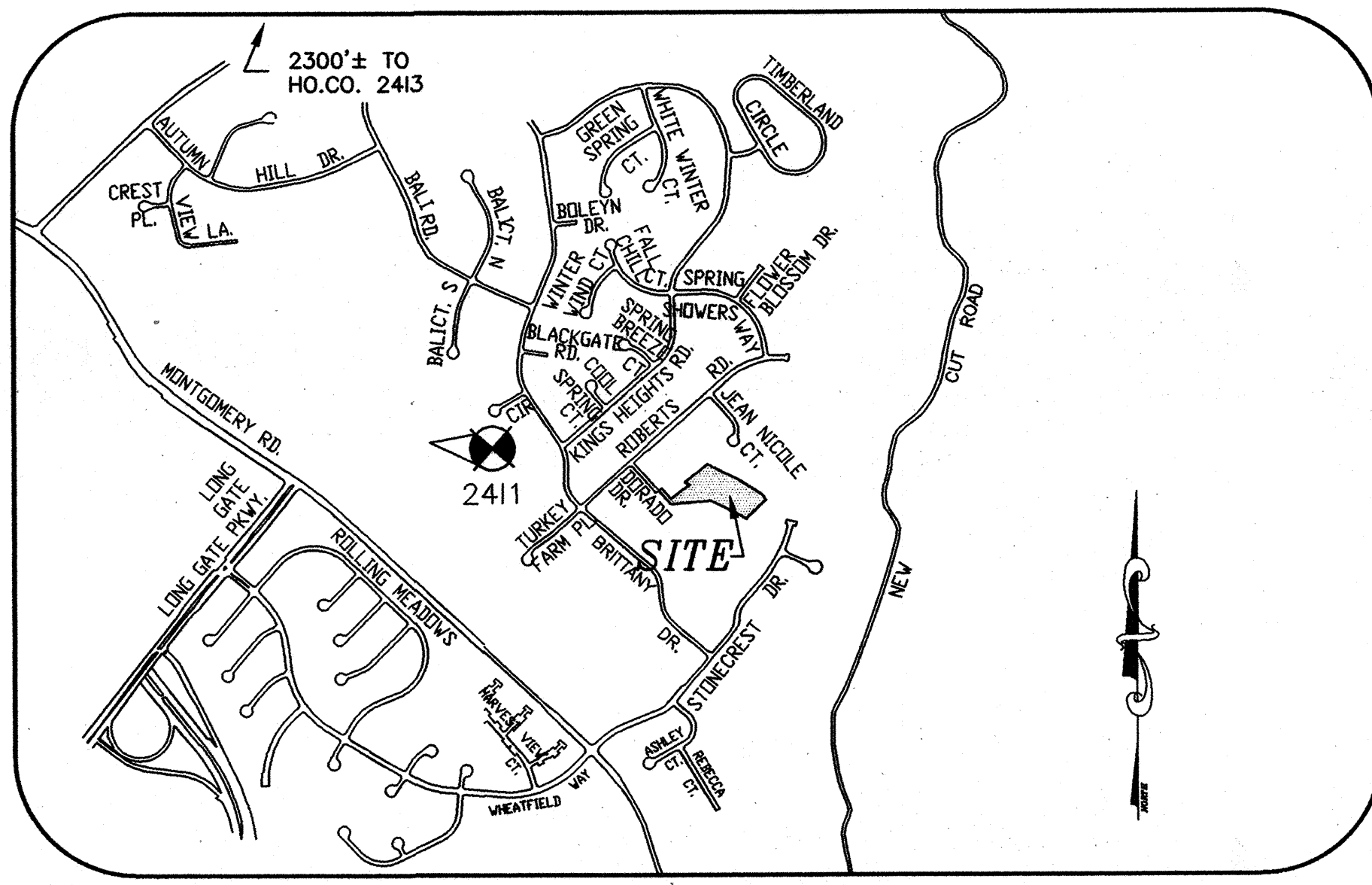


**GENERAL NOTES**

- PROJECT BACKGROUND:  
TAX MAP : 25, PARCEL: 285 BLOCK: 19  
ELECTION DISTRICT : SECOND  
ZONING: R-20  
DEED REFERENCE : L. 618, F. 684  
DPZ FILES: WP-03-039
- AS A CONSEQUENCE OF ITS SUBMISSION ON JUNE 21, 2002, THIS FINAL PLAN IS IN ACCORDANCE WITH THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL 80-2001. *Development or construction of these lots must comply with setback and buffer regulations in effect at the time of submission of SDP.*
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MAY 2002.
- WETLANDS DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., ON OR ABOUT JUNE 2002.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 2411 & 2413 (ALL UNITS IN FEET).  

