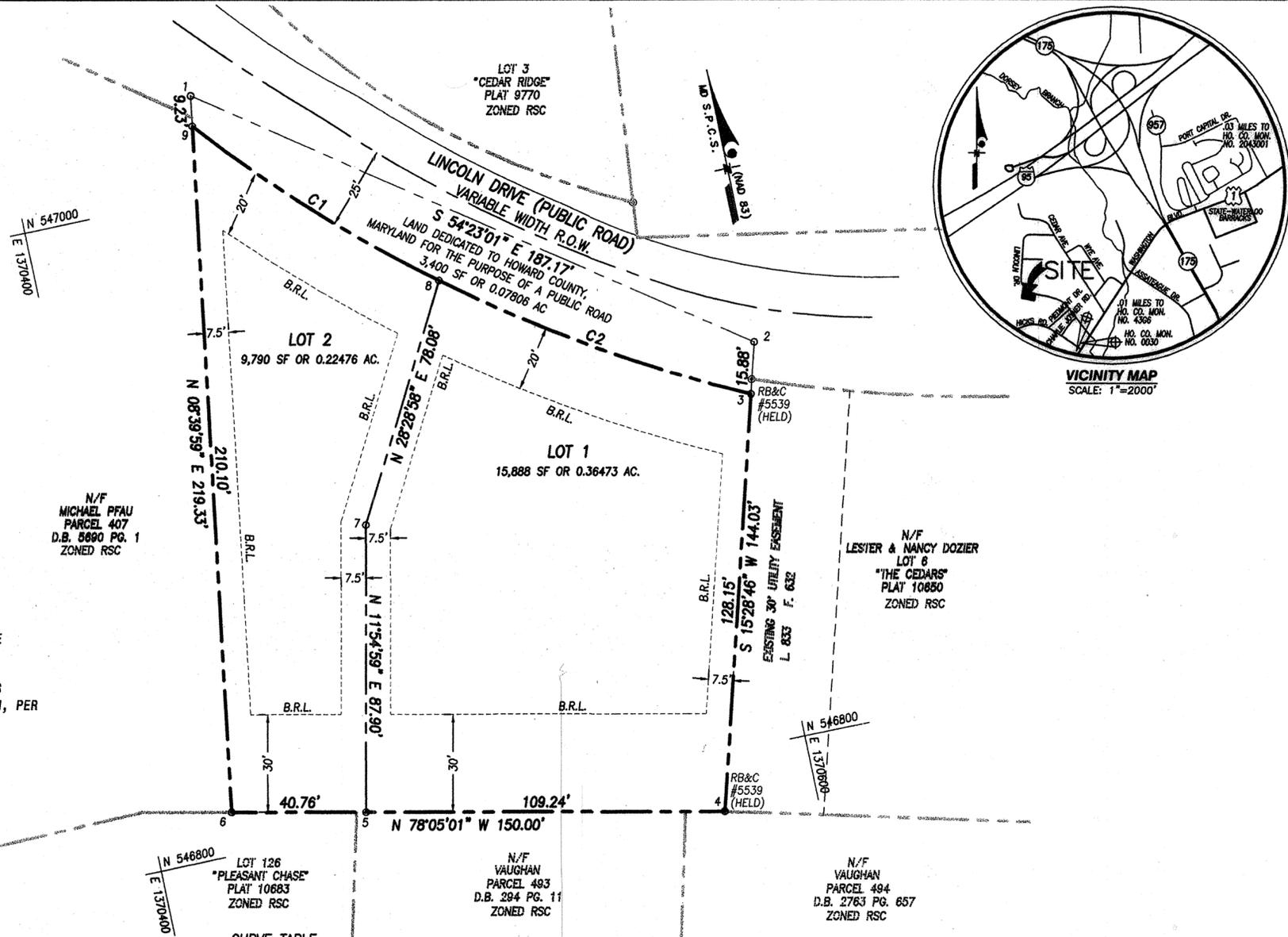


GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONE RSC PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN
2. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
3. THERE IS AN EXISTING DWELLING/STRUCTURES LOCATED ON LOT 1 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.
4. THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE FOR A SUBDIVISION ON LAND WHICH IS LESS THAN 40,000 SQUARE FEET IN AREA.
5. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0030 AND NO. 4366. ALSO REFERENCED ON PLAT 11387.
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 20, 2003 BY ADAM S. BERNAT OF JOHNSON, BERNAT ASSOCIATES, INC.
7. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND COVENANTS OF RECORD.
8. THE PURPOSE OF THIS PLAT IS FOR THE OWNER TO CREATE TWO BUILDABLE LOTS.
9. THIS FINAL PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
10. OPEN SPACE REQUIREMENT WILL BE MET BY A FEE-IN-LIEU PAYMENT OF \$1,500.00.
11. 3,400 sf HAS BEEN DEDICATED TO THE COUNTY FOR LINCOLN ROAD PUBLIC RIGHT-OF-WAY.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
13. THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
14. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
15. THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH MAXIMUM TWO FOOT CONTOUR INTERVALS PREPARED BY JBA INC. DATED DECEMBER 20, 2003.
16. WATER IS PUBLIC.
17. SEWER IS PUBLIC.
18. THERE IS NO FLOODPLAIN ON THIS SITE.
19. THERE ARE NO WETLANDS PER A STUDY BY CAMPBELL & NOLAN ASSOCIATES, INC. DATED DECEMBER 31, 2003.
20. NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
21. TAX MAP 43, SECTION/AREA 8, LOT/PARCEL 408, ZONING RSC, ELECTION DISTRICT 6, TOTAL TRACT AREA 29,078 SF, NUMBER OF PROPOSED LOTS 2, DPZ REFERENCE NUMBER F-04-132.
22. LANDSCAPING FOR LOT 2 IS PROVIDED ON THE SUPPLEMENTAL PLAN. SURETY FOR THE 5 SHADE TREES WILL BE ADDRESSED UPON THE SUBMISSION OF A SITE DEVELOPMENT PLAN.
23. IN ACCORDANCE WITH SECT. 16.1107(b)(1)(vi) OF THE COUNTY CODE, THIS SUBDIVISION IS EXEMPT FROM THE ADEQUATE PUBLIC FACILITIES TESTS FOR HOUSING UNIT ALLOCATION AVAILABILITY AND SCHOOL CAPACITY. THIS SUBDIVISION HAS RECEIVED A FAMILY MEMBER EXEMPTION, PER SECT. 16.1107(b)(1)(vii) OF THE COUNTY CODE.



COORDINATES

POINT	NORTH	EAST
1	547030.2359	1370457.6819
2	546921.2359	1370609.8395
3	546905.9391	1370605.6032
4	546782.4342	1370571.4000
5	546804.9901	1370464.5160
6	546813.4068	1370424.6325
7	546890.9987	1370482.6665
8	546959.6273	1370519.9021
