

COORDINATE TABLE

POINT	NORTHING	EASTING
1	543429.491	1349431.880
2	542732.511	1349032.241
3	542760.664	1348821.248
4	542856.959	1348809.575
5	542955.313	1348821.713
6	542944.964	1348864.303
7	542917.007	1348641.129
8	542948.696	1348637.287
9	543021.596	1348636.415
10	542994.966	1348662.589
11	543006.285	1348834.747
12	543305.360	1348891.916
13	543573.615	1348972.457
14	543464.727	1349237.325
15	543484.697	1349341.062
16	543010.749	1348903.125
17	543020.284	1348921.181
18	542953.764	1348925.541
19	542960.861	1348906.401

MINIMUM LOT AREA TABLE

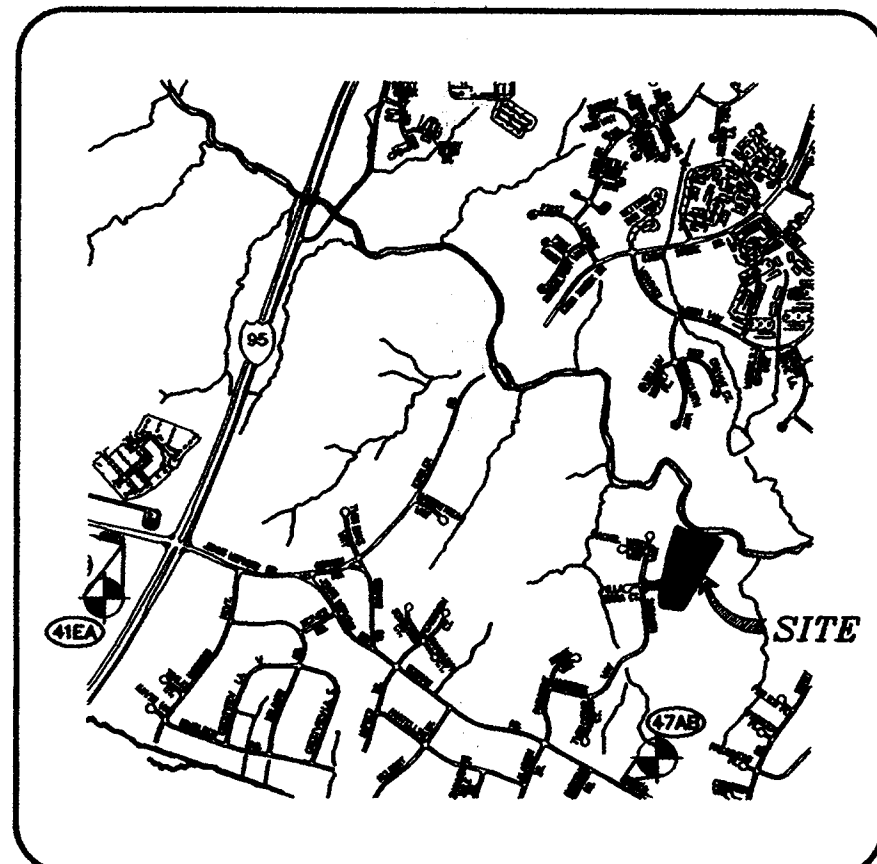
LOT	GROSS AREA	PIPESTEM AREA	MINIMUM AREA
81	14,196 sq.ft.	195 sq.ft.	14,001 sq.ft.
82	14,433 sq.ft.	432 sq.ft.	14,001 sq.ft.
83	14,666 sq.ft.	665 sq.ft.	14,001 sq.ft.
84	15,708 sq.ft.	894 sq.ft.	14,814 sq.ft.
85	14,911 sq.ft.	906 sq.ft.	14,005 sq.ft.
86	14,878 sq.ft.	878 sq.ft.	14,000 sq.ft.
87	14,677 sq.ft.	676 sq.ft.	14,001 sq.ft.
88	14,476 sq.ft.	475 sq.ft.	14,001 sq.ft.
89	14,274 sq.ft.	273 sq.ft.	14,001 sq.ft.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	21.03	25.00	11.18	20.42	N62°09'23"E	48°11'14"
C2	241.19	50.00	44.72	66.66	N03°45'00"W	276°23'04"
C3	21.03	25.00	11.18	20.41	N69°39'14"W	48°11'32"
C4	73.01	398.73	36.61	72.91	S00°41'09"E	10°29'27"