STA. No. 2411	N 577,298.654	ELEV. 437.831
	E 1,366,075.133	
STA. No. 2413	N 580,648.904	ELEV. 404.482
	E 1,364,974.471	
- REQUIRED OPEN SPACE = 2.94 AC x 30% = 0.88 AC (BASED ON 14,000 SQ.FT. MINIMUM LOT SIZE)  
OPEN SPACE PROVIDED = 1.02 AC. ±  
CREDITED OPEN SPACE = 0.98 AC. ±
- ☐ DENOTES A CONCRETE MONUMENT FOUND.  
● DENOTES IRON PIPE OR REBAR FOUND.  
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.  
BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- NO FLOODPLAIN EXISTS ON THE PROPERTY. NO STEEP SLOPES EXIST ON SITE.
- STORMWATER MANAGEMENT IS PROVIDED VIA GRASS CHANNEL & SHEETFLOW TO BUFFER SWM CREDITS IN ACCORDANCE WITH THE 2000 MDE SWM MANUAL. TOTAL WQV CREDIT IS 0.044 AC-FT & TOTAL Rev CREDIT IS 0.06 AC.
- PROPERTY LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBER IS 14-3899-S FOR SEWER AND CAPITAL PROJECT 183-W FOR WATER.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS, OR THEIR BUFFERS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THERE IS AN EXISTING DWELLING STRUCTURE LOCATED ON LOT 1 THAT IS 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 2, 3 & 4 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 1 IS EXEMPT SINCE EXISTING HOUSE IS TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOTS 2, 3 & 4 AND O.S. LOT 5 (10 SHADE TREES) WILL BE POSTED AS PART OF THE GRADING PERMIT AND WILL BE DEFERRED UNTIL THE SDP PHASE.
- FOREST CONSERVATION EASEMENT(S) HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY RETENTION OF 0.28 ACRES AND AFFORESTATION OF 0.16 ACRES. FINANCIAL SURETY FOR THE ON-SITE RETENTION OF 0.28 ACRES (12,196.80 SQ. FT. ±) IN THE AMOUNT OF \$2,439.36 AND AFFORESTATION OF 0.16 ACRES (6,969.60 SQ. FT.) IN THE AMOUNT OF \$3,484.80 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$5,924.16.



**VICINITY MAP**  
SCALE: 1"=1000'

**OWNER**  
BILLIE J. GIBSON  
ELLA J. GIBSON  
4417 DORADO DRIVE  
ELLCOTT CITY, MARYLAND 21043

THE REQUIREMENTS OF 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 COMPLETED WITH:

*[Signature]* 4/26/04  
JOHN B. MILDENBERG, SURVEYOR DATE

*[Signature]* 4-21-04  
BILLIE J. GIBSON, OWNER DATE

*[Signature]* 04/21/04  
ELLA J. GIBSON, OWNER DATE

**TOTAL AREA TABULATION**

NUMBER OF BUILDABLE LOTS	4
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	1.92 ±
AREA OF OPEN SPACE LOTS	1.02 ±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.94 ±

- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, OVER AND THROUGH LOT 5, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF 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 A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH THE SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- WAIVER TO HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SECTION 16.120(b)(4)(iv), WHICH PROHIBITS ACCESS EASEMENTS FOR STORMWATER MANAGEMENT FACILITIES OR OPEN SPACE ON RESIDENTIAL LOTS AND SECTION 16.121(a)(i), WHICH REQUIRES OPEN SPACE LOTS TO HAVE 40-FT OF FRONTAGE ON A PUBLIC ROAD, APPROVED ON NOVEMBER 8, 2002. AS A CONDITION OF APPROVAL, THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-4 MUST BE OVERLAIN WITH AN EASEMENT FOR THE DEPARTMENT OF RECREATION AND PARKS FOR THE PURPOSE OF PROVIDING ACCESS TO AND FROM OPEN SPACE LOT 5.
- LEVEL SPREADER ON LOT 4 TO BE PRIVATELY OWNED AND MAINTAINED BY OWNER OF LOT 4.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - 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 FEET
  - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

