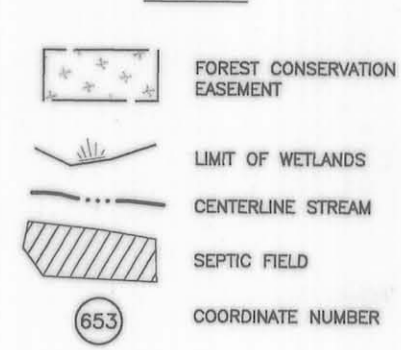


**NOTES:**

1. □ DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.  
○ DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.  
□ DENOTES STONE FOUND.  
● DENOTES IRON PIPE FOUND.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 08FA AND 08IB. NAD '27 CONTROL STATION NO. 3633003 USED FOR VERTICAL DATUM.
3. BRL INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED **RC-DEO PER THE 10-18-93 COMPREHENSIVE ZONING PLAN**
5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 1999, BY BENCHMARK ENGINEERING, INC.
7. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED FOREST CONSERVATION AREAS, WETLANDS, WETLAND BUFFERS, STREAM BUFFERS OR FLOODPLAIN. ALL FOREST TO REMAIN WITHIN THE AREAS SHOWN AS "FOREST CONSERVATION EASEMENT" MEET THE MINIMUM REQUIREMENTS OF THE FOREST CONSERVATION ACT.
8. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. FOR THIS SUBDIVISION, THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED THROUGH FOREST RETENTION AREA EASEMENTS CONTAINED ON LOT 3 OF 6.0 ACRES REQUIRED AND PROVIDED. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION ARE ALLOWED.
9. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH LOT 3 OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY. UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
10. 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' (14' SERVING MORE THAN ONE RESIDENCE).
  - b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR.
  - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
  - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADINGS).
  - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
11. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT IS BEING RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, SIMULTANEOUSLY WITH THIS PLAT.
12. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 S.F. (OR 10,000 S.F. PER LOT FOR SHARED BRAWN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT 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 ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
13. THIS AREA DESIGNATES A PRIVATE FOREST CONSERVATION EASEMENT.
14. INDICATES 100 YEAR FLOODPLAIN ELEVATIONS FROM HOWARD COUNTY 200 SCALE AERIAL TOPO MAP.
15. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
16. THE 65 DBA NOISE LINE SHOWN ON THIS PLAT IS BASED UPON ULTIMATE TRAFFIC VOLUMES PROJECTED FOR THE YEAR 2020. THE AREA BETWEEN THE 65 DBA LINE AND THE ROAD IS CONSIDERED TO BE BEYOND THE ACCEPTABLE THRESHOLD FOR A NOISE SENSITIVE LAND USE ENVIRONMENT.
17. PERIMETER LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN FOR LOT 1 WITH NEW PERIMETER LANDSCAPE PLANTING. NO LANDSCAPING IS REQUIRED FOR LOT 3 AS IT IS NOT A CLUSTER LOT IN RC ZONING DISTRICT. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING IS TO BE POSTED AS PART OF THE GRADING PERMIT APPLICATION IN THE AMOUNT OF \$900.00 FOR LOT 1.
18. THE CREATION OF LOTS 1 AND 2 NECESSITATED THE FUTURE CREATION OF 6.35 AC± OF PRESERVATION PARCEL EASEMENT (2 x 4.25) - (AREA OF LOTS 1 AND 2) = 6.35 AC±. UPON THE RESUBDIVISION OF LOT 3, THIS PRESERVATION DEED MUST BE ADDRESSED EITHER ON-SITE OR PARTLY ON-SITE AND PARTLY OFF-SITE ON A SENDING PARCEL (DEPENDING ON THE FASHION IN WHICH LOT 3 IS RESUBDIVIDED).
19. ALL EXISTING STRUCTURES ON LOT 3 ARE TO REMAIN. NO BUILDING EXTENSIONS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.

