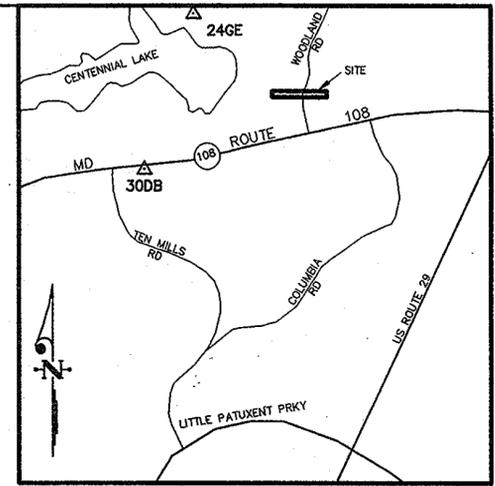


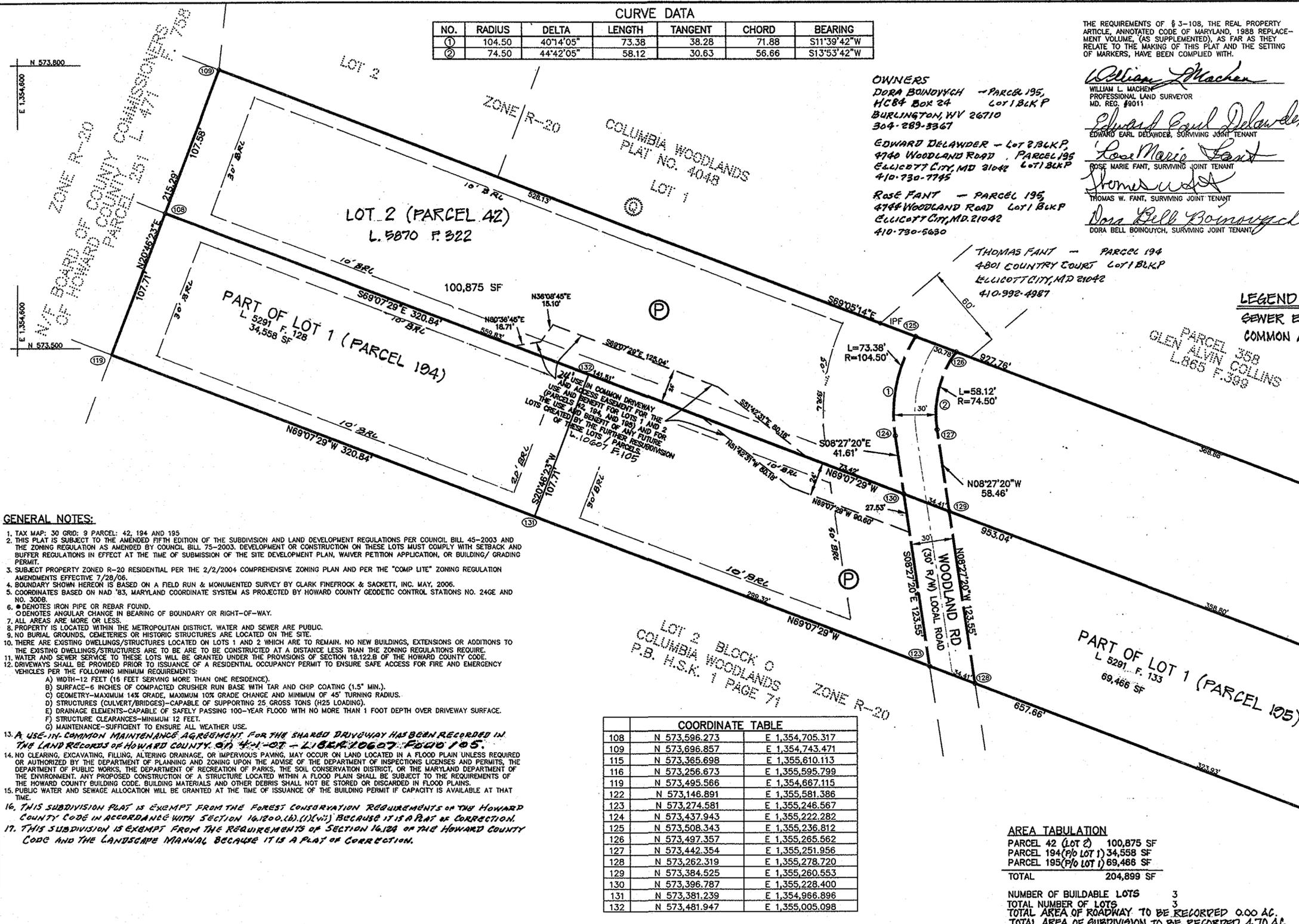
CURVE DATA						
NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
①	104.50	40°14'05"	73.38	38.28	71.88	S11°39'42"W
②	74.50	44°42'05"	58.12	30.63	56.66	S13°53'42"W

