
658	601491.6569	1307771.8169
659	601320.9541	1308095.1041
660	601109.0347	1308404.4748
661	601400.1997	1308485.6839
662	601339.9473	1308681.4140
663	601269.9973	1308554.5578
664	601194.2422	1308800.6481
665	601482.6713	1308889.4364
666	601665.5479	1308299.8494
667	601719.5135	1308001.5742
668	601743.8706	1308017.8598
669	601771.4726	1307958.9057
691	600582.9073	1308141.9134
692	601023.3877	1307297.2341

EASEMENT CHART

LINE	BEARING	LENGTH
E1	N17°06'37"E	94.00'
E2	N39°44'51"E	5.89'
E3	N62°23'06"E	44.41'
E4	N40°55'05"E	18.20'
E5	N17°23'06"E	15.01'
E6	S72°53'23"E	24.00'
E7	S17°23'06"W	20.12'
E8	S40°55'05"W	27.75'
E9	S62°23'06"W	44.16'
E10	S39°44'51"W	19.66'
E11	S17°06'37"W	52.57'
E12	S62°01'06"W	21.25'



AREA INSERT
SCALE: 1"=40'

TOTAL TABULATION THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.26± Ac.
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS	1
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS	17.45± Ac.
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS	0.00 Ac.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 Ac.
TOTAL AREA OF RECREATIONAL OPEN SPACE TO BE RECORDED	0.00 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED	5.28± Ac.
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	18.71± Ac.

- ### LEGEND
- 100-YEAR FLOODPLAIN
 - FOREST CONSERVATION EASEMENT
 - STORMWATER MANAGEMENT CREDIT EASEMENT
 - LIMIT OF WETLANDS
 - CENTERLINE STREAM
 - SEPTIC FIELD
 - COORDINATE NUMBER

OWNER:
JOHN R. AND AUDREY L. AVERY
14331 FREDERICK ROAD
COOKVILLE, MARYLAND 21723

SURVEYOR:
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLCOTT CITY, MARYLAND 21043
410-465-6105

THE REQUIREMENTS § 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 THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

David M. Harris 06/02/04
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978

John R. Avery 6/2/04
SIGNATURE OF OWNER
JOHN R. AVERY

Audrey L. Avery 6/2/04
SIGNATURE OF OWNER
AUDREY L. AVERY

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 99 AND RESUBDIVIDE AVERY PROPERTY, LOT 3, PLAT NOS. 14285-14287, CREATING LOTS 4 THROUGH 8 AND PRESERVATION PARCELS 'A' THROUGH 'C'.

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

Denny Brantley 6-22-04
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

MAJ 6/1/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Stephen Lafferty 6/25/04
DIRECTOR (ACTING) DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY FRANCIS LEVERETT CAMPBELL TO JOHN R. AVERY AND AUDREY L. AVERY BY DEED DATED FEBRUARY 25, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1465 AT FOLIO 246 AND ALL OF THE LAND CONVEYED BY CHARLES A. DORSEY TO JOHN AVERY BY DEED DATED APRIL 12, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5434 AT FOLIO 295 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.

David M. Harris 06/02/04
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MD. REG. NO. 351

OWNER'S DEDICATION

WE, JOHN R. AVERY AND AUDREY L. AVERY, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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, (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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS SECOND DAY OF JUNE, 2004.

John R. Avery 6/2/04
JOHN R. AVERY DATE

Audrey L. Avery 6/2/04
AUDREY L. AVERY DATE

David M. Harris 6/2/04
WITNESS DATE

RECORDED AS PLAT NO. 16777
ON 6/29/04 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

