

COORDINATE LIST		
NO.	NORTH	EAST
1	56841.876	136750.355
2	56844.658	136765.616
3	568125.134	136752.271
4	56780.016	136774.235
5	567825.546	136771.648
6	567841.085	136768.774
7	567974.747	136756.658
8	567784.472	136763.684
9	56802.654	136744.500
10	568124.613	136738.834

MINIMUM LOT SIZE TABULATION						
LOT NO.	GROSS AREA	LESS PIPESTEM	REMAINING AREA	LESS FLOODPLAIN	LESS STEEP SLOPES	MIN LOT AREA
3	21,770	1,770	20,000	0	0	20,000
4	23,294	3,294	20,000	0	0	20,000

* ALL AREAS SHOWN ABOVE ARE IN SQUARE FEET

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
BUILDABLE OPEN SPACE	0
TOTAL AREA OF LOTS TO BE RECORDED:	2.147 Ac.
BUILDABLE OPEN SPACE	0.000 Ac.
RECREATION OPEN SPACE	0.000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES	0.000 Ac.
TOTAL AREA OF ROAD RIGHT-OF-WAY INCLUDING WIDENING STRIPS:	0.253 Ac.
TOTAL AREA OF THIS SUBMISSION TO BE RECORDED:	2.400 Ac.

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER
 Kenneth J. Springer 21 Dec 2001
 Jeanne M. Springer 21 Dec 2001
WATER + SEWER NOTES

- This subdivision is subject to Section 18.122B of the Howard County Code. Public water and/or sewer service HAS BEEN GRANTED under the terms and provisions THEREOF. EFFECTIVE ~~May 9, 2002~~ ON WHICH DATE DEVELOPER AGREEMENT #24-3604-D WAS FILED AND ACCEPTED.
- 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.

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

Kenneth J. Springer 21 Dec 2001
 Kenneth J. Springer DATE
 Jeanne M. Springer 21 Dec 2001
 Jeanne M. Springer DATE
 John C. Mellema Sr. 4.16.98
 John C. Mellema Sr. DATE



SURVEYOR'S CERTIFICATE

I, hereby certify that the outline survey of this plat is correct, that it represents a survey of the property prepared by this surveyor or under the surveyor's direct supervision, and that it's a subdivision of all the lands conveyed by Edwin H. Gillas, to Kenneth J. Springer and Jeanne M. Springer by deed dated May 5, 1972 and recorded among The Land Records of Howard County, Maryland in Liber 591, at folio 672.

John C. Mellema Sr. 4.16.98
 JOHN C. MELLEMA SR. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEM IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Penny Bocran 5-15-02
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief Development Engineering Division 5/10/02
 DATE

Director 5/22/02
 DATE

SURVEYOR'S CERTIFICATE

I, hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Edwin H. Gillas, to Kenneth J. Springer and Jeanne M. Springer by deed dated May 5, 1972 and recorded among The Land Records of the Howard County, Maryland in Liber 591, Folio 672 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, Maryland as shown in accordance with the Annotated Code of Maryland, as amended, and monumentation is in accordance with the Howard County Subdivision regulations.

Raymond H. Kile 4-8-02
 RAYMOND H. KILE # 370 DATE



Patton Harris Rust & Associates, pc

ENGINEERING • ENVIRONMENTAL SERVICES • PLANNING • SURVEYING
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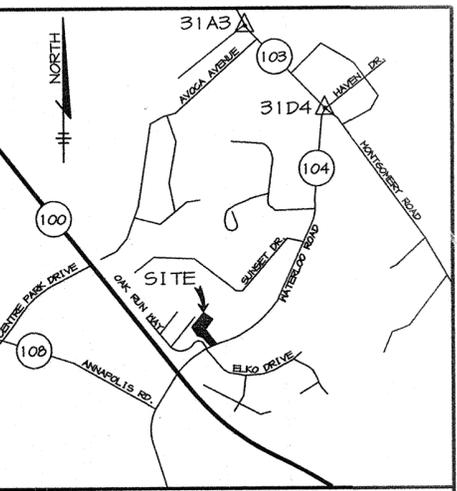
OWNER'S CERTIFICATE