THE REQUIREMENTS OF § 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.



**OWNERS**  
**DORA BOJNOUYCH** - PARCEL 195, HCB4 BOX 24, LOT 1 BLK P, BURLINGTON, WV 26710, 304-289-5367  
**EDWARD DELAWDER** - Lot 2 BLK P, 4740 WOODLAND ROAD, PARCEL 195, ELLICOTT CITY, MD 21042, Lot 1 BLK P, 410-730-7745  
**ROSE FANT** - PARCEL 195, 4744 WOODLAND ROAD, Lot 1 BLK P, ELLICOTT CITY, MD 21042, 410-730-5630  
**THOMAS FANT** - PARCEL 194, 4801 COUNTRY COURT, Lot 1 BLK P, ELLICOTT CITY, MD 21042, 410-992-4987

**William Machen**  
 WILLIAM L. MACHEN, PROFESSIONAL LAND SURVEYOR, MD. REG. #9011  
**Edward Earl Delawder**  
 EDWARD EARL DELAWDER, SURVIVING JOINT TENANT  
**Rose Marie Fant**  
 ROSE MARIE FANT, SURVIVING JOINT TENANT  
**Thomas W. Fant**  
 THOMAS W. FANT, SURVIVING JOINT TENANT  
**Dora Bell Bojnouch**  
 DORA BELL BOJNOUYCH, SURVIVING JOINT TENANT



- GENERAL NOTES:**
- TAX MAP: 30 GRID: 9 PARCEL: 42, 194 AND 195
  - THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATION AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
  - SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
  - BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY CLARK FINEFROCK & SACKETT, INC. MAY, 2006.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24GE AND NO. 300B.
  - DENOTES IRON PIPE OR REBAR FOUND.
  - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
  - ALL AREAS ARE MORE OR LESS.
  - PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
  - NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
  - IF THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON LOTS 1 AND 2 WHICH ARE TO REMAIN, NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS/STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
  - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH-12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
    - SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).
    - GEOMETRY-MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45' TURNING RADIUS.
    - STRUCTURES (CULVERTS/BRIDGES)-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 ENSURE ALL WEATHER USE.
  - A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY. P.B. H.S.K. 1 PAGE 71.
  - NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, OR IMPERVIOUS PAVING, MAY OCCUR ON LAND LOCATED IN A FLOOD PLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF PLANNING AND ZONING UPON THE ADVICE OF THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS, THE DEPARTMENT OF PUBLIC WORKS, THE DEPARTMENT OF RECREATION OF PARKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OF A STRUCTURE LOCATED WITHIN A FLOOD PLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE. BUILDING MATERIALS AND OTHER DEBRIS SHALL NOT BE STORED OR DISCARDED IN FLOOD PLAINS.
  - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
  - THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1200.(b).(1)(vi) BECAUSE IT IS A PLAT OF CORRECTION.
  - THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.12A OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF CORRECTION.

COORDINATE TABLE		
108	N 573,596.273	E 1,354,705.317
109	N 573,696.857	E 1,354,743.471
115	N 573,365.698	E 1,355,610.113
116	N 573,256.673	E 1,355,595.799
119	N 573,495.566	E 1,354,667.115
122	N 573,146.891	E 1,355,581.386
123	N 573,274.581	E 1,355,246.567
124	N 573,437.943	E 1,355,222.282
125	N 573,508.343	E 1,355,236.812
126	N 573,497.357	E 1,355,265.562
127	N 573,442.354	E 1,355,251.956
128	N 573,262.319	E 1,355,278.720
129	N 573,364.525	E 1,355,260.553
130	N 573,396.787	E 1,355,228.400
131	N 573,381.239	E 1,354,966.896
132	N 573,481.947	E 1,355,005.098

