

COORDINATE LIST

NO.	NORTH	EAST
1	534,123.012	1,338,446.987
2	534,110.175	1,338,395.510
3	534,083.767	1,338,401.181
4	533,925.228	1,337,800.320
5	534,302.276	1,337,729.831
6	534,600.073	1,337,747.729
7	534,600.562	1,337,761.443
8	534,846.146	1,337,788.497
9	534,945.900	1,337,805.561
10	535,112.729	1,337,839.952
11	535,111.277	1,337,845.993
12	534,972.688	1,338,422.851
13	534,879.141	1,338,423.949
14	534,627.160	1,338,429.476
15	534,413.517	1,338,435.799
16	535,072.856	1,337,836.830
17	534,668.674	1,337,771.226
18	534,600.148	1,337,765.199
19	534,394.733	1,337,747.133
20	534,392.952	1,337,746.976
21	534,227.107	1,337,757.734
22	534,019.532	1,337,808.376
23	533,985.548	1,337,858.273
24	534,133.104	1,338,446.598

CURVE DATA

CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
16-17	2800.00	409.84	08°23'11"	205.29	409.47	S09°13'10"W
20-21	550.00	167.29	17°25'39"	84.30	166.65	S03°41'14"E
22-23	45.00	72.00	91°40'44"	46.34	64.57	S58°14'25"E
C1	170.00	89.20	30°03'54"	45.65	88.19	S80°17'53"W
C2	128.00	6.95	03°06'39"	3.48	6.95	S86°13'29"E

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

OWNER/DEVELOPER
TANTERRA, L.C.
6820 ELM STREET, SUITE 200
MCLEAN, VIRGINIA 22101
(703) 734-9730

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 1/16/01 ON WHICH DATE DEVELOPER AGREEMENT 24-3904-D WAS FILED AND ACCEPTED.

THE REQUIREMENTS OF 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.

[Signature] 2/9/01 DATE
[Signature] 2/9/01 DATE

RUSSELL DICKENS, MANAGER
TANTERRA, L.C., OWNER

AREA TABULATION (THIS SHEET)

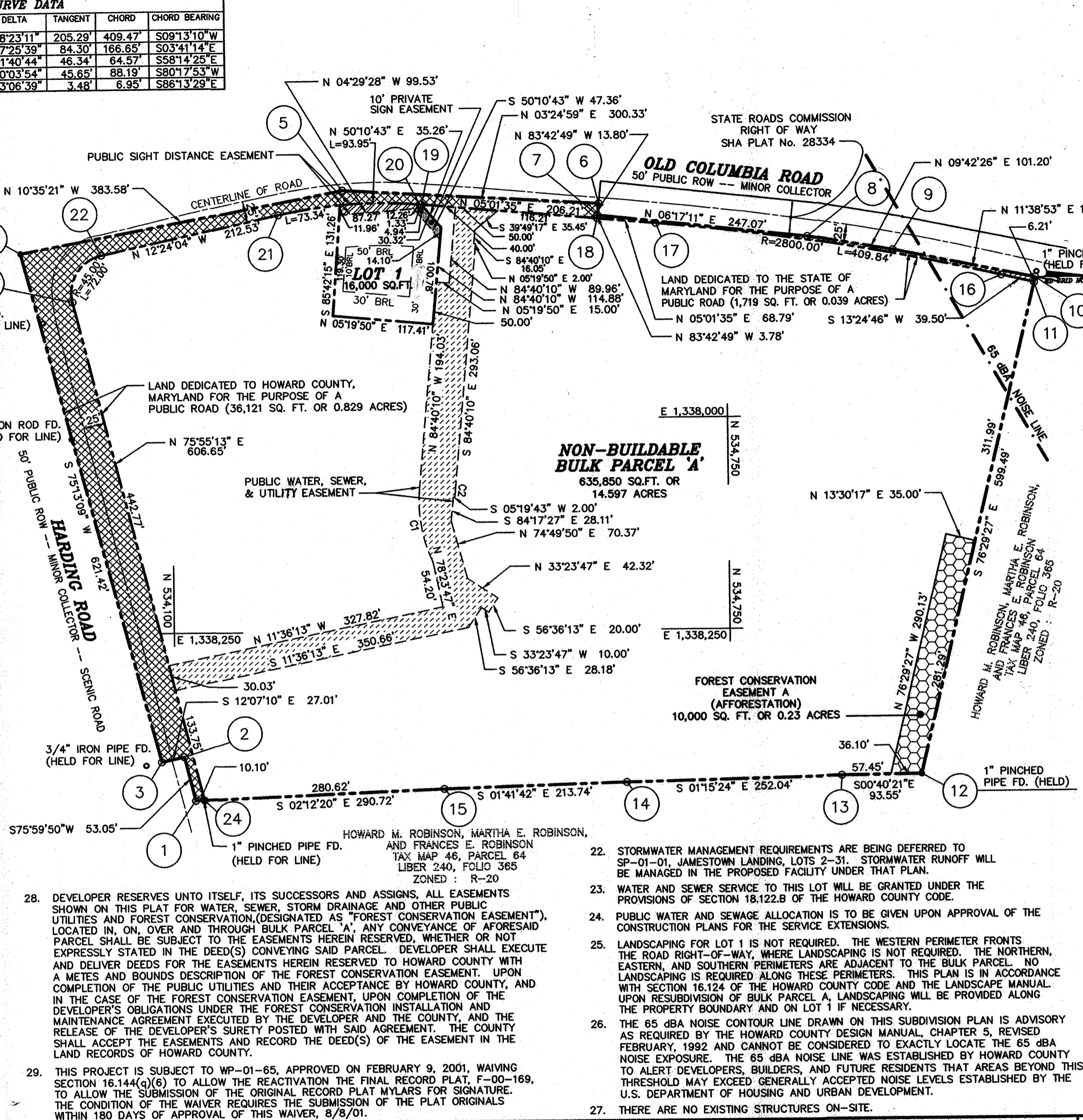
NUMBER OF BUILDABLE LOTS	1
NUMBER OF BULK PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.367 AC ±
AREA OF BULK PARCELS	14.597 AC ±
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0.868 AC ±
AREA	15.832 AC ±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 2/26/01 DATE
HOWARD COUNTY HEALTH OFFICER M/R

