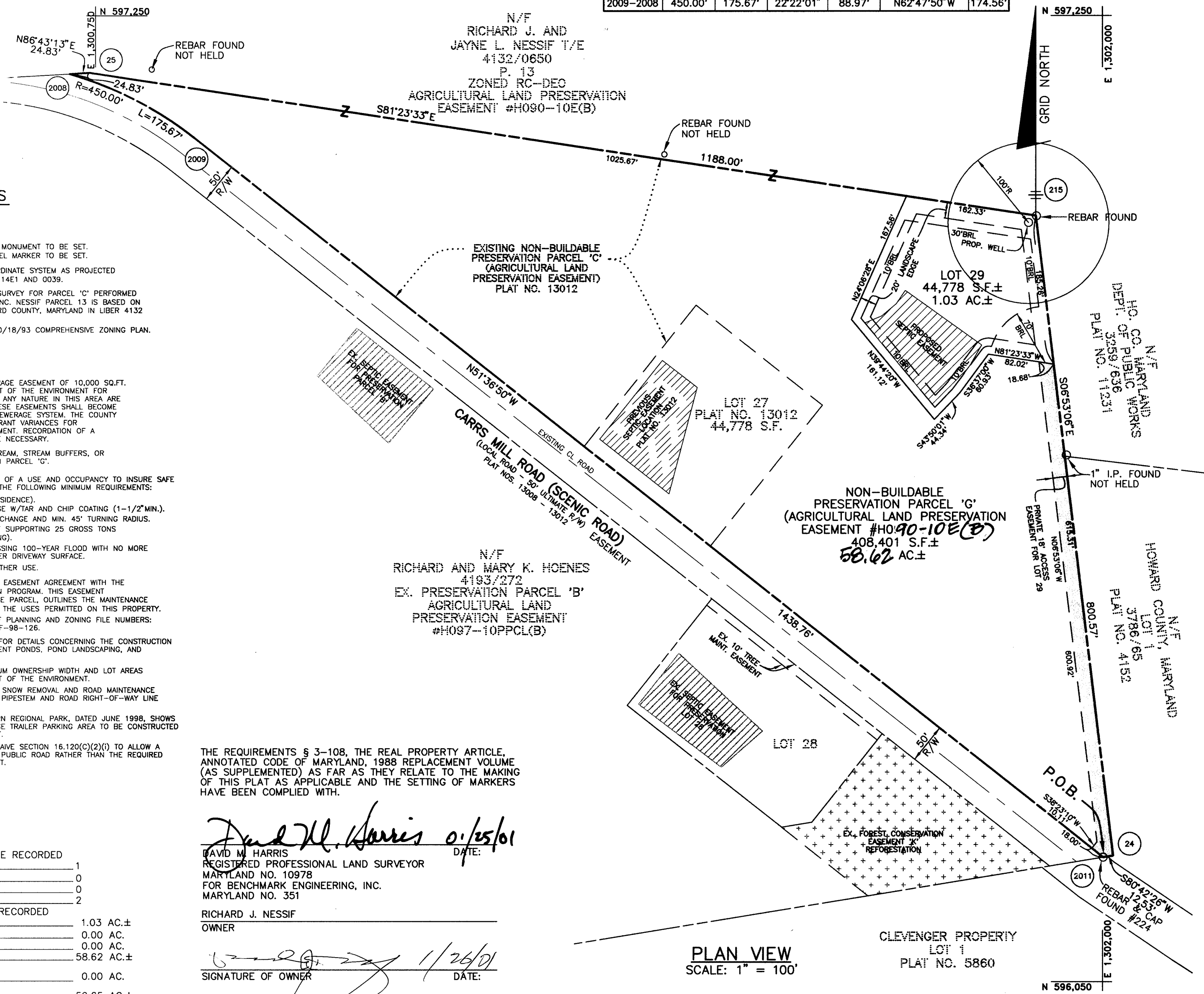


COORDINATE CHART (NAD83)		
No.	NORTH	EAST
24	596206.3391	1302013.2749
25	597178.9420	1300742.6858
215	597001.1377	1301917.3048
2008	597177.5216	1300717.9000
2009	597097.7254	1300873.1487
2011	596204.3162	1302000.9124

CURVE DATA TABLE					
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD
2009-2008	450.00'	175.67'	22°22'01"	88.97'	N62°47'50"W 174.56'



