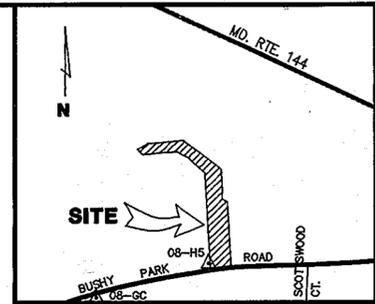
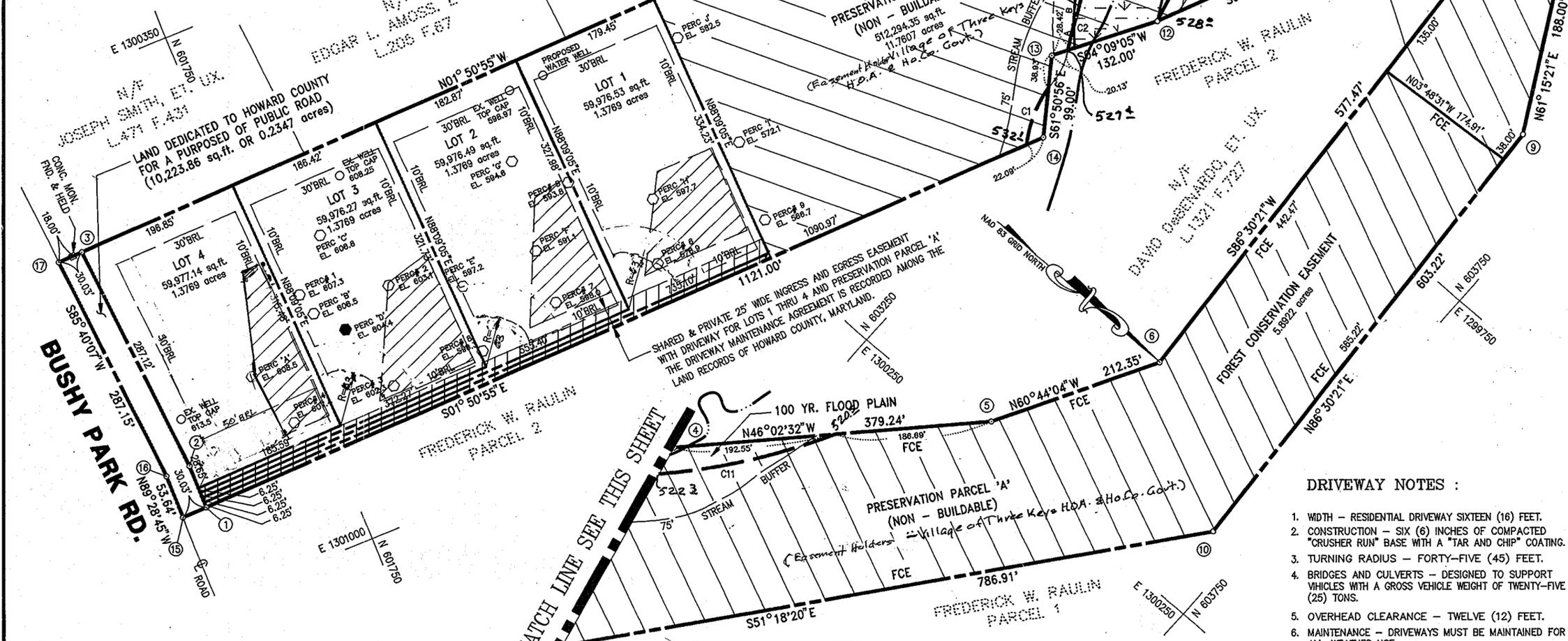