**AREA TABULATION**  
 PARCEL 42 (LOT 2) 100,875 SF  
 PARCEL 194 (LOT 1) 34,558 SF  
 PARCEL 195 (LOT 1) 69,466 SF  
**TOTAL 204,899 SF**

NUMBER OF BUILDABLE LOTS 3  
 TOTAL NUMBER OF LOTS 3  
 TOTAL AREA OF ROADWAY TO BE RECORDED 0.00 AC.  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED 4.70 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.  
 COUNTY HEALTH OFFICER: Peter Beilansen, 5/2/2007  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature], 4/30/07  
 DIRECTOR: [Signature], 5/12/07

**CLARK · FINEFROCK & SACKETT, INC.**  
 ENGINEERS · PLANNERS · SURVEYORS  
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 621-8100 WASH.

**OWNERS' CERTIFICATE**  
 We, Edward Earl Delawder, Rose Marie Fant and Thomas W. fant surviving joint tenant 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, 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 easements shown hereon; (2) the right to require dedication for public use the beds of the streets and/or roads, floodplains and open spaces where applicable, and for good and other valuable consideration, hereby grant the right and option to Howard County, Maryland, to acquire the fee simple title to the beds of the streets and/or roads, floodplains, storm drainage facilities and open spaces, 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 rights of way. Witness our hands this 1st day of April 2007.  
 Rose Marie Fant, Edward Earl Delawder, Thomas W. Fant, Dora Bell Bojnouch (all as Surviving Joint Tenants)  
 Sherrill Marshall (Witness)

THE PURPOSE OF THIS PLAT OF CORRECTION IS TO RECORD A USE -IN- COMMON ACCESS EASEMENT TO CONTAIN THE EXISTING DRIVEWAY FOR THE USE AND BENEFIT OF LOTS 1 AND 2 (PARCEL 42, 194 AND 195) AND FOR THE USE AND BENEFIT OF ANY FUTURE LOTS CREATED BY THE FURTHER RESUBDIVISION OF THESE LOTS/PARCELS

**SURVEYOR'S CERTIFICATE**  
 I hereby certify that the Final Plat shown and described hereon is correct; that it is a subdivision of all of the lands conveyed by David Delawder and Thomas W. Fant to David Lee Delawder, Edward Earl Delawder and Bunny Kay Delawder by a quit claim deed dated August 1, 2001 and recorded in Liber 5870 at Folio 322 and Ira D. Delawder and Mae Edna Delawder, his wife (Deceased on or about October 28, 1986) to David Delawder and Thomas Fant by deed dated November 8, 2000 and recorded in Liber 5291 at Folio 128 and by Ira D. Delawder and Ida Mae Delawder, his wife (Deceased on or about October 28, 1986) to Ira D. Delawder, Dora Bell Bojnouch, Edward Earl Delawder, Rose Marie Fant and David Lee Delawder by deed dated November 8, 2000 and recorded in Liber 5291 at Folio 133; also being part of Lots 1 and 2 Block P as shown on a plat of subdivision entitled "Columbia Woodlands" and recorded in Plat Book H.S.K. No. 1 at Page 71; All recordings being on file in the Land Records of Howard County, Maryland, and that all monuments are in place and in place prior to the acceptance of the streets in the subdivision by Howard County, Maryland; as shown in accordance with the Howard County Subdivision Regulations.  
 William L. Machen, Professional Land Surveyor, Maryland Reg. #9011, 28 March '07

RECORDED AS PLAT 19148 ON 5-24-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION  
**COLUMBIA WOODLANDS**  
 LOTS 1 AND 2 BLOCK P  
 PB1/FOLIO 71 DATED JULY, 1933

TAX MAP 30 GRID 9 PARCELS 42, 194, 195  
 SECOND (2ND) ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' DATE: MARCH, 2007  
 NO PREVIOUS RELATED DPZ FILE NO.'S EX. ZONING: R-20  
 SHEET 1 OF 1

CAD FILE: J:\SURVEY DWGS\2005\05057\DWG\LOTS 1-2 RP.DWG  
 CHKD: WLM DRAWN: JPH JOB NO.: 05-057 FILE NO.: 05-057 R

F-07-180