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 AS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
STA. 41EA N 544,825.805 E 1,339,217.454 EL. 124.25'
STA. 47AB N 540,058.232 E 1,350,00.026 EL. 121.40
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEB, 2000 BY MILDENBERG, BOENDER AND ASSOCIATES.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES STONE FOUND
- DENOTES IRON PIPE FOUND.
- DENOTES CONCRETE MONUMENT FOUND.
- DENOTES ANGULAR CHANGE IN DIRECTION OF BOUNDARY.
- STEEP SLOPES EXIST ON SITE.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±). UNLESS THE AREA IS MEANT TO BE TAKEN FOR EXACT.
- ALL SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- DENOTES PRIVATE DRAINAGE & UTILITY EASEMENT.
- DENOTES PRIVATE ACCESS PLACE EASEMENT
- DENOTES FOREST CONSERVATION EASEMENT (RETENTION & REFORESTATION).
- DENOTES PUBLIC WATER, SEWER, & UTILITY EASEMENT.
- DENOTES PUBLIC STORMWATER MANAGEMENT, ACCESS, DRAINAGE AND UTILITY EASEMENT
- DENOTES EX. DRAINAGE AND UTILITY EASEMENT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE WETLANDS, WETLANDS BUFFER, FLOODPLAIN, FOREST CONSERVATION EASEMENTS, OR STREAM BUFFER AREAS EXCEPT AS SHOWN ON APPROVED PLANS.
- AREA OF SUBDIVISION = 7.00 ± Ac.
AREA OF THE SMALLEST BUILDABLE LOT = 14,000 SQ. FT.
OPEN SPACE REQUIRED = R-20 @ 30% = 2.10 ± Ac.
TOTAL OPEN SPACE PROVIDED = 2.13 ± Ac.
NON-CREDITED OPEN SPACE = 0.03 ± Ac.
NET OPEN SPACE PROVIDED = 2.10 ± Ac.
AREA OF RIGHT OF WAY DEDICATION = 0.52 ± Ac.
- STORMWATER MANAGEMENT IS PROVIDED VIA DETENTION FACILITY. STORMWATER MANAGEMENT WILL BE PRIVATELY OWNED AND JOINTLY MAINTAINED.
- THERE ARE NO HISTORIC SITES ON OR ADJACENT TO THE SITE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENT OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN ONE RESIDENCE)
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 18% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS
D) STRUCTURES (CULVERTS/BRIDGES) - MUST SUPPORT 25 GROSS TON LOADING (H25 LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD EVENTS WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY.
- THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. FOREST MANAGEMENT PRACTICES AS DESCRIBED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE PERMITTED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND ALL OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH ANY LOT OR PARCEL SHOWN ON THIS PLAT. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND.
- FOREST STAND AND WETLAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONALS ON JANUARY 12, 1998.
- OPEN SPACE LOTS 90 & 92 WILL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION AND LOT 91 TO HOWARD COUNTY, MARYLAND (DEPARTMENT OF RECREATION AND PARKS.)
- ALL EXISTING STRUCTURES TO BE REMOVED.
- NO FLOODPLAINS EXIST ON SITE.