9	547021.1048	1370456.2901

CURVE TABLE

DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH	CHORD LENGTH
C1	11°09'19"	S 45°58'39" E	44.44'	455.09'	88.60'
C2	12°45'31"	S 57°56'04" E	50.88'	455.09'	101.34'

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.

Adam S. Bernat
 ADAM S. BERNAT
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 21133
 DATE: 8/31/2004

Colette W. Harding
 COSETTE HARDING
 DATE: 8-31-04

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND OR PARCELS TO BE RECORDED	2
- BUILDABLE	2
- NON-BUILDABLE	---
- OPEN SPACE	---
- PRESERVATION PARCELS	---
TOTAL AREA OF LOTS AND/OR PARCELS	0.58949 Ac.
- BUILDABLE	0.58949 Ac.
- NON-BUILDABLE	---
- OPEN SPACE	---
- PRESERVATION PARCELS	---
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.07806 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.66755 Ac.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Johnson
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 10/25/04

Paul D. Leight
 DIRECTOR
 DATE: 12/3/04

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

Robert D. Welton
 HOWARD COUNTY HEALTH OFFICER
 DATE: 11/22/04

OWNER'S CERTIFICATE

"I COSETTE HARDING, OWNER, 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 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) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 31st DAY OF AUG. 2004

Colette W. Harding 8-31-04
 COSETTE HARDING DATE
Adam S. Bernat 8-31-04
 ADAM S. BERNAT REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 21133 DATE
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS ACQUIRED BY CHARLES AND COSETTE HARDING BY DEED DATED DECEMBER 11, 1967 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 480, FOLIO 160, 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.

Adam S. Bernat 8/31/2004
 ADAM S. BERNAT REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REGISTRATION NO. 21133 DATE

OWNER/DEVELOPER:
 COSETTE HARDING
 8213 LINCOLN DR.
 JESSUP, MD 20794
 (410) 984-5713

1395 Piccard Drive, Suite 350
 Rockville, Maryland 20850
 Tel. (301) 963-1133
 Fax: (301) 963-6306
 www.jba-inc.net

**HARDING PROPERTY
 LOTS 1 AND 2
 PLAT**

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 TAX MAP 43, GRID 8, PARCEL 408, ZONING-RSC
 8213 LINCOLN DR. JESSUP, MARYLAND 20794

J.B.A.
 Johnson • Bernat • Associates, Inc.
 Engineering • Surveying • Planning

PLAN NO.: 03-084
 SCALE: 1"=30'
 DATE: 7/01/2004
 SHEET 1 OF 1

RECORDED AS PLAT NO. 17097 ON 12/8/04
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.