

GENERAL NOTES

- IRON PINS SHOWN THUS: \square
- 4"x4"x36" CONCRETE MONUMENTS SHOWN THUS: \square
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A., DATED DECEMBER, 1986 (REVISED 4/09 & 6/94).
- PROPERTY IS ZONED "R-20" PER THE 10-18-93 COMPREHENSIVE ZONING PLAN.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: S-87-29, P-87-68, WP-89-62, WP-89-167, F-90-106, F-90-114 & F-99-96.
- THE ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES IN THE OWNER'S DEDICATION, REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 3343001 AND 3243002.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROMISONS THEREOF EFFECTIVE JUNE 10, 1994 ON WHICH DATE DEVELOPER'S AGREEMENT No. 14-3037-D WAS FILED AND ACCEPTED.
- "BRL" DENOTES BUILDING RESTRICTION LINE.
- A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- THE WETLAND AND STREAM BUFFERS INDICATED ON THIS PLAT DO NOT AFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON A LOT. THEY DO PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREAS. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.
- THE DEDICATION OF ALL OPEN SPACE LOTS IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AGREEMENT BETWEEN HOWARD OAKS, INC. AND THE OAKS COMMITTEE, INC. AND OTHERS, DATED DECEMBER 2, 1988 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1990 AT FOLIO 112, AS THE SAME MAY FROM TIME TO TIME BE AMENDED.
- DEVELOPER RESERVES UNTO ITSELF ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 197 THRU 200. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON OCTOBER 7, 1994, FILE No. 318334.
- THERE ARE EXISTING STRUCTURES ON LOTS 197 & 198 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Heber 6/13/2001
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852
GOVERNORS RUN COMMUNITIES, INC.
Stewart Greenebaum, President 6-12-01
DATE

James E. Fletcher 6/12/01
JAMES E. FLETCHER
GENEVA FLETCHER
Patrick J. Grace 12/28/00
PATRICK J. GRACE
KELLY A. GRACE 12/28/00
DATE

TABULATION OF FINAL PLAT

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	4
2. TOTAL NUMBER OF BULIDABLE LOTS TO BE RECORDED:	2
3. TOTAL AREA OF BULIDABLE LOTS TO BE RECORDED:	1.0333 AC.
4. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	2
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	6.6892 AC.
6. TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7.7225 AC.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

