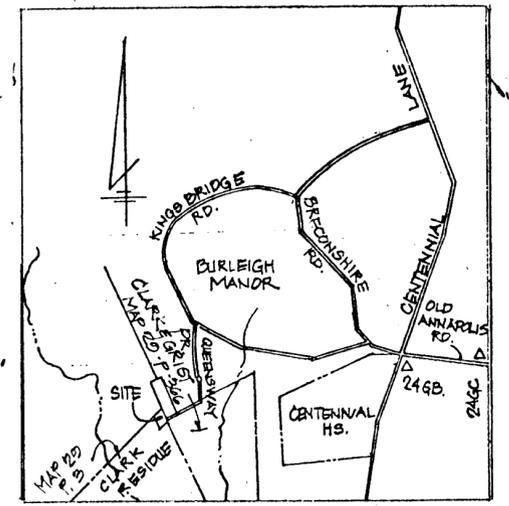
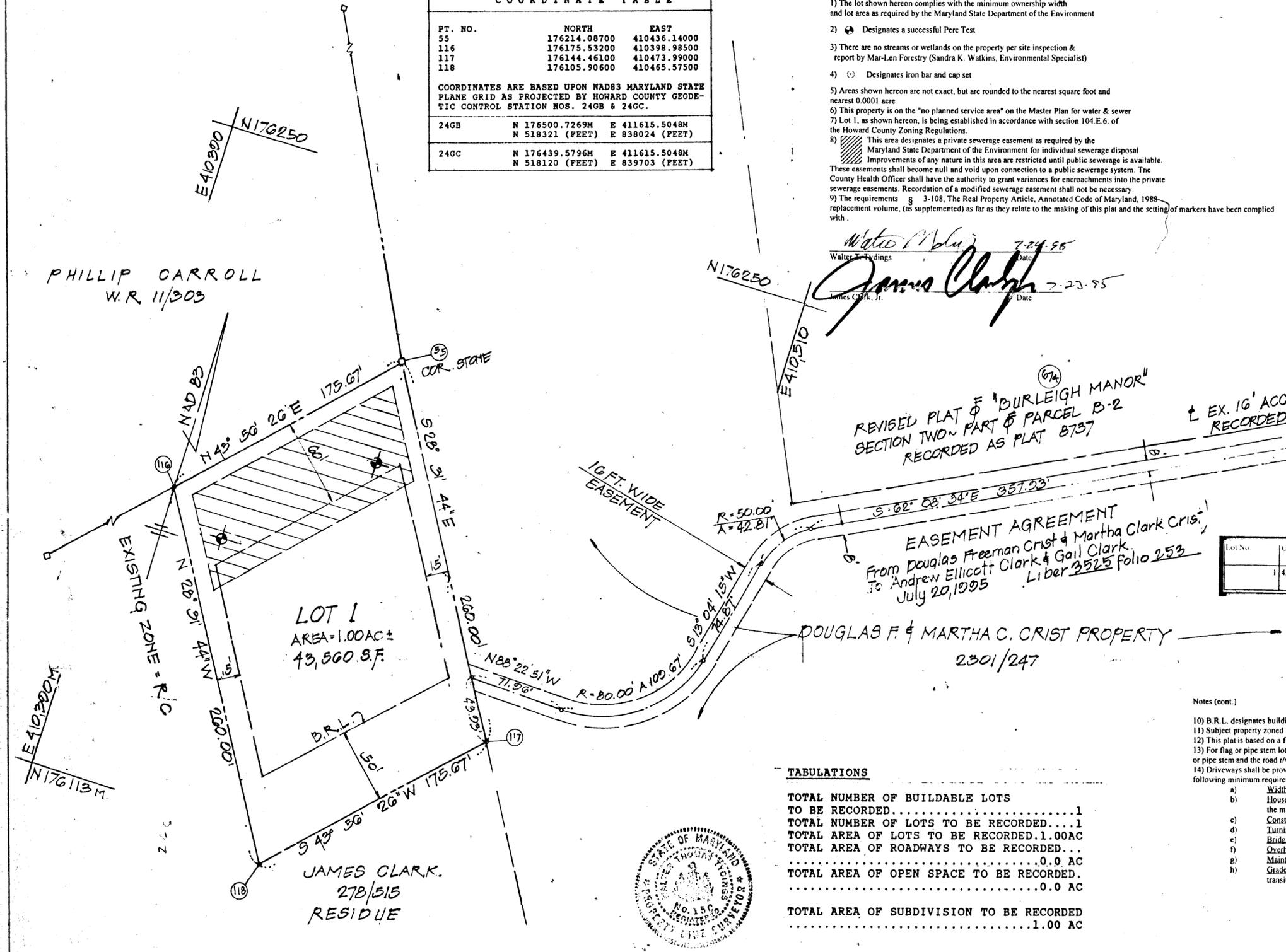