**LEGEND**



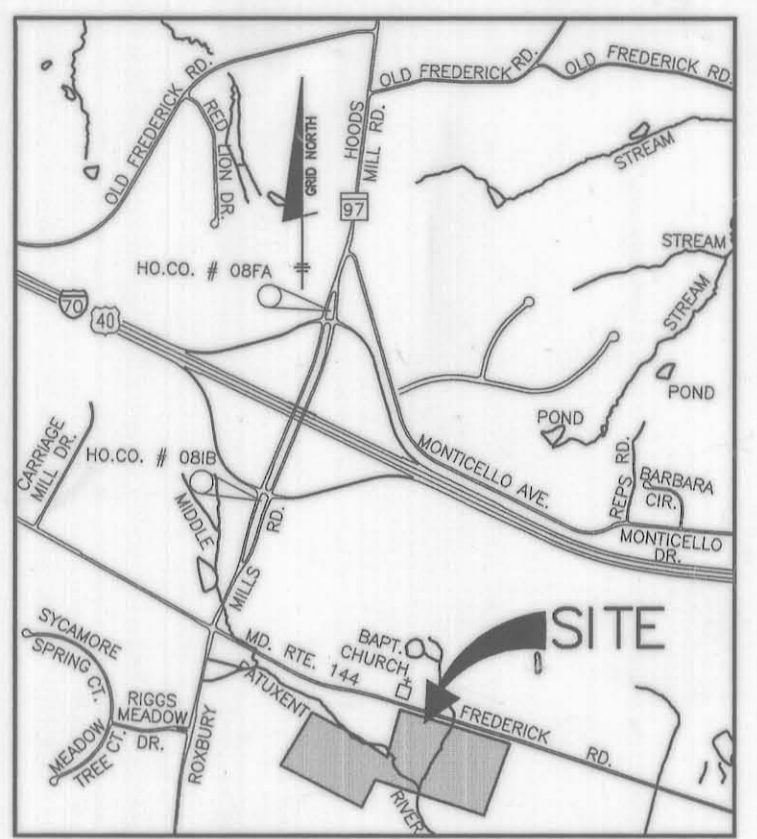
**BENCH MARKS NAD'83 HORIZONTAL**

HO. CO. #08FA  
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE  
N 607113.698' E 1311061.325'

HO. CO. #08IB  
STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE  
N 604721.750' E 1310194.124'

