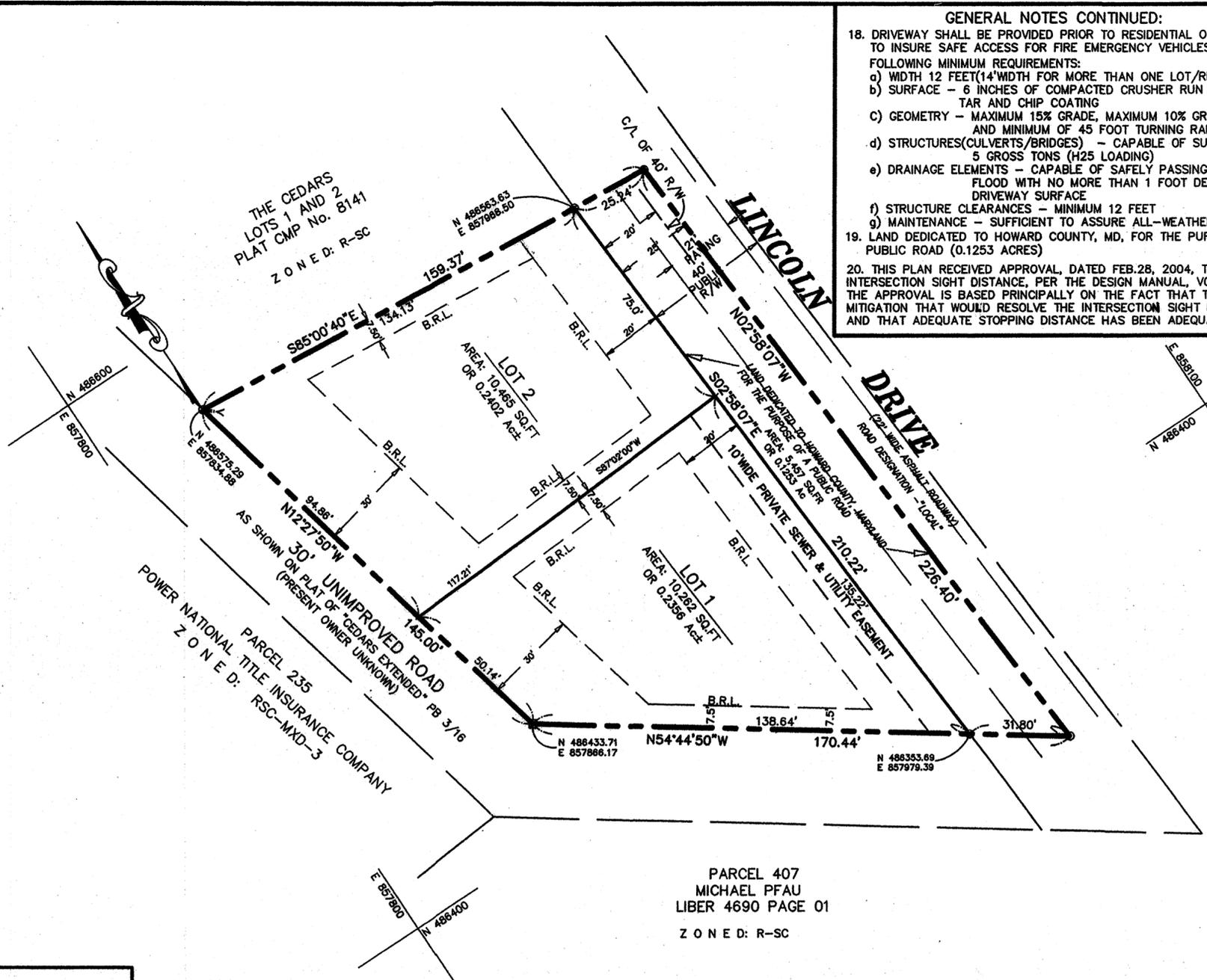


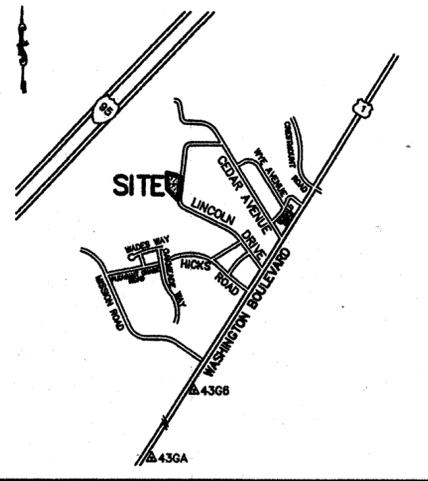
LEGEND

- PROPERTY CORNER
- CONCRETE MONUMENT
- B.R.L. BUILDING RESTRICTION LINE
- Ac± ACRES, MORE OR LESS
- SQ.FT SQUARE FEET
- - - - - PROPERTY LINE



GENERAL NOTES CONTINUED:

18. DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - a) WIDTH 12 FEET (14' WIDTH FOR MORE THAN ONE LOT/RESIDENCE)
 - b) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 5 GROSS TONS (H25 LOADING)
 - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - g) MAINTENANCE - SUFFICIENT TO ASSURE ALL-WEATHER USE
19. LAND DEDICATED TO HOWARD COUNTY, MD, FOR THE PURPOSE OF A PUBLIC ROAD (0.1253 ACRES)
20. THIS PLAN RECEIVED APPROVAL, DATED FEB.28, 2004, TO WAIVE INTERSECTION SIGHT DISTANCE, PER THE DESIGN MANUAL, VOL.III, SECTION 2.5.2.H. THE APPROVAL IS BASED PRINCIPALLY ON THE FACT THAT THERE IS NOT ANY MITIGATION THAT WOULD RESOLVE THE INTERSECTION SIGHT DISTANCE PROBLEM AND THAT ADEQUATE STOPPING DISTANCE HAS BEEN ADEQUATELY DEMONSTRATED.



LOCATION MAP
SCALE: 1" = 2000'

AREA TABULATION CHART

- A. TOTAL No. OF LOTS TO BE RECORDED BUILDABLE - 2
- B. TOTAL BUILDABLE AREA OF LOTS 20,727 SQ.FT OR 0.4758 Ac
TOTAL OPEN SPACE - 0
AREA OF RECREATION OPEN SPACE - N/A
- C. TOTAL AREA OF ROAD R/W TO BE RECORDED 5,457 SQ.FT OR 0.1253 Ac
- D. TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED 26,184 SQ.FT OR 0.6011 Ac