VICINITY MAP
SCALE: 1"=2000'

39. EXISTING ~~SEPTIC~~ SEPTIC FIELD ARE TO BE PROPERLY ABANDONED WITHIN 30 DAYS OF RECORDATION OF THIS PLAT IN ACCORDANCE WITH HOWARD COUNTY HEALTH DEPARTMENT REQUIREMENTS. DOCUMENTATION TO BE SUBMITTED TO THE HEALTH DEPARTMENT AT THAT TIME.

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD 83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333

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 6-01-20 ON WHICH DATE DEVELOPER AGREEMENT 9/18/2001 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.

John B. Milenberg 9/13/01
JOHN B. MILDENBERG, SURVEYOR DATE

R. Franklyn Collins 9/14/01
R. FRANKLYN COLLINS (PERSONAL REPRESENTATIVE) DATE
THE ESTATE OF JANET PHELPS

Donald Wyvell 9/14/01
DONALD WYVELL, TRUSTEE (PERSONAL REPRESENTATIVE) DATE
THE ESTATE OF JANET PHELPS

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS	13
NUMBER OF OPEN SPACE LOTS	3
NUMBER OF LOTS OR PARCELS	16
AREA OF BUILDABLE LOTS	4.35 Ac±
AREA OF OPEN SPACE LOTS	2.13 Ac±
AREA OF 100 YEAR FLOODPLAIN	0.00 Ac±
AREA OF ROADWAY	0.52 Ac±
AREA	7.00 Ac±

OWNER
THE ESTATE OF JANET PHELPS
C/O DONALD WYVELL
8706 CARRIAGE HILLS DRIVE
COLUMBIA, MD 21046

DEVELOPER
WARFIELDS RANGE ASSOCIATES, LLC
5570 STERRETT PLACE, SUITE 201
COLUMBIA, MD 21044
(410) 997-3815

OWNER'S STATEMENT

WE, THE ESTATE OF JANET PHELPS, 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 14th DAY OF September, 2001

R. Franklyn Collins
R. FRANKLYN COLLINS (PERSONAL REPRESENTATIVE)
THE ESTATE OF JANET PHELPS
WITNESS

Donald Wyvell
DONALD WYVELL, (PERSONAL REPRESENTATIVE)
THE ESTATE OF JANET PHELPS
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOT 69, WARFIELDS RANGE, AS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 7006, AND THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY RONALD S. GOLDBERG PERSONAL REPRESENTATIVE OF THE STATE OF CHARLES A. PHELPS, DECEASED TO JANET PHELPS BY DEED DATED DECEMBER 18, 1974 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND AS LIBER 706, FOLIO 340. 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.

John B. Milenberg 9/13/01
JOHN B. MILDENBERG, SURVEYOR
STATE OF MARYLAND
PROFESSIONAL SURVEYOR NO. 1071

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 69, WARFIELDS RANGE, SECTION 2, AREA 4. TO CREATE WARFIELDS RANGE II LOTS 77-92

RECORDED AS PLAT 15034 ON 10-24-01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