**NAD'27 VERTICAL**

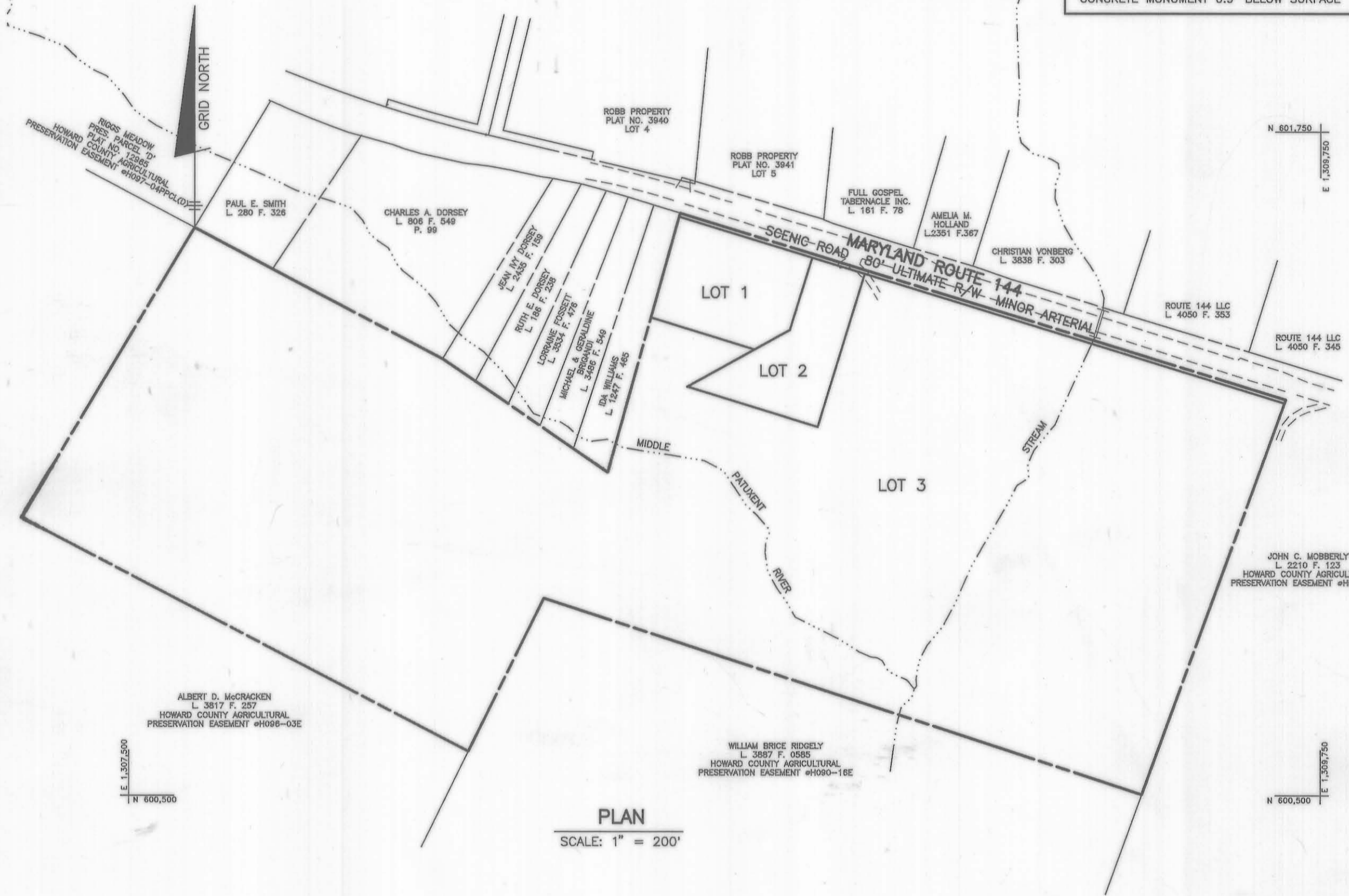
HO. CO. #3633003 ELEV. 617.44'  
CONCRETE MONUMENT 0.9' BELOW SURFACE



**VICINITY MAP**  
SCALE: 1" = 2000'

**COORDINATE CHART (NAD '83)**

| BOUNDARY COORDINATES     |             |              |
|--------------------------|-------------|--------------|
| No.                      | NORTH       | EAST         |
| 650                      | 600501.7287 | 1309412.7266 |
| 651                      | 601245.3007 | 1309684.3277 |
| 653                      | 600871.5374 | 1308284.0953 |
| 657                      | 601570.1677 | 1307624.0378 |
| 658                      | 601461.3110 | 1307828.9363 |
| 659                      | 601320.9541 | 1308095.1041 |
| 660                      | 601109.0347 | 1308404.4748 |
| 690                      | 601597.3568 | 1308540.6732 |
| 691                      | 600582.9073 | 1308141.9134 |
| 692                      | 901023.3877 | 1307297.2341 |
| RIGHT-OF-WAY COORDINATES |             |              |
| No.                      | NORTH       | EAST         |
| 1                        | 601590.6117 | 1308538.7919 |
| 2                        | 601238.7169 | 1309681.9228 |



**PLAN**  
SCALE: 1" = 200'

**TOTAL TABULATION THIS PLAT**

|  |           |
|--|-----------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED        | 3         |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED          | 34.16 AC. |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED       | 0         |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED         | 0.00 AC.  |
| TOTAL AREA OF RECREATIONAL OPEN SPACE TO BE RECORDED | 0.00 AC.  |
| TOTAL AREA OF 100YR FLOODPLAIN TO BE RECORDED        | 5.21 AC.  |
| TOTAL AREA OF RIGHT OF WAY TO BE RECORDED            | 0.19 AC.  |
| TOTAL GROSSAREA OF THIS PLAT TO BE RECORDED          | 34.35 AC. |

**PARCEL 97 POTENTIAL YIELD CALCULATIONS:**

|   |           |
|---|-----------|
| GROSS AREA OF SITE  | 34.35 AC. |
| AREA OF SITE DEVOTED TO CLUSTER SUBDIVISION                         | 2.15 AC.  |
| ALLOWABLE CLUSTER YIELD (34.35 AC./4.25)                            | 8 LOTS    |
| MAXIMUM ALLOWABLE YIELD USING DENSITY EXCHANGE OPTION (34.35 AC./2) | 17 LOTS   |

\* 2 CLUSTER LOTS ARE BEING PROCESSED UNDER THIS PLAN.

