

POINT	NORTHING	EASTING	DESCRIPTION
①	6372.936	5497.941	PIPE fnd
②	6399.255	5538.533	PIPE fnd
③	6446.920	5607.700	PIPE fnd
④	6481.691	5614.099	PIPE fnd
⑤	6507.225	5596.503	PIPE fnd
⑥	6517.579	5580.693	PIPE fnd
⑦	6538.429	5550.804	PIPE fnd
⑧	6470.573	5438.502	REBAR&CAP set

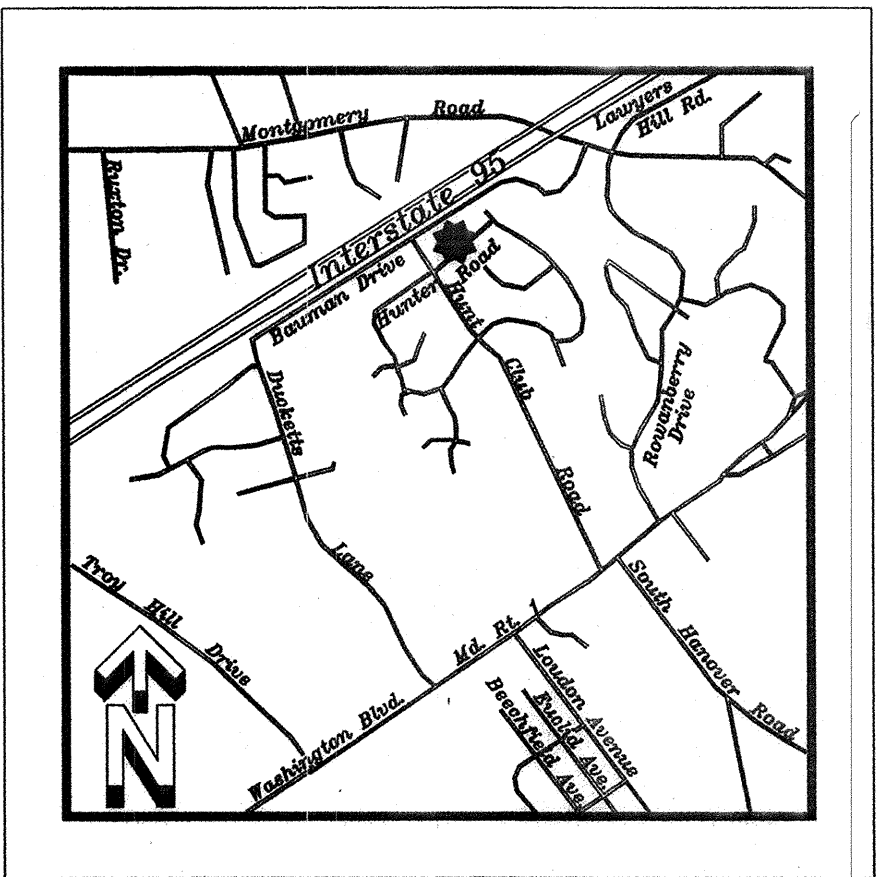
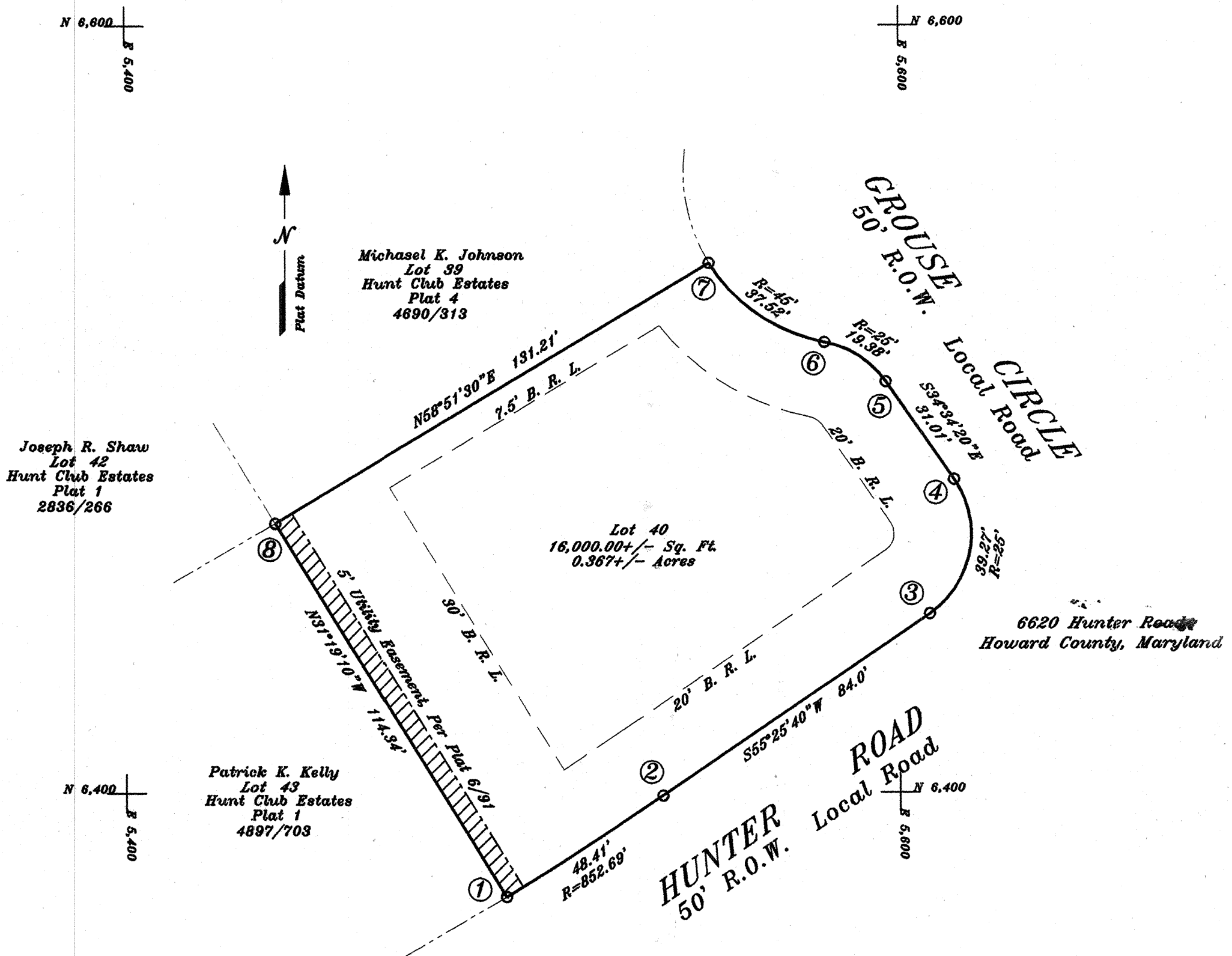
Area Tabulation  
 Total number of lots to be recorded: 1  
 Total area of buildable lots to be recorded: .367 Acre+/-  
 Total area of open space to be recorded: 0  
 Total area of roadway to be recorded: 0  
 Total area of subdivision to be recorded: .367 Acre+/-