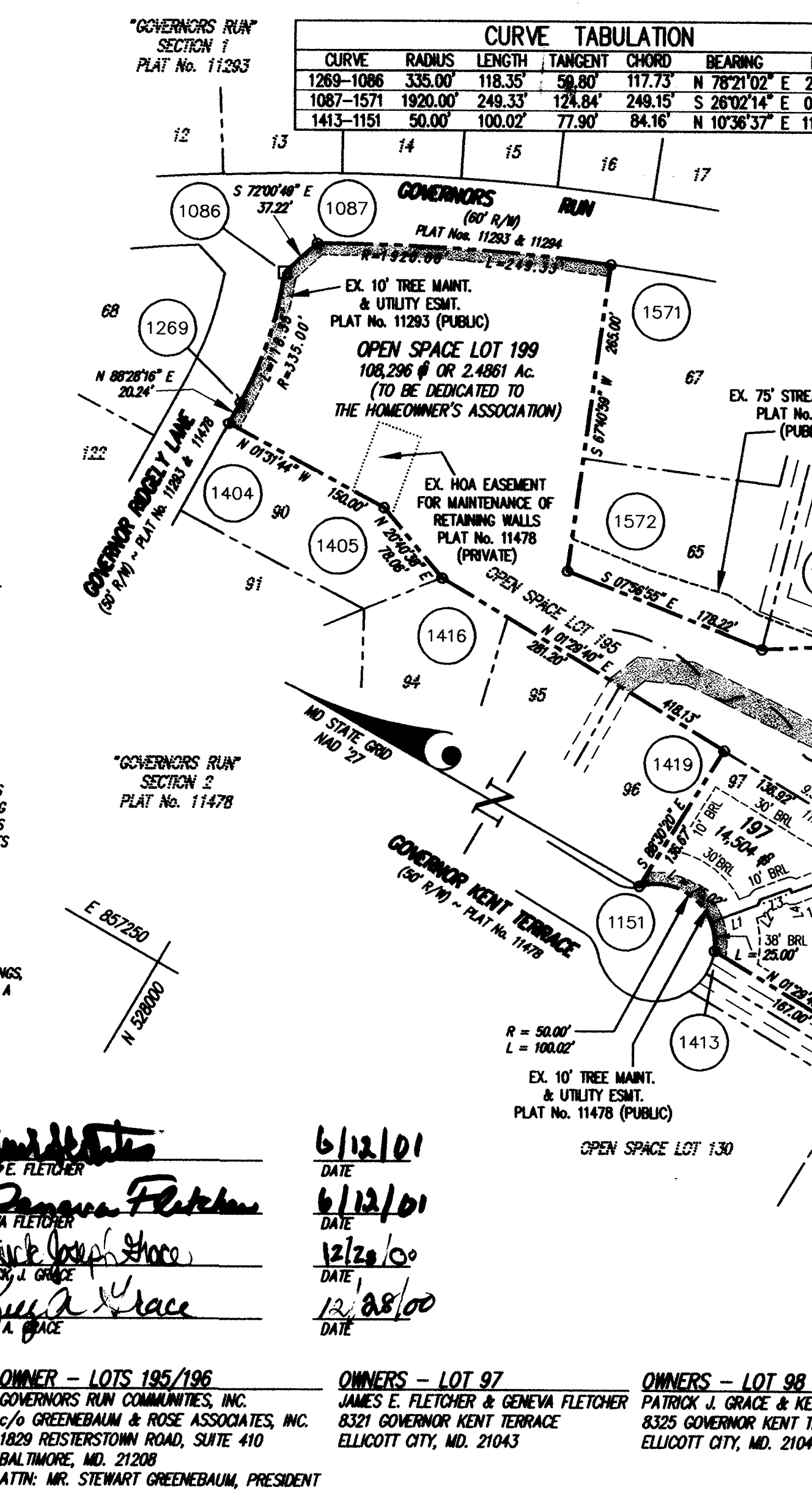
David J. Mattingly 6-26-01
COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

6/22/01
DATE

6/22/01
DATE

6/22/01
DATE



OWNER'S DEDICATION

GOVERNORS RUN COMMUNITIES, INC., A MARYLAND CORPORATION, BY STEWART GREENEBaum, PRESIDENT, JAMES E. FLETCHER & GENEVA FLETCHER, AND PATRICK J. GRACE AND KELLY A. GRACE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, 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 GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, 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 28th DAY OF DECEMBER, 2000

BY: James E. Fletcher 6/12/01
GENEVA FLETCHER
Patrick J. Grace 12/28/00
PATRICK J. GRACE
KELLY A. GRACE 12/28/00
DATE

GOVERNORS RUN COMMUNITIES, INC.
BY: Stewart Greenebaum 6/12/01
STEWART GREENEBaum, PRESIDENT
ATTEST: Craig E. Mulligan 12/28/00
DATE

CURVE TABULATION

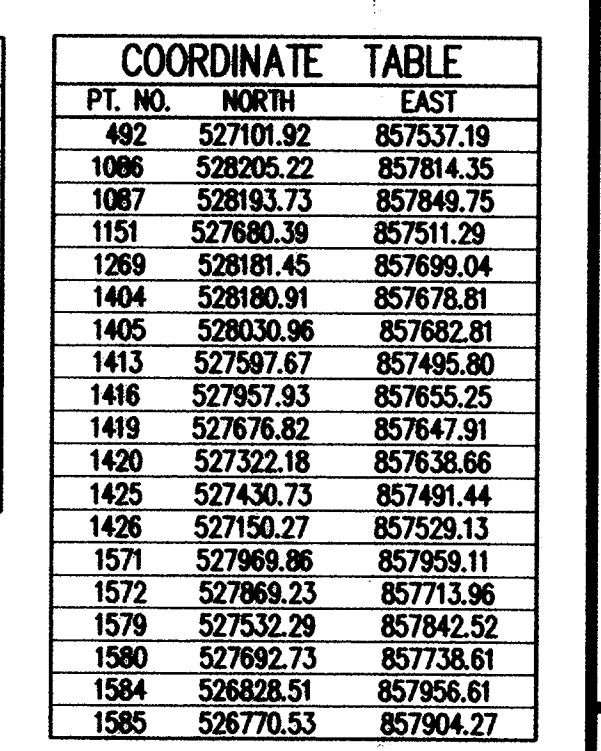
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1269-1086	335.00'	118.35'	56.80'	117.73'	N 78°21'02" E	201°4'29"
1087-1571	1920.00'	249.33'	124.84'	249.15'	S 26°02'14" E	07°26'25"
1413-1151	50.00'	100.02'	77.90'	84.16'	N 10°36'37" E	114°36'41"