**OWNER:**  
JOHN R. AND AUDREY L. AVERY  
14331 FREDERICK ROAD  
COOKSVILLE, MARYLAND 21723

**ENGINEER/SURVEYOR:**  
BENCHMARK ENGINEERING, INC.  
8480 BALT. NATL. PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

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.

*Peter J. Dare* 4/10/00  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR #224  
DATE

*John R. Avery* 4/10/2000  
SIGNATURE OF OWNER  
JOHN R. AVERY  
DATE

*Audrey L. Avery* 4/10/2000  
SIGNATURE OF OWNER  
AUDREY L. AVERY  
DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

*Doree H. Hester* 5/23/00  
COUNTY HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 6/1/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*[Signature]* 6/21/00  
DIRECTOR  
DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY FRANCIS LEVERETT CAMPBELL TO JOHN R. AVERY AND AUDREY L. AVERY BY DEED DATED FEBRUARY 25, 1984, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1465 AT FOLIO 246 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.



*Peter J. Dare* 4/10/00  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR # 224  
DATE

**OWNER'S DEDICATION**

WE, JOHN R. AVERY AND AUDREY L. AVERY, 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 DEPT. 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, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 10TH DAY OF APRIL 2000.

*John R. Avery*  
JOHN R. AVERY  
WITNESS

*Audrey L. Avery*  
AUDREY L. AVERY  
WITNESS

RECORDED AS PLAT NO. 14285  
ON 6-23-00 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AVERY PROPERTY**  
A MINOR SUBDIVISION  
LOTS 1 THRU 3

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
ZONING: RC-DEO  
TAX MAP: 8 BLOCK: 23  
PARCEL: 97  
SCALE: 1" = 100'  
DATE: APRIL 2000  
SHEET: 1 of 3

**FOO-34**

ROBB PROPERTY  
PLAT NO. 3940  
LOT 4

ROBB PROPERTY  
PLAT NO. 3941  
LOT 5

FULL GOSPEL  
TABERNACLE INC.  
L. 161 F. 78

AMELIA M.  
HOLLAND  
L. 2351 F. 367

CHRISTIAN VONBERG  
L. 3838 F. 303

ROUTE 144 LLC  
L. 4050 F. 353

ROUTE 144 LLC  
L. 4050 F. 345

| EASEMENT CHART |             |         |
|----------------|-------------|---------|
| LINE           | BEARING     | LENGTH  |
| E1             | S73°04'25"E | 89.75'  |
| E2             | N62°01'06"E | 7.28'   |
| E3             | N17°06'37"E | 47.45'  |
| E4             | N39°44'51"E | 29.27'  |
| E5             | N62°23'06"E | 44.41'  |
| E6             | N40°55'05"E | 18.20'  |
| E7             | N17°23'06"E | 15.01'  |
| E8             | S17°23'06"W | 20.12'  |
| E9             | S40°55'05"W | 27.75'  |
| E10            | S62°23'06"W | 44.16'  |
| E11            | S39°44'51"W | 19.66'  |
| E12            | S17°06'37"W | 52.57'  |
| E13            | S62°01'06"W | 27.12'  |
| E14            | N73°04'25"W | 123.01' |

