

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 PROVIDED	OPEN SPACE WITHIN FLOOD PLAIN
1	25.581	0	25.581	102.324	0	102.324	97	3.79	5.116	9.992	-0-
2	8.536	0	8.536	34.144	0	34.144	52	3.75	1.707	0.078	-0-
TOTALS:	34.117	0	34.117	136.468	0	136.468	129	3.781	6.823	10.070	-0-

*Based on Net Area.

LOT AREA TABULATION

Lot No.	AREA #	Lot No.	AREA #
120	9905	136	10902
121	8006	137	10037
122	8707	138	10061
123	8867	139	10646
124	8555	140	9990
125	8894	141	9884
126	10281	142	9185
127	10059	143	8727
128	9377	144	11805
129	9718	145	9863
130	11143	146	8450
131	11173	147	9137
132	9805	148	9200
133	8062	149	9100
134	9819	150	9100
135	9121	151	9100

CURVE DATA

NO.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
64-55	825.00	06°00'00"	86.40	43.24	86.36	S81°26'14"W
56-65	775.00	06°00'00"	81.16	40.62	81.12	N81°26'04"E
67-68	400.00	74°29'10"	520.01	304.09	484.16	N53°49'21"W
69-70	25.00	48°11'23"	21.03	11.18	20.41	S64°50'23"W
70-71	50.00	276°22'46"	241.19	0	66.67	N01°03'56"W
71-72	25.00	48°11'23"	21.03	11.18	20.41	S66°58'15"E
73-74	450.00	79°30'00"	624.39	314.26	575.49	S51°08'56"E

This subdivision is subject to Section 18.122 B of the Howard County Code Public Water and Sewer Service has been granted under the terms and provisions, there of effective 9-25-84, on which date developer agreement No. 34-1272-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.

OWNER _____ DATE _____

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

TABULATION OF FINAL PLAT

- Total Number of lots to be recorded: 32 + 1 open space
- Total area of residential lots: 7.033 Acres
- Total area of open space lots: 0.078 Acres
- Total area of roadways to be recorded: 1.425 Acres
- Total area of subdivision to be recorded: 8.536 Acres.

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

COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

DIRECTOR DATE

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

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 the Final Plat by The Office of Planning and Zoning establish the min. 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 consideration, hereby grant the right and option to Howard County to acquire 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 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, or rights of way.

Witness our Hands this 17th day of May, 1984

BRANTLY DEVELOPMENT CORPORATION

WITNESS JOHN F. LIPARINI PRES.

WITNESS HUGH F. COLE SECRETARY

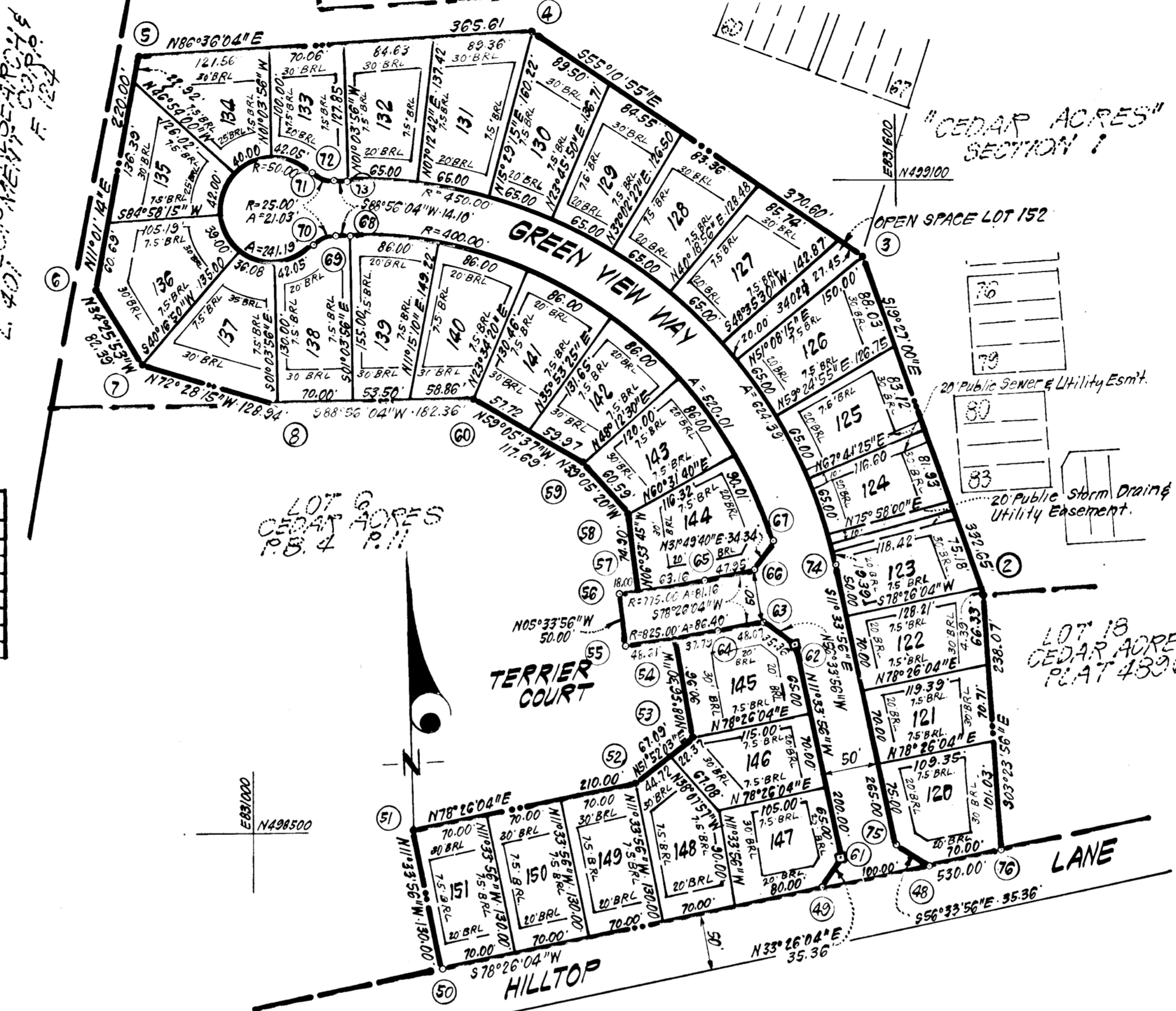
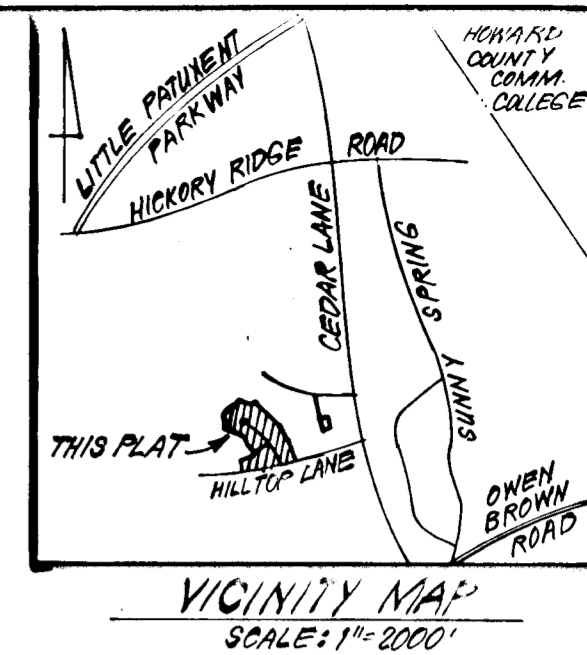
SURVEYOR'S CERTIFICATE