AVERY PROPERTY

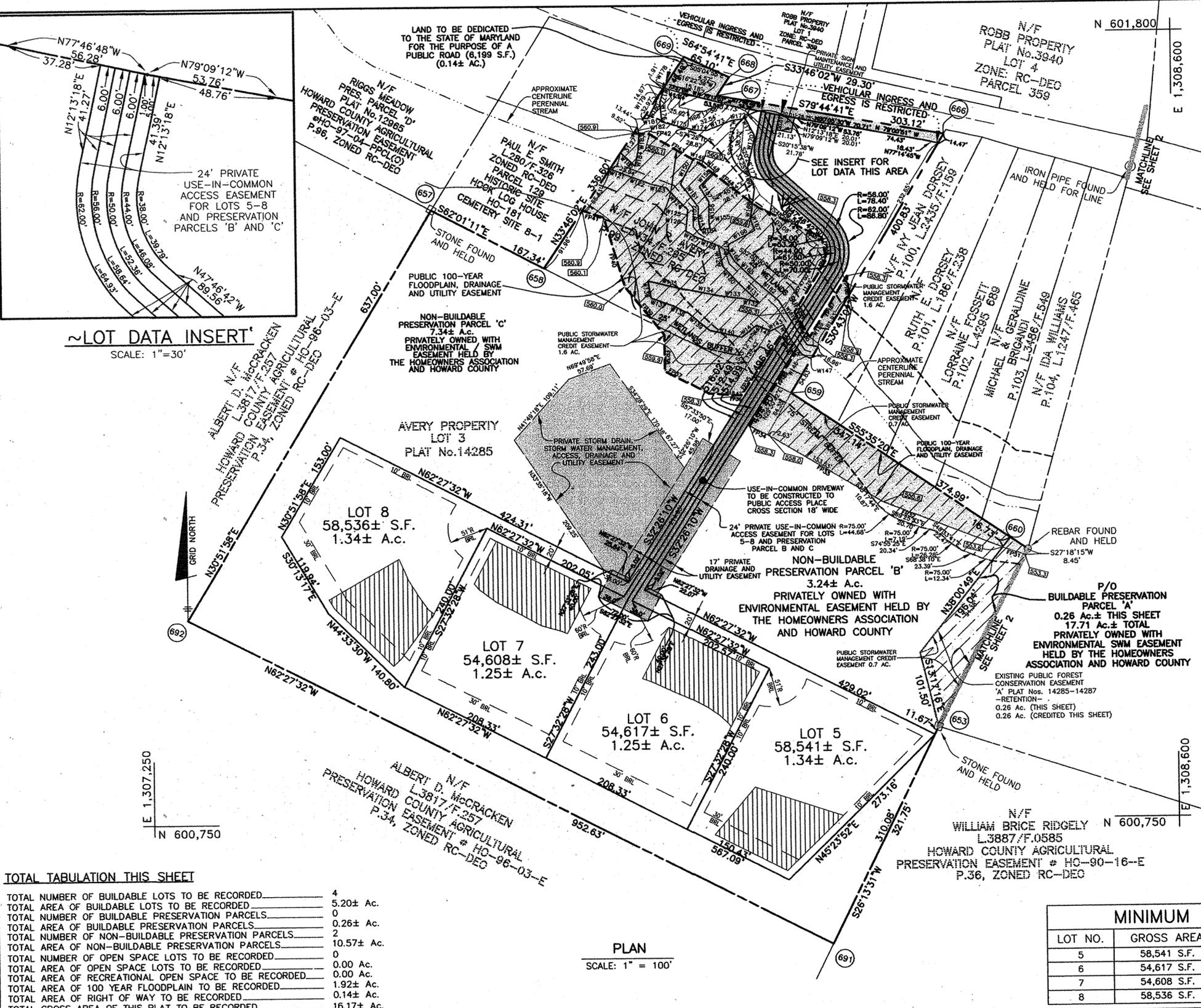
LOTS 4-8 AND PRESERVATION PARCELS 'A'-'C'

A SUBDIVISION OF PARCEL 99 AND A
RESUBDIVISION OF AVERY PROPERTY, LOT 3,
PLAT NUMBERS 14285-14287

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONING: RC-DEO
TAX MAP: 8 BLOCK: 23
PARCELS: 99 AND 97