COORDINATE TABLE			WETLAND LINES TABLE			FCE LINES TABLE			FLOOD PLAIN CURVES TABLE						
NO.	NORTH	EAST	LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE	CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	601581.31	1300890.84	A	N70°02'05"W	28.02'	L1	N57°57'51"W	54.39'	C1	150.67'	74.39'	37.97'	73.64'	N46°47'40"W	28°17'26"
2	601581.80	1300837.17	B	N64°51'20"W	33.68'	L2	N85°14'54"W	108.85'	C2	500.00'	39.95'	19.98'	39.94'	S53°51'10"E	04°34'40"
3	601560.12	1300550.88	C	N35°43'25"W	31.48'	L3	N4°46'51"W	39.29'	C3	355.73'	110.55'	55.73'	110.11'	N60°28'02"W	17°48'23"
4	603162.78	1300499.15	D	N31°58'32"W	38.83'	L4	S8°55'58"W	24.32'	C4	133.76'	128.88'	69.94'	123.95'	N41°46'00"W	55°12'26"
5	603426.02	1300226.15	E	N26°08'03"W	35.23'	L5	S00°25'49"E	93.37'	C5	500.00'	22.51'	11.26'	22.51'	S15°27'11"E	02°34'48"
6	603529.83	1300040.90	F	N79°14'31"W	26.52'	L6	S16°01'19"W	64.16'	C6	500.00'	81.04'	40.61'	80.95'	S12°06'00"E	09°17'10"
7	603494.63	1299464.50	G	S08°09'50"W	42.28'	L7	S87°49'44"W	43.77'	C7	45.64'	53.73'	30.47'	50.68'	S41°11'09"E	67°27'28"
8	603584.66	1299384.87	H	S33°39'03"E	17.31'				C8	442.24'	144.16'	72.72'	143.52'	S32°54'39"E	18°40'37"
9	603675.07	1299549.70	I	S33°35'09"E	17.30'				C9	394.56'	164.27'	83.34'	163.08'	N35°29'58"W	23°51'15"
10	603711.83	1300151.80	J	S07°19'01"W	16.85'				C10	3448.18'	97.52'	48.76'	97.52'	S46°36'58"E	01°37'13"
11	603219.88	1300765.98	K	N82°42'40"W	20.02'				C11	750.00'	215.50'	108.50'	214.76'	N54°02'15"W	16°27'46"
12	602850.08	1300777.92	L	N64°30'23"W	28.88'										
13	602718.43	1300768.36	M	N77°59'19"W	26.86'										
14	602671.72	1300855.65	N	N49°04'06"W	30.13'										
15	601551.30	1300891.81	O	N45°00'00"W	15.00'										
16	601551.79	1300838.17	P	N16°03'22"W	36.67'										
17	601530.10	1300551.84	Q	N61°12'37"W	22.78'										
			R	N01°50'55"W	287.46'										
			S	S39°35'55"E	363.00'										
			T	S55°08'56"E	57.75'										
			V	S04°09'05"W	103.58'										

NOTE: COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM (NAD 83) HOWARD COUNTY GEODETIC CONTROL POINTS NO. 08-GC AND NO. 08-HS



VICINITY MAP
SCALE: 1" = 2000'
GENERAL NOTES

- TAX MAP = 8, GRID = 21, PARCEL = P/O 59
- SUBJECT PROPERTY IS ZONED RC PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. INDICATES BUILDING RESTRICTION LINE.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPT. OF HEALTH AND MENTAL HYGIENE.
- CONCRETE MONUMENT ARE SHOWN THUS
- IRON PIPES ARE SHOWN THUS
- PERC TEST HOLES ARE SHOWN THUS PASSED FAILED
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENT OF ANY NATURE IN THIS AREA RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- PRESERVATION PARCEL 'A' OWNER: FREDERICK W. RAULIN
- FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- PRESERVATION PARCEL 'A' IS NON-BUILDABLE LOT AND CANNOT BE FURTHER SUBDIVIDED.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOV.15,1992 BY THE J.E. CLARK COMPANY.
- 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.