LINE TABULATION

LINE No.	BEARING	DISTANCE
L1	S 50°43'54" E	42.39'
L2	N 84°16'06" E	4.86'
L3	S 50°43'54" E	27.00'
L4	S 39°16'06" W	3.44'
L5	S 50°43'54" E	53.53'
L6	N 85°58'38" E	20.94'
L7	N 58°23'51" E	20.95'
L8	S 31°36'09" E	38.87'
L9	S 58°23'51" W	34.64'
L10	S 27°56'53" E	38.48'
L11	S 01°29'40" W	8.50'
L12	S 39°00'06" W	31.07'

COORDINATE TABLE

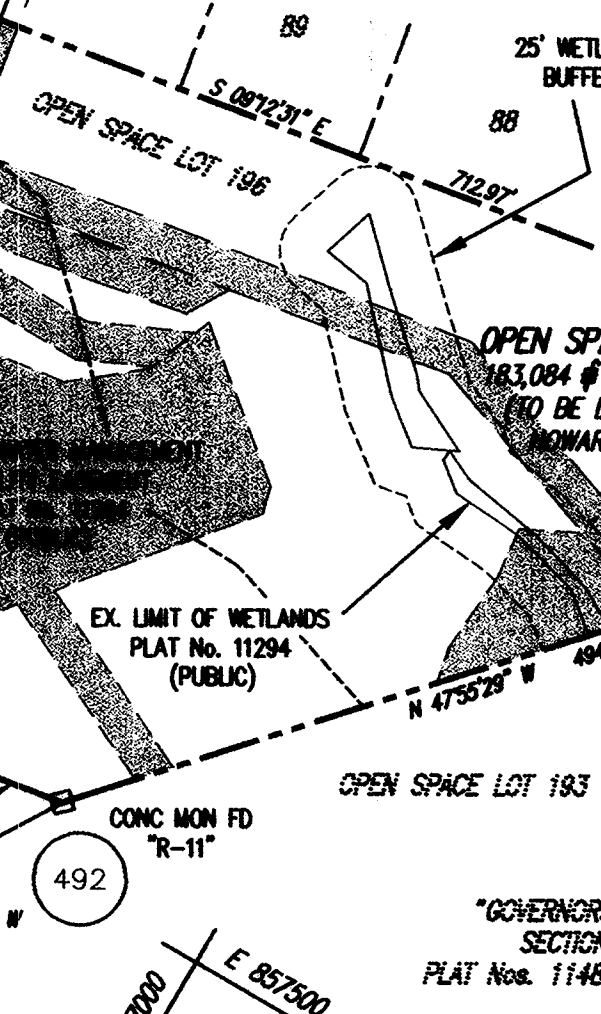
PT. NO.	NORTH	EAST
492	527101.92	857537.19
1086	528205.22	857814.35
1087	528193.73	857849.75
1151	527680.39	857511.29
1269	528181.45	857699.04
1404	528180.91	857678.81
1405	528030.96	857682.81
1413	527597.67	857495.80
1416	527957.93	857655.25
1419	527676.82	857647.91
1420	527322.18	857638.66
1425	527430.73	857491.44
1426	527150.27	857529.13
1571	527969.86	857959.11
1572	527869.23	857713.96
1579	527532.29	857842.52
1580	527692.73	857738.61
1584	526828.51	857956.61
1585	526770.53	857904.27



