

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

*[Signature]* 9-12-03  
HOWARD COUNTY HEALTH OFFICER DATE

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

*[Signature]* 9/11/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 9/10/03  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, R/E GROUP, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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.

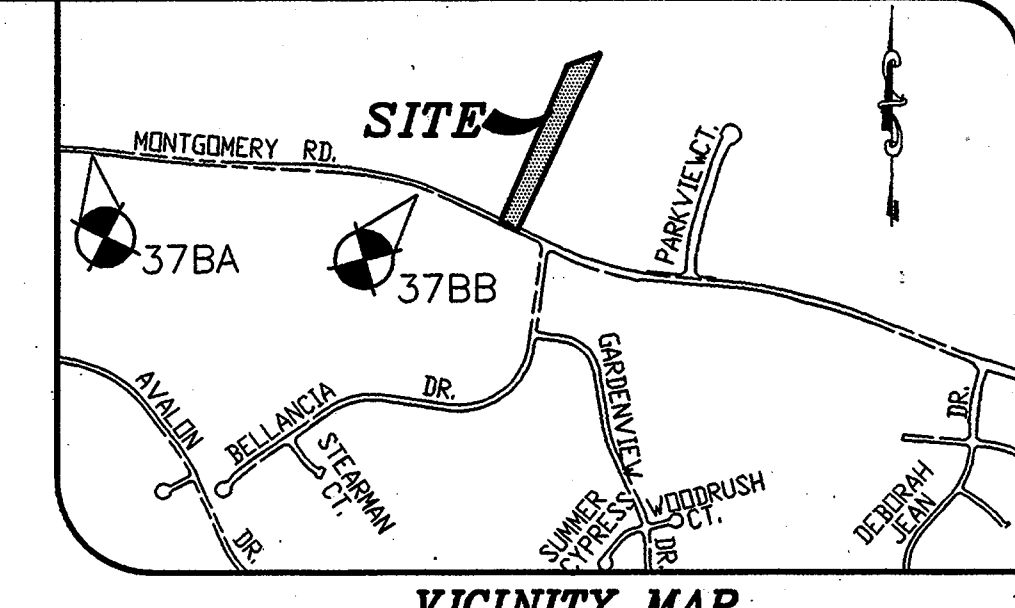
WITNESS MY HAND THIS 22 DAY OF Aug 2003

*[Signature]* DONALD REUWER, PRESIDENT  
*[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 STEVEN L. CURRAN and LYNN M. CURRAN TO R/E GROUP, INC., BY DEED DATED DECEMBER 4, 2002 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 6904 AT FOLIO 53C 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]* JAMES B. MILDENBERG, S.S. NO. 10718  
DATE 9/29/03



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

**GENERAL NOTES**

- TAX MAP: 37, PARCEL: 202, BLOCK: 5.
- THIS PLAT IS IN ACCORDANCE WITH THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPEMENT REGULATIONS.
- 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 SEPT. 2002.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 37BA & 37BB.

STA. No. 37BA	N 563,785.618	ELEV. 394.786
	E 1,376,343.172	
STA. No. 37BB	N 563,663.415	ELEV. 373.822
	E 1,378,040.471	

- REQUIRED OPEN SPACE = 2.52 ACx30% = 0.76 AC (FOR 14,000 SQFT MIN. LOT SIZE). OPEN SPACE PROVIDED = 0.77 AC.
- ☐ DENOTES A CONCRETE MONUMENT FOUND.
- DENOTES IRON PIPE OR REBAR FOUND.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 10-1602-S FOR SEWER AND 34-W FOR WATER.
- THE DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- NO FLOODPLAIN, WETLANDS, OR STEEP SLOPES 25% OR GREATER EXIST ON SITE AS CERTIFIED BY MILDENBERG BOENDER & ASSOCIATES, INC.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	22.99'	S64°48'34"E
L2	9.02'	S63°46'53"E
L3	1.00'	S63°46'53"E
L4	25.04'	S63°46'53"E
L5	10.02'	S63°46'53"E
L6	10.02'	N63°46'53"W

**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	15,498 SQ. FT.	1,425 SQ. FT.	14,073 SQ. FT.
3	16,722 SQ. FT.	2,648 SQ. FT.	14,074 SQ. FT.
4	26,303 SQ. FT.	3,724 SQ. FT.	22,579 SQ. FT.

**COORDINATE LIST**

NO.	NORTH	EAST
1	563393.623	1378571.285
2	563417.386	1378582.143
3	564319.451	1378994.326
4	564257.355	1378826.714
5	563460.331	1378491.198
6	563419.376	1378473.958
7	563403.409	1378550.481

**LEGEND**

- ☐ DENOTES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE A PUBLIC ROAD
- ▨ PRIVATE INGRESS & EGRESS EASEMENT TO LOT 5 OPEN SPACE
- ▩ PRIVATE USE-IN-COMMON ACCESS & WATER, SEWER & UTILITY EASEMENT
- ◻ FOREST CONSERVATION (RETENTION), & STORMWATER MANAGEMENT CREDIT EASEMENT

RECORDED AS PLAT 16215 ON 9/26/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**STEVEN CURRAN PROPERTY**  
LOTS 1-4 AND OPEN SPACE LOT 5

SHEET 1 OF 1

TAX MAP 37	1st ELECTION DISTRICT	SCALE: 1"=50'
PARCEL NO. 202	HOWARD COUNTY, MARYLAND	DATE: AUG. 2003
BLOCK 5	EX. ZONING R-20	DPZ FILE NOS. N/A

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

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(410) 997-0296 Ball. (301) 621-5521 Wash. (410) 997-0298 Fax.