The Requirements Of S-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.

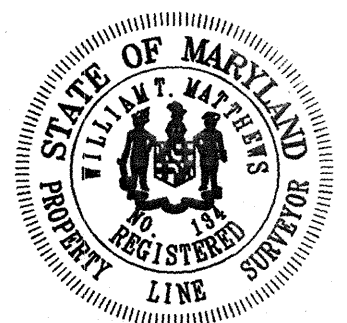
*William T. Matthews* 10/15/2002  
 William T. Matthews (Surveyor) Date

*Steven Reynolds* 11/20/2002  
 Steven Reynolds Date

*Kelly Reynolds* 11/20/2002  
 Kelly Reynolds Date



- General Notes**
- 1- Subject property zoned R-12 per the Comprehensive Zoning Plan dated 10/18/93.
  - 2- B.R.L. denotes building restriction line.
  - 3- This plat is based on a field run monumented survey performed on or about October 8th 2002 by Ruxton Design Corporation.
  - 4- No burial or cemetery sites are located on the site.
  - 5- All areas shown are more or less.
  - 6- All survey work and documents have been performed in conformance with Subtitle 13 Board of Professional Surveyors, 09.13.06 State of Maryland, Minimum Standards of Professional Practice.
  - 7- There are no historic sites adjacent to the site.
  - 8- No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
  - 9- No floodplains, wetlands, or streams exist on site.
  - 10- This survey was prepared without the benefit of a Title Report.
  - 11- The coordinates shown hereon are based on the assumed datum referenced on the original plat as recorded among the land records of Howard County, Maryland in Plat Book 6, Folio 91.
  - 12- The existing structure on Lot 40 to remain.
  - 13- Deed reference Liber 6060, Folio 684.
  - 14- This subdivision is exempt from Forest Conservation requirements per Section 16.1202.(b).(1).(vii) of the Howard County Code and from Landscape requirements since no additional lots are being created. In the future, if this lot is resubdivided and additional lots are created, Forest Conservation and Landscaping must be addressed.



Steven and Kelly Reynolds  
 6620 Hunter Road  
 Elkridge, Md. 21075-5522

The purpose of this plat is to record building restriction lines on Lot 40, Hunt Club Estates to conform to Section 109, R-12 (Residential Single) District of the current Zoning Regulations.

Approved For Public Water And Public Sewerage Systems  
 Howard County Health Department

*Dany Banta* 12-4-02  
 Howard County Health Officer Date

Approved Howard County Department Of Planning And Zoning

*John D. ...* 11/27/02  
 Chief, Development Engineering Division Date

*John ...* 12/13/02  
 Director Date

**Owner's Statement**

We, Steven Reynolds And Kelly Reynolds 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, WaterPipes 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 Fee Simple Title To The Beds Of The Streets And/Or Roads And Flood-Plains, 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 Erected On Or Over Said Easements And Rights-Of-Way.

*Steven Reynolds*  
 Steven Reynolds

*Kelly Reynolds*  
 Kelly Reynolds

Witness Our Hand  
 This 20 Day Of  
 November 2002

*Michael K. Johnson*  
 Witness  
*Kelly H. Johnson*  
 Witness

**Surveyor's Certificate**

I hereby certify that the Final Plat shown hereon is correct, that it is a Revision of Lot 40, Hunt Club Estates, Plat #4 as recorded among the Land Records for Howard County in Plat Book 6 at Folio 91 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.

*William T. Matthews* 10/15/2002  
 William T. Matthews Date  
 (Reg. No. 134)

Recorded as Plat 5716 on 12-17-02 among the Land Records of Howard County, Maryland.

**A Revision Of  
 Hunt Club Estates  
 Plat #4, Lot #40**

Plat Sheet 1 of 1

Tax Map 38 First Election District Scale 1"=30'  
 Grid 3 Howard County, Maryland October 2002  
 Parcel 514 Existing Zoning R-12 DPZ File #F-03-061

**Ruxton Design Corporation**  
 8422 Bellona Lane  
 Suite 300  
 Towson, Maryland 21204  
 410-823-5000  
 410-823-0115 fax  
 rdc@ruxtondesign.com www.ruxtondesign.com