

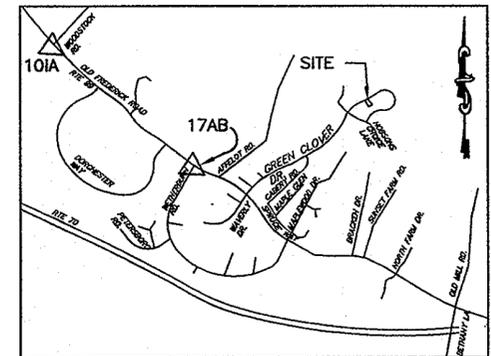
THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Erik C. Marks 3/10/2010
 ERIK C. MARKS, R.P.L.S. #607 DATE

MARKS & ASSOCIATES L.L.C.
 ENGINEERING--SURVEYING--LAND PLANNING
 4531 COLLEGE AVENUE
 ELLICOTT CITY, MARYLAND 21043
 (410) 747-8738

GENERAL NOTES

1. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
 2. SUBJECT PROPERTY ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
 3. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 10A1 & 17AB
- | | | |
|------------------|----------------|-------------------|
| STATION NO. 10A1 | N 600995.1136 | ELEVATION 441.969 |
| | E 1345340.3302 | |
| STATION NO. 17AB | N 598435.249 | ELEVATION 508.469 |
| | E 1348615.2482 | |
4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, LLC. IN MARCH, 2010.
 5. BRL DENOTES BUILDING RESTRICTION LINE.
 6. DENOTES IRON PIN W/CAP SET
 7. DENOTES IRON PIPE OR IRON BAR FOUND.
 8. DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 9. DENOTES STONE OR MONUMENT FOUND.
 10. LOT 5 IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS DUE TO EXISTING DWELLINGS ON THE LOT AND THAT NO NEW BUILDINGS ARE PROPOSED.
 11. ALL AREAS ARE MORE OR LESS.
 12. THIS LOT IS EXEMPT FROM LANDSCAPING REQUIREMENTS BECAUSE THIS IS A PLAT OF CORRECTION.
 13. THERE ARE EXISTING STRUCTURES ON LOT 5 TO REMAIN.
 14. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 15. THIS PLAN IS SUBJECT TO THE 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #75-2003.
 16. IN ACCORDANCE WITH SECTION 16.1202(b).(1).(vii) OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT, THIS LOT IS EXEMPT BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
 17. THIS PLAT REVISES THE FRONT BUILDING RESTRICTION LINE FROM 75 FEET TO 50 FEET.
 18. THIS PLAT WAS PREVIOUSLY RECORDED UNDER DPZ FILE NO. F-73-025 ALLENFORD, SECTION 7



VICINITY MAP
 SCALE: 1"=2,000'

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.9635 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0
TOTAL AREA OF LOTS TO BE RECORDED:	0.9635 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED:	0
TOTAL AREA TO BE RECORDED:	0.9635 ACRES

COORDINATE CHART

NUMBER	NORTHING	EASTING
1	N 599248.7528	E 1352681.8129
2	N 599011.0127	E 1352801.2191
3	N 598946.5550	E 1352654.5697
4	N 599177.1737	E 1352538.4413

OWNER/DEVELOPER

JOHN D. SEIFERT & IRENE C. SEIFERT
 10133 GREEN CLOVER DRIVE
 ELLICOTT CITY MD 21042-1640

NOTE: THIS PLAT ONLY INTENDS TO REVISE THE FRONT BUILDING RESTRICTION LINE FROM 75 FEET TO 50 FEET.

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

Michael J. Janni 4/26/10
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William D. ... 4/15/10
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kurt Skelton 4/27/10
 DIRECTOR DATE

OWNER'S CERTIFICATE

JOHN D. SEIFERT AND IRENE C. SEIFERT,
 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 RIGHT-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, MARYLAND 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 19 DAY OF March, 2010.

BY: *John D. Seifert* JOHN D. SEIFERT
Irene C. Seifert IRENE C. SEIFERT
 WITNESS: *Erik C. Marks*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY; JAMES K. SYBOR, PARTY OF THE FIRST PART, GRANTOR, TO JOHN D. SEIFERT AND IRENE C. SEIFERT, BY DEED DATED JUNE 24, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4428 AT FOLIO 247.



Erik C. Marks
 ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR DATE
 MARYLAND LICENSE NO. 607

RECORDED AS PLAT NO. 21096 on 4/27/10
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
ALLENFORD
 SECTION 7, BLOCK G
 LOT 5
 LIBER 4428 FOLIO 247, JUNE 24, 1998
 PLAT BOOK NO. 24, FOLIO 53
 TAX MAP NO. 17 PARCEL NO. 610 GRID NO. 2
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



SCALE: 1"=50'
 SHEET 1 OF 1

DPZ FILE# 10-088