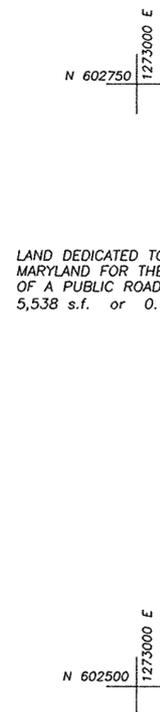
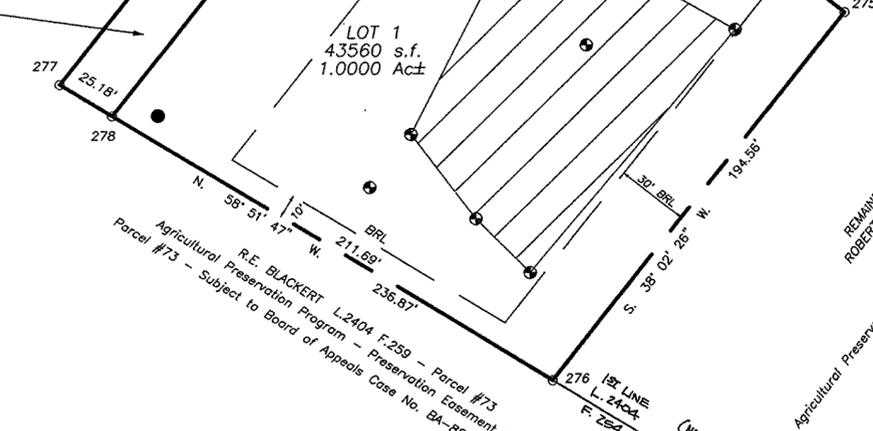


COORDINATES		
PT.	NORTH	EAST
274	602813.4849	1273249.7074
275	602668.5793	1273434.9078
276	602515.3523	1273315.0191
277	602637.8345	1273112.2740
278	602624.8129	1273133.8286
279	602798.0794	1273269.3967

COORDINATES ARE BASED ON MARYLAND STATE GRID COORDINATE SYSTEM, NAD83



SHAFFERS MILL ROAD
LOCAL ROAD
50' R/W
N 38° 02' 28" E
S 38° 02' 28" W



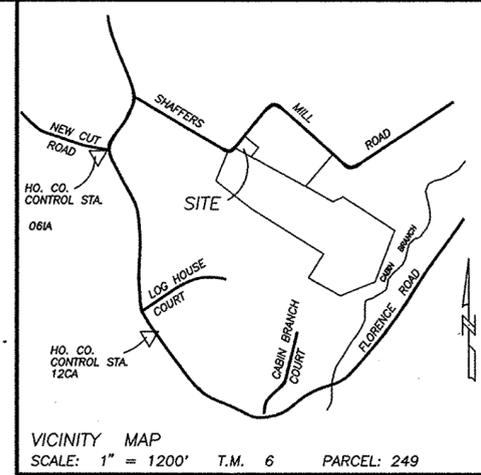
LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD
5,538 s.f. or 0.1271 Ac±

OWNER/DEVELOPER
ROBERT E. BLACKERT, SR.
9530 MCKINSTRY'S MILL ROAD
NEW WINDSOR, MD. 21776
301-831-7299

TOTAL TABULATION
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1
TOTAL AREA OF LOTS AND/OR PARCELS: 43,560 s.f. or 1.0000 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 5,538 s.f. or 0.1271 Ac±
TOTAL AREA OF SUBDIVISION TO BE RECORDED: 49,098 s.f. or 1.1271 Ac±

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.

Sourabh Munshi 2/13/98
SOURABH G. MUNSHI, PROF. LAND SURVEYOR DATE
Robert E. Blackert, Sr. 4/24/98
ROBERT E. BLACKERT, SR., OWNER DATE
Susan M. Blackert 4/24/98
SUSAN M. BLACKERT, OWNER DATE



GENERAL NOTES

- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
- Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 061A and 12CA.
- This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment. For restricted until public sewage is available. These elements 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 shall not be necessary.
- B.R.L. - Represents building restriction line
- Represents concrete monument set (unless otherwise noted)
- Represents proposed well
- Represents iron rebar set (unless otherwise noted)
- Percolation test holes shown hereon have been field located and shown thus ⊕
- Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
- Subject property zoned "RC" per 9/18/92 comprehensive zoning plan.
- Property is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b) (1) (vi) of the Subdivision Regulations.
- Lot 1 is created in accordance with the provisions of Section 104.E(6) of the Howard County Zoning Regulations.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
A. Width - 12 feet
B. Surface - 6 inches of compacted crusher run base with a tar and chip coating
C. Geometry - Maximum 15% grade, maximum 8% grade change and minimum 45 foot turning radius
D. Maintenance - Sufficient to insure all weather use
- This plat is based on a field run monumented boundary survey performed on or about January 3, 1990 by Sourabh G. Munshi, Vanmar Associates, Inc.
- Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
- IF THE DISTURBED AREA FOR LOT 1 EXCEEDS 5000 SQ. FT. THEN STORMWATER MANAGEMENT SHALL BE REQUIRED IN ACCORDANCE WITH CURRENT COUNTY CRITERIA.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Joselyn Byrd 8-5-98
HOWARD COUNTY HEALTH DEPARTMENT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

James A. Smith 11/16/98
PLANNING DIRECTOR DATE

Mark Dammann 10/22/98
CHIEF, DEVELOPMENT ENGINEERING DIV. DATE

OWNER'S CERTIFICATE

We, Robert E. Blackert and Susan M. Blackert, owners 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. All easements of rights-of-way affecting the property are included in this plan of subdivision.
Witness our hands this 24TH day of APRIL, 1997.

Robert E. Blackert, Sr. 4/24/98 Date
Christoph Kull 4-24-98 Witness Date
Susan M. Blackert 4/24/98 Date
Mary Anne Good 4-24-98 Witness Date

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Robert E. Blackert to Robert E. Blackert, Sr. and Susan M. Blackert by deed dated September 26, 1991 and recorded among the land records of Howard County, Maryland in Liber 2404 Folio 254 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.

Sourabh Munshi 2/13/98
Sourabh G. Munshi, Prof. L.S. #10770 Date



RECORDED AS PLAT 13408 ON 11-19-98
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FINAL SUBDIVISION PLAT
BLACKERT SUBDIVISION

LOT 1
Part of Parcel #249
EXISTING ZONING: RC
TAX MAP: 6 ; PARCEL: 249
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
D.P. & Z. FILE NO. F-98-60, B
SCALE: 1" = 50' NOVEMBER, 1997
SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. box 328 Mount Airy, Maryland 21771
(301) 829 2890 (301) 5015 (410) 549 2751