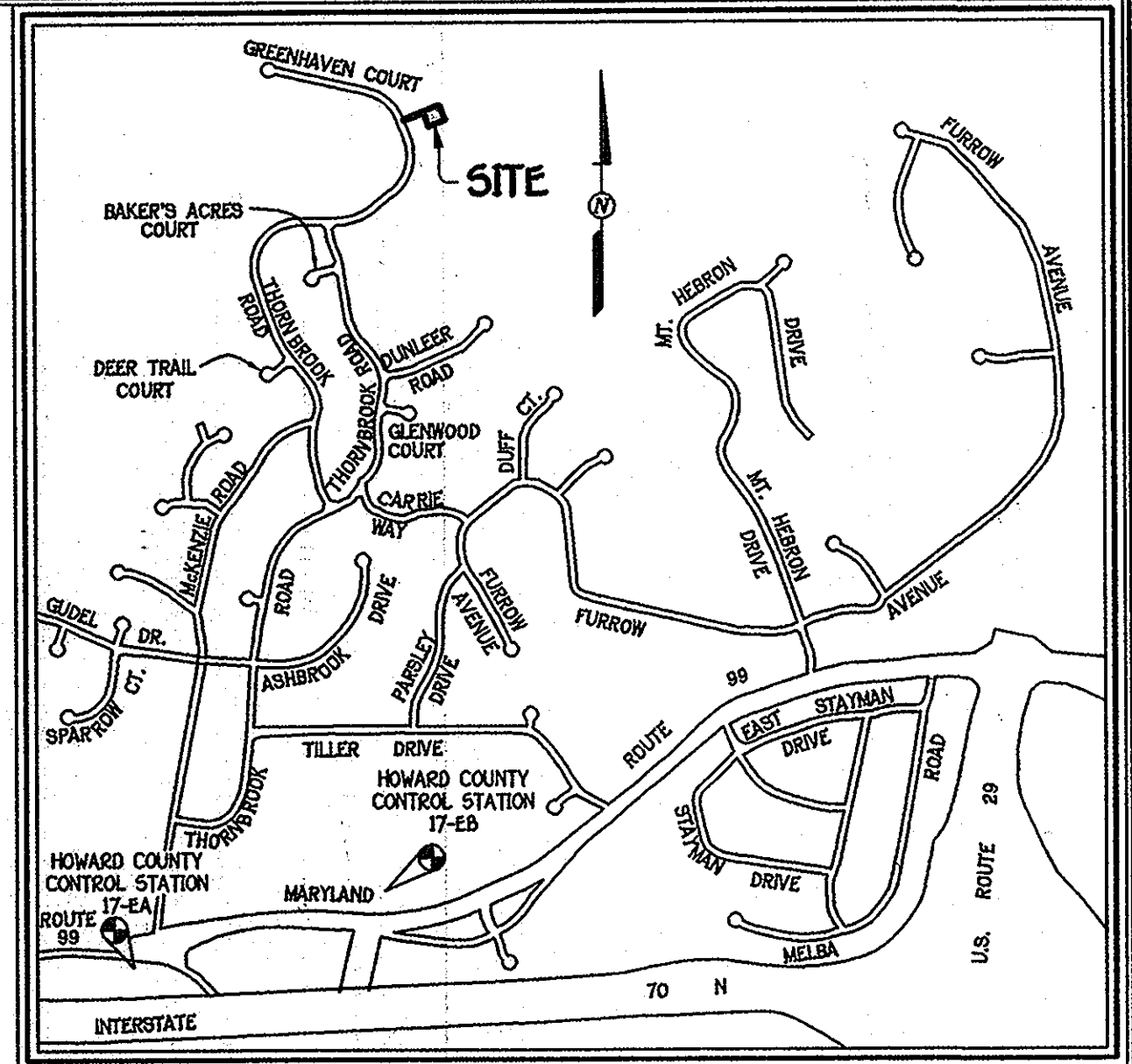


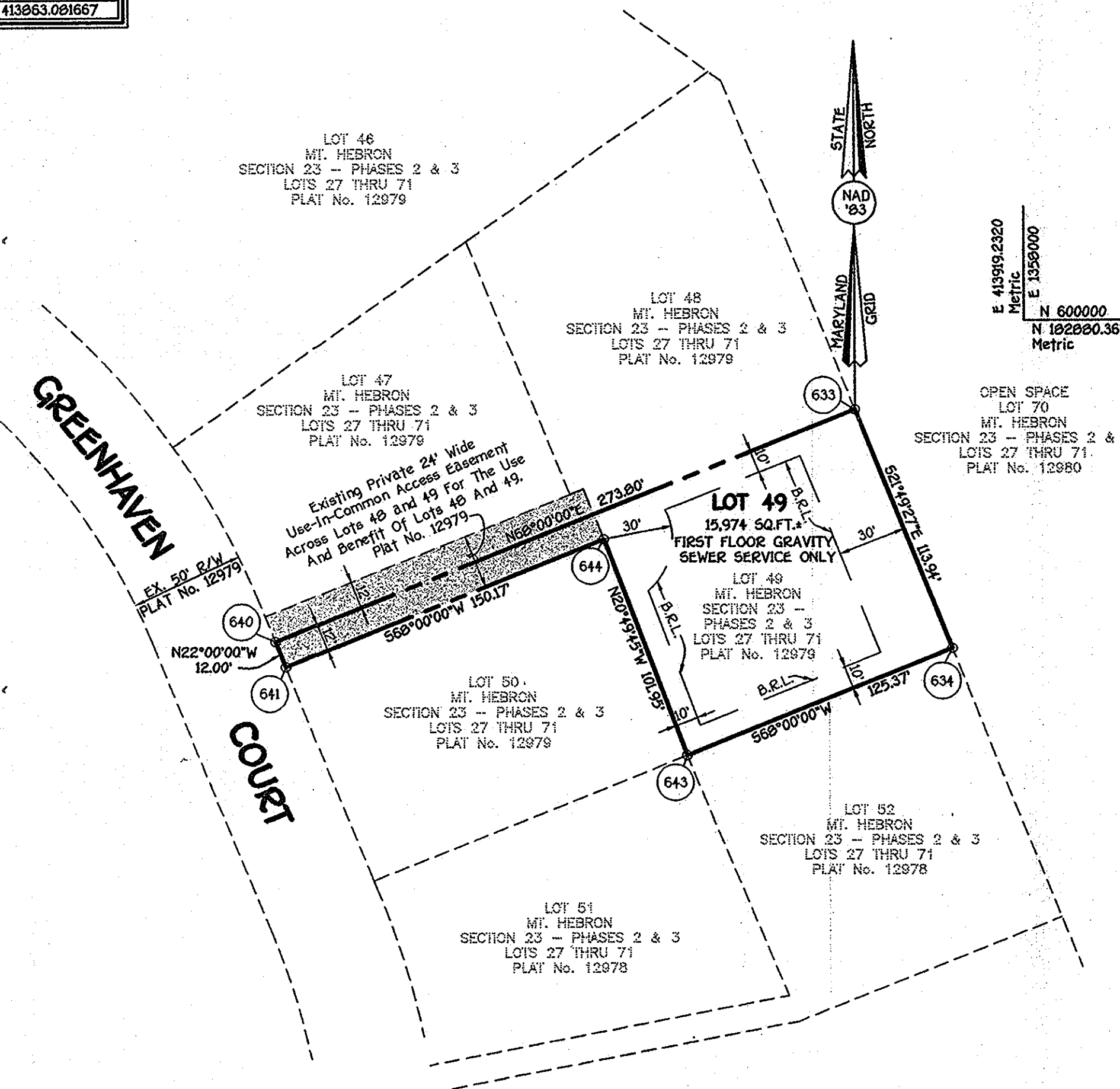
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
633	599960.823534	1357925.925445	633	182880.426608	413896.654074
634	599855.055661	1357968.281601	634	182836.188495	413909.564256
640	599850.25769	1357672.066039	640	182837.164476	413819.277572
641	599847.131484	1357676.561317	641	182833.773201	413820.647735
643	599808.093263	1357852.045767	643	182821.872489	413874.135503
644	599903.384481	1357815.792391	644	182850.919149	413863.081667

Minimum Lot Size Chart				
Lot No.	Gross Area	Pipestem Area	Remaining Area	Minimum Lot Size
49	15,974 SQ.FT.	1,804 SQ.FT.	14,170 SQ.FT.	14,170 SQ.FT.