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

*[Signature]* 5-11-04  
HOWARD COUNTY HEALTH OFFICER HR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 5/7/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 5/12/04  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, BILLIE J. GIBSON & ELLA J. GIBSON, 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 21<sup>st</sup> DAY OF April 2004.

*[Signature]*  
BILLIE J. GIBSON, OWNER

*[Signature]*  
ELLA J. GIBSON, OWNER

*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOSEPH T. YOUNG and AVE M. YOUNG TO BILLIE J. GIBSON and ELLA J. GIBSON BY DEED DATED DECEMBER 8, 1972 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 618 AT FOLIO 684 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*[Signature]*  
JOHN B. MILDENBERG, SURVEYOR

4/26/04  
DATE

RECORDED AS PLAT 116683 ON 5/19/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**GIBSON PROPERTY**  
LOTS 1-4 AND OPEN SPACE LOT 5

SHEET 1 OF 3

TAX MAP 25	2ND ELECTION DISTRICT	SCALE : 1"=30'
PARCEL NO. 285	HOWARD COUNTY, MARYLAND	DATE : APRIL 2004
BLOCK 19	EX. ZONING R-20	DPZ FILE NOS. N/A

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



**COORDINATE LIST**

NO.	NORTH	EAST
1	576989.170	1367621.435
2	577005.713	1367640.178
3	576927.561	1367709.158
4	577026.789	1367821.580
5	577049.349	1367801.669
6	577178.659	1367948.174
11	576924.143	1367986.925
12	576876.565	1367720.824

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET.

**WETLANDS LINE TABLE**

LINE	LENGTH	BEARING
W1	8.76'	N20°09'28"E
W2	8.36'	N49°09'00"E
W3	8.46'	N77°47'45"E
W4	16.84'	S63°58'42"E
W5	3.69'	S63°30'23"E