GENERAL NOTES

- DENOTES STONE FOUND.
 - DENOTES IRON PIPE FOUND.
 - DENOTES 4" x 4" x 4" CONCRETE MONUMENT TO BE SET.
 - DENOTES 3/8" x 30" PIPE OR STEEL MARKER TO BE SET.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 14E1 AND 0039.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY FOR PARCEL 'C' PERFORMED ON OR ABOUT DECEMBER, 1994, BY TSA GROUP, INC. NESSIF PARCEL 13 IS BASED ON DEED RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4132 AT FOLIO 0650.
- THE SUBJECT PROPERTY IS ZONED RC PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- BRL INDICATES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAM, STREAM BUFFERS, OR FOREST CONSERVATION AREAS WITHIN PRESERVATION PARCEL 'G'.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND 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 W/TAR AND CHIP COATING (1-1/2" MIN.).
 - c) GEOMETRY - MAX.15% GRADE, MAX.10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/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) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- PRESERVATION PARCEL 'G' IS ENCUMBERED WITH AN EASEMENT AGREEMENT WITH THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM. THIS EASEMENT AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER AND ENUMERATES THE USES PERMITTED ON THIS PROPERTY.
- THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: S-95-16, P-96-19, SP-96-14, F-97-120 AND F-98-126.
- CONSULT ROAD CONSTRUCTION PLANS (F-97-120) FOR DETAILS CONCERNING THE CONSTRUCTION OF ROADS, STREET TREES, STORM WATER MANAGEMENT PONDS, POND LANDSCAPING, AND PERIMETER LANDSCAPING.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THE HOWARD COUNTY MASTER PLAN FOR THE WESTERN REGIONAL PARK, DATED JUNE 1998, SHOWS A PARK MAINTENANCE FACILITY, TRAILS AND A HORSE TRAILER PARKING AREA TO BE CONSTRUCTED ADJACENT TO THE EASTERN BOUNDARY OF THIS LOT.
- WP-00-100 WAS APPROVED ON MAY 24, 2000 TO WAIVE SECTION 16.120(C)(2)(I) TO ALLOW A RESIDENTIAL LOT WITH 0 FEET OF FRONTAGE ON A PUBLIC ROAD RATHER THAN THE REQUIRED 20 FEET OF FRONTAGE FOR A SINGLE PIPESTEM LOT.

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 AS APPLICABLE AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

David M. Harris 01/25/01
 DAVID M. HARRIS DATE:
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

RICHARD J. NESSIF
 OWNER
Richard J. Nessif 1/26/01
 SIGNATURE OF OWNER DATE:

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1.03 AC.±
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
PRESERVATION PARCELS	58.62 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	59.65 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

David M. Harris 2/12/01
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Richard J. Nessif 4/26/01
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

David M. Harris 2/26/01
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE RESUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OR PART OF THE LAND(S) CONVEYED BY R. H. DEVELOPMENT, L.L.C. TO RICHARD J. AND JAYNE L. NESSIF, BY DEED DATED MARCH 22, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER MDR 5047 AT FOLIO 437 AND ALL OR PART OF THAT PROPERTY(S) AS DESCRIBED IN A DEED DATED DECEMBER 4, 1997 BY AND BETWEEN ELIZABETH B. RETTER TO RICHARD J. AND JAYNE L. NESSIF AND RECORDED IN LIBER 4132 AT FOLIO 0650 IN THE AFOREMENTIONED LAND RECORDS 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 NOW AMENDED.

David M. Harris 01/25/01
 DAVID M. HARRIS DATE:
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