- GENERAL NOTES:**
1. TAX MAP 43, PARCEL 265, GRID 8
 2. DEED REFERENCE: LIBER 619, PAGE 378
 3. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO.43G6 AND NO.43GA
 4. THE SUBJECT PROPERTY IS ZONED RSC - RESIDENTIAL SINGLE CLUSTER PER FEB.2, 2004 COMPREHENSIVE ZONING PLAN.
 5. OPEN SPACE: A FEE-IN-LIEU PAYMENT OF \$1,500.00 FOR OPEN SPACE TO BE PAID BY THE DEVELOPER, PER SECTION 16.121(b)(2)(ii) AND (iii) OF THE SUBDIVISION REGULATIONS, SINCE THE REQUIRED ACREAGE OF OPEN SPACE FOR THIS SITE IS LESS THAN 1/2 ACRE AND THAT OPEN SPACE WILL HAVE LITTLE ENVIRONMENTAL OR RECREATIONAL PURPOSE, A FEE-IN-LIEU PAYMENT FOR OPEN SPACE IS PERMISSIBLE.
 6. B.R.L. - DENOTES BUILDING RESTRICTION LINE SHOWN IN EACH LOT (O: DENOTES IRON PIPE OR REBAR W/IDENTIFICATION CAP).
 7. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON SEPTEMBER 11, 2000 BY APR ASSOCIATES, INC.
 8. THIS SITE IS LOCATED OUTSIDE THE 100 YEAR FLOOD PLAIN; THERE ARE NO WETLANDS ON SITE.
 9. THERE IS AN EXISTING HOUSE TO REMAIN ON LOT No.1. NO ADDITIONS OR NEW CONSTRUCTION WILL BE BUILT AT A DISTANCE LESS THE ZONING REGULATIONS WILL ALLOW.
 10. THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION REQUIREMENTS SINCE THIS IS A MINOR SUBDIVISION WITHOUT ANY FURTHER SUBDIVISION POTENTIAL, PER SECTION 16.1202(b)(1)(viii) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION.
 11. LANDSCAPING FOR LOT 2 IS PROVIDED IN ACCORDANCE WITH CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT. EXISTING LOT 1 IS EXEMPT FROM LANDSCAPING REQUIREMENTS DUE TO AN EXISTING HOUSE TO REMAIN LANDSCAPE SURETY IN THE AMOUNT OF \$1200.00 TO BE POSTED WITH THE GRADING PERMIT UPON SITE DEVELOPMENT PLAN SIGNATURE APPROVAL.
 12. STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ACCOUNT No.418228
 13. PUBLIC WATER AND/OR SEWER ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
 14. TOTAL AREA OF TRACT: 26,184 SQ.FT OR 0.6011 Ac±
 15. AN EXEMPTION IS CLAIMED FOR SWM REQUIREMENTS SINCE THE TOTAL AREA OF DISTURBANCE IS LESS THAN 5000 SF.
 16. THE OWNER WILL BE REQUIRED TO EXECUTE A "DEED FOR DEDICATION STRIP" FOR THE SUBJECT DEVELOPMENT PRIOR TO DPW SIGNATURE APPROVAL OF THE RECORD PLAT. THE REAL ESTATE SERVICES DIVISION WILL BE IN CONTACT WITH THE OWNER DIRECTLY REGARDING THE REQUIREMENT.
 17. THIS SUBDIVISION IS SUBJECT TO THE AMENDED 5-TH EDITION OF THE THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (CONTINUED)

THE REQUIREMENTS S-3-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF THE 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.

SURVEYOR:
Jan Maiste L.S. No. 9695 DATE: 7-14-04

OWNERS:
Deceased *Vernon Thomas Parker* DATE: 7-14-04
LUEWINNIE PARKER DATE:

OWNERS:
VERNON THOMAS PARKER AND LUEWINNIE PARKER
8255 LINCOLN DRIVE
JESSUP MD 20794-9453

SURVEYOR
APR ASSOCIATES, INC.
SURVEYORS ENGINEERS
7427 Harford Road Baltimore, Maryland 21234-7160
(410) 444-4312 FAX: (410) 444-1647
E-mail: apr444@erols.com

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] DATE: 9/28/04
HOWARD COUNTY HEALTH OFFICER JAB

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] DATE: 8/19/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION mjj

[Signature] DATE: 10/1/04
DIRECTOR

OWNER'S STATEMENT

WE, VERNON THOMAS PARKER AND LUEWINNIE PARKER, 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 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 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, 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 RIGHT-OF-WAYS.

WITNESS MY / OUR HANDS THIS 14 DAY OF July 2004
Deceased
VERNON THOMAS PARKER
LUEWINNIE PARKER

WITNESS
[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY WILLIE BLANE COLEMAN, SR PENNIE LUCILLE COLEMAN, HIS WIFE TO VERNON THOMAS PARKER AND LUEWINNIE PARKER BY DEED DATED 21st OF NOVEMBER 1972 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 619, PAGE 378 AND THAT ALL MONUMENTS ARE 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.

[Signature] DATE: 7-14-04
JURI MAISTE Prof. L. S. No. 9695
PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT 16964 ON Oct. 6, 2004
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**MINOR SUBDIVISION PLAN
PARKER PROPERTY
LOTS 1 AND 2
CEDARS EXTENDED, LOT Z
PARCEL 265, TAX MAP 43, GRID 8
6-TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND**

DATE: JULY 12, 2004 SHEET 1 OF 1 SCALE: 1"=30'