| FLOODPLAIN CHART |             |         |      |             |         |
|------------------|-------------|---------|------|-------------|---------|
| LINE             | BEARING     | LENGTH  | LINE | BEARING     | LENGTH  |
| FP1              | S87°32'18"E | 148.10' | FP19 | S43°08'30"W | 205.11' |
| FP2              | S81°23'57"E | 62.73'  | FP20 | S47°27'18"W | 76.26'  |
| FP3              | S60°53'32"E | 69.93'  | FP21 | S32°31'22"W | 144.27' |
| FP4              | S50°10'16"E | 184.90' | FP22 | S15°31'55"W | 16.20'  |
| FP5              | S67°38'22"E | 90.77'  | FP23 | N48°34'06"W | 107.91' |
| FP6              | S85°39'43"E | 83.27'  | FP24 | N61°42'53"W | 158.65' |
| FP7              | N70°15'18"E | 71.88'  | FP25 | N74°43'43"W | 45.00'  |
| FP8              | N50°37'02"E | 51.91'  | FP26 | N66°45'13"W | 81.39'  |
| FP9              | N27°03'40"E | 251.21' | FP27 | N50°33'01"W | 38.54'  |
| FP10             | N31°04'34"E | 119.53' | FP28 | N22°27'57"W | 32.14'  |
| FP11             | N45°43'52"E | 31.62'  | FP29 | N09°38'32"E | 28.85'  |
| FP12             | N77°12'30"E | 5.28'   | FP30 | N51°35'28"E | 68.17'  |
| FP13             | S23°39'03"E | 14.18'  | FP31 | N24°38'33"E | 26.35'  |
| FP14             | S26°58'19"W | 22.44'  | FP32 | N21°05'32"W | 35.90'  |
| FP15             | S08°50'12"W | 123.86' | FP33 | N54°05'27"W | 58.62'  |
| FP16             | S03°08'38"E | 19.44'  | FP34 | N66°13'52"W | 67.99'  |
| FP17             | S10°37'32"W | 146.62' | FP35 | N71°26'37"W | 20.98'  |
| FP18             | S24°33'41"W | 58.04'  |      |             |         |

