

WETLAND AREA 'A'		
LINE	BEARING	DISTANCE
L1	N 83°38'43" E	32.60'
L2	S 36°51'57" E	29.40'
L3	S 38°15'11" W	53.89'
L4	N 48°03'04" W	43.09'
L5	N 24°41'41" E	36.79'

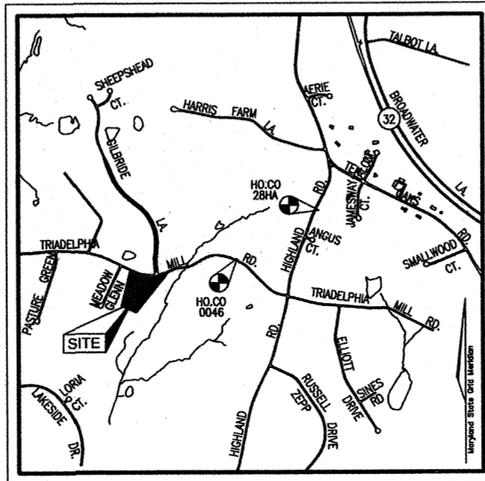
WETLAND AREA 'D'		
LINE	BEARING	DISTANCE
L1	S 21°16'55" E	88.65'
L2	S 51°41'52" E	46.49'
L3	S 22°25'57" W	40.44'
L4	S 27°01'13" E	29.38'
L5	S 01°30'44" W	34.65'
L6	S 66°20'59" W	20.53'
L7	S 11°58'14" W	28.77'
L8	S 15°35'25" E	30.12'
L9	N 65°42'45" E	37.91'
L10	N 03°21'20" W	19.88'
L11	N 11°07'42" E	39.94'
L12	N 10°33'05" W	42.31'
L13	N 19°16'46" E	14.65'
L14	N 25°58'43" E	18.85'
L15	N 37°15'21" W	31.23'
L16	N 43°10'50" W	46.90'
L17	N 12°29'32" W	36.58'
L18	N 36°23'13" W	26.62'
L19	N 60°20'09" W	23.85'

WETLAND AREA 'B'		
LINE	BEARING	DISTANCE
L1	S 82°59'03" E	17.86'
L2	S 13°19'00" E	15.62'
L3	S 73°06'41" E	14.34'
L4	S 40°02'43" E	22.34'
L5	S 26°31'56" W	16.86'
L6	N 65°30'56" W	15.73'
L7	N 01°52'20" W	10.16'
L8	N 29°31'26" W	20.29'
L9	N 40°19'10" W	12.65'
L10	N 42°50'58" W	13.32'

WETLAND AREA 'C'		
LINE	BEARING	DISTANCE
L1	N 41°26'10" W	10.63'
L2	N 09°41'02" E	36.57'
L3	N 77°34'58" W	52.54'
L4	N 54°13'10" W	35.10'
L5	N 66°30'16" E	58.92'
L6	N 15°40'13" W	32.09'
L7	N 71°23'08" E	17.21'
L8	S 78°59'51" E	35.22'
L9	S 19°56'55" E	51.25'
L10	S 04°03'22" E	29.63'
L11	S 42°27'47" E	32.48'
L12	S 27°58'39" W	21.88'
L13	N 76°29'48" W	37.02'
L14	S 33°02'51" W	19.84'

**BENCHMARK DATA**

HO.CO. MON. 28HA: HO.CO. MON. 0046:  
 N: 565,347.928 N: 564,468.947  
 E: 1,319,266.31 E: 1,318,257.42



**VICINITY MAP**

SCALE: 1"=2000'