OWNER'S DEDICATION

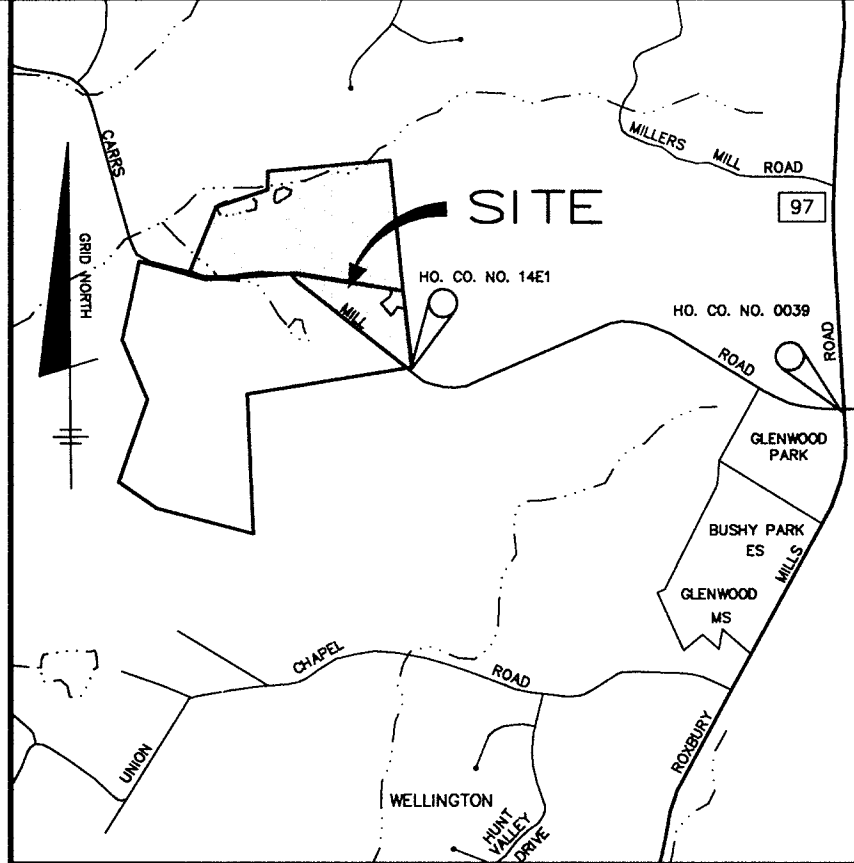
"WE RICHARD J. AND JAYNE L. NESSIF, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS 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 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 26th DAY OF JANUARY, 2001."

Richard J. Nessif 1/26/01
 RICHARD J. NESSIF DATE

Christopher A. Malagan 1/26/01
 WITNESS DATE

Jayne L. Nessif 01/26/01
 JAYNE L. NESSIF DATE

Christopher A. Malagan 1/26/01
 WITNESS DATE



VICINITY MAP
 SCALE: 1" = 2000'

BENCH MARKS (NAD83) HORIZONTAL

HO. CO. No. 14E1 ELEV. 590.862'
 STAMPED BRASS DISK SET ON
 TOP OF CONCRETE BASE
 33' WEST OF CENTERLINE OF DRIVE TO 15050
 CARRS MILL ROAD; 19.8' NORTH OF EDGE OF
 PAVING OF CARRS MILL ROAD.
 N 596,213.6182' E 1,301,991.8973'

HO. CO. No. 0039
 STAMPED BRASS DISK SET ON
 TOP OF CONCRETE BASE
 @ SOUTHWEST CORNER OF CARRS MILL ROAD
 AND ROUTE 97; 33.4' SOUTH OF CENTERLINE OF
 CARRS MILL ROAD AND 40.3' WEST OF
 CENTERLINE OF ROUTE 97.
 N 595,722.8341' E 1,306,481.6720'

BENCH MARKS (NAD29) VERTICAL

HO. CO. No. 3432001 ELEV. 590.862'
 STAMPED BRASS DISK SET ON
 TOP OF CONCRETE BASE (NAD83 STA. 14E1).

OWNER

RICHARD J. AND JAYNE L. NESSIF
 15202 CARRS MILL ROAD
 WOODBINE, MARYLAND 21797
 410-442-1682

BENCHMARK

ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 ▲ fax: 410-465-6644
 email: Benchmrk@cais.com