| WETLANDS CHART |             |        |      |             |        |      |             |        |
|----------------|-------------|--------|------|-------------|--------|------|-------------|--------|
| LINE           | BEARING     | LENGTH | LINE | BEARING     | LENGTH | LINE | BEARING     | LENGTH |
| W1             | N13°50'02"E | 31.37  | W41  | N75°43'26"W | 39.72  | W81  | N31°43'41"E | 42.71  |
| W2             | N70°55'14"E | 24.00  | W42  | N83°58'51"W | 28.02  | W82  | N20°10'25"E | 52.45  |
| W3             | N11°26'35"W | 19.86  | W43  | N85°48'20"W | 31.12  | W83  | N33°17'23"E | 42.75  |
| W4             | N78°15'49"W | 5.46   | W44  | N62°21'00"W | 27.25  | W84  | N32°49'29"E | 50.49  |
| W5             | N65°04'08"W | 42.31  | W45  | S87°34'06"E | 17.72  | W85  | N27°34'24"E | 39.86  |
| W6             | N28°31'13"W | 30.20  | W46  | S76°18'26"E | 43.64  | W86  | N34°22'17"E | 58.85  |
| W7             | S70°51'39"W | 45.83  | W47  | S76°49'23"E | 58.51  | W87  | N09°58'14"E | 34.00  |
| W8             | N18°59'29"E | 15.77  | W48  | S82°48'08"E | 34.13  | W88  | N11°19'08"E | 30.39  |
| W9             | N57°22'04"W | 38.76  | W49  | S64°40'31"E | 34.03  | W89  | N78°02'31"E | 16.26  |
| W10            | N50°20'52"W | 31.92  | W50  | S73°12'07"E | 33.22  | W90  | N41°42'43"E | 35.16  |
| W11            | N60°50'04"W | 29.67  | W51  | S24°43'46"E | 19.67  | W91  | N20°07'23"E | 43.51  |
| W12            | S69°10'00"W | 55.80  | W52  | S25°06'50"E | 33.62  | W92  | N24°41'44"E | 40.01  |
| W13            | S74°01'57"W | 24.46  | W53  | S52°12'23"E | 21.86  | W93  | N25°03'03"E | 39.66  |
| W14            | N62°46'55"W | 23.69  | W54  | N38°39'50"E | 26.16  | W94  | N21°00'02"E | 23.98  |
| W15            | N81°51'01"W | 56.20  | W55  | N41°48'08"E | 9.44   | W95  | N38°24'50"E | 24.29  |
| W16            | N56°10'00"W | 36.79  | W56  | N29°36'43"E | 7.61   | W96  | S13°16'42"E | 19.30  |
| W17            | S65°43'24"W | 28.97  | W57  | S38°10'41"E | 40.84  | W97  | S13°56'08"E | 23.96  |
| W18            | S46°17'40"W | 30.86  | W58  | S20°51'58"E | 23.77  | W98  | S33°21'53"E | 12.41  |
| W19            | N68°19'45"W | 42.14  | W59  | S10°36'41"E | 21.40  | W99  | S52°29'00"E | 15.48  |
| W20            | N34°28'40"W | 22.11  | W60  | S55°37'58"W | 18.65  | W100 | S01°11'05"W | 27.06  |
| W21            | N16°10'51"E | 34.00  | W61  | S13°37'16"W | 48.84  | W101 | N67°08'55"E | 30.23  |
| W22            | N09°04'30"E | 26.65  | W62  | S15°06'16"E | 58.46  | W102 | N68°40'58"E | 57.70  |
| W23            | N69°07'31"W | 44.56  | W63  | S38°31'47"E | 50.11  | W103 | S46°10'25"E | 23.29  |
| W24            | N30°27'46"W | 38.34  | W64  | S29°55'12"E | 29.38  | W104 | S10°21'09"W | 119.94 |
| W25            | N25°59'26"W | 36.67  | W65  | S82°08'00"E | 36.58  | W105 | S56°50'59"W | 79.73  |
| W26            | N68°28'21"E | 17.58  | W66  | N09°28'26"W | 15.75  | W106 | S67°19'03"W | 30.53  |
| W27            | N85°58'03"E | 53.10  | W67  | N63°25'43"W | 25.18  | W107 | S22°49'00"W | 30.45  |
| W28            | N45°36'01"E | 36.83  | W68  | N23°15'29"E | 10.03  | W108 | S67°40'47"E | 22.51  |
| W29            | S51°10'48"E | 50.24  | W69  | S77°48'06"E | 19.36  | W109 | S22°14'13"W | 76.03  |
| W30            | S75°17'26"E | 43.41  | W70  | S14°59'23"E | 36.56  | W110 | S69°11'18"W | 37.11  |
| W31            | S71°13'12"E | 47.11  | W71  | S45°24'10"E | 57.51  | W111 | S29°47'43"W | 80.55  |
| W32            | S50°43'55"E | 40.64  | W72  | S60°09'37"E | 26.67  | W112 | S71°42'28"W | 78.20  |
| W33            | N09°47'55"W | 42.45  | W73  | S83°32'44"E | 37.54  | W113 | S64°28'25"W | 38.39  |
| W34            | N09°27'15"W | 59.32  | W74  | S35°52'52"E | 32.62  | W114 | S65°52'43"W | 57.42  |
| W35            | N52°41'22"W | 33.03  | W75  | S41°24'59"E | 24.10  | W115 | S38°45'27"W | 50.73  |
| W36            | N56°48'11"W | 29.30  | W76  | N63°27'59"E | 14.48  | W116 | S34°35'45"W | 44.42  |
| W37            | N67°12'50"W | 49.03  | W77  | N40°35'25"E | 41.62  | W117 | S21°39'31"W | 42.52  |
| W38            | N60°46'06"W | 36.67  | W78  | N10°03'37"E | 19.89  | W118 | S17°35'55"W | 48.97  |
| W39            | N42°39'45"W | 17.15  | W79  | N31°03'27"E | 44.96  | W119 | S51°17'55"W | 38.78  |
| W40            | N08°50'59"W | 23.84  | W80  | N30°43'22"E | 49.74  | W120 | S17°53'48"W | 18.87  |

**TOTAL TABULATION THIS SHEET**

|  |           |
|--|-----------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED        | 3         |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED          | 20.86 AC. |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED       | 0         |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED         | 0.00 AC.  |
| TOTAL AREA OF RECREATIONAL OPEN SPACE TO BE RECORDED | 0.00 AC.  |
| TOTAL AREA OF 100YR FLOODPLAIN TO BE RECORDED        | 5.16 AC.  |
| TOTAL AREA OF RIGHT OF WAY TO BE RECORDED            | 0.19 AC.  |
| TOTAL GROSS AREA OF THIS SHEET TO BE RECORDED        | 21.05 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.

