

**DENSITY TABULATION**

SECTION	GROSS AREA	FLOOD PLAIN STEEP SLOPES	NET AREA	NO. OF DWELLING UNITS ALLOWED*	FLOOD PLAIN LOT ADJUSTMENT	TOTAL NO. OF DWELLING UNITS ALLOWED	TOTAL NO. OF DWELLING UNITS PROPOSED	DENSITY PER ACRE	OPEN SPACE REQUIRED	OPEN SPACE	OPEN SPACE WITHIN FLOOD PLAIN
1	25.581	0	25.581	102.324	0	102.324	97	3.79	5.116	9.992	-0-

\*Based on Net Area.

**CURVE DATA**

NOS.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
17-18	455.00'	08°00'00"	31.76	15.89	31.76	S84°36'04" W
19-21	475.00'	21°54'10"	181.58	91.91	180.48	N86°26'51" W
19-26	475.00'	12°04'19"	100.08	50.23	99.90	S88°38'13" W

**NOTES:**

- 4"x4"x36" Concrete monuments indicated thus:
- All coordinates shown hereon are based on the Maryland State Grid System.
- Subject Property is Zoned RSC per 10-3-77 Comprehensive Zoning Plan.
- See Office of Planning and Zoning File Nos. P-82-04, P-83-14, S-81-27, P-83-129, S-84-15, P-84-21 and V-P-84-148.
- Existing structures on Lot 116.

This subdivision is subject to Section 16.122 B of the Howard County Code Public Water and Sewer Service has been granted under the terms and provisions, there of effective 3-25-83, on which date developer agreement No. 24-2232D was filed and accepted.

Plans for Public Water and Public Sewerage Systems have been approved by the Department of Health and Mental Hygiene and these facilities will be available to all lots offered for sale.

The lots shown on this plan are subject to the supplemental sewer in-kind construction charge created by section 20-311-A of the Howard County Code and to Executive Order No. 72-9.

**TABULATION OF FINAL PLATS SHEETS 1 THRU 3**

- Total number of lots to be recorded: 97 + 3 Open Space + 1 Parcel
- Total area of lots to be recorded: 13.639 Acres.
- Total area of roadways to be recorded: 1.950 Acres.
- Total area of open space lots: 9.992 Acres.
- Total area of subdivision to be recorded: 25.581 Acres.

**TABULATION OF FINAL PLAT - SHEET 1**

- Total number of lots to be recorded: 48 + 2 open space
- Total area of lots to be recorded: 2.223 Acres.
- Total area of roadways to be recorded: 0.955 Acres.
- Total area of open space lots: 4.071 Acres.
- Total area of subdivision to be recorded: 7.249 Acres.

**APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD CO.**

*John F. Liparini* 08-87  
COUNTY HEALTH OFFICER DATE

**APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.**

*Thomas J. ...* 10-10-84  
DIRECTOR DATE

**APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD CO. DEPT. OF PUBLIC WORKS**

*...* 10-4-84  
DIRECTOR DATE

**OWNER'S DEDICATION**

We, Brantly Development Corporation, a Maryland Corporation, 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 building restriction lines and grant unto Howard County, Maryland, its successors and assigns (1) The right to lay, construct and maintain sewers, storm drains, water pipes and other municipal utilities and services, in and under all road or street right-of-ways and the specific easement 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 and for good and other valuable considerations, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the street and/or roads and floodplains, storm drainage facilities 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 the said easements and rights-of-way.

Witness our Hands this 10 day of April, 1984

*John F. Liparini*  
BRANTLY DEVELOPMENT CORPORATION  
JOHN F. LIPARINI, PRESIDENT

*Hugh F. Cole*  
HUGH F. COLE, SECRETARY

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plan shown hereon is correct; that it is a resubdivision of part of Lot 6, Block A and all of Lots 7, 8 & 9, Block A as shown on a plat of subdivision entitled "Cedar Acres" and recorded in Plat Book 4 at Folio 113 the same also being all of the land conveyed to Brantly Development Corporation, a Maryland Corporation, from Robert L. McCann and Mary S. McCann, by a deed dated January 24, 1984 and recorded in Liber 1224 at Folio 249; and also being part of the land conveyed to Brantly Development Corporation, a Maryland Corporation, from Charles H. Popehoe, et al, by a deed dated September 19, 1984 and recorded in Liber 1287 at Folio 118, all among the Land Records of Howard County, Maryland and that all monuments are in place, or will be in place, prior to acceptance of the streets in the subdivision by Howard County, as shown, in accordance with the Annotated Code of Maryland, as amended.

