

COORDINATES (FEET NAD 83)		
POINT	NORTHING	EASTING
220	556714.812	1375124.760
250	556595.713	1375258.553
251	556420.201	1375061.792
226	556419.633	1375015.764

CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	DELTA	CHORD	CH. BEARING
①	2170.78'	74.04'	148.02'	3°54'24"	147.99'	S 47°59'08" E

- NOTES:**
- COORDINATES BASED ON NAD 83, MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY, MARYLAND GEODETIC CONTROL STATIONS 37-HA AND 37-HB. FOUND AS PUBLISHED:
STATION NORTH EAST
37-HA 169,605.2013 m (556,446.40 ft) 418,633.2593 m (1,373,465.95 ft.)
37-HB 169,579.9072 m (556,363.41 ft) 419,255.3820 m (1,375,507.03 ft.)
 - THE ORIGINAL PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED IN SEPTEMBER 1994 BY JOHN A. MOSELEY, PLS.
 - B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
 - THERE IS AN EXISTING DWELLING AND SHED ON LOT 3 AND LOT 4, WHICH ARE TO REMAIN. ANY FUTURE NEW BUILDINGS OR EXTENSIONS OR ADDITIONS TO THE EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS SHALL MEET CURRENT ZONING REGULATIONS AT THE TIME OF CONSTRUCTION INCLUDING BUILDING RESTRICTION LINES.
 - DEVELOPMENT OF THESE LOTS IS IN ACCORDANCE WITH SECTION 110 E1 OF THE HOWARD COUNTY ZONING REGULATIONS TO USE R-12 ZONING REQUIREMENTS.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH-12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
B. SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C. GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D. STRUCTURES(CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS(H 25 LOADING).
E. DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F. STRUCTURE CLEARANCES-MINIMUM 12 FEET.
G. MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE.
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - "SUBJECT PROPERTY ZONED R-SC PER 2/2/2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 7/28/06".

I CERTIFY THAT THE REQUIREMENTS OF TITLE 3, SUBTITLE 1, SUB-SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) HAVE BEEN COMPLIED WITH AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF PROPERTY MARKERS.

Eugene C. Blackstone 01-05-10
EUGENE C. BLACKSTONE DATE
OWNER, LOT 4

Scott Shearer 01-05-10
SCOTT SHEARER DATE
OWNER, LOT 3

Witness 01-05-10
WITNESS DATE

Witness 01-05-10
WITNESS DATE

AREA TABULATION OF FINAL PLAT

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
AREA OF LOT 3.....	18,827.35 SQ.FT. OR 0.4322 ACRES
AREA OF LOT 4.....	11,595.65 SQ.FT. OR 0.2663 ACRES
TOTAL AREA OF BUILDABLE LOTS.....	30,423.00 SQ.FT. OR 0.6984 ACRES
TOTAL AREA OF RIGHT-OF-WAY DEDICATION ...	-0- SQ.FT. OR -0- ACRES
TOTAL AREA OF SUBDIVISION.....	30,423.00 SQ.FT. OR 0.6984 ACRES

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR WATER & SEWAGE FOR HOWARD COUNTY, MARYLAND

B. Nilsen for Peter Brilenson 1/20/2010
DIRECTOR
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development 1/27/10
CHIEF, DEVELOPMENT
ENGINEERING DIVISION NY DATE

Scott Shearer 1/28/10
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, SCOTT SHEARER, OWNER OF LOT 1, AND EUGENE C. BLACKSTONE, OWNER OF LOT 2, THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT OF RESUBDIVISION BY THE DEPARTMENT OF PLANNING AND ZONING OF HOWARD COUNTY, MARYLAND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AS SHOWN 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 IN AND UNDER ALL ROAD 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, FLOODPLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR GOOD AND 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 SPACE, WHERE APPLICABLE, (3.) THE RIGHT TO REQUIRE THE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE. (4.) NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

Eugene C. Blackstone 1/5/2010
EUGENE C. BLACKSTONE DATE
OWNER, LOT 2

Scott Shearer 01-05-10
SCOTT SHEARER DATE
OWNER, LOT 1

Witness 01-05-10
WITNESS DATE

Witness 01-05-10
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY A DEED, DATED SEPTEMBER 24, 2002, FROM EUGENE CLARENCE BLACKSTONE, REMAINDERMAN, AND FREEMAN ALLAN PATE, REMAINDERMAN, TO SCOTT SHEARER, AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6450 AT FOLIO 525, AND ALSO A SUBDIVISION OF THE LANDS CONVEYED BY A DEED, DATED FEBRUARY 24, 1995, FROM SADIE V. ANDERSON TO EUGENE C. BLACKSTONE, AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3471 AT FOLIO 688; AND THAT ALL MONUMENTS AND/OR PROPERTY MARKERS INDICATED HEREON ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY HOWARD COUNTY IN ACCORDANCE WITH TITLE 3, 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS AMENDED).

