

ASSUMED DATUM

N=10416.5810  
E=4814.9540  
MICHAEL A. SELLNER & BARBARA J. SELLNER  
LIBER 1674 FOLIO 125  
MAP 50 PARCEL 425 BLOCK 12 LOT 19

CONNIE M. TECHAU  
LIBER 3549 FOLIO 34  
LIBER 3857 FOLIO 459 & 472  
MAP 50 PARCEL 425 BLOCK 12 LOT 25  
EXHIBIT 'B'  
3857/464

N=10425.8129  
E=4964.6700

WAIN EARL BLEDSOE & STARLA R. BLEDSOE  
LIBER 2240 FOLIO 366  
MAP 50 PARCEL 425 BLOCK 12 LOT 17

MICHAEL S. CROTT'S  
& VIRGINIA M. CROTT'S  
LIBER 858 FOLIO 751  
MAP 50 PARCEL 425 BLOCK 12 LOT 16

Ex. Public  
100-YEAR  
FLOODPLAIN

EDUARDO & ERMELINDA  
O. CHAVEZ T/E  
LIBER 5624 FOLIO 383  
MAP 50 PARCEL 425  
BLOCK 12 LOT 14

ELMO L. POLAND  
& MARY H. LOKOTA J/T  
LIBER 2904 FOLIO 483  
MAP 50 PARCEL 425 BLOCK 12 LOT 29-A  
PB.10/F.77

ALPHONSE DAMBRAUSKAS, ET UX  
LIBER 330 FOLIO 347  
MAP 50 PARCEL 425 BLOCK 12 LOT 30

Ex. Public  
100-YEAR  
FLOODPLAIN

UNNAMED TRIBUTARY TO THE LITTLE  
PATUXENT RIVER - USE WATERWAY  
(WATERS OF THE UNITED STATES)

1	N 86°28'17" E	16.74'
2	S 04°05'00" E	13.66'
3	S 00°26'53" E	81.26'
4	S 89°33'07" W	12.52'
5	N 03°31'43" W	94.13'
PERPETUAL EASEMENT AREA 1,417.14 SQ. FT OR 0.03253 ACRES ± SHOWN THUS: 		

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS TO BE RECORDED: 2
- TOTAL AREA OF LOTS: 16,561.96 SF.
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 16,561.96 SF.
- TOTAL AREA OF ROADWAYS TO BE RECORDED: 0 SF.

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

*Penny Borenstein M.D.* 9/9/03  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING & ZONING.

*Derek Kelly* 9/12/03  
DIRECTOR DATE  
*Paul Damman* 9/4/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

OWNER'S DEDICATION

WE, DOMINIC E. WOOD AND MARY J. WOOD, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;

(2) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

*Dominic E. Wood*  
(DOMINIC E. WOOD)

*Mary J. Wood*  
(MARY J. WOOD)

*Janet L. Parks*  
(WITNESS)

*Janet L. Parks*  
(WITNESS)

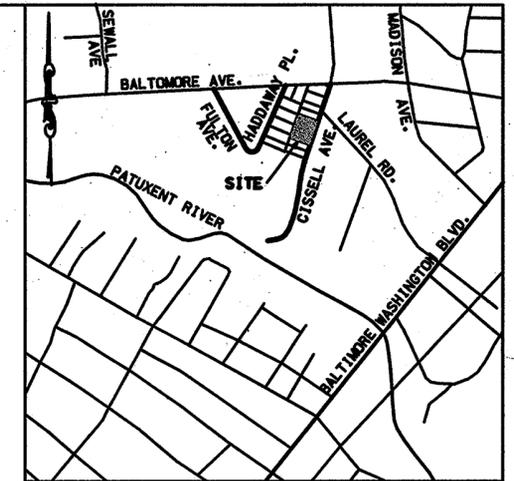
DOMINIC E. & MARY J. WOOD  
9520 CISSSEL AVENUE  
LAUREL, MARYLAND 20723-1820

THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON LOTS 27A AND 28A IN BLOCK 12 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AS PER INTENTION; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED TO DOMINIC E. WOOD AND MARY J. WOOD BY DEED DATED OCTOBER 12, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1294 AT FOLIO 74 AND DEED DATED OCTOBER 28, 1977 AND RECORDED IN LIBER 853 AT FOLIO 405, AND SAID EASEMENT WAS ESTABLISHED BY A FIELD RUN SURVEY.