We, Kenneth J. Springer + Jeanne M. Springer, owners of the said property shown and described, hereby adopt this plan of subdivision and in consideration of 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 specific easement areas shown hereon, 2) The right to require dedication for public use, the beds of the streets and/or roads and flood plains and open space where applicable, and for the good and others valuable consideration, hereby grant the right and option to Howard County to 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 waterway and drainage easement 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 easement and rights-of-way.

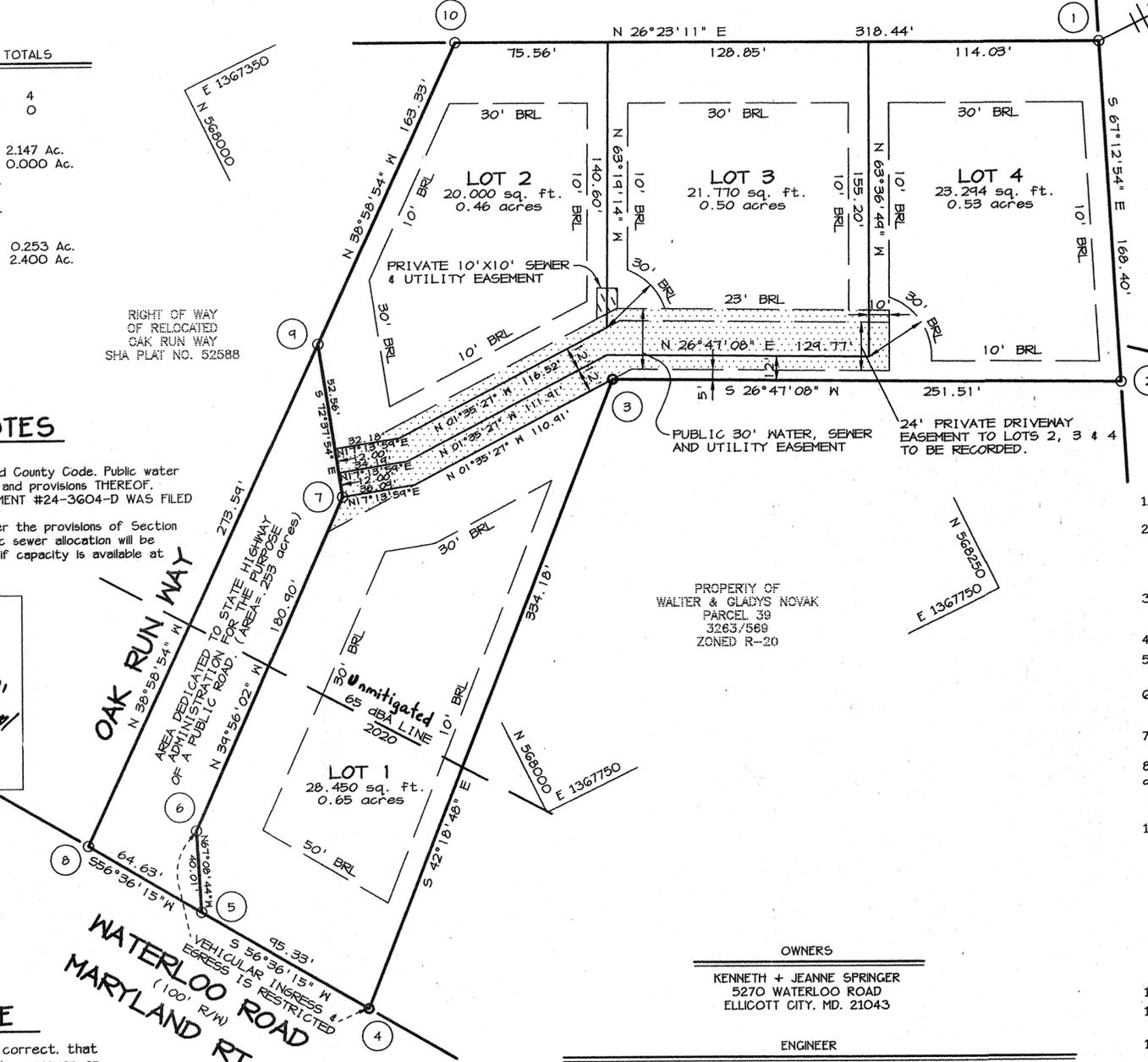
WITNESS MY/OUR HANDS THIS 21ST DAY OF DECEMBER 2001.