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/28/01 DATE
CE
DIRECTOR HB



- GENERAL NOTES**
- TAX MAP: 46, PARCEL: 230, BLOCK: 15.
 - SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MAY 2000 BY MILDENBERG, BOENDER & ASSOC, INC.
 - COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.
STA. No. 46EA N 536,185.423 ELEV. 415.10
E 1,338,091.710
STA. No. 46EB N 534,750.221 ELEV. 413.24
E 1,337,742.800
 - DENOTES AN IRON PIN OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
BRL DENOTES A BUILDING RESTRICTION LINE.
 - ALL AREAS ARE MORE OR LESS.
 - THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
 - NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
 - NO STEEP SLOPES, STREAMS, OR FLOODPLAIN EXIST ON-SITE.
 - NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY KELLY SPALDING OF MILDENBERG, BOENDER & ASSOCIATES, INC. IN MAY 2000.
 - THE FOREST CONSERVATION OBLIGATION OF 0.06 ACRES OF AFFORESTATION, BASED ON THE "ACRES" OF LOT 1 ONLY, HAS BEEN SATISFIED BY CREATION OF EASEMENT CONTAINING 0.23 ACRES OF AFFORESTATION PER THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. THE SURPLUS 0.17 ACRES OF EASEMENT AREA MAY BE CREDITED TOWARD FUTURE RESUBDIVISION OF NON-BUILDABLE BULK PARCEL "A". SURETY IN THE AMOUNT OF \$3,000.00 WAS POSTED WITH THE FOREST CONSERVATION DEVELOPER AGREEMENT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
 - NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
 - DENOTES LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
 - DENOTES LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD.
 - DENOTES PUBLIC WATER, SEWER & UTILITY EASEMENT.
 - DENOTES A FOREST CONSERVATION EASEMENT (AFFORESTATION).
 - DENOTES A PRIVATE SIGN EASEMENT.
 - DENOTES A PUBLIC SIGHT DISTANCE EASEMENT.
 - AREA OF SUBDIVISION = 15.832 AC. ±
AREA OF THE SMALLEST LOT = 16,000 SQ. FT.
 - THE OPEN SPACE REQUIREMENT, BASED ON THE CREATION OF LOT 1 ONLY, WILL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU, IN THE AMOUNT OF \$1,500.00. OPEN SPACE DEDICATION FOR THE REMAINING ACRES, INCLUDING THE AREA OF RIGHT-OF-WAY RESERVATION, IS DEFERRED UNTIL NON-BUILDABLE BULK PARCEL "A" IS RESUBDIVIDED.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

OWNER'S STATEMENT

I, TANTERRA, L.C., 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 DEPARTMENT 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 9th DAY OF FEBRUARY, 2001.

[Signature]
RUSSELL DICKENS, MANAGER, TANTERRA, L.C.

[Signature]
STEPHANIE DEMELIK
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY LARRY H. JAGER AND LINDA L. SCHELLER TO TANTERRA, L.C. BY DEED DATED MAY 30, 2000, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 5106 AT FOLIO 0078 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 2/9/01 DATE
JOHN J. MILDENBERG, L.S. No. 10718

RECORDED AS PLAT 14671 ON 2/16/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**JAMESTOWN LANDING,
LOT 1 &
NON-BUILDABLE BULK PARCEL 'A'**

SHEET 1 OF 1

TAX MAP 46 SIXTH ELECTION DISTRICT SCALE: 1"=100'
PARCEL NO. 230 HOWARD COUNTY, MARYLAND DATE: FEB 2001
GRID NO. 15 EX. ZONING R-20 DPZ FILE NOS. N/A

**MILDENBERG,
BOENDER & ASSOC., INC.**
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

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