

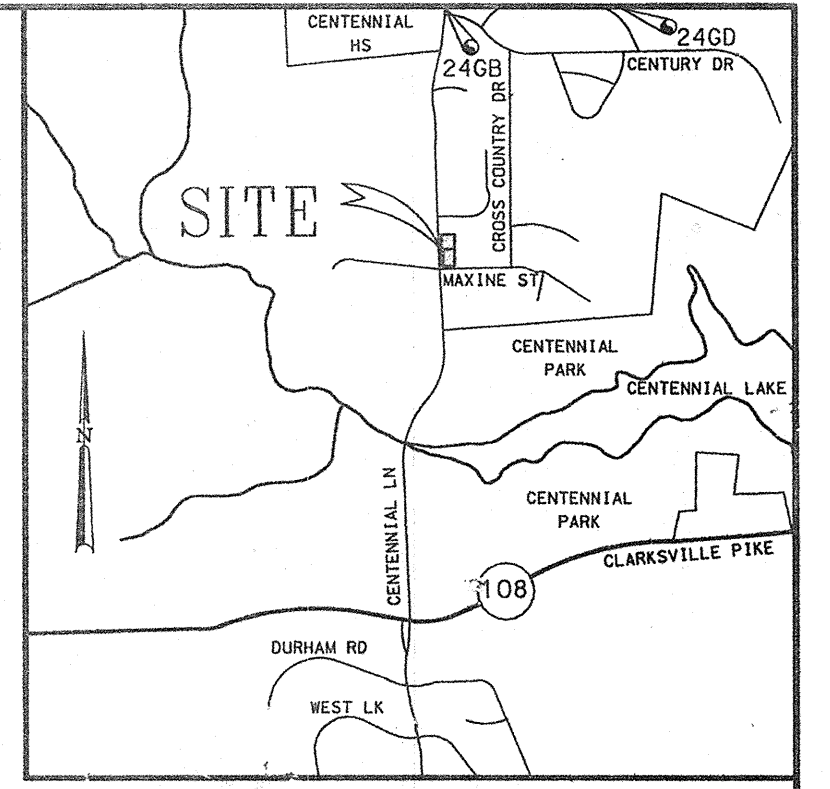
COORDINATES		
NO.	NORTHING	EASTING
1	575,491.8766'	1,349,896.1492'
2	575,496.0645'	1,350,032.1053'
3	575,174.3682'	1,350,042.0363'
4	575,170.9426'	1,349,931.0686'
5	575,195.1593'	1,349,905.3091'
7	575,348.8747'	1,350,036.6492'
8	575,345.2954'	1,349,920.7044'

CURVE DATA					
NO.	RADIUS	ARC LENGTH	DELTA	TANGENT	LONG CHORD
1	20.00'	11.08'	31°43'47"	5.68'	N 14°51'59" W 10.93'
2	20.00'	10.11'	28°57'47"	5.17'	N 16°14'59" W 10.00'
3	25.00'	39.27'	90°00'00"	25.00'	N 46°46'06" W 35.36'

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED: R-20 PER 10/18/93 COMPREHENSIVE RE-ZONING PLAN
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 24GB AND 24DB.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY REAL ESTATE, L.L.C. IN JUNE 2000.
- BRL DENOTES BUILDING RESTRICTION LINE
- ⊙ DENOTES IRON PIN W/ FWA #4 CAP SET
- ⊙ DENOTES IRON PIPE OR BAR FOUND
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY
- ⊙ DENOTES STONE OR MONUMENT FOUND
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE;
 - SURFACE - (P-1) STANDARD PAVING;
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FOOT;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
14	23,472 SQ. FT.	3441 SQ. FT.	20,031 SQ. FT.