Vicinity Map  
SCALE: 1" = 1200'

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 10-21-97 ON WHICH DATE DEVELOPER AGREEMENT JH-3591-D & 24-3599-D was FILED AND ACCEPTED.



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

*Terrill A. Fisher* 1/10/2001 Date  
Terrill A. Fisher, L.S. #0692 (Registered Land Surveyor)

*H. Jones Baker, Jr.* 1/22/01 Date  
H. Jones Baker, Jr. (Owner)

*Irene L. Baker* 1/22/01 Date  
Irene L. Baker (Owner)

**General Notes:**

- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2737001 And No. 2737002.  
Sta. 17-EA N 180994.8413 E 413227.8949 (Meters)  
Sta. 17-EB N 181160.5677 E 413772.7224 (Meters)
- This Plat Is Based On Boundary Outline For Lot 49 Shown On Plat Entitled "Mt. Hebron, Section 23 - Phases 2 And 3, Lots 27 Thru 71," Recorded As Plat No. 12979.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
- Driveway(s) 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 Residence);  
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);  
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot 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 Surface;  
f) Structure Clearances - Minimum 12 Feet;  
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Previous Howard County Department Of Planning And Zoning File Nos. 594-24, P96-15 And F97-78.
- Distances Shown Are Based On Surface Measurement And Not Reduced To Grid Measurement.
- Plat Subject To Waiver Of Section 4.21 Of Volume II Of The Design Manual Requiring Basement Gravity Sewer Service Approved On November 27, 2000. Gravity Sewer Service, First Floor Only. Basement Sewer Service To Be Provided By Private On-Site Pump.

**TOTAL SHEET AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.367 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	0.367 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	0.367 Ac.

**Owner And Developer**

MR. AND MRS. H. JONES BAKER, JR.  
2106 MOUNT HEBRON DRIVE  
ELLCOTT CITY, MARYLAND 21042

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2255

**PURPOSE NOTE:**  
The Purpose Of This Plat Is To Provide First Floor Sewer Service To Lot 49.

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*Diane L. Metzger* 2/22/01 Date  
Howard County Health Officer MR

APPROVED: Howard County Department Of Planning And Zoning.

*Michael M. ...* 2/15/01 Date  
Chief, Development Engineering Division MK

*James S. ...* 2/28/01 Date  
Director

**OWNER'S CERTIFICATE**

H. Jones Baker, Jr. And Irene L. Baker, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 22<sup>nd</sup> Day Of January, 2001.

*H. Jones Baker, Jr.*  
H. Jones Baker, Jr.  
*Irene L. Baker*  
Irene L. Baker

*Charles ...*  
Witness  
*Charles ...*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Eleanor E. Baker, Widow, By Charles C. Baker, Jr., Her Attorney-In-Fact By Power Of Attorney And Franklin D. Baker And Lois C. Baker To H. Jones Baker, Jr. And Irene L. Baker By Deed Dated April 12, 1999 And Recorded In The Land Records Of Howard County, Maryland In Liber 4696 At Folio 661; Said Property Also Being Lot 49 As Shown On A Plat Entitled "Mt. Hebron, Section 23, Phases 2 & 3, Lots 27 Thru 71," And Recorded Among The Aforesaid Land Records As Plat No. 12979, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland, As Shown In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrill A. Fisher* 1/10/2001 Date  
Terrill A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 14673 ON 3/2/01  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**MT. HEBRON**  
**Section 23 - Phases 2 & 3**  
**Lot 49**

(A Revision Of Lot 49, Mt. Hebron, Section 23 - Phases 2 & 3, Plat No. 12979) F-97-78  
Zoning: R-20  
Tax Map: 17, Part Of Parcel 37, Grid: 3  
Second Election District  
Howard County, Maryland

Scale: 1" = 50'  
Date: January 8, 2001  
Sheet 1 Of 1  
F-01-

F-01-120