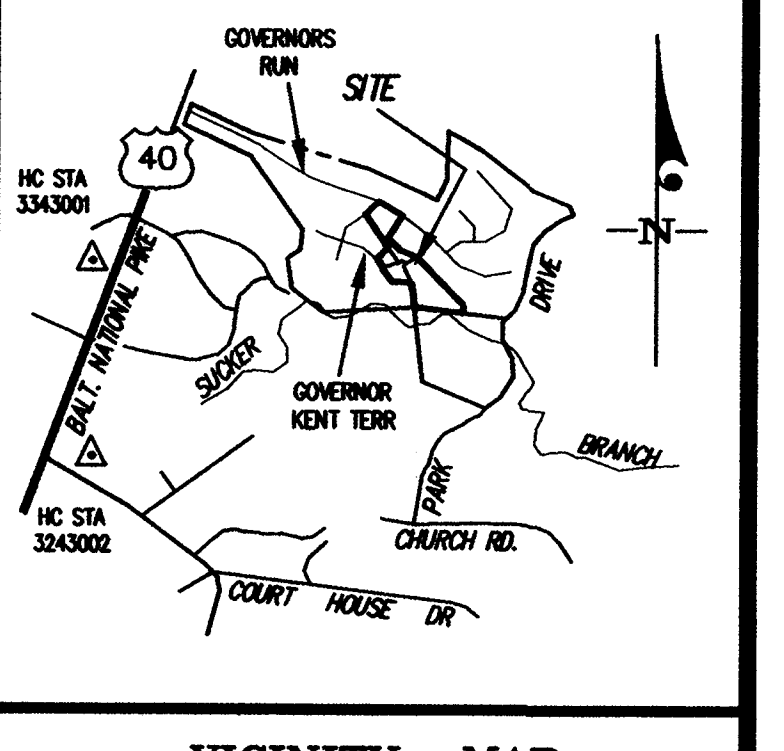
VICINITY MAP
SCALE: 1"=2000'

AMENDED OPEN SPACE TABULATION

	SECTION 1	SECTION 2	TOTAL
"DRY-LEVEL" OPEN SPACE PROVIDED	6.98	5.57	12.55
FLOODPLAIN OPEN SPACE PROVIDED	0.66	1.18	1.84
WETLANDS OPEN SPACE PROVIDED	0.07	0.18	0.25
STEEP SLOPE OPEN SPACE PROVIDED	4.95	3.41	8.36
S.W.M. POND OPEN SPACE PROVIDED	1.09	0.90	1.99
TOTAL OPEN SPACE PROVIDED	13.75	11.24	24.99
OPEN SPACE REQUIRED	4.71	3.76	8.47



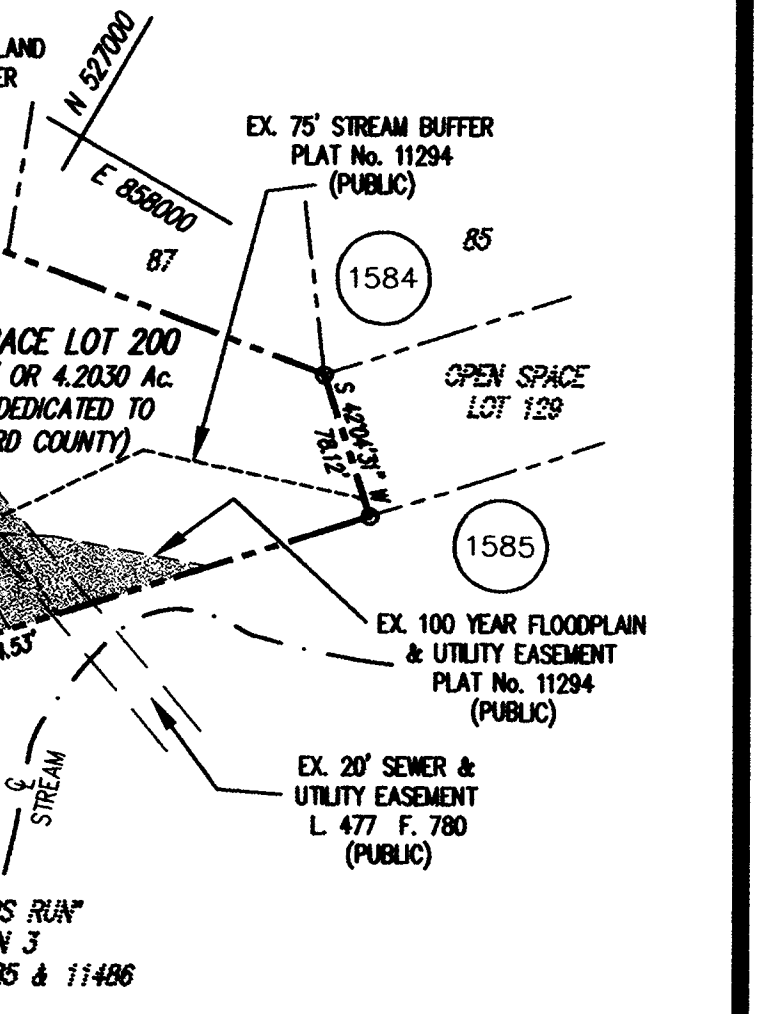
THE PURPOSE OF THIS PLAT IS TO AMEND THE OUTLINE OF EXISTING LOT 98, SO AS TO INCLUDE VARIOUS EXISTING IMPROVEMENTS, BY RESUBDIVING LOTS 195 & 196, "GOVERNORS RUN, SECTION 1", AND LOTS 97 & 98, "GOVERNORS RUN, SECTION 2", INTO BULIDABLE LOTS 197 & 198, OPEN SPACE LOT 199 (TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION) AND OPEN SPACE LOT 200 (TO BE CONVEYED TO HOWARD COUNTY).