DRIVEWAY NOTES:

- WIDTH - RESIDENTIAL DRIVEWAY SIXTEEN (16) FEET.
- CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH A "TAR AND CHIP" COATING.
- TURNING RADIUS - FORTY-FIVE (45) FEET.
- BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
- OVERHEAD CLEARANCE - TWELVE (12) FEET.
- MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
- 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%.
- HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE AND A RANGE OF STREET ADDRESS HOUSE NUMBER SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.

AREA TABULATION

TOTAL NUMBER OF LOTS	=	4 LOTS + PRESERVATION PARCEL
TOTAL AREA OF BUILDABLE LOTS	=	239,906.43 S.F. or 5.5076 AC.±
TOTAL AREA OF NON-BUILDABLE PRES. PARCEL	=	512,294.35 S.F. or 11.7607 AC.±
TOTAL AREA R/W DEDICATION	=	10,233.86 S.F. or 0.2347 AC.±
TOTAL AREA OF PLAT	=	17.5030 AC.±

MINIMUM LOT SIZE TABLE

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. FLOOD PLAIN	25% SLOPE	MINIMUM LOT SIZE
1	59,976.53 S.F.	3,437.50 S.F.	56,539.03 S.F.	N/A	N/A	56,539.03 S.F.
2	59,976.49 S.F.	2,326.69 S.F.	57,649.80 S.F.	N/A	N/A	57,649.80 S.F.
3	59,976.27 S.F.	1,159.94 S.F.	58,816.33 S.F.	N/A	N/A	58,816.33 S.F.
4	59,977.14 S.F.	N/A	59,977.14 S.F.	N/A	N/A	59,977.14 S.F.
PRESERVATION PARCEL 'A'	11,760 AC.	0.105 AC.	11.671 AC.	1,3520 AC.	N/A	10,3030 AC.

NOTE: ALL AREAS SHOWN ARE "MORE OR LESS"

APPROVED: FOR PRIVATE WATER & SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.
 HOWARD COUNTY HEALTH OFFICER *[Signature]* 7/4/97 DATE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 DIRECTOR *[Signature]* 8/1/97 DATE
 APPROVED: FOR PRIVATE WATER & SEWERAGE SYSTEMS
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
 CHIEF - DEVELOPMENT ENGINEERING DIVISION *[Signature]* 7/2/97 DATE

OWNER'S CERTIFICATE
 I, FREDERICK W. RAULIN OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON 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 LINE AND GRANT TO 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 STREETS RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREA SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS AND OPEN SPACES 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 BED OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACES WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATER WAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
 WITNESS OUR HANDS THIS 8 DAY OF JULY 1996
 FREDERICK W. RAULIN *[Signature]* WITNESS *[Signature]*

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY RALPH RAULIN AND WAYNE RAULIN, PERSONAL REPRESENTATIVES OF THE ESTATE OF GLENN V. RAULIN, DECEASED TO FREDERICK W. RAULIN BY A DEED DATED AUGUST 4TH 1993 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3092 AT FOLIO 618 AND ALL OF THE LAND CONVEYED FROM FREDERICK W. RAULIN TO FREDERICK W. RAULIN BY A DEED DATED APRIL 26, 1996 AND RECORDED IN LIBER 3738 AT FOLIO 128 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
 JACK E. CLARK
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 4379

RECORDED AS PLAT 12877 ON 8-13-97
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
VILLAGE OF THREE KEYS
LOTS 1 THRU 4 AND
PRESERVATION PARCEL 'A'
 ELECTION DISTRICT NO. 4 HOWARD COUNTY, MARYLAND.
 PREPARED BY:
 THE J.E. CLARK COMPANY
 LAND SURVEYING AND ENGINEERING
 P.O. BOX 147 LAUREL, MARYLAND 20707
 (301) 725 3442
 ZONED: RC
 TAX MAP: 8 / GRID #21
 PARCEL: P/O 59
 SCALE: 1" = 100'
 DATE: JULY 1996
 DRN. BY: C.A.D.
 CHK. BY: J.E.C.
 SHEET 1 OF 1

F.97.3A