

GENERAL NOTES

- DENOTES STONE OR MONUMENT FOUND.
○ DENOTES IRON PIPE OR REBAR & CAP FOUND.
- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 2536001 AND 2537001.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 1995 BY TSA GROUP, INC.
- SUBJECT PROPERTY ZONED B-2 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THE 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 LOT 2 ANY AND ALL CONVEYANCES OF THE AFORESAID LOT 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 THE DEED(S) FOR THE EASEMENTS HERIN 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 EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
- STORMWATER MANAGEMENT FOR THIS SITE WAS PROVIDED UNDER SDP-00-113 BY MEANS OF AN UNDERGROUND STORAGE FACILITY.
- THERE ARE NO WETLANDS, STREAMS, FLOODPLAINS OR THEIR RELATED BUFFERS LOCATED ON THIS SITE.
- INGRESS AND EGRESS FOR THIS SITE SHALL BE IN ACCORDANCE WITH SDP-94-116.
- LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN (SDP-00-113) SUBMISSION.
- THIS SUBDIVISION IS IN CONFORMANCE WITH 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- THIS PLAT OF REVISION IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(vii) OF THE HOWARD COUNTY CODE.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT 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. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER 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 REQUIRED.

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.

David M. Harris 06/13/02
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

MARY AGNES LEWIS
NAME OF OWNER

Mary Agnes Lewis 6-14-02
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	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	3.00 AC.±
NON-BUILDABLE	0.00 AC.
OPEN SPACE	0.00 AC.
PRESERVATION PARCELS	0.00 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.00 AC.±

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

Penny Borstein 8/7/02
HOWARD COUNTY HEALTH OFFICER DATE

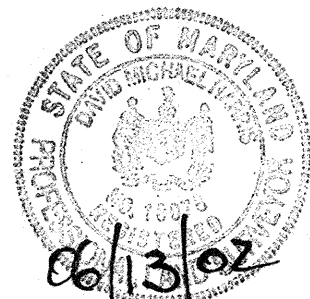
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

John P. Rutter 8/12/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION MK DATE

John P. Rutter 8/12/02
DIRECTOR SD DATE

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 ALL OF THE LAND CONVEYED BY MARY A. LEWIS TO THE LEWIS FAMILY, LLC A MARYLAND LIMITED LIABILITY COMPANY, BY DEED DATED APRIL 13, 1995 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 3471 AT FOLIO 657 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 06/13/02
DAVID M. HARRIS
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 10978
FOR BENCHMARK ENGINEERING, INC.
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OWNER'S DEDICATION

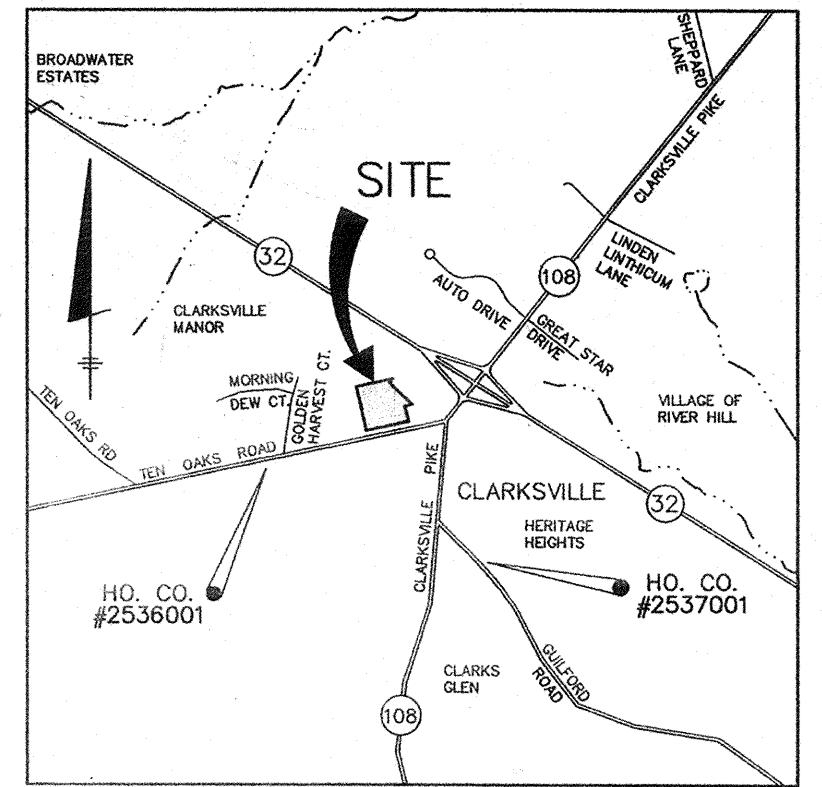
"LEWIS FAMILY, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND 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 14th DAY OF JUNE, 2002."