SCALE: 1"=100'
DATE: SEPT., 2002
SHEET: 2 of 3



WETLANDS CHART

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	N13°50'02"E	31.37'	W63	S38°31'47"E	50.11'	W125	S06°30'30"W	10.09'
W2	N70°55'14"E	24.00'	W64	S29°55'12"E	29.38'	W126	S06°21'52"W	18.62'
W3	N11°28'35"W	19.86'	W65	S82°06'00"E	36.58'	W127	S60°26'20"E	17.93'
W4	N78°15'49"W	5.46'	W66	N09°26'26"W	15.75'	W128	S67°59'02"E	29.25'
W5	N65°04'08"W	42.31'	W67	N63°25'43"W	25.18'	W129	S12°03'18"E	28.60'
W6	N28°31'13"W	30.20'	W68	N23°15'29"E	10.03'	W130	S42°03'29"E	32.69'
W7	S70°51'39"W	45.83'	W69	S77°48'06"E	19.36'	W131	S45°49'39"E	34.38'
W8	N18°59'29"E	15.77'	W70	S14°59'23"E	36.56'	W132	N75°59'33"W	21.83'
W9	N57°22'04"W	38.76'	W71	S45°24'10"E	57.51'	W133	N82°15'24"W	28.62'
W10	N50°20'52"W	31.92'	W72	S60°09'37"E	28.87'	W134	N78°44'27"W	42.60'
W11	N60°50'04"W	29.67'	W73	S83°32'44"E	37.54'	W135	N76°09'19"W	56.24'
W12	S69°10'00"W	55.80'	W74	S35°52'52"E	32.62'	W136	S09°37'36"E	23.44'
W13	S74°01'57"W	24.46'	W75	S41°24'59"E	24.10'	W137	S68°57'00"E	30.30'
W14	N62°46'55"W	23.69'	W76	N63°27'59"E	14.48'	W138	S62°12'22"E	22.72'
W15	N81°51'01"W	56.20'	W77	N40°35'25"E	41.62'	W139	S49°37'11"E	36.72'
W16	N56°10'00"W	36.79'	W78	N10°03'37"E	19.89'	W140	S77°15'14"E	43.78'
W17	S65°43'24"W	28.97'	W79	N31°03'27"E	44.96'	W141	N51°12'01"E	24.87'
W18	S46°17'40"W	30.86'	W80	N30°43'22"E	49.74'	W142	S67°44'17"E	19.49'
W19	N66°19'45"W	42.14'	W81	N31°43'41"E	42.71'	W143	N64°19'07"E	19.26'
W20	N34°28'40"W	22.11'	W82	N20°10'25"E	52.45'	W144	S24°57'05"E	23.17'
W21	N16°10'51"E	34.00'	W83	N33°17'23"E	42.75'	W145	S36°03'16"E	23.52'
W22	N09°04'30"E	26.65'	W84	N32°49'29"E	50.49'	W146	S62°48'42"E	11.70'
W23	N69°07'31"W	44.56'	W85	N27°34'24"E	39.86'	W147	N79°56'22"E	2.92'
W24	N30°27'46"W	38.34'	W86	N34°22'17"E	58.85'	W148	N48°25'43"W	19.41'
W25	N25°59'26"W	36.67'	W87	N09°58'14"E	34.00'	W149	N70°47'11"W	13.24'
W26	N66°28'21"E	17.98'	W88	N11°19'08"E	30.39'	W150	S28°04'07"W	37.96'
W27	N85°58'03"E	53.10'	W89	N78°02'31"E	16.26'	W151	S36°06'47"E	38.73'
W28	N45°36'01"E	36.83'	W90	N41°42'43"E	35.16'	W152	S00°01'16"W	16.75'
W29	S51°10'48"E	50.24'	W91	N20°07'23"E	43.51'	W153	S11°23'12"E	14.27'
W30	S75°17'26"E	43.41'	W92	N24°41'44"E	40.01'	W154	N79°00'40"E	12.78'
W31	S71°43'41"E	25.22'	W93	N25°03'03"E	39.66'	W155	N09°06'01"W	8.54'
W32	S68°16'05"E	174.40'	W94	N21°00'02"E	23.98'	W156	N00°28'29"E	26.55'
W33	N58°55'30"W	173.91'	W95	N38°24'50"E	16.77'	W157	N31°10'56"W	23.64'
W34	N62°50'17"W	28.94'	W96	S13°16'42"E	11.18'	W158	N44°11'19"E	28.81'
W35	N33°10'27"E	97.68'	W97	S13°56'08"E	23.96'	W159	N80°48'37"W	15.07'
W36	N85°42'58"W	42.60'	W98	S33°21'53"E	12.41'	W160	N32°04'15"W	25.36'
W37	N61°36'12"W	65.80'	W99	S52°29'00"E	15.48'	W161	N30°48'46"W	44.90'
W38	S00°04'45"W	48.97'	W100	S01°11'05"W	27.06'	W162	N49°00'07"W	41.46'
W39	N38°11'20"W	83.02'	W101	N67°08'55"E	30.23'	W163	N45°21'41"W	37.20'
W40	N16°03'55"W	95.74'	W102	N68°40'58"E	57.70'	W164	N30°59'32"W	14.08'
W41	N71°20'07"W	30.14'	W103	S46°10'25"E	23.29'	W165	N02°01'06"W	10.69'
W42	N85°56'35"W	21.41'	W104	S10°21'09"W	119.94'	W166	N62°21'59"E	39.23'
W43	N58°08'33"W	79.50'	W105	S56°50'59"W	79.73'	W167	N20°01'21"W	16.21'
W44	N51°59'46"W	93.09'	W106	S67°19'03"W	30.53'	W168	N08°21'42"E	39.83'
W45	S63°58'46"E	93.41'	W107	S22°49'00"W	30.45'	W169	N16°59'03"W	29.93'
W46	S11°33'44"E	29.64'	W108	S67°40'47"E	22.51'	W170	N13°16'27"E	42.96'
W47	S31°11'54"W	82.78'	W109	S22°14'13"W	76.03'	W171	N26°43'10"W	26.89'
W48	S82°48'08"E	34.13'	W110	S69°11'18"W	37.11'	W172	S82°43'35"W	18.48'
W49	S64°40'31"E	34.03'	W111	S29°47'43"W	80.55'	W173	S68°17'38"W	35.35'
W50	S73°12'07"E	33.22'	W112	S71°42'28"W	78.20'	W174	N87°48'55"W	17.01'
W51	S24°43'46"E	19.67'	W113	S64°28'25"W	38.39'	W175	N74°28'10"W	43.21'
W52	S25°06'50"E	33.62'	W114	S65°52'43"W	57.42'	W176	N05°04'55"W	26.71'
W53	S52°12'23"E	21.86'	W115	S38°45'27"W	50.73'	W177	N16°47'18"E	17.68'
W54	N38°39'50"E	26.16'	W116	S34°35'45"W	44.42'	W178	N56°14'24"W	1.34'
W55	N41°48'08"E	9.44'	W117	S21°39'31"W	42.52'	W179	S05°57'56"W	5.08'
W56	N29°36'43"E	7.61'	W118	S17°35'55"W	48.97'	W180	S27°19'22"W	24.90'
W57	S38°10'41"E	40.84'	W119	S51°17'55"W	38.78'	W181	S87°53'51"W	6.37'
W58	S20°51'58"E	23.77'	W120	S12°51'37"E	18.87'	W182	S12°51'37"E	8.67'
W59	S10°36'41"E	21.40'	W121	S68°49'24"E	24.22'	W183	S03°05'26"W	22.61'
W60	S59°37'58"W	18.85'	W122	S68°49'24"E	36.60'	W184	S11°34'21"W	21.33'
W61	S13°37'16"W	48.84'	W123	S78°20'35"E	17.36'	W185	N46°39'46"W	26.27'
W62	S15°06'16"E	58.46'	W124	S43°21'56"E	41.65'	W186	S30°21'16"E	38.93'
						W187	N31°15'39"E	95.55'
						W188	S08°08'49"E	24.50'
						W189	S32°17'43"W	112.71'
						W190	S32°10'58"E	32.23'