**MINIMUM LOT SIZE CHART**

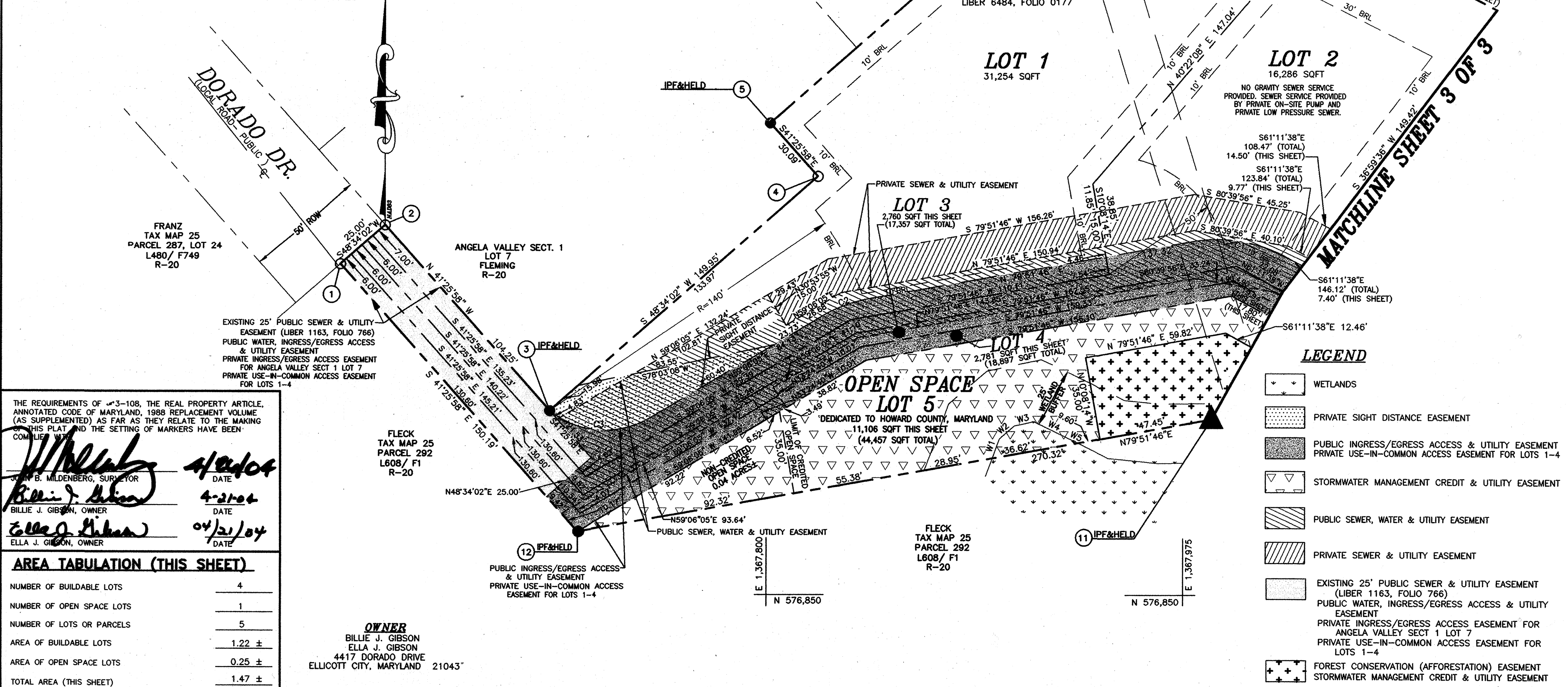
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	31,254 SQ. FT.	731 SQ. FT.	30,523 SQ. FT.
2	16,286 SQ. FT.	2,272 SQ. FT.	14,014 SQ. FT.
3	17,357 SQ. FT.	2,760 SQ. FT.	14,597 SQ. FT.
4	18,897 SQ. FT.	3,340 SQ. FT.	15,557 SQ. FT.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	6.00'	S28°57'01"W
L2	6.00'	S28°57'01"W

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	BEARING	DELTA	CHORD DIRECTION
C1	60.54'	41.15'	21.40'	N80°39'56"W	38°56'36"	N80°39'56"W
C2	60.54'	21.94'	11.09'	S69°28'56"W	20°45'41"	S69°28'56"W
C3	36.46'	44.78'	25.70'	S85°42'50"E	70°22'25"	S85°42'50"E



**LEGEND**

- WETLANDS
- PRIVATE SIGHT DISTANCE EASEMENT
- PUBLIC INGRESS/EGRESS ACCESS & UTILITY EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-4
- STORMWATER MANAGEMENT CREDIT & UTILITY EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE SEWER & UTILITY EASEMENT
- EXISTING 25' PUBLIC SEWER & UTILITY EASEMENT (LIBER 1163, FOLIO 766)
- PUBLIC WATER, INGRESS/EGRESS ACCESS & UTILITY EASEMENT
- PRIVATE INGRESS/EGRESS ACCESS EASEMENT FOR ANGELA VALLEY SECT 1 LOT 7
- PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-4
- FOREST CONSERVATION (AFFORESTATION) EASEMENT
- STORMWATER MANAGEMENT CREDIT & UTILITY EASEMENT

THE REQUIREMENTS OF §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 T. Young* 4/24/04  
DATE

*Billie J. Gibson* 4-21-04  
DATE

*Ella J. Gibson* 04/21/04  
DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	4
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	5
AREA OF BUILDABLE LOTS	1.22 ±
AREA OF OPEN SPACE LOTS	0.25 ±
TOTAL AREA (THIS SHEET)	1.47 ±

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

*Dennis M. Mays* 5-11-04  
DATE

HOWARD COUNTY HEALTH OFFICER MR.

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Charles D. Munn* 5/12/04  
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Frank J. Leight* 5/12/04  
DATE

DIRECTOR

**OWNER'S CERTIFICATE**

WE, BILLIE J. GIBSON & ELLA J. GIBSON, 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 21<sup>st</sup> DAY OF April, 2004.