**GENERAL NOTES**

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED RR-DEO PER 02/02/04 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 28HA AND 0046.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN DECEMBER 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.
- 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 LOT 28 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 LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOT 28 MUST BE POSTED AS A PART OF THE GRADING PERMIT FOR THAT LOT IN THE AMOUNT OF \$1,500.00. LOT 27 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 PAYMENT OF \$24,611.40 FOR 1.13 ACRES OF AFFORESTATION INTO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY 3 RAINGARDENS TO PROVIDE THE REQUIRED WQV AND REV. CPV IS NOT REQUIRED SINCE THE 1 YEAR STORM IS LESS THAN 2CFS.
- THE EXISTING DWELLING ON LOT 27 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- THE WETLANDS SHOWN HEREON ARE BASED ON A FIELD INSPECTION PERFORMED BY FREDERICK WARD AND ASSOCIATES, INC. DATED JANUARY 2004.
- 100 YEAR FLOODPLAINS EXIST ON SITE.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN ANY FLOODPLAIN AREA, WETLAND, WETLAND BUFFER, STREAM OR STREAM BUFFER UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING FOR HOWARD COUNTY.
- THE LOWEST LEVEL BUILDING ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE PLATTED FLOODPLAIN ELEVATION.
- REF: WP-04-24, APPROVED SEPTEMBER 22, 2003 TO WAIVE SECTION 16.120(b)(4)(iii)(b) WHICH PROHIBITS THE PLACEMENT OF ENVIRONMENTAL FEATURES (WETLANDS, STREAMS, FLOODPLAINS, REQUIRED BUFFERS, AND FOREST CONSERVATION EASEMENTS) ON RESIDENTIAL LOTS LESS THAN 10 ACRES IN SIZE, SUBJECT TO THE FOLLOWING CONDITIONS:
  - SUBMISSION OF A FINAL PLAN APPLICATION TO COMPLETE THE SUBDIVISION PLAN PROCESS TO ESTABLISH NEW LOTS 27 AND 28.
  - SUBMISSION OF ENVIRONMENTAL REPORTS WITH THE FINAL PLAN APPLICATION.
  - SAFE ACCESS ONTO TRIADELPHIA MILL ROAD IS PROVIDED WITHOUT DISTURBANCE TO ANY OF THE ENVIRONMENTAL FEATURES ON THE LOT AND SUCH DESIGN WILL PROVIDE ADEQUATE SIGHT DISTANCE.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE 100 YEAR FLOODPLAIN, STREAM BANK, WETLANDS, OR THEIR REQUIRED BUFFERS AND FOREST CONSERVATION CREDIT AREAS IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THE BUILDING RESTRICTION LINES FOR BOTH LOTS MUST BE ESTABLISHED AT 35 FEET FROM THE EDGE OF ANY ENVIRONMENTAL BUFFER OR FEATURE LOCATED WITHIN THE LOTS IN ACCORDANCE WITH SECTION 16.120(b)(4)(iii) OF THE SUBDIVISION REGULATIONS. NO WAIVERS WILL BE GRANTED FOR IMPACTS TO THE 100 YEAR FLOODPLAIN, STREAM, WETLANDS, OR THEIR REQUIRED BUFFERS.
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS ADOPTED ON 02/02/04.

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.



*James R. Meeks* 9/20/04  
 JAMES ROBERT MEEKS DATE  
 PROFESSIONAL LAND SURVEYOR # 10857

*Michael J. Wachur* 9/14/04  
 MICHAEL J. WACHUR DATE

*Roberta Marie Wachur* 9/17/04  
 ROBERTA MARIE WACHUR DATE

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	6.2899 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	6.2899 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	6.2899 AC

**OWNERS**

MICHAEL J. WACHUR  
 ROBERTA MARIE WACHUR  
 13645 TRIADELPHIA MILL ROAD  
 CLARKSVILLE, MARYLAND 21029-1023

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS · SURVEYORS · PLANNERS

8407 MAIN STREET  
 ELLICOTT CITY, MARYLAND 21043  
 TEL: 410.461.7666 FAX: 410.461.8961

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE LOT 26 INTO TWO BUILDABLE LOTS

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

*[Signature]* 10/2/04  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
 AND ZONING

*[Signature]* 10/15/04  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/17/04  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MICHAEL J. WACHUR AND ROBERTA MARIE WACHUR, 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 17 DAY OF SEPTEMBER, 2004.

