



VICINITY MAP
SCALE: 1"=1200'

COORDINATE TABLE

NO.	NORTH	EAST	NO.	NORTH	EAST
1.	549,718.49	805,684.27	11.	548,623.19	805,415.99
2.	549,343.60	805,670.07	12.	549,858.28	804,654.37
3.	549,068.14	805,921.35	13.	550,098.31	804,874.72
4.	549,127.01	806,013.18	14.	549,852.50	805,361.12
5.	548,842.38	806,047.08	15.	550,062.24	805,467.12
6.	548,656.12	805,807.08	16.	550,095.83	805,456.08
7.	548,299.28	805,765.05	17.	550,050.72	805,545.33
8.	547,978.29	805,718.60	18.	550,039.69	805,511.73
9.	547,877.53	805,634.53	19.	549,829.95	805,405.74
10.	548,119.85	805,377.77			

NOTE: COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE DATUM.

NOTE: COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED BY HOWARD COUNTY CONTROL TRAVERSE STATIONS AS FOLLOWS:

#3835002	N 551478.584	E 804421.917
#3834003	N 549896.464	E 802768.679

- NOTES:
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE 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 SHALL NOT BE NECESSARY.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM, AND THE ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
 - SUBJECT PROPERTY ZONED "R" PER 10/3/77 COMPREHENSIVE ZONING PLAN.
 - 562.0 DENOTES APPROXIMATE ELEVATION OF 100 YEAR FLOOD LEVEL.
 - THE STORM DRAIN PIPE ACROSS THE DRIVEWAY FOR LOT 2 SHALL BE 72" X 44" CMP OR OPENING OF EQUIVALENT AREA.

TOTAL NUMBER OF LOTS TO BE RECORDED.	2
TOTAL AREA OF LOTS.	29188AC±
TOTAL AREA OF ROADWAYS.	NONE
TOTAL AREA OF SUBDIVISION.	29188AC±

OWNER AND DEVELOPER
CHARLES J. KARFONTA
21 CHRYSLER PLACE
CATONSVILLE, MD. 21228

FISHER, COLLINS AND CARTER, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
8000 COURT AVENUE
ELLCOTT CITY, MARYLAND 21043

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
DIRECTOR DATE

OWNER'S CERTIFICATE

I, CHARLES J. KARFONTA, 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 OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS AND OPEN SPACE WHERE APPLICABLE; STRUCTURE, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 2ND DAY OF JUNE, 1982.

[Signature]
CHARLES J. KARFONTA

WITNESS

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 VIRGINIA M. GARRATT, WIDOW, TO CHARLES J. KARFONTA BY DEED DATED FEBRUARY 15, 1980 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 990 FOLIO 443 AND PART OF THE LAND CONVEYED BY JAMES KELLEY GARRETT AND LYNDIA JEAN GARRETT, HIS WIFE, TO CHARLES J. KARFONTA BY DEED DATED JUNE 23, 1980 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 1005 AT FOLIO 644 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

[Signature]
RONALD B. CARTER #10704 DATE

LOTS 1 & 2
SUNSET VALLEY
SECTION THREE
AND A REVISION TO JASON LAINE, SECTION 1
3RD ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

TAX MAP #9 PARCEL 36

SCALE: 1"=100' JUNE 3, 1982

F-02-131