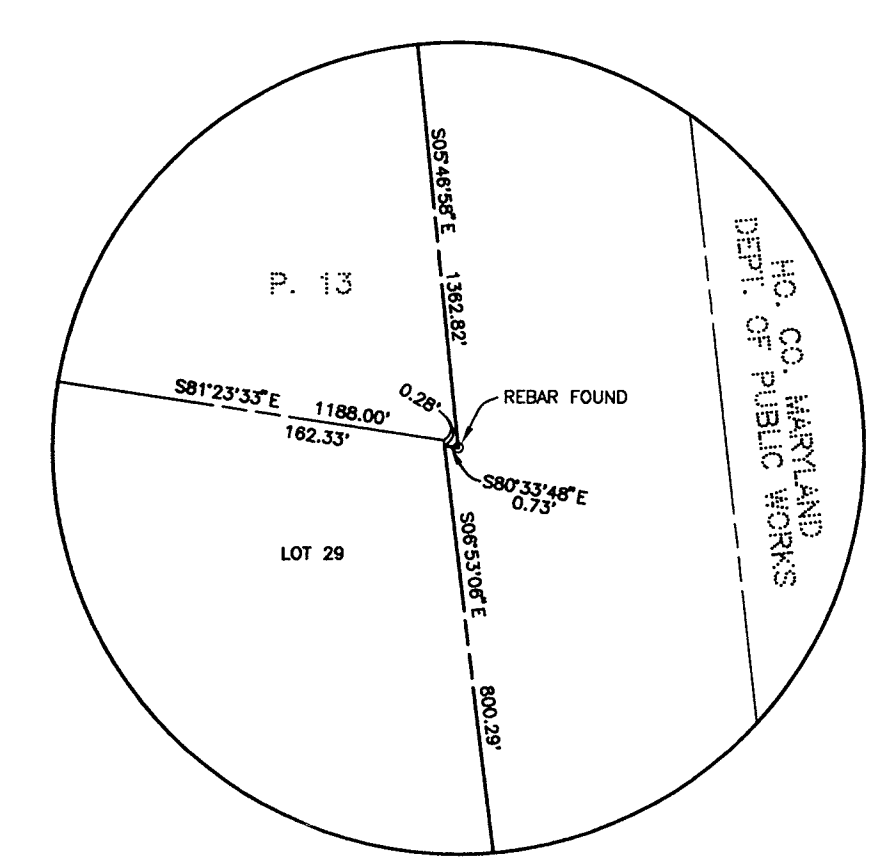
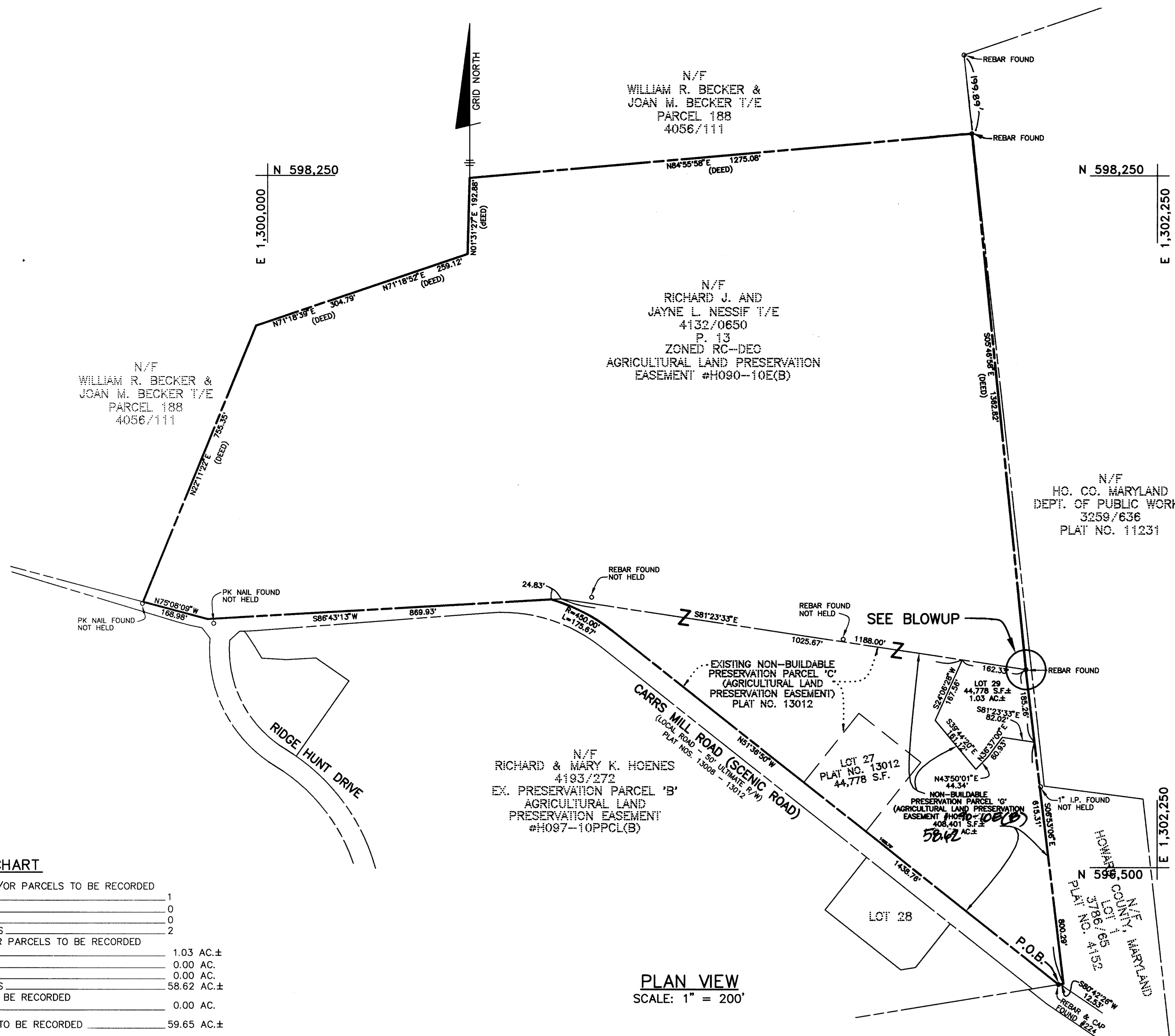
THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO RELOCATE LOT 27 TO THE LOCATION SHOWN AND CONFIGURED AS LOT 29 ON PRESERVATION PARCEL 'G' PER SECTION 15.515 OF THE HOWARD COUNTY CODE AND TO ADJOIN PARCEL 'G' WITH THE EXISTING NESSIF PARCEL 13 FOR THE PURPOSE OF AN AGRICULTURAL LAND PRESERVATION EASEMENT.