*Peter J. Dare* 4/10/00  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR #224

*John R. Avery* 4/10/2000  
SIGNATURE OF OWNER  
JOHN R. AVERY

*Audrey L. Avery* 4/10/2000  
SIGNATURE OF OWNER  
AUDREY L. AVERY

**OWNER:**  
JOHN R. AND AUDREY L. AVERY  
14331 FREDERICK ROAD  
COOKSVILLE, MARYLAND 21723

**ENGINEER/SURVEYOR:**  
BENCHMARK ENGINEERING, INC.  
8480 BALT. NATL. PIKE, SUITE 418  
ELLCOTT CITY, MARYLAND 21043  
410-465-6105

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

*Doree H. Blalock* 5/23/00  
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING


*[Signature]* 4/10/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 6/21/00  
DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY FRANCIS LEVERETT CAMPBELL TO JOHN R. AVERY AND AUDREY L. AVERY BY DEED DATED FEBRUARY 25, 1984, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1465 AT FOLIO 246 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.

*Peter J. Dare* 4/10/00  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR # 224



**OWNER'S DEDICATION**

WE, JOHN R. AVERY AND AUDREY L. AVERY, 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 DEPT. 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, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 10<sup>TH</sup> DAY OF APRIL 2000.

*John R. Avery*  
JOHN R. AVERY

*Audrey L. Avery*  
AUDREY L. AVERY

*[Witness Signature]*  
WITNESS

*[Witness Signature]*  
WITNESS

RECORDED AS PLAT NO. 14286  
ON 6-23-00 AMONG THE LAND  
RECORDS OF HOWARD COUNTY, MARYLAND.

