

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	536372.1855	1345928.2778
3	536377.5723	1345918.6871
12	536261.2185	1345970.7799
13	536130.7393	1345905.3318
14	535858.4170	1345744.3981
15	536415.2983	1345953.6014
16	536368.1052	1346033.9465
319	535853.4495	1345753.0782
320	536187.3840	1345806.3515
325	536251.2642	1345988.1739

RESERVATION OF PUBLIC UTILITY EASEMENTS

"OWNER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER, AND THROUGH LOT 4. ANY CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED. WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S), OWNER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY."

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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

URS CORPORATION
MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156

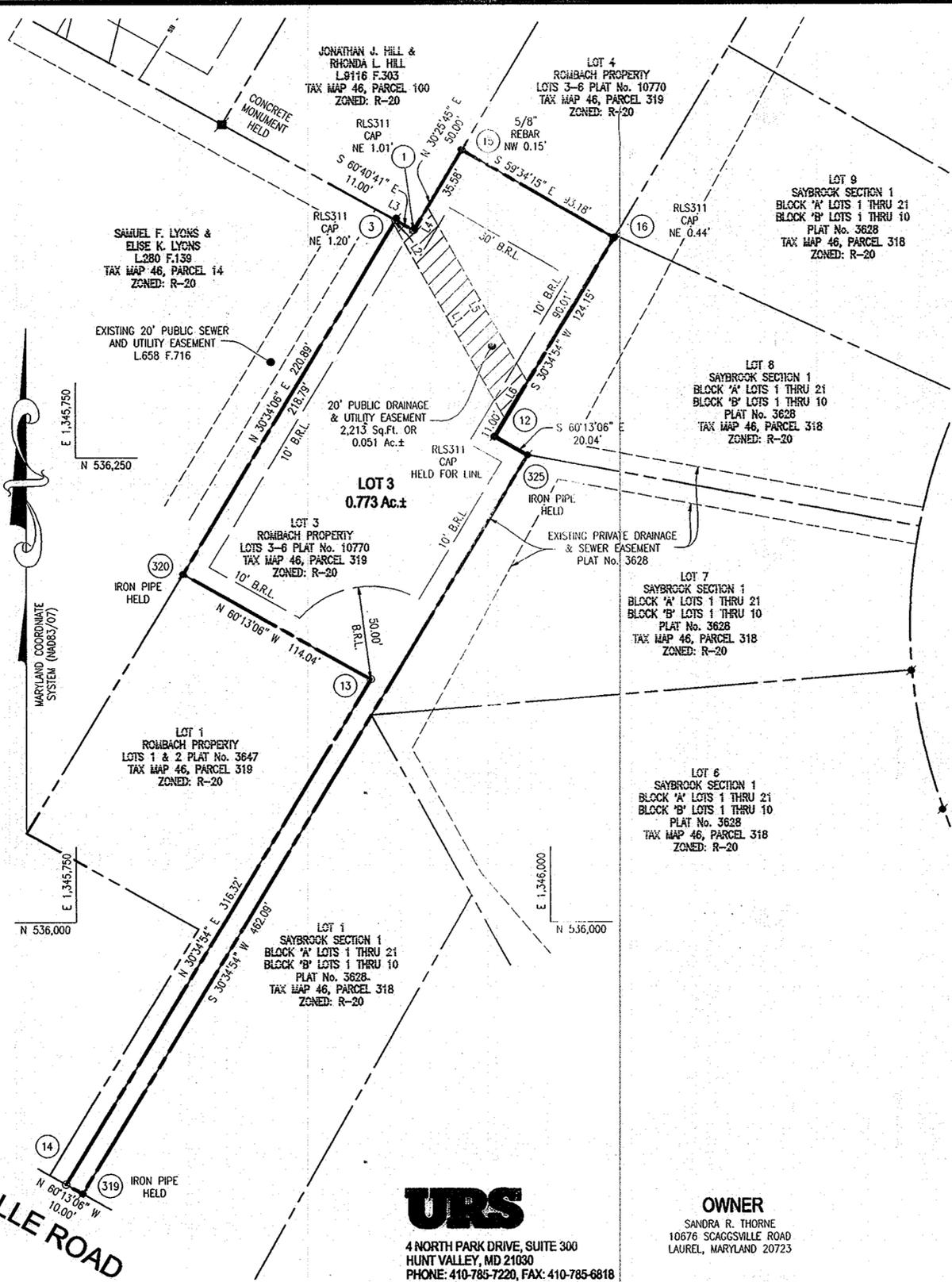
Sandra R. Thorne
SANDRA R. THORNE



20' PUBLIC DRAINAGE AND UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 29°12'45" W	120.39'
L2	N 30°34'06" E	2.10'
L3	S 60°40'41" E	11.00'
L4	N 30°25'45" E	14.42'
L5	S 29°12'45" E	107.71'
L6	S 30°34'54" W	23.14'