VICINITY MAP
SCALE: 1"=2000'

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THE PURPOSE OF THIS PLAT IS TO AMEND THE OUTLINE OF EXISTING LOT 98, SO AS TO INCLUDE VARIOUS EXISTING IMPROVEMENTS, BY RESUBDIVING LOTS 195 & 196, "GOVERNORS RUN, SECTION 1", AND LOTS 97 & 98, "GOVERNORS RUN, SECTION 2", INTO BULIDABLE LOTS 197 & 198, OPEN SPACE LOT 199 (TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION) AND OPEN SPACE LOT 200 (TO BE CONVEYED TO HOWARD COUNTY).

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 RESUBDIVISION OF (1) ALL OF THE LAND CONVEYED BY RICHMOND AMERICAN HOMES OF MARYLAND, INC. TO JAMES E. FLETCHER & GENEVA FLETCHER, BY DEED DATED SEPTEMBER 24, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4460 AT FOLIO 53 ALSO BEING LOT 97 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "GOVERNORS RUN, SECTION 2, LOTS 74 THRU 130, SHEET 2 OF 3" AND RECORDED AMONG SAID LAND RECORDS AS PLAT No. 11478; (2) ALL OF THE LAND CONVEYED BY RICHMOND AMERICAN HOMES OF MARYLAND, INC. TO PATRICK J. GRACE & KELLY A. GRACE, BY DEED DATED FEBRUARY 4, 1999 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4836 AT FOLIO 343 ALSO BEING LOT 98 AS SHOWN ON SAID PLAT OF SUBDIVISION RECORDED AS PLAT No. 11478; AND (3) PART OF THE OF THE LAND CONVEYED BY NEIL J. SOECHTER AND DAVID H. FISCHMAN, TRUSTEES, TO GOVERNORS RUN COMMUNITIES, INC., BY DEED DATED JUNE 17, 1994 AND RECORDED AMONG SAID LAND RECORDS IN LIBER 3284 AT FOLIO 388 ALSO BEING OPEN SPACE LOTS 195 AND 196 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED, "GOVERNORS RUN, SECTION 1, OPEN SPACE LOTS 195 AND 196, ..." AND RECORDED AMONG SAID LAND RECORDS AS PLAT No. 13778; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David S. Heber 6/13/2001
DAVID S. WEBER
REGISTERED LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852

RECORDED AS PLAT NUMBER 14859 ON 7/3/01, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

GOVERNORS RUN SECTION 1 LOTS 199 & 200 SECTION 2 LOTS 197 & 198

A RESUBDIVISION OF LOTS 195 & 196, "GOVERNORS RUN, SECTION 1" AS SHOWN ON PLAT No. 13778 & LOTS 97 & 98, "GOVERNORS RUN, SECTION 2" AS SHOWN ON PLAT No. 11478

SHEET 1 OF 1
2nd ELECTION DISTRICT
SCALE: 1"=100'

T.M. 25, GR. 2, P/O P. 321
HOWARD COUNTY, MARYLAND
DECEMBER 2000

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3800 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

OWNER'S DEDICATION

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BY: Stewart Greenebaum 6/12/01
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ATTEST: Craig E. Mulligan 12/28/00
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