I hereby certify that the final plan shown hereon is correct; that it is a resubdivision of part of Lot 6, Block A, as shown on a plat of subdivision entitled "Cedar Acres" and recorded in Plat Book 4 at Folio 11; the same also being part of the Land conveyed to Brantly Development, a Maryland Corporation, from Charles H. Popenob, et al, by deed dated September 19, 1984 and recorded in Liber 1287 at Folio 118, 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.

DATE
DONALD B. SACKETT
Registered Land Surveyor
Md No. 6059

RECORDED AS PLAT **5978**
ON **10-11**, 1984 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

CEDAR ACRES
LOTS 120 THRU 152
SECTION TWO
A RESUBDIVISION OF PART OF LOT 6, BLK. A
SHEET 1 OF 1
TAX MAP # 35 PARCEL No. 39 642
5 TRILECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1"=100' JULY, 1984
CLARK, FINEBROCK & SACKETT
ENGINEERS - PLANNERS - SURVEYORS
1135 LOCKWOOD DRIVE
SILVER SPRING, MD 20904 83-114-R



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 Ho. 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 owner's 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 & Zoning when a majority of lots on this plat have been conveyed.

COORDINATE TABLE

NO	NORTH	EAST
1	498 715.43	831 678.33
2	499 029.10	831 567.56
3	499 240.69	831 263.91
4	499 219.02	830 898.34
5	499 003.07	830 856.29
6	498 935.16	830 902.88
7	498 896.28	831 025.83
8	498 463.74	831 623.87
9	498 443.70	831 525.90
10	498 371.52	831 173.21
11	498 498.88	831 147.15
12	498 540.98	831 352.88
13	498 582.40	831 405.65
14	498 672.26	831 391.31
15	498 666.12	831 343.28
16	498 715.88	831 338.44
17	498 717.84	831 356.33
18	498 792.20	831 347.32
19	498 839.22	831 309.13
20	498 899.67	831 208.16
21	498 473.20	831 545.38
22	498 669.14	831 505.28
23	498 688.62	831 475.71
24	498 678.98	831 428.69
25	498 727.97	831 418.66
26	498 737.58	831 465.63
27	498 766.76	831 483.74
28	499 052.56	831 092.93
29	499 052.29	831 078.84
30	499 043.61	831 060.37
31	499 110.27	831 059.13
32	499 102.28	831 077.91
33	499 102.55	831 092.01
34	498 712.84	831 541.23
35	498 483.12	831 594.36
36	498 477.78	831 632.44

- 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, F-83-129, S-84-15, P-84-21, V.P-84-148 and P-84-45
 - Iron Pipes shown thus: —○—

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