

COORDINATES LIST

No.	NORTH	EAST
1	551889.2618	1377465.4726
2	552168.8767	1377786.7313
3	552234.4429	1377862.1042
4	552091.1298	1377986.8494
5	552083.5871	1377993.4149
6	551886.6380	1377767.0919
7	551894.1817	1377760.5274
8	551794.6400	1377646.1395

BENCHMARKS

BM1
HOWARD COUNTY MONUMENT NO. 43B2
N 551655.009
E 1378176.941
ELEV. 209.665

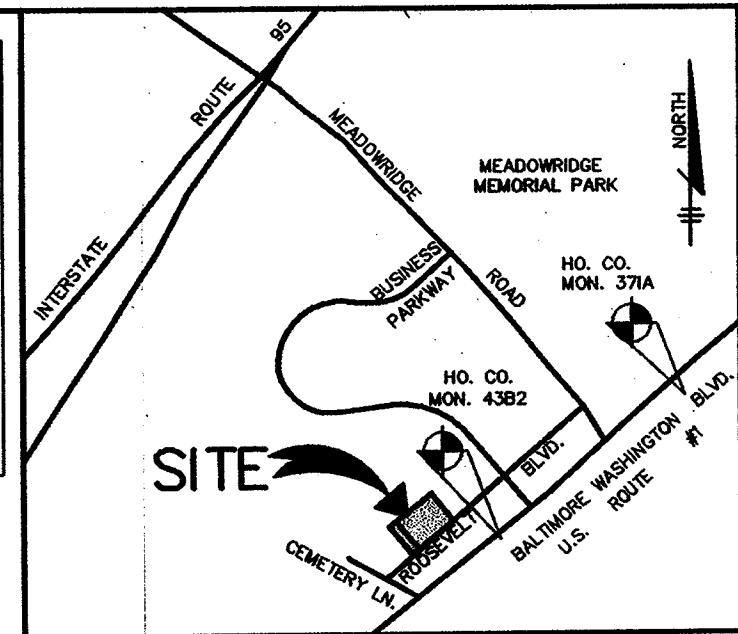
BM2
HOWARD COUNTY MONUMENT NO. 371A
N 553315.158
E 1379982.12
ELEV. 195.728.

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

Charles W. Streett 1-3-03
CHARLES W. STREETT DATE

Maude L. Streett 1-3-03
MAUDE L. STREETT DATE

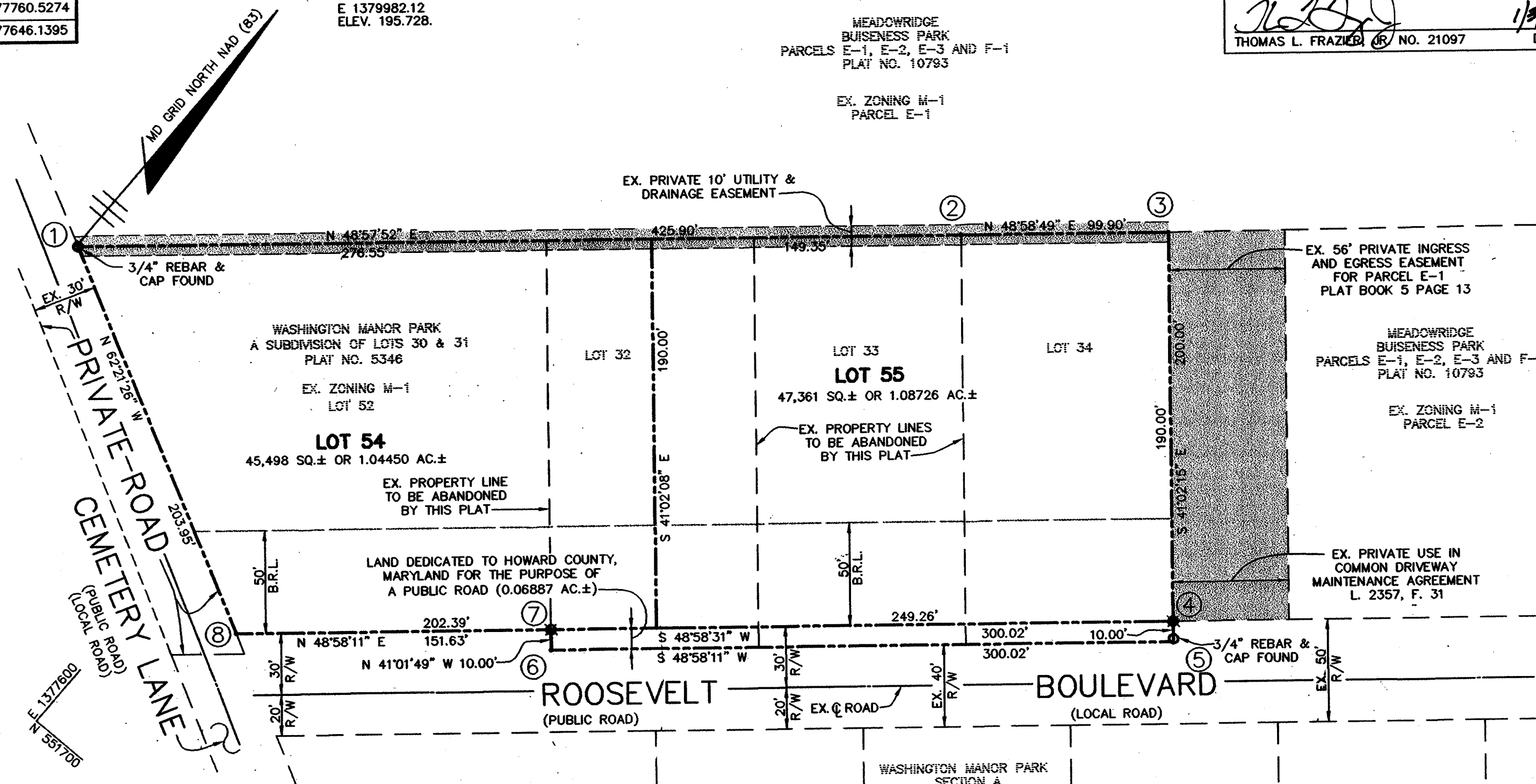
Thomas L. Frazier 1/3/03
THOMAS L. FRAZIER (P) NO. 21097 DATE