Mary Agnes Lewis 6-14-02
MARY AGNES LEWIS
MANAGING MEMBER DATE

Ronald Mason 6/14/02
WITNESS DATE

BENCH MARKS (NAD '27)

HO. CO. No. 2536001 ELEV. 469.34
3.4'± SOUTH OF TEN OAKS ROAD,
0.5± MILES WEST OF MD RTE. 108
HO. CO. No. 2537001 ELEV. 471.77
20.8'± EAST OF MD RTE. 32,
0.1± MILES SOUTH OF MD RTE. 108

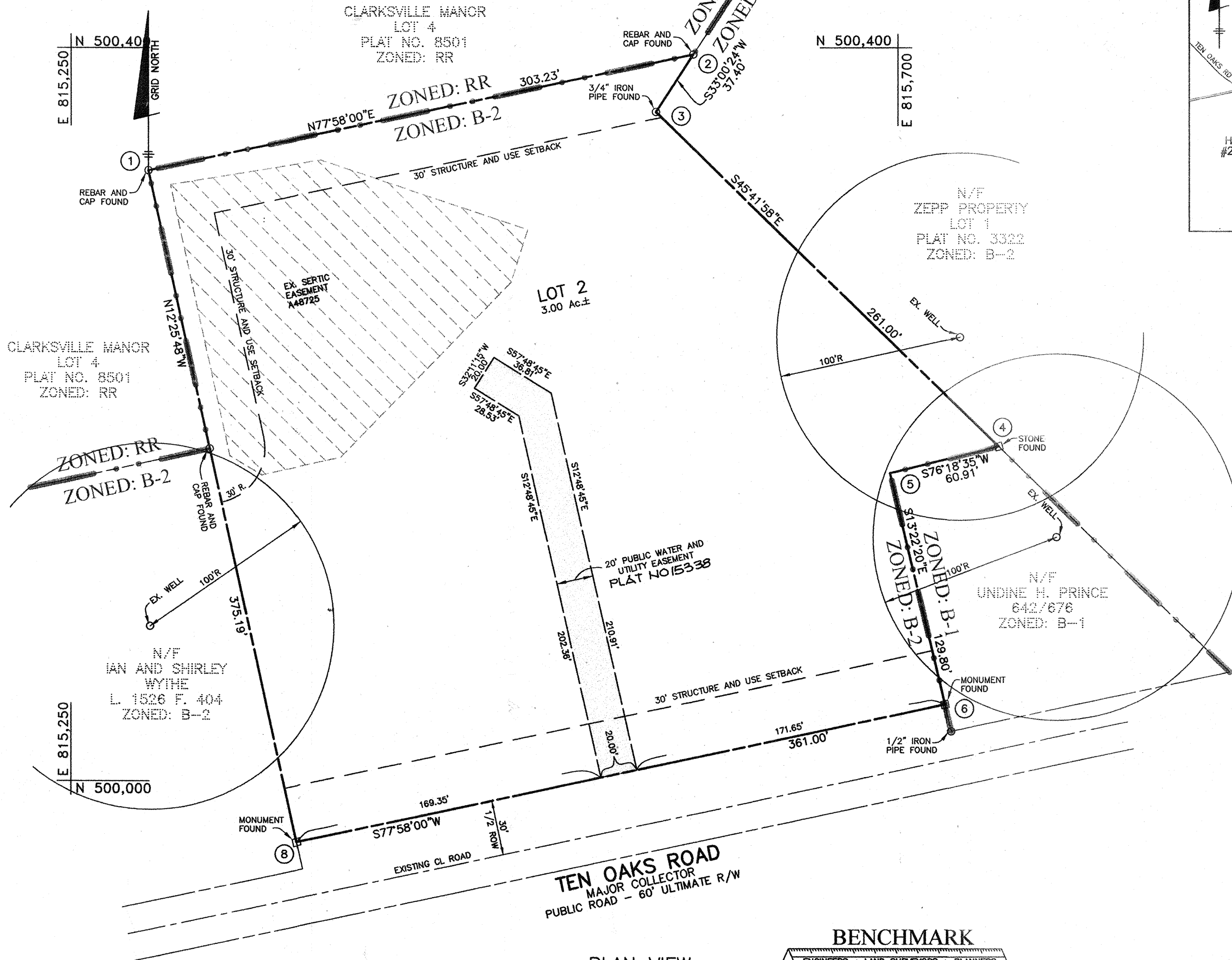


VICINITY MAP

SCALE: 1"=2000'

COORDINATE CHART (NAD '27)

BOUNDARY COORDINATES		
No.	NORTH	EAST
1	500333.26	815291.91
2	500396.47	815588.47
3	500365.11	815568.10
4	500182.82	815754.90
5	500168.40	815695.72
6	500042.12	815725.74
8	499952.63	815375.80



OWNER/DEVELOPER:
LEWIS FAMILY, LLC
6005 TEN OAKS ROAD
CLARKSVILLE, MARYLAND 21029

PLAN VIEW
SCALE: 1" = 50'

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

6480 BALTIMORE NATIONAL PIKE • SUITE 418
ELICOTT CITY, MARYLAND 21043
phone: 410-465-6105 • fax: 410-465-6644
email: Benchmark@ccol.com

THE SOLE AND ONLY PURPOSE OF THIS PLAT IS TO REVISE THE SURVEYOR CERTIFICATE AND OWNERS DEDICATION TO REFLECT THE CURRENT OWNERSHIP

RECORDED AS PLAT NO. 15546
ON 8-14-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
CLARKSVILLE MANOR
LOT 2
PREVIOUSLY RECORDED AS PLAT NO. 15338

F-86-02 F-87-57 F-94-123 SDP-94-116 SDP-00-113 F-02-113
5th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
TAX MAP: 34 SCALE: AS SHOWN
GRID: 12 DATE: JUNE, 2002
PARCEL: 398 SHEET: 1 OF 1
ZONED: B-2