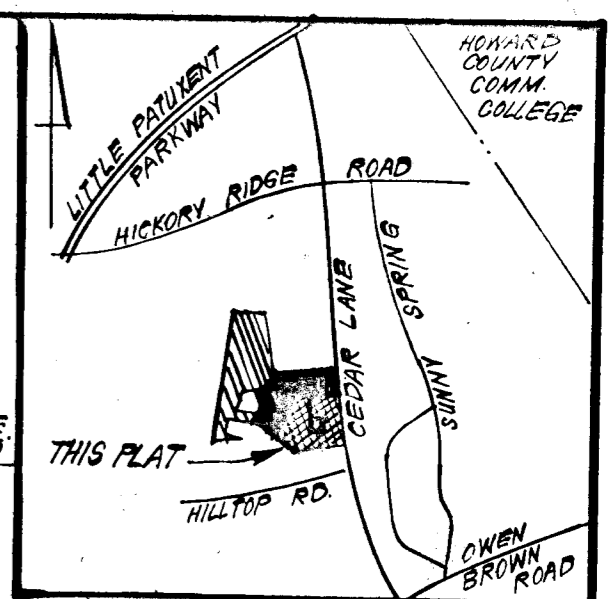
April 11, 1984 DATE

*Donald B. Sackett*  
DONALD B. SACKETT  
Registered Land Surveyor  
Md. No. 6059

RECORDED AS PLAT 5975  
ON 10-1-84 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND

**CEDAR ACRES**  
LOTS 20 THRU 19 AND PARCEL A  
SECTION ONE  
A RESUBDIVISION OF PART OF LOT 6 AND ALL  
OF LOTS 7, 8 & 9, BLOCK A  
TAX MAP No. 35 PARCEL No. 3942  
SHEET 1 OF 3  
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' APRIL, 1984

CLARK, FINEFROCK & SACKETT  
ENGINEERS, PLANNERS, SURVEYORS  
11315 LOCKWOOD DRIVE  
SILVER SPRING, MARYLAND 20904 83114.R



**COORDINATE TABLE**

No.	NORTH	EAST
1	498747.73	832222.17
2	498715.43	831678.33
3	499020.10	831567.56
15	499263.56	832191.54
16	499287.03	832165.10
17	499282.63	832091.00
18	499270.04	832059.35
19	499249.38	831826.33
20	499221.86	831602.91
21	498994.35	831616.42
22	499006.32	832018.07
23	498875.55	832025.84
24	498860.61	831774.29
25	499220.67	831752.91
26	499247.01	831720.46
27	499260.57	831646.20
36	498944.43	831819.39
37	498953.45	831971.13
38	498922.60	831972.96
39	498918.49	831821.23
40	499160.81	831610.00
41	499247.36	831641.40