*Billie J. Gibson*  
BILLIE J. GIBSON, OWNER

*Ella J. Gibson*  
ELLA J. GIBSON, OWNER

*Joseph T. Young*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOSEPH T. YOUNG and AVE M. YOUNG TO BILLIE J. GIBSON and ELLA J. GIBSON BY DEED DATED DECEMBER 8, 1972 and RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 618 AT FOLIO 684 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Joseph T. Young* 4/24/04  
DATE

RECORDED AS PLAT 14089 ON 5/19/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**GIBSON PROPERTY**  
LOTS 1-4 AND OPEN SPACE LOT 5

SHEET 2 OF 3

TAX MAP 25 PARCEL NO. 285 BLOCK 19

2ND ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20

SCALE: 1"=30' DATE: APRIL 2004 DPZ FILE NOS. N/A

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

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**WETLANDS LINE TABLE**

LINE	LENGTH	BEARING
W6	24.49'	N62°16'02"E
W7	44.95'	S56°40'53"E
W8	16.59'	N00°43'31"E
W9	31.93'	N82°31'32"E
W10	20.22'	N67°16'14"E
W11	32.81'	S60°45'47"E
W12	31.11'	N37°51'28"E
W13	32.47'	N48°47'29"E
W14	31.96'	N57°16'52"E
W15	15.56'	N53°04'29"E
W16	28.81'	N57°14'43"E

**COORDINATE LIST**

NO.	NORTH	EAST
7	576967.036	1368363.120
8	576920.329	1368368.509
9	576790.876	1368219.670
10	576809.950	1368194.600
11	576924.143	1367986.925

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET.

**LEGEND**

- WETLANDS
- PUBLIC INGRESS/EGRESS ACCESS & UTILITY EASEMENT  
PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-4
- STORMWATER MANAGEMENT CREDIT & UTILITY EASEMENT
- PUBLIC SEWER, WATER & UTILITY EASEMENT
- PRIVATE SEWER & UTILITY EASEMENT
- FOREST CONSERVATION (AFFORESTATION) EASEMENT  
STORMWATER MANAGEMENT CREDIT & UTILITY EASEMENT
- FOREST CONSERVATION (RETENTION) EASEMENT  
STORMWATER MANAGEMENT CREDIT & UTILITY EASEMENT

THE REQUIREMENTS OF §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.

*John B. Mildenberg* 4/26/04  
JOHN B. MILDENBERG, SURVEYOR DATE

*Billie J. Gibson* 4-21-04  
BILLIE J. GIBSON, OWNER DATE

*Ella J. Gibson* 04/21/04  
ELLA J. GIBSON, OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	1
NUMBER OF LOTS OR PARCELS	3
AREA OF BUILDABLE LOTS	0.70 ±
AREA OF OPEN SPACE LOTS	0.77 ±
TOTAL AREA (THIS SHEET)	1.47 ±

**OWNER**  
BILLIE J. GIBSON  
ELLA J. GIBSON  
4417 DORADO DRIVE  
ELLCOTT CITY, MARYLAND 21043

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

*Henry ...* 5-11-04  
HOWARD COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*...* 5/12/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*...* 5/12/04  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, BILLIE J. GIBSON & ELLA J. GIBSON, 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 21<sup>st</sup> DAY OF April, 2004.

*Billie J. Gibson*  
BILLIE J. GIBSON, OWNER

*Ella J. Gibson*  
ELLA J. GIBSON, OWNER

*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR

*...*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY JOSEPH T. YOUNG AND AVE M. YOUNG TO BILLIE J. GIBSON AND ELLA J. GIBSON BY DEED DATED DECEMBER 8, 1972 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 618 AT FOLIO 684 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John B. Mildenberg*  
JOHN B. MILDENBERG, SURVEYOR