COORDINATE TABLE		
PT. NO.	NORTH	EAST
55	176214.08700	410436.14000
116	176175.53200	410398.98500
117	176144.46100	410473.99000
118	176105.90600	410465.57500
COORDINATES ARE BASED UPON NAD83 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 24GB & 24GC.		
24GB	N 176500.7269M N 518321 (FEET)	E 411615.5048M E 838024 (FEET)
24GC	N 176439.5796M N 518120 (FEET)	E 411615.5048M E 839703 (FEET)

- NOTES
- 1) The lot shown hereon complies with the minimum ownership width and lot area as required by the Maryland State Department of the Environment
 - 2) \odot Designates a successful Perc Test
 - 3) There are no streams or wetlands on the property per site inspection & report by Mar-Len Forestry (Sandra K. Watkins, Environmental Specialist)
 - 4) \odot Designates iron bar and cap set
 - 5) Areas shown hereon are not exact, but are rounded to the nearest square foot and nearest 0.0001 acre
 - 6) This property is on the "no planned service area" on the Master Plan for water & sewer
 - 7) Lot 1, as shown hereon, is being established in accordance with section 104.E.6. of the Howard County Zoning Regulations.
 - 8) This area designates a private sewerage easement as required by the Maryland State Department of the Environment for individual sewerage disposal. Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewerage easements. Recordation of a modified sewerage easement shall not be necessary.
 - 9) 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 the setting of markers have been complied with.



PHILLIP CARROLL
W.R. 11/303



Walter T. Rydings 7-24-95
James Clark, Jr. 7-23-95

REVISED PLAT OF "BURLEIGH MANOR"
SECTION TWO PART OF PARCEL B-2
RECORDED AS PLAT 8737

EASEMENT AGREEMENT
From Douglas Freeman Crist & Martha Clark Crist
To Andrew Ellicott Clark & Gail Clark
July 20, 1995
Liber 2525 Folio 253

VICINITY MAP
SCALE 1" = 2000'

MINIMUM LOT SIZE CHART

Lot No	Gross Area	Pipestem Area	Remaining Area	Floodplain Area	25% Slopes	Minimum Lot Area
1	43,560		43,560	0	0	43,560

TABULATIONS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	1
TOTAL AREA OF LOTS TO BE RECORDED.....	1.00 AC
TOTAL AREA OF ROADWAYS TO BE RECORDED.....	0.0 AC
TOTAL AREA OF OPEN SPACE TO BE RECORDED.....	0.0 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	1.00 AC



Notes (cont.)

- 10) B.R.L. designates building restriction line.
- 11) Subject property zoned "RC-DEO" per 10/18/93 Comprehensive Zoning Plan.
- 12) This plat is based on a field run monumented boundary survey performed on or about 1-25-95 by Raphael & Assoc., Inc.
- 13) For flag or pipe stem lots refuse collection, snow removal, and road maintenance is to be provided at the junction of flag or pipe stem and the road r/w and not into the flag or pipestem lot driveway.
- 14) Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - a) Width: residential driveway twelve (12) feet
 - b) House Numbering: flag lot driveways must have a house number sign placed where the driveway meets the main road
 - c) Construction: six (6) inches of compacted "crusher run" base with a "tar & chip" coating
 - d) Turning Radius: forty-five (45) feet
 - e) Bridges and Culverts: designed to support vehicles with a gross vehicle weight of twenty-five (25) tons
 - f) Overhead Clearance: twelve (12) feet
 - g) Maintenance: Driveways must be maintained for all-weather use
 - h) Grade: The maximum allowable grade shall be 15% with the durable and sustained grade of 8%. The transition from the road to the driveway shall not exceed 8%.

1766

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT <i>James M. Bond</i> 7/31/95 HOWARD COUNTY HEALTH OFFICER, C.E.O. DATE	OWNER'S CERTIFICATE I, James Clark, Jr., 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 & Zoning established 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 right-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 and floodplains 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, and (4.) That no building or similar structure of any kind shall be erected on or over said easements and right-of-ways, witness our hands this 23rd day of July, 1995.	SURVEYORS CERTIFICATE I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Louis T. and Desiree B. Clark to James Clark by Deed dated January 6, 1926 and recorded among the Land Records of Howard County in Liber 278, folio 515, and that all the monuments are in place, or will be in place prior to the acceptance of this subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended. <i>Walter T. Rydings</i> #150 DATE: 7-21-95 Walter T. Rydings Registered	RECORDED AS PLAT 11872 ON 9/8/95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD
APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING. <i>James M. Bond</i> 8/16/95 Chief, Development Engineering Division DATE <i>James M. Bond</i> 9/1/95 DIRECTOR date JA	OWNER: JAMES CLARK, JR. 10600 ROUTE 108 ELLICOTT CITY, MD 21042	RAPHEL & ASSOCIATES, INC. 205 COURTLAND AVENUE TOWSON, MARYLAND 21204 PHONE 825-3008 / FAX 825-1331	FINAL PLAT "HOPKINS ESTATES" LOT-1 ZONED-RC-DEO TAX MAP 20423 PARCEL - B 2ND. ELECT. DIST. HOWARD COUNTY, MD SCALE 1" = 50' FEBRUARY, 20, 25 F 05-120