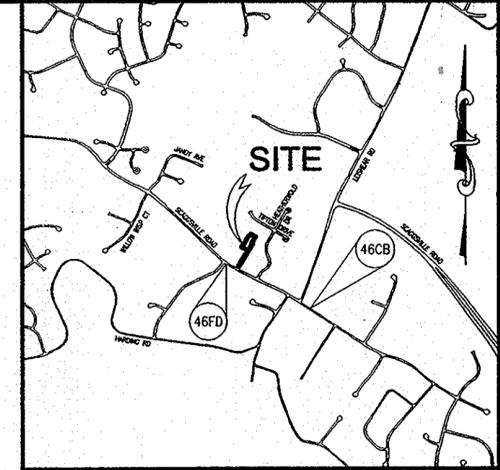
AREA TABLE

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	0.773 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	0.773 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.773 Ac.±



URS
4 NORTH PARK DRIVE, SUITE 300
HUNT VALLEY, MD 21030
PHONE: 410-785-7220, FAX: 410-785-6818

OWNER
SANDRA R. THORNE
10676 SCAGGSVILLE ROAD
LAUREL, MARYLAND 20723



VICINITY MAP
1"=2000'

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07/28/06.
- COORDINATES BASED ON NAD 83/07, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 46FD AND 46CB.
STATION 46FD NORTH 535892.9111 EAST 1345540.0033
STATION 46CB NORTH 537123.0429 EAST 1344291.3654
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY URS CORPORATION ON OR ABOUT JUNE 2011.
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- DENOTES IRON PIN SET WITH PROP COR CORP 21108 CAP
- DENOTES IRON PIPE OR IRON PIN FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY
- DENOTES CONCRETE MONUMENT SET WITH PROP COR CORP 21108 CAP
- DENOTES CONCRETE MONUMENT OR STONE FOUND
- ALL LOT AREAS ARE MORE OR LESS. (±)
- NO CEMETERIES EXIST ON THIS SITE BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
- PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: S-80-27, F77-44 AND F-92-157.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT ARE SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATIONS WILL BE MADE AVAILABLE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS 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.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THIS PLAT IS A REVISION AND NO ADDITIONAL LOTS ARE BEING CREATED AS PER SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS IS A RESUBDIVISION OF LOT 2 OF THE ROMBACH PROPERTY F-77-44 PLAT No. 3647.
- PLAT IS SUBJECT TO WP-92-111 REQUESTING WAIVER OF SKETCH AND PRELIMINARY PLANS (SECTIONS 16.119 AND 16.120) WHICH WAS APPROVED FEB. 7, 1992 AND WP-76-38.
- FOR FLAG OR PIPESTEAM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF A FLAG OR PIPESTEAM AND ROAD R/W LINE AND NOT TO THE FLAG OR PIPESTEAM LOT DRIVEWAY.
- THIS SUBDIVISION IS SUBJECT TO SECTION 16.122 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND THEREOF, EFFECTIVE MARCH '22, 1993 ON WHICH DATE DEVELOPER AGREEMENT 24-3233 D WAS FILED AND ACCEPTED.
- THIS PLAT IS SUBJECT TO WP-92-111 AMENDED TO WAIVE REQUIREMENTS OF SECTIONS 16, 129, 130 & 131 (SIDEWALKS, STREET LIGHTING AND STREET TREES) AMENDMENT APPROVED NOV. 25, 1992.

THE PURPOSE OF THIS PLAT IS TO REVISE LOT 3, "LOTS 3-6 RESUBDIVISION OF LOT 2 THE ROMBACH PROPERTY" INSOFAR AS CREATING A 20' PUBLIC DRAINAGE AND UTILITY EASEMENT.

RECORDED AS PLAT No. 22449 ON 11/01/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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

B. Widen for Mauna Roseman 11/09/2012
HOWARD COUNTY HEALTH OFFICER *rs* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 10/17/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 11/15/12
DIRECTOR DATE

OWNER'S CERTIFICATE

SANDRA R. THORNE, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND/OR RIGHTS-OF-WAY. WITNESS MY HAND THIS 14th DAY OF July, 2012.

Sandra R. Thorne
SANDRA R. THORNE
[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY ANTHONY M. ASHLEY TO SANDRA R. THORNE BY DEED DATED JULY 12, 2007 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10804, AT FOLIO 356; SAID PROPERTY ALSO BEING LOT 3, AS SHOWN ON A SUBDIVISION PLAT ENTITLED, "LOTS 3-6 RESUBDIVISION OF LOT 2 THE ROMBACH PROPERTY" AS RECORDED IN THE AFORESAID LAND RECORDS AS PLAT M.D.R. No. 10770, 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. I FURTHER CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 21156 EXPIRATION DATE 01/27/2013.

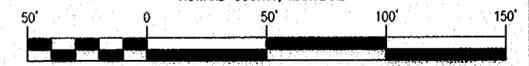
[Signature] 11/01/12
URS CORPORATION DATE
MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156

REVISION PLAT

LOT 3 - RESUBDIVISION OF LOT 2 THE ROMBACH PROPERTY

(A REVISION OF LOTS 3-6 RESUBDIVISION OF LOT 2 THE ROMBACH PROPERTY - PLAT No. 10770)

ZONED R-20
TAX MAP: 46 GRID:12 PARCEL 319
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



SCALE: 1"=50'
DATE: AUGUST 22, 2011 SHEET: 1 OF 1

F-13-030