RECORDED AS PLAT NO. 14463
 ON 2/27/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

NESSIF PROPERTY

PARCEL 'G', LOT 29 AND PARCEL 13
 RESUBDIVISION OF PRESERVATION PARCEL C
 AND LOT 27 AS SHOWN ON PLAT NO. 13012
RIDGE VIEW HUNT

S-95-16 P-96-19 SP-96-14 F-97-120 F-98-126
 4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP NO. 14 SCALE: AS SHOWN
 GRID 8 DATE: JANUARY, 2001
 PARCEL NO. 14 ZONED: RC SHEET: 1 OF 2



BLOWUP
SCALE: 1" = 10'

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 AS APPLICABLE AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

David M. Harris 01/25/01
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351
DATE:

RICHARD J. NESSIF
OWNER
Richard J. Nessif 1/26/01
SIGNATURE OF OWNER DATE:

OWNER
RICHARD J. AND JAYNE L. NESSIF
15202 CARRS MILL ROAD
WOODBINE, MARYLAND 21797
410-442-1682

BENCHMARK
ENGINEERS ▲ LAND SURVEYORS ▲ PLANNERS
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8480 BALTIMORE NATIONAL PIKE ▲ SUITE 418
ELLCOTT CITY, MARYLAND 21043
phone: 410-465-6105 ▲ fax: 410-465-6644
email: Benchmark@ccis.com

*SEE SHEET 1 FOR PURPOSE STATEMENT.

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	2
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
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PLAN VIEW
SCALE: 1" = 200'

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT
David M. Harris 2/12/01
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
David M. Harris 2/26/01
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
David M. Harris 2/26/01
DIRECTOR DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE RESUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OR PART OF THE LAND(S) CONVEYED BY R. H. DEVELOPMENT, L.L.C. TO RICHARD J. AND JAYNE L. NESSIF, BY DEED DATED MARCH 22, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER MDR 5047 AT FOLIO 437 AND ALL OR PART OF THAT PROPERTY(S) AS DESCRIBED IN A DEED DATED DECEMBER 4, 1997 BY AND BETWEEN ELIZABETH B. RETTER TO RICHARD J. AND JAYNE L. NESSIF AND RECORDED IN LIBER 4132 AT FOLIO 0650 IN THE AFOREMENTIONED LAND RECORDS 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 NOW AMENDED.
David M. Harris 01/25/01
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351
DATE

OWNER'S DEDICATION
"WE RICHARD J. AND JAYNE L. NESSIF, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 26th DAY OF JANUARY, 2001."
Richard J. Nessif 1/26/01
RICHARD J. NESSIF DATE
Christopher J. Malagan 1/26/01
WITNESS DATE
Jayne L. Nessif 1/26/01
JAYNE L. NESSIF DATE
Christopher J. Malagan 1/26/01
WITNESS DATE

RECORDED AS PLAT NO. 14668
ON 2/26/01
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

NESSIF PROPERTY
PARCEL 'G', LOT 29 AND PARCEL 13
RESUBDIVISION OF PRESERVATION PARCEL C AND LOT 27 AS SHOWN ON PLAT NO. 13012
RIDGE VIEW HUNT
S-95-16 P-96-19 SP-96-14 F-97-120 F-98-126
4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP NO. 14 SCALE: AS SHOWN
GRID 8 DATE: JANUARY, 2001
PARCEL NO. 14 ZONED: RC SHEET: 2 OF 2