TOTAL TABULATION THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.20± Ac.
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS	0
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS	0.26± Ac.
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	2
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS	10.57± Ac.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 Ac.
TOTAL AREA OF RECREATIONAL OPEN SPACE TO BE RECORDED	0.00 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED	1.92± Ac.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0.14± Ac.
TOTAL GROSS AREA OF THIS PLAT TO BE RECORDED	16.17± Ac.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
5	58,541 S.F.	8,541 S.F.	50,000 S.F.
6	54,617 S.F.	4,617 S.F.	50,000 S.F.
7	54,608 S.F.	4,608 S.F.	50,000 S.F.
8	58,536 S.F.	8,536 S.F.	50,000 S.F.

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

Deann Brown-Tier 6/22/04
COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Steph Caffery 6/25/04
DIRECTOR (ACTING) DATE

MAJ 6/17/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY FRANCIS LEVERETT CAMPBELL TO JOHN R. AVERY AND AUDREY L. AVERY BY DEED DATED FEBRUARY 25, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1465 AT FOLIO 246 AND ALL OF THE LAND CONVEYED BY CHARLES A. DORSEY TO JOHN AVERY BY DEED DATED APRIL 12, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5434 AT FOLIO 295 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.

David M. Harris 06/02/04
DAVID M. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 10978 FOR BENCHMARK ENGINEERING, INC. MD. REG. NO. 351 DATE

OWNER'S DEDICATION

WE, JOHN R. AVERY AND AUDREY L. AVERY, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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, (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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS SECOND DAY OF JUNE, 2004.

John R. Avery 6/2/04
JOHN R. AVERY DATE

Audrey L. Avery 6/2/04
AUDREY L. AVERY DATE

David M. Harris 6/2/04
WITNESS DATE

THE REQUIREMENTS § 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 THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

David M. Harris 06/02/04
DAVID M. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR MD. REG. NO. 10978 DATE

John R. Avery 6/2/04
SIGNATURE OF OWNER JOHN R. AVERY DATE

Audrey L. Avery 6/2/04
SIGNATURE OF OWNER AUDREY L. AVERY DATE

RECORDED AS PLAT NO. 16778 ON 6/29/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AVERY PROPERTY

LOTS 4-8 AND PRESERVATION PARCELS 'A'-'C'

A SUBDIVISION OF PARCEL 99 AND A RESUBDIVISION OF AVERY PROPERTY, LOT 3, PLAT NUMBERS 14285-14287

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONING: RC-DEO SCALE: 1" = 100'
TAX MAP: 8 BLOCK: 23 DATE: SEPT., 2003
PARCELS: 99 AND P/O 97 SHEET: 3 OF 3