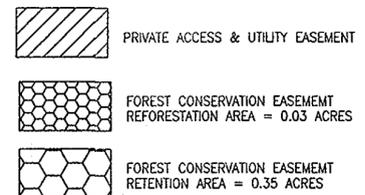


COORDINATE TABLE		
POINT	NORTH	EAST
501	N 591916.9869	E 1370094.8946
503	N 592277.8068	E 1369909.3712
504	N 592280.0711	E 1369861.9452
506	N 591928.5347	E 1369892.6952
507	N 591919.9504	E 1370072.4904
512	N 592330.2721	E 1369863.3293
513	N 592319.3419	E 1370114.1012

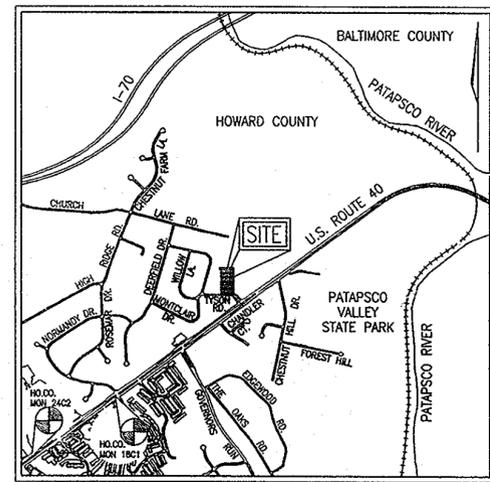
MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
3	31,823 sq ft	2,740 sq ft	29,083 sq ft
4	19,446 sq ft	2,648 sq ft	16,798 sq ft

CURVE DATA TABLE						
CURVE NO.	△	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
①		135.00'	22.63'	11.34'	S82°27'55"E	22.60'



TOTAL FOREST CONSERVATION EASEMENT AREA = 16,798 SqFt or 0.3856 Act

LINE TABLE	
L1	N19°46'39"E 17.83'
L2	N68°04'19"E 27.59'
L3	N08°40'56"E 31.62'
L4	N73°09'15"E 11.58'
L5	S12°36'35"E 32.64'
L6	S23°58'53"W 3.62'
L7	S20°39'17"E 31.13'
L8	N87°15'59"W 54.63'



VICINITY MAP  
SCALE: 1"=2000'  
ADC MAP 12G5

**GENERAL NOTES**

- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 18G1 AND 24C2.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN APRIL 2003.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
  - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN)
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
  - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 2, 3, AND 4 TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- LANDSCAPING FOR LOTS 1, 2, AND 4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOTS 1, 2, AND 4 MUST BE POSTED AS PART OF THE GRADING PERMIT FOR THOSE LOTS IN THE AMOUNT OF \$4,500.00.
- LOT 3 IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE THE LOT CONTAINS AN EXISTING DWELLING.
- THE FOREST CONSERVATION OBLIGATION FOR THIS RESUBDIVISION HAS BEEN ADDRESSED BY (1) RETENTION OF 0.35 AC OF EXISTING FOREST WITHIN A FOREST CONSERVATION EASEMENT; (2) ON-SITE REFORESTATION OF 0.03 AC WITHIN THE FOREST CONSERVATION EASEMENT; AND (3) PAYMENT OF A FEE-IN-LIEU FOR THE REMAINING 0.04 AC OF OBLIGATION (1,742.40 SF X 0.50 = \$ 871.20). FEE-IN-LIEU HAS BEEN PAID TO THE FOREST CONSERVATION FUND. SURETY FOR THE FEE IN THE AMOUNT OF \$3,190.00 HAS BEEN POSTED AS A PART OF THE DEVELOPER AGREEMENT.

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.

*Mark C. Martin*  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR NO. 10884