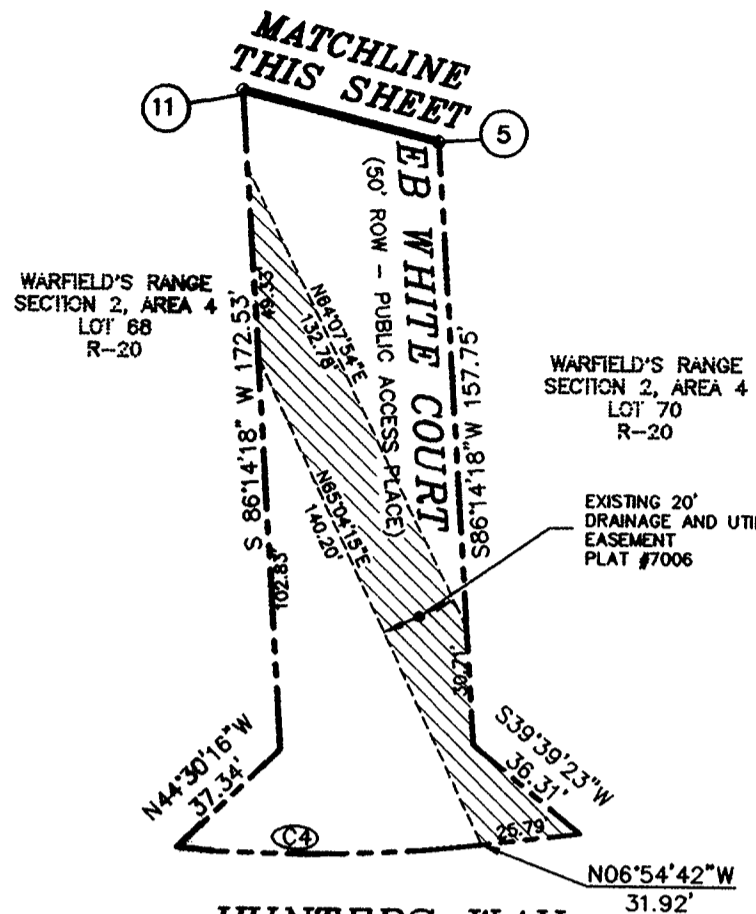
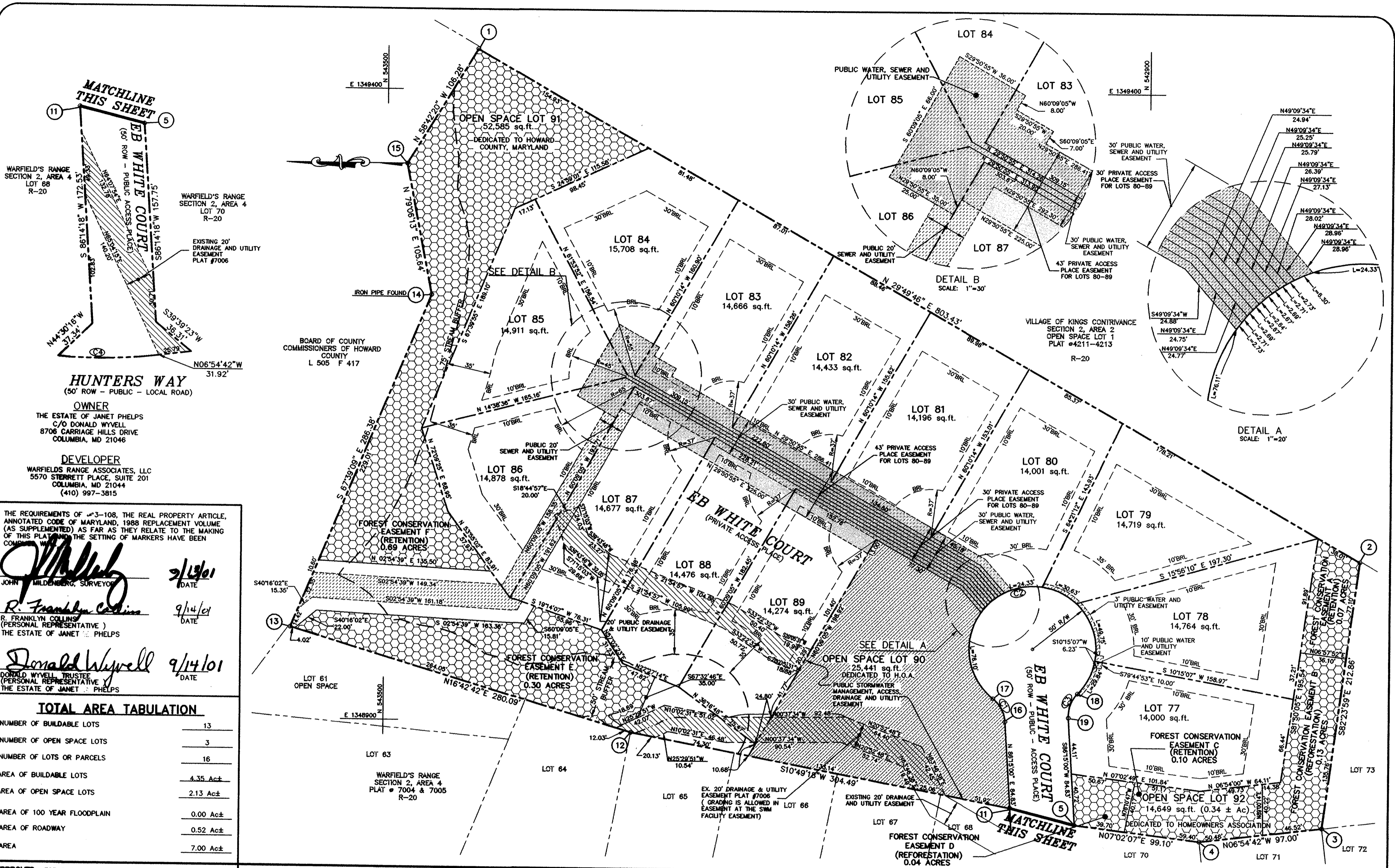
WARFIELDS RANGE II
LOTS 77-92
A RESUBDIVISION OF
LOT 69, WARFIELDS RANGE, SEC. 2, AREA 4
SHEET 1 OF 2

