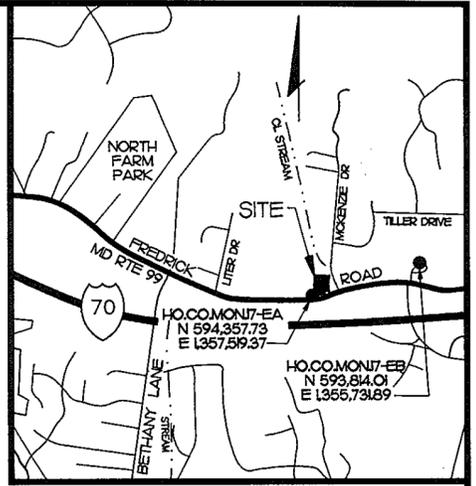


COORDINATE TABLE		
POINT	NORTH	EAST
103	594066.055	1355758.791
108	594189.815	1356018.811
109	594085.292	1356001.804
110	593941.818	1356010.375
113	593928.320	1356000.422
114	593924.290	1355941.089
115	594060.817	1356003.266
116	594065.768	1355772.175
117	594197.473	1355948.333
118	594192.665	1356019.005
120	594224.924	1355839.475
121	594292.211	1355767.601
122	593929.375	1356013.991
123	593924.791	1356000.925
124	593904.797	1355943.540
125	593871.919	1355751.253
126	594212.619	1356020.362

CURVE DATA TABLE					
NO.	△	RAD.	LEN.	TAN.	CHORD
①	16°57'51"	661.28'	195.79'	98.62'	195.08' S80°17'50"W

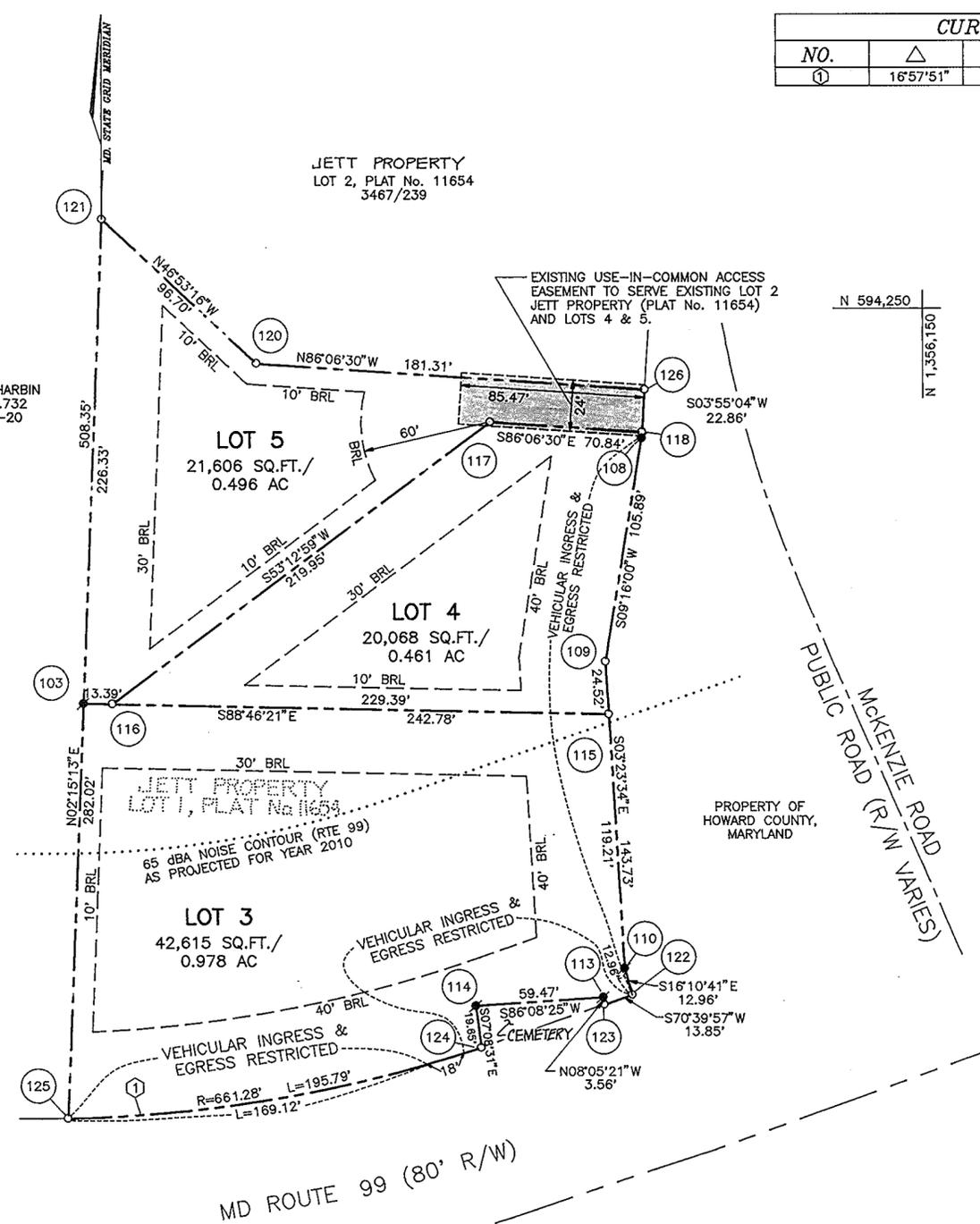


VICINITY MAP
SCALE: 1"=2000'

MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPE STEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
3	42,615	0	42,615	0	0	42,615
4	20,068	0	20,068	0	0	20,068
5	21,606	1,437	20,169	0	0	20,169

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- SUBJECT PROPERTY ZONED R-20 PER 10/18/89 COMPREHENSIVE ZONING PLAN
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17-EA AND 17-EB
17-EA N 594,357.726 E 1357,519.374
17-EB N 593,814.005 E 1355,731.885
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY WILLIAM E. DOYLE IN SEPTEMBER 1982, UPDATED TO NAD'83 BY MARKS VOGEL ASSOCIATES, INC. IN AUGUST, 1994.
- BRL DENOTES BUILDING RESTRICTION LINE
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY
- DENOTES STONE OR MONUMENT FOUND
- 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 - 15 FEET
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MINIMUM)
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADII
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (425-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
- EXISTING HOUSE AND GARAGE ON LOT 3 TO REMAIN
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PRIVATE 24 FOOT USE-IN-COMMON ACCESS EASEMENT AND MCKENZIE DRIVE RIGHT-OF-WAY AND NOT ON TO AFFORESAID PRIVATE 24 FOOT WIDE ACCESS EASEMENT
- IN ACCORDANCE WITH SECTION 16.24(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH THE RETENTION OF EXISTING VEGETATION AND PLANTING ALONG THE WEST BOUNDARY LINE
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (6,098 SQUARE FEET OF AFFORESTATION) HAVE BEEN MET BY PAYMENT OF \$1,829.52 TO THE HOWARD COUNTY FOREST CONSERVATION FUND
- FEE-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON 3/6/95. WATER QUALITY TRENCHES AND DRYWELLS WILL BE PROVIDED WITH INDIVIDUAL HOUSE CONSTRUCTION
- WATER AND SEWER SERVICE TO LOTS 3-5 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18-122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 71W. ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 279S-3
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING EXISTING LOT 2, JETT PROPERTY AND LOTS 3-5 IS RECORDED IN LIBER 3934, FOLIO 381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE EXISTING HOUSE ON LOT 3 IS SERVED BY PUBLIC WATER. THE SEPTIC SYSTEM IS TO BE ABANDONED AND CONNECT TO PUBLIC SEWER.
- BASED UPON THE NOISE STUDY PREPARED BY MARKS AND VOGEL ASSOCIATES, INC. AS PROJECTED FOR TRAFFIC VOLUMES IN THE YEAR 2010:
A) LOT 3 (EXISTING HOUSE) IS IN A NOISE SENSITIVE AREA AND PROLONGED OUTDOOR EXPOSURE MAY RESULT IN HEARING IMPAIRMENT (UNLESS NOISE MITIGATION IS PROVIDED)
- THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO RESUBDIVIDE LOT 1, JETT PROPERTY TO CREATE NEW LOTS 3-5 JETT PROPERTY.



PLANS FOR PUBLIC WATER AND PUBLIC SEWER FACILITIES HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE

Margaret C. Jett Aug 4, 1995
MARGARET C. JETT DATE

THE REQUIREMENTS § 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.

Erk C. Marks 8/7/95
ERK C. MARKS, R.P.L.S. #607 DATE

Margaret C. Jett Aug 4, 1995
MARGARET C. JETT DATE

Marks & Vogel Associates, Inc.
Engineers-Surveyors-Planners

OWNERS
MARGARET C. JETT
9062 OLD FREDRICK ROAD
ELLCOTT CITY, MARYLAND 21042
TELEPHONE: (410) 465-3271

DEVELOPER
DAVIES CONSTRUCTION MANAGEMENT, INC.
10176 BALTIMORE NATIONAL PIKE SUITE 200
ELLCOTT CITY, MARYLAND 21043
TELEPHONE: (410) 750-0007

AREA TABULATION

TOTAL NUMBER OF BULDBLE LOTS TO BE RECORDED:	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL AREA OF BULDBLE LOTS TO BE RECORDED:	1,935 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1,935 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.000 AC
TOTAL AREA TO BE RECORDED:	1,935 AC

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Joyce M. Boydlandier 8/17/95
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

8/25/95
DATE
2/16/95
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

OWNER'S CERTIFICATE

MARGARET C. JETT OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF RESUBDIVISION, 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 PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALLABLE 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 FLOOD PLANS, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS DAY OF _____, 1994.

Margaret C. Jett
MARGARET C. JETT

Witness

SURVEYOR'S CERTIFICATE

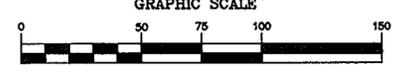
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY D. RUFUS HARBIN AND BETTY E. HARBIN, HIS WIFE, TO JAMES F. JETT AND MARGARET C. JETT, HIS WIFE, BY DEED DATED MAY 5, 1950 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 26, FOLIO 220.
2) CHARLES COSMUS FOX AND EDITH KEYES FOX, HIS WIFE TO JAMES F. JETT AND MARGARET C. JETT, HIS WIFE, BY DEED DATED MARCH, 1952 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 231 FOLIO 200 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE RESUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THE SUBDIVISION REGULATIONS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Erk C. Marks 8/7/95
ERK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR DATE
MARYLAND LICENSE NO. 607

RECORDED AS PLAT NO. 11659 ON 11/25/95
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

JETT PROPERTY
LOTS 3-5
A RESUBDIVISION OF JETT PROPERTY LOT 1
ZONED R-20

TAX MAP NO. 17 PARCEL NO. P/O 35
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE JULY, 1995



SCALE: 1"=50'
SHEET 1 OF 1
REFERENCES: F-95-30 & F-95-86