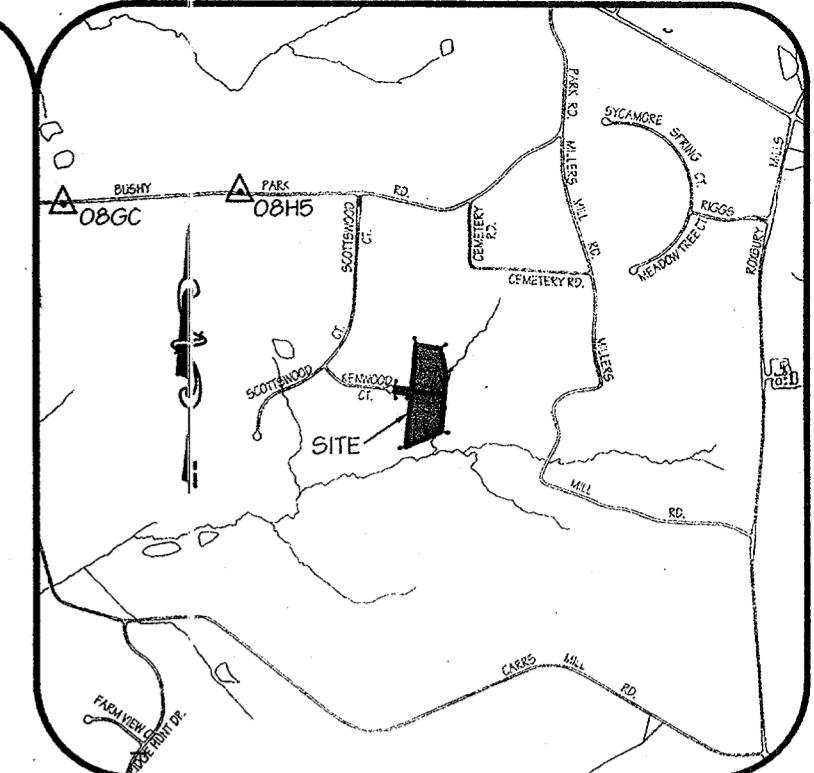
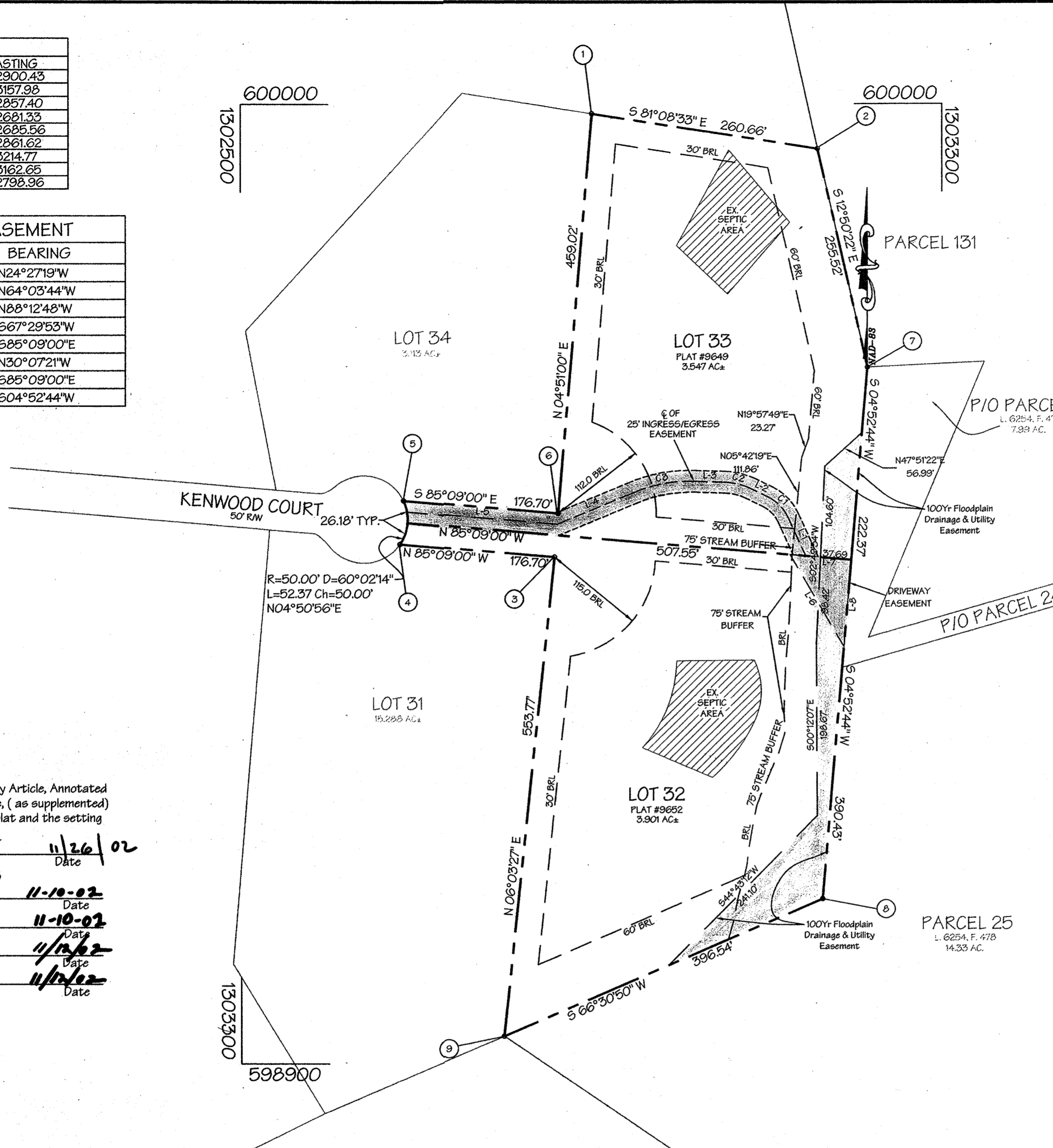


COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	599989.06	1302900.43
2	599948.92	1303157.98
3	599481.86	1302857.40
4	599496.79	1302681.33
5	599546.62	1302685.56
6	599531.68	1302861.62
7	599699.79	1303214.77
8	599089.21	1303162.65
9	590931.18	1302796.96

LINE TABLE ACCESS EASEMENT		
LINE	LENGTH	BEARING
L-1	47.71	N24°27'19"W
L-2	21.15	N64°03'44"W
L-3	32.39	N88°12'48"W
L-4	93.08	S67°29'53"W
L-5	176.71	S85°09'00"E
L-6	122.04	N30°07'21"W
L-7	70.00	S85°09'00"E
L-8	100.00	S04°52'44"W

CURVE TABLE Q OF 25' ACCESS EASEMENT		
CURVE	LENGTH	RADIUS
C1	34.56	50.00
C2	31.62	75.00
C3	74.05	160.00



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE CONTROL SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
STA. 08GC N 601441.392 E 1299254.036
STA. 08H5 N 601562.586 E 1301087.223
- "IN ACCORDANCE WITH SECT. 16.116(c) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT THE PROPOSED USE-IN-COMMON DRIVEWAY CROSSING THROUGH THE 100-YEAR FLOODPLAIN AND STREAM BUFFERS IS CONSIDERED NECESSARY DISTURBANCE BASED ON YOUR DETAILED JUSTIFICATION LETTER DATED OCT. 14, 2002 AND THE NON-ACCESS ALTERNATIVES AS DETERMINED FROM THE CONSULTING ENGINEER'S ENVIRONMENTAL IMPACT STUDY."
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS SINCE IT IS ONLY A PLAT OF REVISION AND NO ADDITIONAL LOTS ARE BEING CREATED PER SECT. 16.1202(b)(1) (vii) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL.
- THE SUBJECT PROPERTY IS ZONED RS PER THE 10/18/93 COMPREHENSIVE ZONING PLAN. D60
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH -- 12' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 48' 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;
 - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
 - NO GRADING, REMOVAL OF VEGETATIVE TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS DESCRIBED IN GENERAL NOTE 3.
 - 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.
 - LOT 33 IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON PLAT # 9649.
LOT 32 IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY ON PLAT # 9652.

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.

D. Wayne Weller 11/26/02
D. Wayne Weller Professional Land Surveyor Date
MD Reg. No. 10685

Kenna L. Varney 11-10-02
Kenna L. Varney Date

R. Stacey Varney 11-10-02
R. Stacey Varney Date

Franco G. Saglimbeni 11/10/02
Franco G. Saglimbeni Date

Kelly Saglimbeni 11/10/02
Kelly Saglimbeni Date

- AREA TABULATIONS
- Total number of lots to be recorded: 2
 - Buildable: 2
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
 - Total area of lots to be recorded: 7.448 Ac. ±
 - Buildable: 7.448 Ac. ±
 - Non-Buildable: 0.00 Ac. ±
 - Open Space: 0.00 Ac. ±
 - Preservation Parcels: 0.00 Ac. ±
 - Total area of road right-of-way to be recorded: 0.00 Ac. ±
 - Total area of subdivision to be recorded: 7.448 Ac. ±

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Brian T. Wynne and Karen L. Wynne to Franco G. Saglimbeni and Kelly Saglimbeni by deed dated June 26, 2002 and recorded among the Land Records of Howard County, Maryland in Liber 6254 Folio 471; and all of the land conveyed by Carmen Associates to Kenna L. Varney and R. Stacey Varney by deed dated May 23, 1995 and recorded among the Land Records of Howard County, Maryland in Liber 3489 Folio 653; 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.



D. Wayne Weller 11/26/02
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

We, Franco and Kelly Saglimbeni, Kenna and R. Stacey Varney, 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:

- 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 easement areas shown hereon;
 - 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;
 - The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
 - That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.
- Witness by our hands this 12 day of Nov, 2002.

Kenna L. Varney Witness
R. Stacey Varney Witness
Franco G. Saglimbeni Witness
Kelly Saglimbeni Witness

RECORDED AS PLAT NUMBER 15738
ON 12/24/02 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT
COUNTRY SPRINGS
LOTS 32 & 33
Tax Map No. 14 - Grid No. 3 - Parcel 240
4th Election District - Howard County, Maryland
Scale: 1" = 100' Date: October, 2002 Sheet: 1 of 1
Previous Submittals: S-89-37, P-89-56, F-90-59

LDE, INC.
3250 Rumsey Road, Suite 106
Columbia, Maryland 21045
Phone (410) 715-1070