TAX MAP 42 SIXTH ELECTION DISTRICT SCALE: 1"=50'
PARCEL NO. 454 HOWARD COUNTY, MARYLAND DATE: JULY 2001
EX. ZONING R-20 DPZ FILE NOS. P 00-11, S-99-14
PLAT 7006

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.

S:\108\DWG\FINAL\108-RP-1.DWG

F-01-28



HUNTERS WAY
(50' ROW - PUBLIC - LOCAL ROAD)

OWNER
THE ESTATE OF JANET PHELPS
C/O DONALD WYVELL
8706 CARRIAGE HILLS DRIVE
COLUMBIA, MD 21046

DEVELOPER
WARFIELDS RANGE ASSOCIATES, LLC
5570 STERRETT PLACE, SUITE 201
COLUMBIA, MD 21044
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John Miltenberg 9/14/01
JOHN MILTENBERG, SURVEYOR DATE

R. Franklin Collins 9/14/01
R. FRANKLIN COLLINS (PERSONAL REPRESENTATIVE) DATE
THE ESTATE OF JANET PHELPS

Donald Wyvell 9/14/01
DONALD WYVELL, TRUSTEE (PERSONAL REPRESENTATIVE) DATE
THE ESTATE OF JANET PHELPS

TOTAL AREA TABULATION

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AREA OF ROADWAY	0.52 Ac±
AREA	7.00 Ac±

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

Deane J. Matysop 10/9/01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chris Dammann 9/24/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION & DATE

Paul Scott 10/16/01
DIRECTOR DATE

OWNER'S STATEMENT

WE, THE ESTATE OF JANET PHELPS, 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 14th DAY OF September 2001

R. Franklin Collins
R. FRANKLIN COLLINS (PERSONAL REPRESENTATIVE)
THE ESTATE OF JANET PHELPS

Donald Wyvell
DONALD WYVELL (PERSONAL REPRESENTATIVE)
THE ESTATE OF JANET PHELPS

John L. Newber
WITNESS

James L. Newber
WITNESS

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John Miltenberg 9/14/01
DATE

RECORDED AS PLAT 15035 ON 0-24-01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WARFIELDS RANGE II
LOTS 77-92
A RESUBDIVISION OF
LOT 69, WARFIELDS RANGE, SEC. 2, AREA 4
SHEET 2 OF 2

TAX MAP 42 SIXTH ELECTION DISTRICT SCALE: 1"=50'
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