*C. Vernon Kelly* 14 Aug. 03  
C. VERNON KELLY, PROFESSIONAL LAND SURVEYOR DATE  
AB CONSULTANTS, INC.  
9450 ANNAPOLIS RD.  
LANHAM, MD 20706



VICINITY MAP  
SCALE: 1" = 1000'

NOTES:

- THIS PLAT IS BASED ON A FIELD RUN SURVEY PERFORMED ON OR ABOUT AUGUST 28, 2002 THRU SEPTEMBER 9, 2002 BY AB CONSULTANTS, INC.
- COORDINATES SHOWN HEREON ARE BASED ON ASSUMED COORDINATES PROVIDED BY EBA ENGINEERING.
- ALL AREAS SHOWN ARE MORE OR LESS (+/-)
- ALL SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- A COPY OF A CURRENT TITLE SEARCH REPORT ISSUED BY TITLE AMERICA SERVICE, INC. WAS PROVIDED TO AB CONSULTANTS INC. FROM EBA ENGINEERING.
- THE SUBJECT SITE IS ZONED RSC PER THE 10/18/1998 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION IN ACCORDANCE WITH SECTION 16.1202(b)(vii) OF THE FOREST CONSERVATION MANUAL AND IS EXEMPT FROM LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION ONLY.
- WATERS OF THE UNITED STATES EXIST ON THE SITE AS DELINEATED BY CHESAPEAKE ENVIRONMENTAL MANAGEMENT, INC. AUGUST 2002.
- STATE PERMIT No. 02-NT-0540/200361475 ISSUED ON JULY 24, 2003 HAS BEEN OBTAINED FROM THE MARYLAND DEPARTMENT OF ENVIRONMENT
- PROPERTY INFORMATION DEPICTED ON THIS PLAT OF REVISION IS TAKEN FROM PLAT OF "RE-SUBDIVISION OF LOTS 26, 27, 28 & 29 IN BLOCK 12 NORTH LAUREL SUBDIVISION", WHICH RECORDED IN BOOK 10, PAGE 77 OF THE HOWARD COUNTY LAND RECORDS, DATED MARCH 21, 1966 AND FILED APRIL 4, 1966; AND IS ACCEPTED AS BEING TRUE AND CORRECT AS SHOWN ON THAT PLAT.
- THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT THE DISTURBANCE WITHIN THE FLOOD PLAIN, STREAM AND WATERS OF THE UNITED STATES IS ESSENTIAL IN ORDER TO CONSTRUCT THE STORM DRAIN.
- No wetlands exist on this site per investigation conducted by Chesapeake Environmental Management, Inc. on August, 2002.

THE INTENT AND PURPOSE OF THIS PLAT OF REVISION IS TO ADD A 1,417.14 SQ. FT. PUBLIC STORM DRAIN AND UTILITY EASEMENT TO LOTS 27A AND 28A / BLOCK 12, TO SHOW THE STREAM, THE WATERS OF THE UNITED STATES AND FLOODPLAIN AREA AND TO REVISE THE FRONT BUILDING RESTRICTION LINES.

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1998 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT BEEN COMPLIED WITH.  
*C. Vernon Kelly* 14 Aug. 03  
C. VERNON KELLY, PROFESSIONAL LAND SURVEYOR DATE  
*Dominic E. Wood* 8-20-03  
DOMINIC E. WOOD DATE  
*Mary J. Wood* 8-20-03  
MARY J. WOOD DATE

RECORDED AS PLAT 16177 ON 9-17-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

NORTH LAUREL PARK  
LOTS 27A AND 28A  
BLOCK 12

TAX MAP 50, GRID 2, ELECTION DIST. 6 HOWARD COUNTY, MARYLAND

CURRENT ZONING: RSC

F PLAN No.: N/A  
PROJECT No.: N/A  
PLAT No.: 16177 / Page 11  
DATE: AUGUST 13, 2003  
SCALE: 1" = 20'  
JOB No.: 00.081  
FIELD BOOK No.  
COMPUTED BY: AKR, DRAWN BY AKR, CHECKED BY: CVK

PREPARED BY: AB CONSULTANTS, INC.  
9450 ANNAPOLIS RD.  
LANHAM, MD 20706  
(301) 306-3091

F-04-037