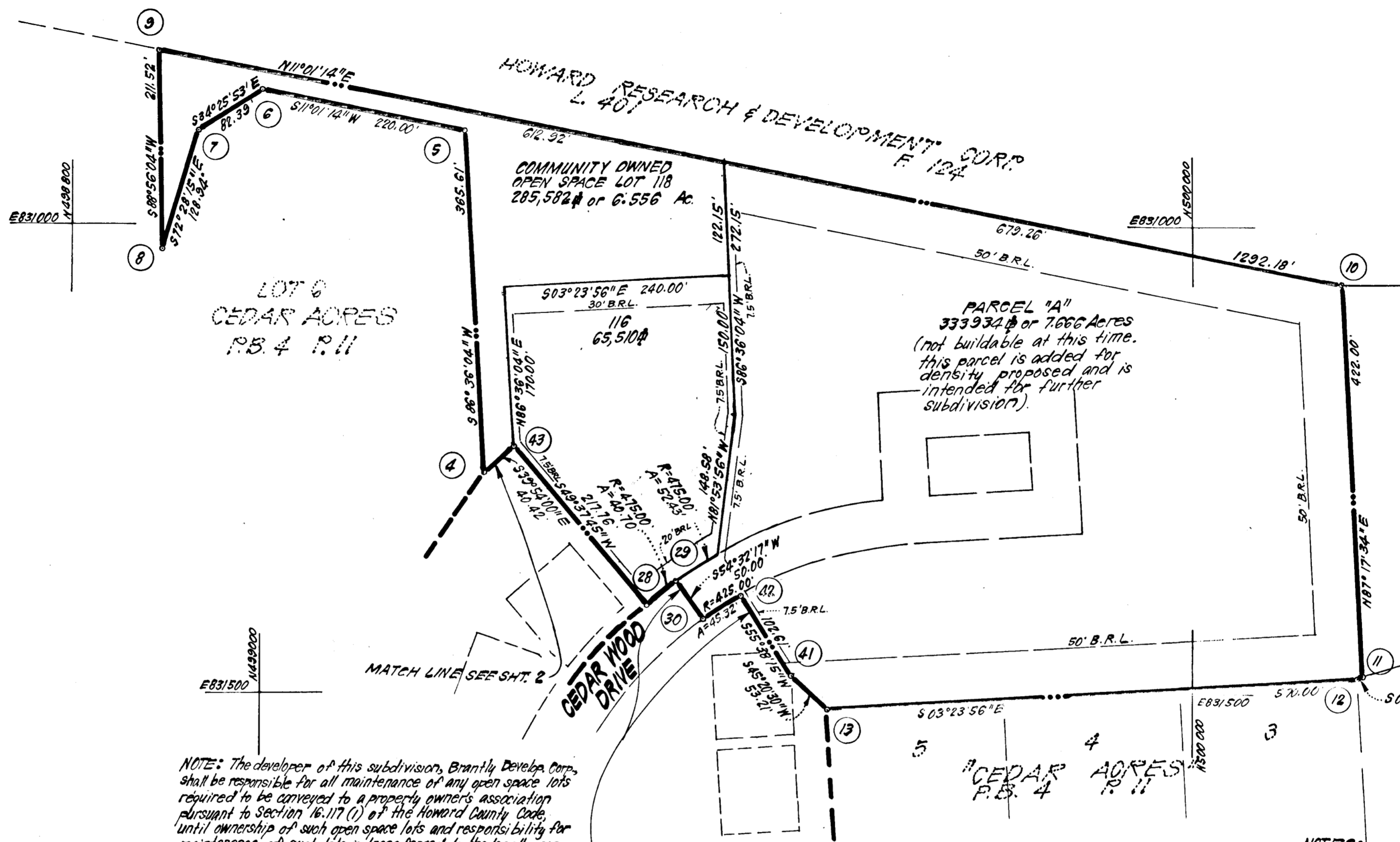
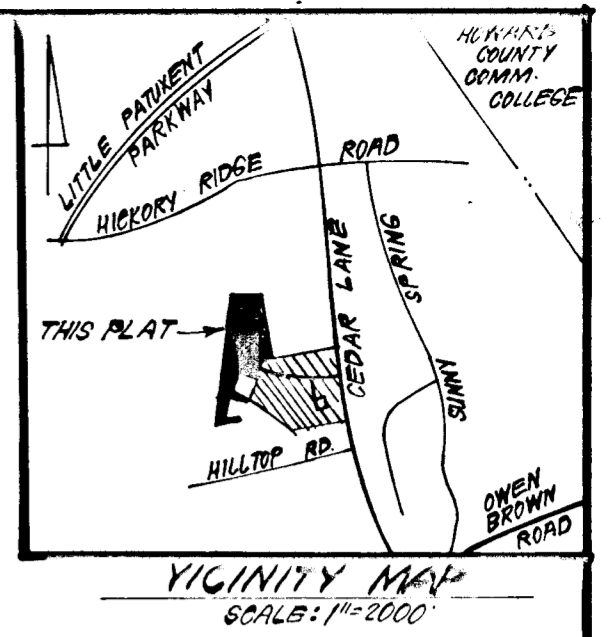
**NOTE:** The developer of this subdivision, Brantly Develop. Corp., shall be responsible for all maintenance of any open space lots required to be conveyed to a property owners' association pursuant to Section 16.117 (1) of the Howard County Code, until ownership of such open space lots and responsibility for maintenance of such lots is transferred to the legally constituted property owners' association. The developer shall create such property owners' association, convey title of any open space lots to that association and transfer maintenance responsibility for such lots to the property owners' association, when a majority of the lots in this subdivision shown on this plat have been conveyed. The developer is required to notify the Howard County Office of Planning and Zoning when a majority of lots on this plat have been conveyed.