Kenneth J. Springer 21 Dec 2001
 Kenneth J. Springer DATE
 Jeanne M. Springer 21 Dec 2001
 Jeanne M. Springer DATE

Attest: [Signature] 12-21-2001
 Attest: [Signature] 12-21-2001



VICINITY MAP
 SCALE: 1" = 2000'



PROPERTY OF R. MAGROAN
 PARCEL 61
 2417428
 ZONED R-20

PROPERTY OF F. ACRA
 PARCEL 181
 1055/38
 ZONED R-20

PROPERTY OF WALTER & GLADYS NOVAK
 PARCEL 39
 3263/568
 ZONED R-20

OWNERS
 KENNETH + JEANNE SPRINGER
 5270 WATERLOO ROAD
 ELLICOTT CITY, MD. 21043

ENGINEER

GENERAL NOTES

- The project is in conformance with the latest Howard County Standards.
- Project Background.
 a) Tax Map 31, Parcel 66, Liber 591, Folio 672
 b) Total area of Subdivision = 104,557 S.F. = 2.40 Acres
 c) Zoning = R-20
- This plat is based on a field run monumented boundary survey performed on or about May, 1996 by Mellema, Inc..
- Public Sewer and Public Water will be utilized.
- Fee-in-Lieu of stormwater management approved by the Department of Planning and Zoning Development Engineering Division on November 22, 1996.
- denotes pipe found, ◊ denotes angular change in bearing of boundary or Right-of-Way.
- All coordinates are based on NAD 83, Maryland Coordinates System as projected by Howard County Geodetic Control Station 31A3 and 31D4.
- All areas on this plat are "more or less".
- For Flag or Pipe System Lots, refuse collection, snow removal and road maintenance to be provided at the junction of flag or pipe stem and the road right-of-way and not onto the flag or pipe system driveway.
- 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' (16' serving more than one residence).
 b) Surface - Six (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 (H25 Loading).
 e) Drainage Elements - Capable of safely passing 100 year flooding with no more than one (1) foot depth over driveway surface.
 f) Structure Clearances - Minimum 12 Feet.
 g) Maintenance - Sufficient to insure all weather use.
- A house exists on Lot 1 and will remain.
- No new buildings, extensions or additions to the existing dwelling on Lot 1 are to be constructed at a distance less than the zoning regulation required.
- Garage entryways must be located a minimum of 20 feet from the common driveway easement.
- Subject property zoned R-20 as per 10-18-93 comprehensive zoning plan.
- The Forest Conservation obligations incurred by this subdivision (0.2 acres of afforestation) have been met by payment of \$7,840.80 to the Howard County Forest Conservation Fund.
- There are no Floodplain Limits or Wetlands located within this project.

RECORDED AS PLAT NUMBER 15413
 ON 5-29-02 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SPRINGER PROPERTY
 LOTS 1 THRU 4

GTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP No. 31, BLOCK 13 PARCEL 66 ZONED R-20
 SCALE: AS SHOWN DATE: 04-12-02 SHEET 1 OF 1
 (CM/PROJECT/48023/RPLAT.DWG)