William H. Noyes, Jr. 12/29/09
WILLIAM H. NOYES, JR.
PROFESSIONAL LAND SURVEYOR
L.S. #10723 DATE

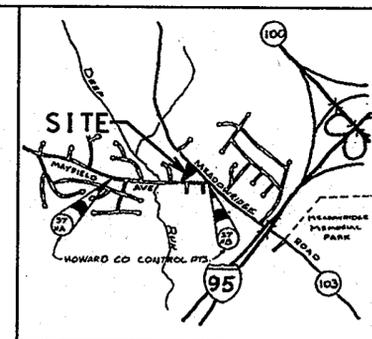
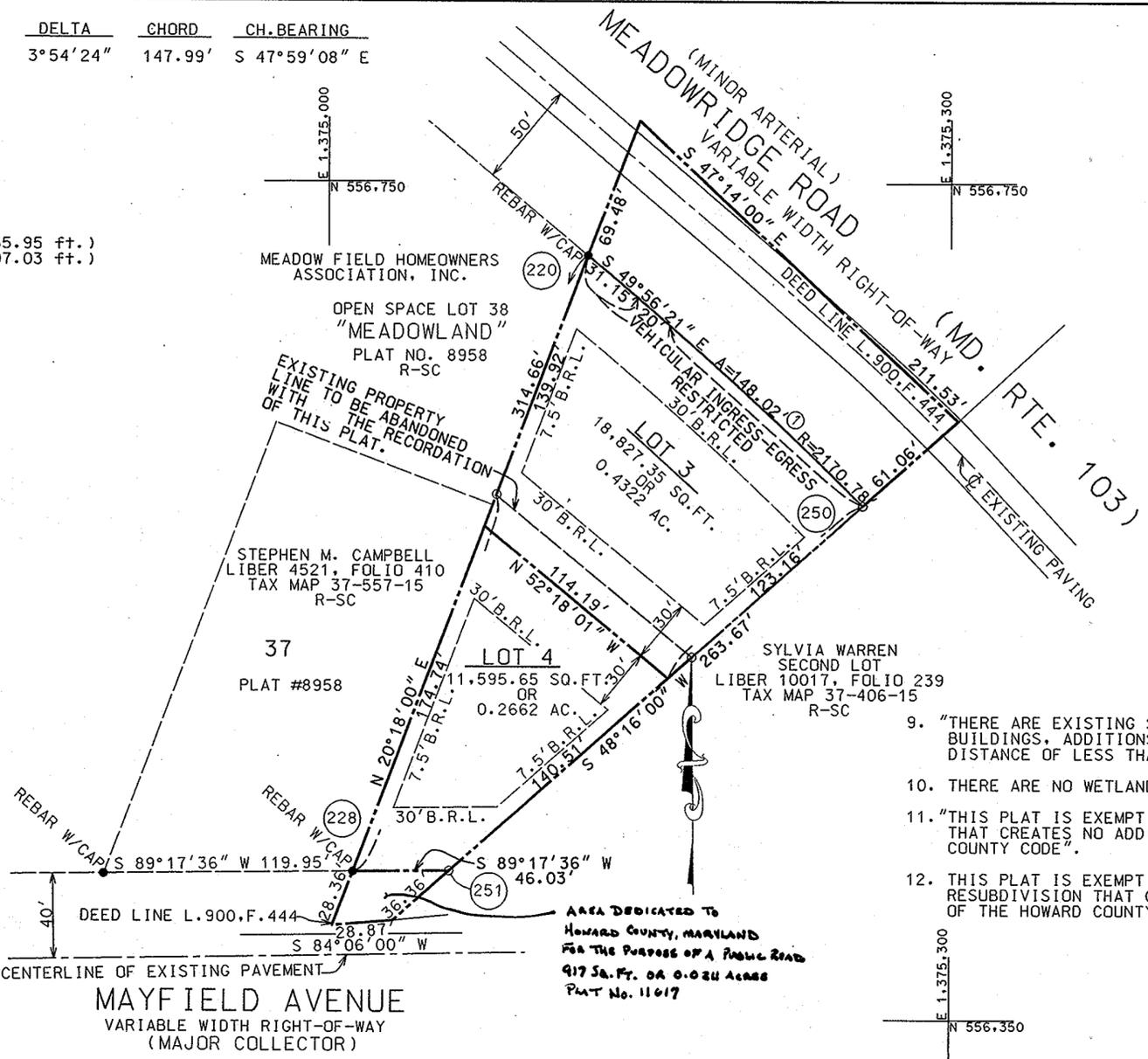
RECORDED AS PLAT NO. 20974
ON 2/4/10 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND

RAUDENBUSH ENGINEERING, INC
200 EAST JOPPA ROAD
TOWSON, MARYLAND 21286
PHONE: 410.494.0001
FAX: 410.821.8890
WEBSITE: RaudEng.com

**PLAT OF RESUBDIVISION
ANDERSON PROPERTY
LOTS 3 AND 4
PLAT M.D.R. NO. 11617**

ZONED R-SC
TAX MAP 37, PARCEL 298
FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE 1" = 50'
DECEMBER 2009



- "THERE ARE EXISTING STRUCTURES ON LOTS 3 AND 4 TO REMAIN. NO NEW BUILDINGS, ADDITIONS OR EXTENSIONS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS REQUIRE".
- THERE ARE NO WETLANDS, STREAMS OR FLOODPLAINS ON THIS PROPERTY.
- "THIS PLAT IS EXEMPT FROM LANDSCAPING SINCE THIS IS A RESUBDIVISION THAT CREATES NO ADDITIONAL LOTS PER SECTION 16.1202(b) OF THE HOWARD COUNTY CODE".
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION, SINCE THIS IS A RESUBDIVISION THAT CREATES NO ADDITIONAL LOTS, PER SECTION 16.1202(b) OF THE HOWARD COUNTY CODE.

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO MOVE THE PROPERTY LINE BETWEEN EXISTING LOT 1 AND LOT 2.

OWNERS/DEVELOPERS

- SCOTT SHEARER-LOT 1
6402 MEADOWRIDGE ROAD
ELKCRIDGE, MD 21075-6112
LIBER 6450, FOLIO 525
- EUGENE C. BLACKSTONE-LOT 2
7740 MAYFIELD AVENUE
ELKCRIDGE, MD 21075-6119
LIBER 3471, FOLIO 688

LEGEND

- = PROPERTY MARKER FOUND AS SHOWN
- = IRON PIPE WITH CAP SET AFTER RECORDEATION OF PLAT NO. 11617

F-10-066