4/26/04  
DATE

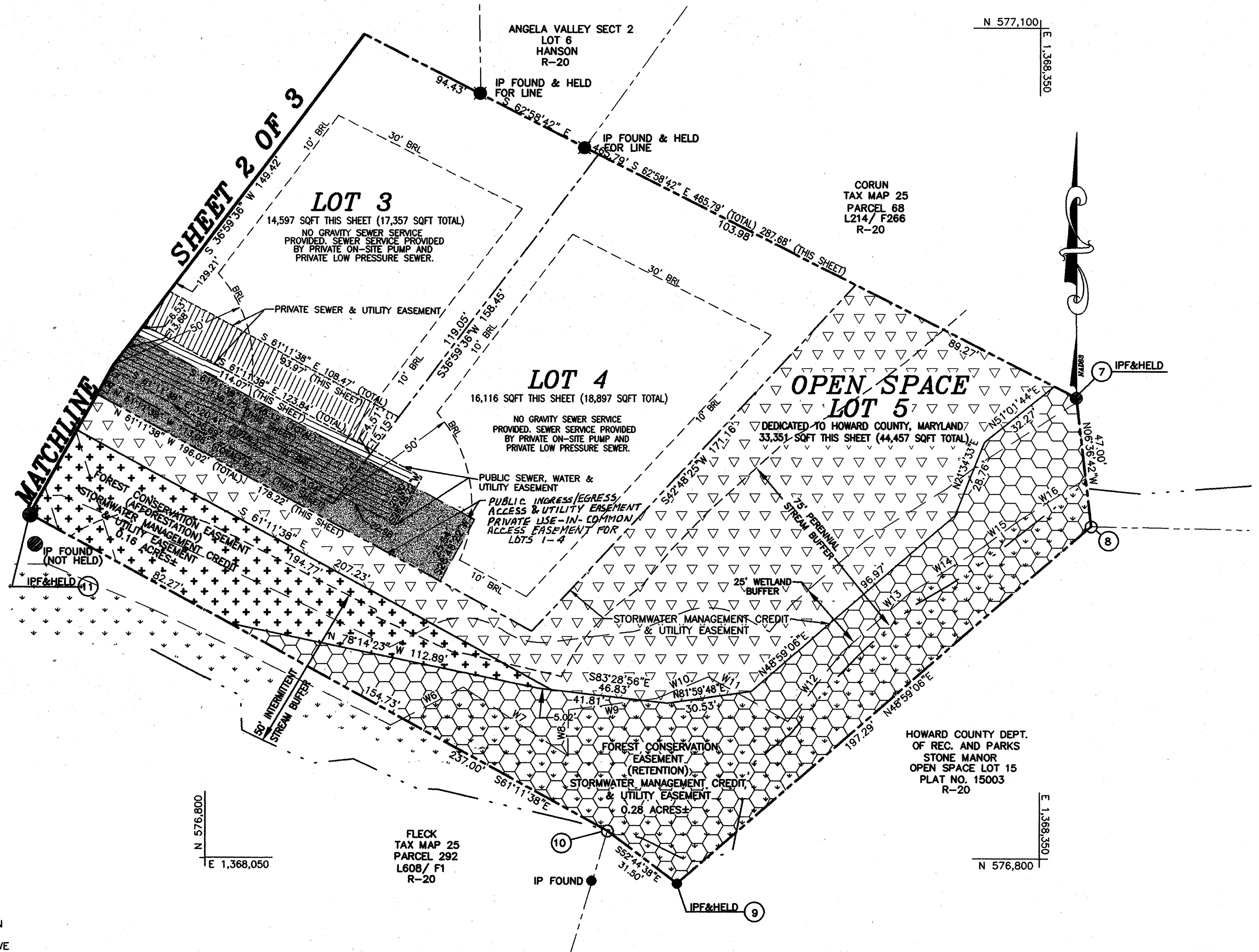
RECORDED AS PLAT 16085 ON 5/19/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**GIBSON PROPERTY**  
LOTS 1-4 AND OPEN SPACE LOT 5

TAX MAP 25 2ND ELECTION DISTRICT SCALE: 1"=30'  
PARCEL NO. 285 HOWARD COUNTY, MARYLAND DATE: APRIL 2004  
BLOCK 19 EX. ZONING R-20 DPZ FILE NOS.: WP-03-039

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



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