*[Signature]*  
 MICHAEL J. WACHUR

*[Signature]*  
 ROBERTA MARIE WACHUR

*[Signature]* WITNESS

*[Signature]* WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RE-SUBDIVISION OF THE LAND CONVEYED BY CHESTER C. PHILLIPS AND JENNIE L. PHILLIPS TO MICHAEL J. WACHUR AND ROBERTA MARIE WACHUR BY DEED DATED JULY 14, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN L1498 AT FOLIO 720

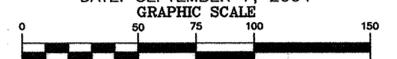
I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*James R. Meeks* 9/20/04  
 JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16979 ON 10-22-04  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**DUNFRETEN ESTATES**

LOTS 27 AND 28  
 A RE-SUBDIVISION OF LOT 26  
 ZONED: RR-DEO  
 PRE. FILES: F-82-108 / PLAT NO. 5403  
 TAX MAP NO:34 BLK:1 PARCEL NO:1  
 5th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: SEPTEMBER 7, 2004



SCALE: 1"=50'  
 SHEET 1 OF 2

COORDINATE TABLE		
POINT	NORTHING	EASTING
200	564437.4540	1316758.3117
201	563802.4081	1316257.6290
202	563919.5454	1316002.8573
203	564516.4351	1316152.9237
204	564479.6744	1316232.8778
205	564428.4914	1316423.3287
206	564414.1757	1316574.7137
207	564835.4643	1316614.5736
208	565014.2355	1316478.8420
1366	564359.7931	1316289.5401
1765	564257.9170	1316355.9943
1777	564107.9003	1316396.3060

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
27	3.1755 AC	0.1506 AC	3.0249 AC

CURVE DATA TABLE						
CURVE NO.	ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
①	19°17'46"	588.35'	198.14'	100.02'	S74°57'27"E	197.21'
②	25°15'42"	423.17'	186.58'	94.83'	N82°46'27"E	185.07'

**GENERAL NOTES**  
(SEE SHEET 1 OF 2 FOR GENERAL NOTES)

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.