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CURVE DATA						
NGS	RADIUS	Δ	ASC	TAN	CHORD	BEARING
28-29	475.00	09°54'34"	40.70	20.63	40.63	N37°55'00"W
30-42	425.00	06°06'35"	45.32	22.68	45.30	S32°24'26"E

COORDINATE TABLE		
No.	NORTH	EAST
4	499240.69	831263.31
5	499210.02	830898.34
6	499008.07	830856.29
7	498536.12	830502.88
8	498892.28	831025.83
9	498802.35	830814.34
10	500160.70	831061.36
11	500180.63	831482.89
12	500176.43	831483.48
13	499607.45	831517.27
29	499444.85	831378.28
30	499473.86	831419.00
43	499271.70	831237.38
42	499512.11	831394.73
41	499570.05	831473.42
28	499412.75	831403.29



This subdivision is subject to Section 16.122B of the Howard County Code Public Water and Sewer Service has been granted under the terms and provisions, hereof effective 2-25-84, on which date developer agreement No. 24-1232-D was filed and accepted.

Plans for Public Water and Public Sewerage Systems have been approved by the Department of Health and Mental Hygiene and these facilities will be available to all lots offered for sale.

*John J. Brantly*  
OWNER  
1/10/84  
Date

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**TABULATION OF FINAL PLAT - SHEET 3**

- (1) Total number of lots to be recorded: 1 + Open Space + 1 Parcel
- (2) Total area of lots to be recorded: 9.170 Acres
- (3) Total area of roadways to be recorded: None
- (4) Total area of open space lots: 1.437 Acres
- (5) Total area of subdivision to be recorded: 10.607 Acres.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD CO.

COUNTY HEALTH OFFICER: *[Signature]* DATE: 10-11-84

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

DIRECTOR: *[Signature]* DATE: 10-11-84

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD CO. DEPT. OF PUBLIC WORKS

DIRECTOR: *[Signature]* DATE: 10-11-84

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Witness Our Hands this 10 day of April, 1984  
*[Signature]*  
 JOHN P. LIPARINI, PRESIDENT  
*[Signature]*  
 HUGH F. COLE, SECRETARY

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April 11, 1984  
 DATE  
*[Signature]*  
 DONALD B. SACKETT  
 Registered Land Surveyor  
 Md. No. 6059

- NOTES:
- 1. 4"x4"x36" concrete monuments indicated thus: □
  - 2. All coordinates shown hereon are based on the Maryland State Grid System.
  - 3. Subject Property is Zoned: RSC, per 10-3-77 Comprehensive Zoning Plan.
  - 4. See Office of Planning and Zoning File Nos. P-82-04, P-83-14, S-81-27, F-83-123, S-84-15, P-84-21 and V.P. 84-148.
  - 5. Existing structures on Lot 116.

RECORDED AS PLAT 5111 ON 10-11-1984, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**CEDAR ACRES**  
 LOTS 20 THRU 119 AND PARCEL A SECTION ONE  
 A RESUBDIVISION OF PART OF LOT 6 AND ALL OF LOTS 7, 8 & 9, BLOCK A  
 TAX MAP No. 35 PARCEL No. 39 & 42  
 SHEET 3 OF 3  
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 SCALE: 1"=100'  
 APRIL, 1984  
 CLARK FINE-FRUCKE SACKETT  
 ENGINEERS, PLANNERS, SURVEYORS  
 11915 LOCKWOOD DRIVE  
 SILVER SPRING, MARYLAND 20904

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