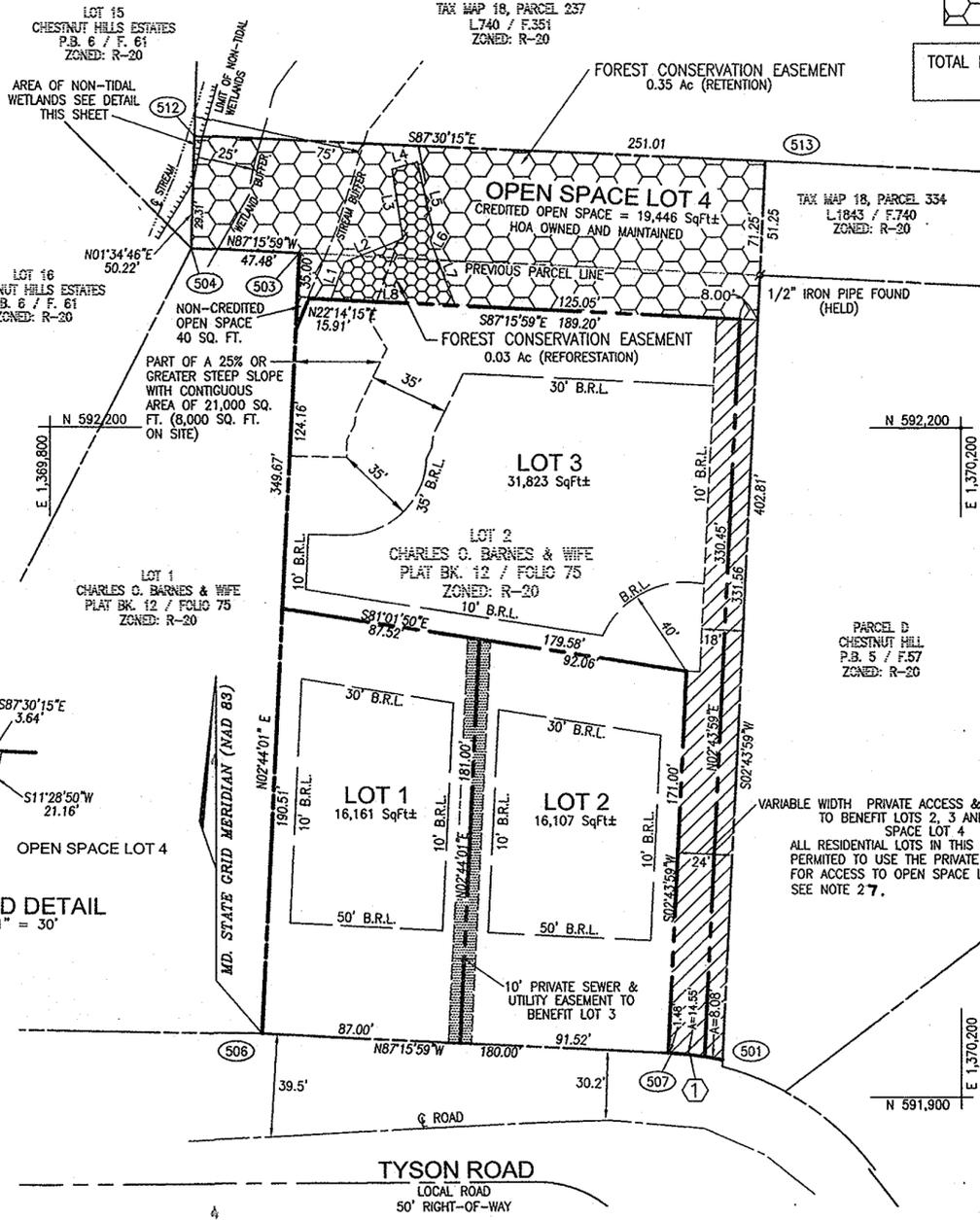
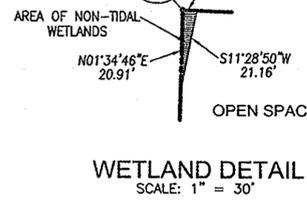
*Kevin Geier* 12/21/06  
KEVIN GEIER DATE

*Elizabeth Geier* 12/21/06  
ELIZABETH GEIER DATE

TOTAL SQ. FT. AREA =	83535 SQ. FT.
TOTAL ACREAGE =	1.9177 ACRES
TOTAL PERCENTAGE OF OPEN SPACE PROVIDED =	23.27%
TOTAL PERCENTAGE OF CREDITED OPEN SPACE PROVIDED =	23.23%

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.4713 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.4464 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.9177 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.9177 AC



ROBERT H. VOGEL ENGINEERING, INC.  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-461-7666

OWNERS  
KEVIN GEIER  
ELIZABETH GEIER  
8204 TYSON ROAD  
ELLCOTT CITY, MD. 21043

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

*Walter Peter Beilensen* 6/20/2007  
HOWARD COUNTY OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*David Lafferty* 6/28/07  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, KEVIN GEIER AND ELIZABETH GEIER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 21ST DAY OF DECEMBER, 2006.

*Kevin Geier*  
KEVIN GEIER

*Elizabeth Geier*  
ELIZABETH GEIER

*Steph F. Fomey*  
STEPH F. FOMEY WITNESS

*Steph F. Fomey*  
STEPH F. FOMEY WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY EDWARD M. SULLIVAN AND PATRICIA N. SULLIVAN TO KEVIN GEIER AND ELIZABETH GEIER BY DEED DATED JULY 21, 2004 AND RECORDED IN LIBER 8548 AT FOLIO 418 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN 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 AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Mark C. Martin*  
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT NO. 19217 ON 6/28/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TYSON HILLS**  
LOTS 1,2,3, AND OPEN SPACE LOT 4  
A RESUBDIVISION OF LOT 2,  
CHARLES O. BARNES & WIFE PROPERTY  
ZONED R-20 PLAT BOOK 12, PAGE 75  
TAX MAP NO:18 BLK:14 PARCEL NO:148  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: DECEMBER 11, 2006

GRAPHIC SCALE  
0 50 75 100 150

SCALE: 1"=50'  
SHEET 1 OF 1  
F-03-197

ACORN PLAN PROJECT 20040205 SURV. R. PLAT 030000