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATIONS Nos. 43B2 AND 371A.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 2002 BY PATTON HARRIS RUST AND ASSOCIATES, PC.
- THE SUBJECT PROPERTY IS ZONED M-1 AS PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO VISIBLE SIGNS OF CEMETERIES WITHIN THE SUBJECT PROPERTY.
- STORMWATER MANAGEMENT WILL BE REQUIRED ON LOTS 54 AND 55 FOR ANY PROPOSED IMPROVEMENT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER FACILITIES AND A MAINTENANCE AGREEMENT.
- THIS SUBDIVISION IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1)(vii) OF THE COUNTY CODE; RESUBDIVISIONS WHICH CREATE NO ADDITIONAL LOTS ARE EXEMPT.
- NO WETLANDS WERE PRESENT ON SITE AS FIELD VERIFIED BY PHRA SEPTEMBER 2001.
- THERE ARE NO STREAMS OR 100YEAR FLOODPLAIN LIMITS LOCATED WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THERE ARE EXISTING STRUCTURES LOCATED ON LOT 54 TO REMAIN. NO PERMANENT STRUCTURES EXIST ON LOT 55. ALL VEHICLES ON THE LOT WILL BE REMOVED BY THE OWNER.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE.



TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	2
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	2.13176 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.06887 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	2.20943 AC. ±

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA

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Columbia, MD 21045
T 410.997.8900
F 410.997.9282

LEGEND

- DENOTES 3/4" REBAR & CAP FOUND
- ⊗ DENOTES REBAR & CAP TO BE SET
- DENOTES PROPERTY LINE
- - - DENOTES ADJOINER LINE
- B.R.L. DENOTES BUILDING RESTRICTION LINE

OWNERS

CHARLES W. STREETT & MAUDE L. STREETT
9702 GWYNN PARK DR.
ELLCOTT CITY, MD 21042-5706

THE PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOTS 32, 33, 34 AND 52 INTO TWO NEW LOTS 54 AND 55 AND DEDICATE A WIDENING STRIP FOR ROOSEVELT BOULEVARD.

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

Penny S. M... 1-28-03
HOWARD COUNTY HEALTH OFFICER DATE

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY DRUMCO, INC., A BODY CORPORATE TO CHARLES W. STREETT AND MAUDE L. STREETT, HIS WIFE, BY DEED DATED FEBRUARY 19, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1330 AT FOLIO 593 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.

OWNER'S CERTIFICATE

WE, CHARLES W. STREETT AND MAUDE L. STREETT, HIS WIFE, OWNERS 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 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 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 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 MY/OUR HANDS THIS 3 DAY OF Jan, 2003

Charles W. Streett 1-3-03
CHARLES W. STREETT DATE

Maude L. Streett 1-3-03
MAUDE L. STREETT DATE

Larry J. Dabbs 1-28-03
WITNESS DATE

Larry J. Dabbs 1-28-03
WITNESS DATE

RECORDED AS PLAT No. 15805
ON Feb. 4, 2003
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WASHINGTON MANOR PARK SECTION 'A' LOTS 54 AND 55

A RESUBDIVISION OF LOTS 32, 33 AND 34, AS SHOWN ON RECORDED RECORD PLAT ENTITLED "WASHINGTON MANOR PARK" AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN PLAT BOOK 5, PAGE 13 AND A RESUBDIVISION OF LOT 52, AS SHOWN ON RECORDED RECORD PLAT ENTITLED "WASHINGTON MANOR PARK, A SUBDIVISION OF LOTS 30 AND 31" AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NO. 5346

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID NO. 5 TAX MAP NO. 43 PARCEL 375 ZONED: M-1
SCALE: 1" = 50' DATE: 1-2-03 SHEET: 1 OF 1

PROJECT/22543-1-0/001PLAT.DWG

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Thomas L. Frazier 1/31/03
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Thomas L. Frazier 1/31/03
DIRECTOR DATE

Thomas L. Frazier 1/31/03
THOMAS L. FRAZIER (P)
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 21097