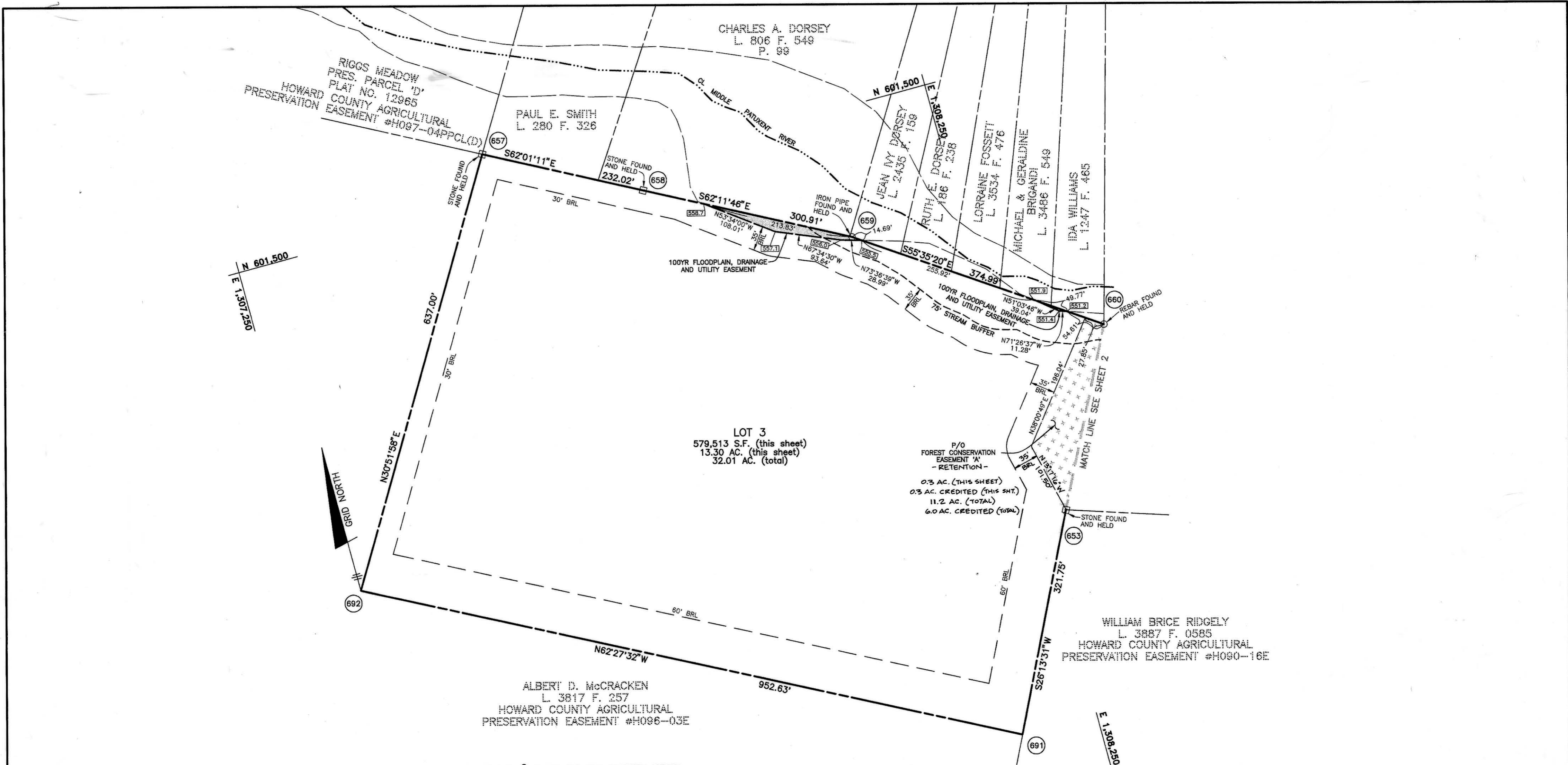
**AVERY PROPERTY**  
A MINOR SUBDIVISION  
LOTS 1 THRU 3

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONING: RC-DEO  
TAX MAP: 8 BLOCK: 23  
PARCEL: 97

SCALE: 1" = 100'  
DATE: APRIL, 2000  
SHEET: 2 of 3

F00-34



**TOTAL TABULATION THIS SHEET**

|  |           |
|--|-----------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED        | 0         |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED          | 13.30 AC. |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED       | 0         |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED         | 0.00 AC.  |
| TOTAL AREA OF RECREATIONAL OPEN SPACE TO BE RECORDED | 0.00 AC.  |
| TOTAL AREA OF 100YR FLOODPLAIN TO BE RECORDED        | 0.05 AC.  |
| TOTAL AREA OF RIGHT OF WAY TO BE RECORDED            | 0.00 AC.  |
| TOTAL GROSS AREA OF THIS SHEET TO BE RECORDED        | 13.30 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.

*Peter J. Dare* 4/10/00  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR #224  
 DATE

*John R. Avery* 4/10/2000  
 SIGNATURE OF OWNER  
 JOHN R. AVERY  
 DATE

*Audrey L. Avery* 4/10/2000  
 SIGNATURE OF OWNER  
 AUDREY L. AVERY  
 DATE

**OWNER:**  
 JOHN R. AND AUDREY L. AVERY  
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 ELLICOTT CITY, MARYLAND 21043  
 410-465-6105

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.

*Dorie H. Matzke* 5/23/00  
 COUNTY HEALTH OFFICER RP DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4/10/00  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 6/21/00  
 DIRECTOR BB DATE

**SURVEYOR'S CERTIFICATE**

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*Peter J. Dare* 4/10/00  
 PETER J. DARE  
 MARYLAND PROPERTY LINE SURVEYOR # 224  
 DATE

**OWNER'S DEDICATION**

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*John R. Avery*  
 JOHN R. AVERY  
*[Signature]*  
 WITNESS

*Audrey L. Avery*  
 AUDREY L. AVERY  
*[Signature]*  
 WITNESS

RECORDED AS PLAT NO. 14287  
 ON 6-23-00 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**AVERY PROPERTY**  
 A MINOR SUBDIVISION  
 LOTS 1 THRU 3

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 ZONING: RC-DEO SCALE: 1" = 100'  
 TAX MAP: B BLOCK: 23 DATE: APRIL, 2000  
 PARCEL: 97 SHEET: 3 of 3

F00-34