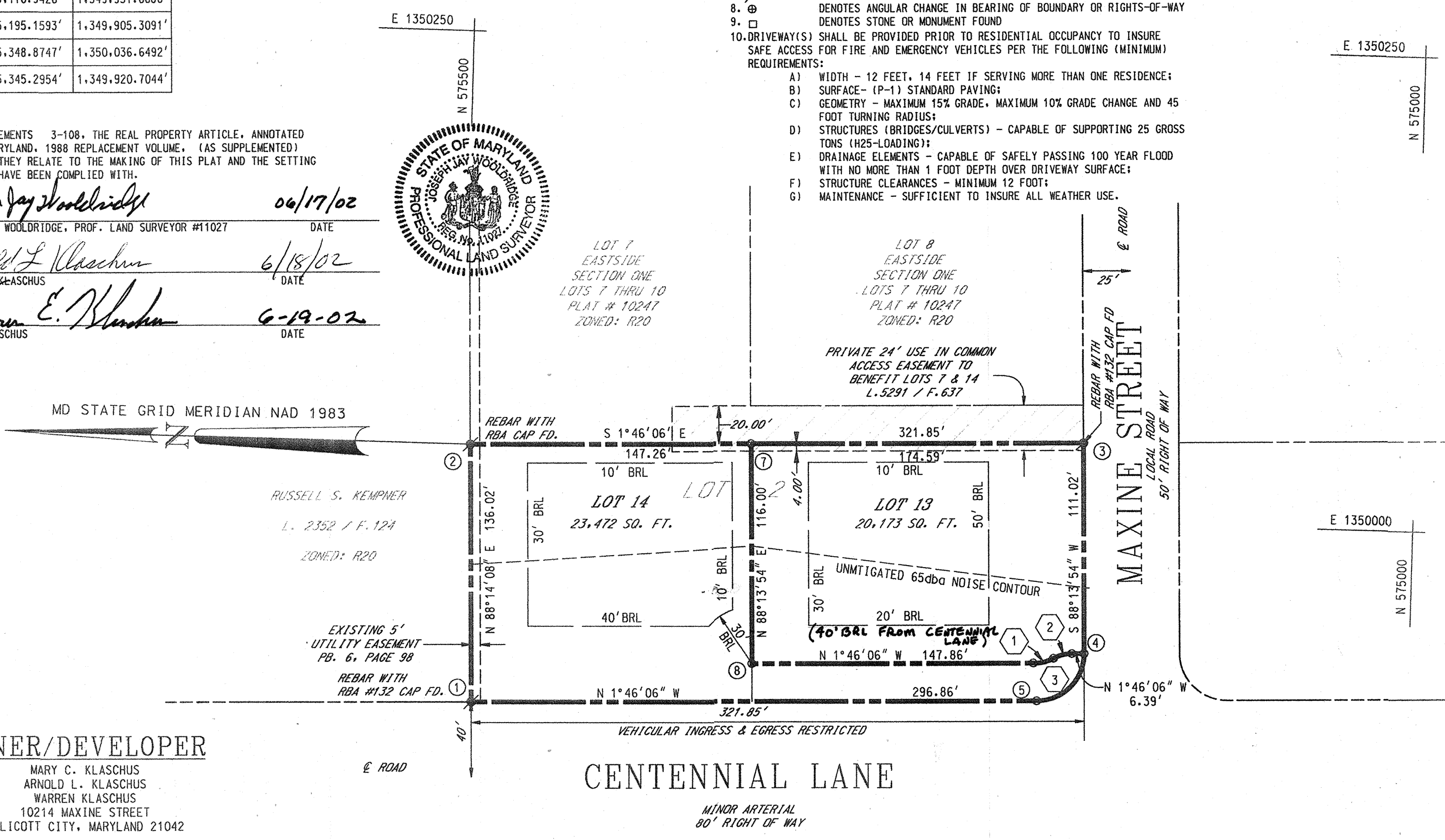


THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Joseph Jay Woolldridge 06/17/02
 JOSEPH JAY WOOLDRIDGE, PROF. LAND SURVEYOR #11027 DATE

Arnold L. Klaschus 6/18/02
 ARNOLD L. KLASCHUS DATE

Warren E. Klaschus 6-19-02
 WARREN KLASCHUS DATE



GENERAL NOTES (CONT)

- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PRIVATE USE IN COMMON ACCESS EASEMENT AT EXISTING ASPHALT DRIVEWAY AND MAXINE STREET AND NOT ONTO AFORESAID USE IN COMMON ACCESS EASEMENT.
- DECLARATION OF MAINTENANCE OBLIGATION FOR THE PRIVATE USE IN COMMON ACCESS EASEMENT SERVING LOTS 7 AND 14 HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. IN LIBER 5291/FOLIO 637
- THE EXISTING DWELLING ON LOT 13 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.
- LANDSCAPING FOR LOTS 13 & 14 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16-124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. LOT 13 IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS PER SECTION 16-124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE THE LOT CONTAINS AN EXISTING DWELLING. PAYMENT OF LANDSCAPE SURETY FOR LOT 14 IN THE AMOUNT OF \$ 2100.00 TO BE POSTED WITH THE ISSUANCE OF THE GRADING PERMIT.
- THE FOREST CONSERVATION OBLIGATION INCURRED BY THIS SUBDIVISION (6,534 sq ft OF AFFORESTATION) HAVE BEEN MET BY PAYMENT OF \$3,267.00 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- FEE-IN-LIEU OF OPEN SPACE FOR LOT 14 IN THE AMOUNT OF \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- WATER AND SEWER SERVICE TO LOT 14 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 194-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 20-1291-S
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- BASED ON A FIELD INSPECTION MADE IN APRIL, 2001 BY FREDERICK WARD ASSOCIATES, INC., NO WETLANDS EXIST ON SITE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.
- NO 100 YEAR FLOOD PLAINS EXIST ON SITE.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND II, SECTION 1.2. THIS DEVELOPMENT DOES NOT DISTURB MORE THAN 5,000 SQUARE FEET
- THE NOISE CONTOUR LINE DRAWN ON THE PLAT IS FROM CENTENNIAL LANE. THIS LINE IS ADVISORY AND REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE 65 dba EXPOSURE. THE 65 dba EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENTS OF HOUSING AND URBAN DEVELOPMENT.
- THIS RESUBDIVISION PLAT IS GRANDFATHERED TO THE 4TH EDITION OF THE SUBDIVISION LAND DEVELOPMENT REGULATIONS DUE TO THE INITIAL SUBMISSION BEING RECEIVED PRIOR TO NOVEMBER 15TH 2001

OWNER/DEVELOPER
 MARY C. KLASCHUS
 ARNOLD L. KLASCHUS
 WARREN KLASCHUS
 10214 MAXINE STREET
 ELLICOTT CITY, MARYLAND 21042

AREA TABULATIONS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED:.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:.....	1.0019 AC.
TOTAL AREA OF LOTS TO BE RECORDED:.....	1.0019 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED:.....	0
TOTAL AREA TO BE RECORDED:.....	1.0019 AC.

FREDERICK WARD ASSOCIATES, INC.
 ENGINEERS 7125 Riverwood Drive Columbia, Maryland 21046-2354
 ARCHITECTS Phone: 410-290-9550 Fax: 410-720-6226
 SURVEYORS Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

OWNER'S CERTIFICATE

WE, ARNOLD L. KLASCHUS AND WARREN KLASCHUS EXECUTORS FOR THE ESTATE OF MARY C. KLASCHUS OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO ACQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 ACQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 18th DAY OF June, 2002.

Arnold L. Klaschus 6/18/02
 ARNOLD L. KLASCHUS DATE

Warren E. Klaschus 6-19-02
 WARREN KLASCHUS DATE

Mark R. Hall 6/18/02
 WITNESS DATE

Mark R. Hall 6/19/02
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY LYLE E. MERRY AND SYBLE R. MERRY TO EMIL KLASCHUS AND MARY C. KLASCHUS BY DEED DATED JULY 7, 1967, AND RECORDED IN LIBER 471 AT FOLIO 321 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN 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.

Joseph Jay Woolldridge 06/17/02
 JOSEPH JAY WOOLDRIDGE, PROFESSIONAL LAND SURVEYOR #11027

RECORDED AS PLAT No. 15530 ON 8-9-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

"EAST SIDE"
 SECTION 1, LOTS 13 AND 14
 A RESUBDIVISION OF LOT 2
 EAST SIDE, SECTION 1
 ZONED R-20
 TAX MAP: 30 BLK: 1 PARCEL No.: P/O 159
 2ND ELECTION DISTRICT
 ELLICOTT CITY, HOWARD COUNTY, MARYLAND
 FILE REF: PB. 6, F. 98, WP-99-76, WP-02-080
 DATE: 6-17-02

SCALE: 1"=50'
 SHEET 1 OF 1
 F 02-062

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F-02-002