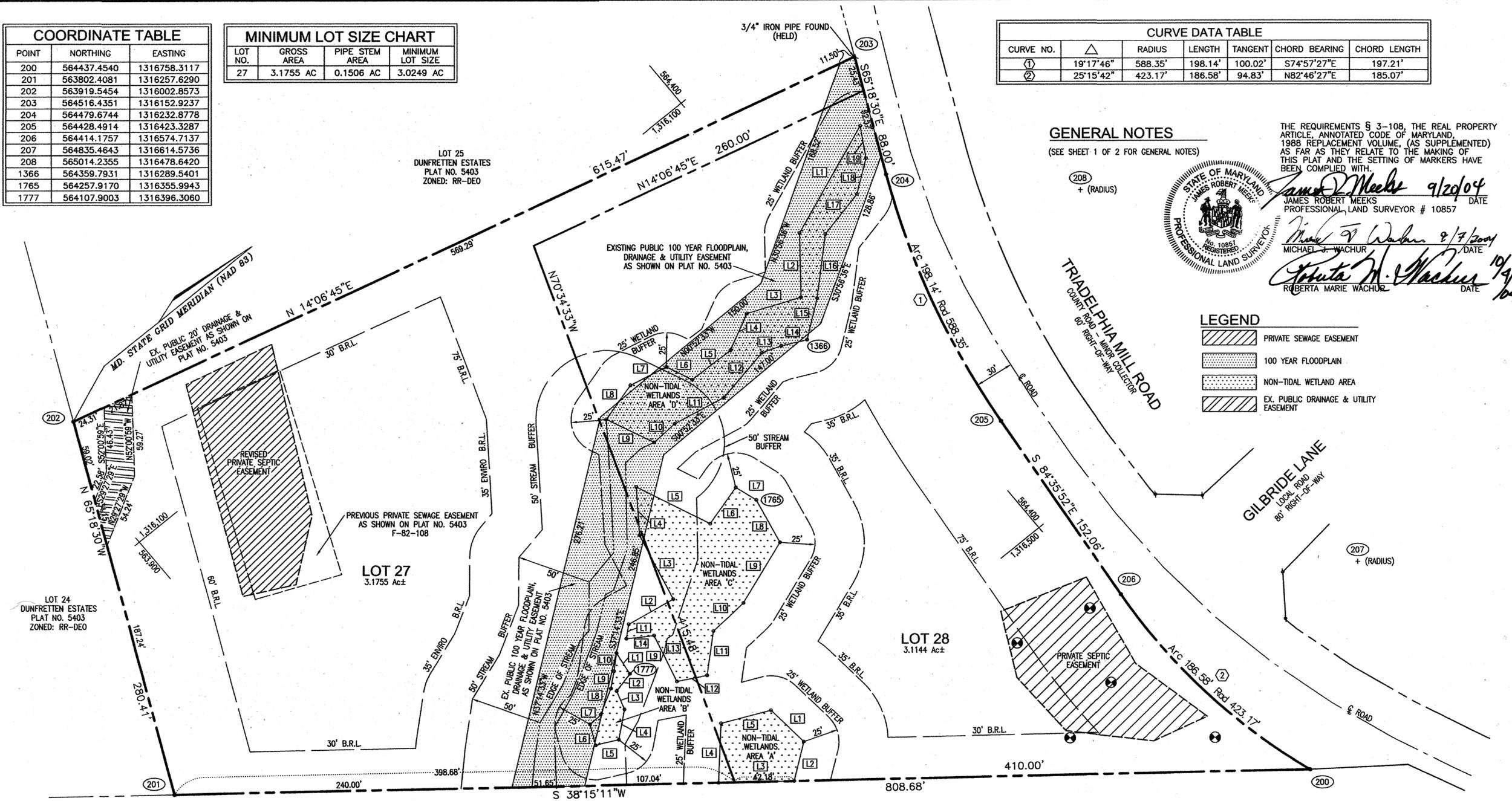
*James Robert Meeks* 9/20/04  
DATE  
JAMES ROBERT MEEKS  
PROFESSIONAL LAND SURVEYOR # 10857

*Michael J. Wachur* 8/7/2004  
DATE  
MICHAEL J. WACHUR

*Roberta Marie Wachur* 10/14/04  
DATE  
ROBERTA MARIE WACHUR

**LEGEND**

- PRIVATE SEWAGE EASEMENT
- 100 YEAR FLOODPLAIN
- NON-TIDAL WETLAND AREA
- EX. PUBLIC DRAINAGE & UTILITY EASEMENT



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TOTAL AREA OF SUBDIVISION TO BE RECORDED:	6.2899 AC

TAX MAP 34 / PARCEL 16  
L.1050 / F.119  
ZONED: RR-DEO

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

*[Signature]* 10/2/04  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*[Signature]* 10/15/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 10/14/04  
DIRECTOR DATE

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*[Signature]*  
MICHAEL J. WACHUR  
*[Signature]*  
ROBERTA MARIE WACHUR

*[Signature]*  
WITNESS  
*[Signature]*  
WITNESS

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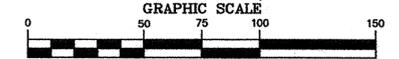
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*[Signature]* 9/20/04  
JAMES ROBERT MEEKS, PROFESSIONAL LAND SURVEYOR #10857 DATE

RECORDED AS PLAT No. 16980 ON 10-22-04  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**DUNFRETEN ESTATES**

LOTS 27 AND 28  
A RE-SUBDIVISION OF LOT 26  
ZONED: RR-DEO  
PRE. FILES: F-82-108 / PLAT NO. 5403  
TAX MAP NO:34 BLK:1 PARCEL NO:1  
5th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: SEPTEMBER 7, 2004  
GRAPHIC SCALE



SCALE: 1"=50'  
SHEET 2 OF 2