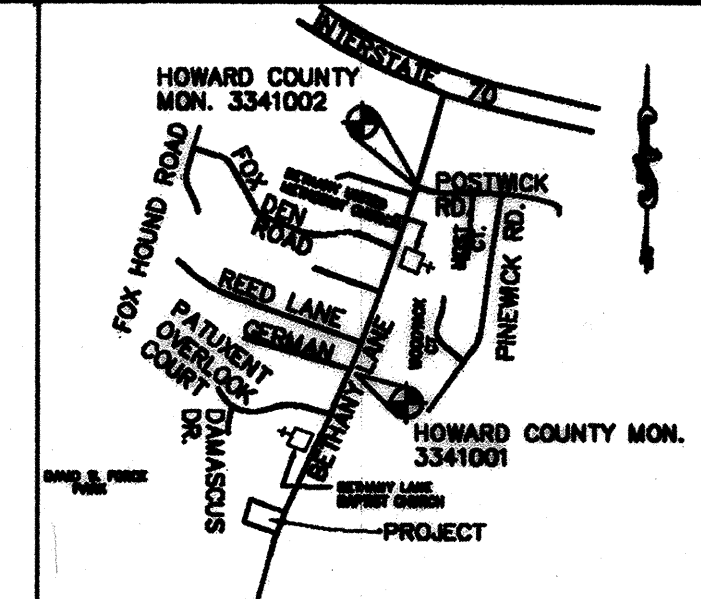
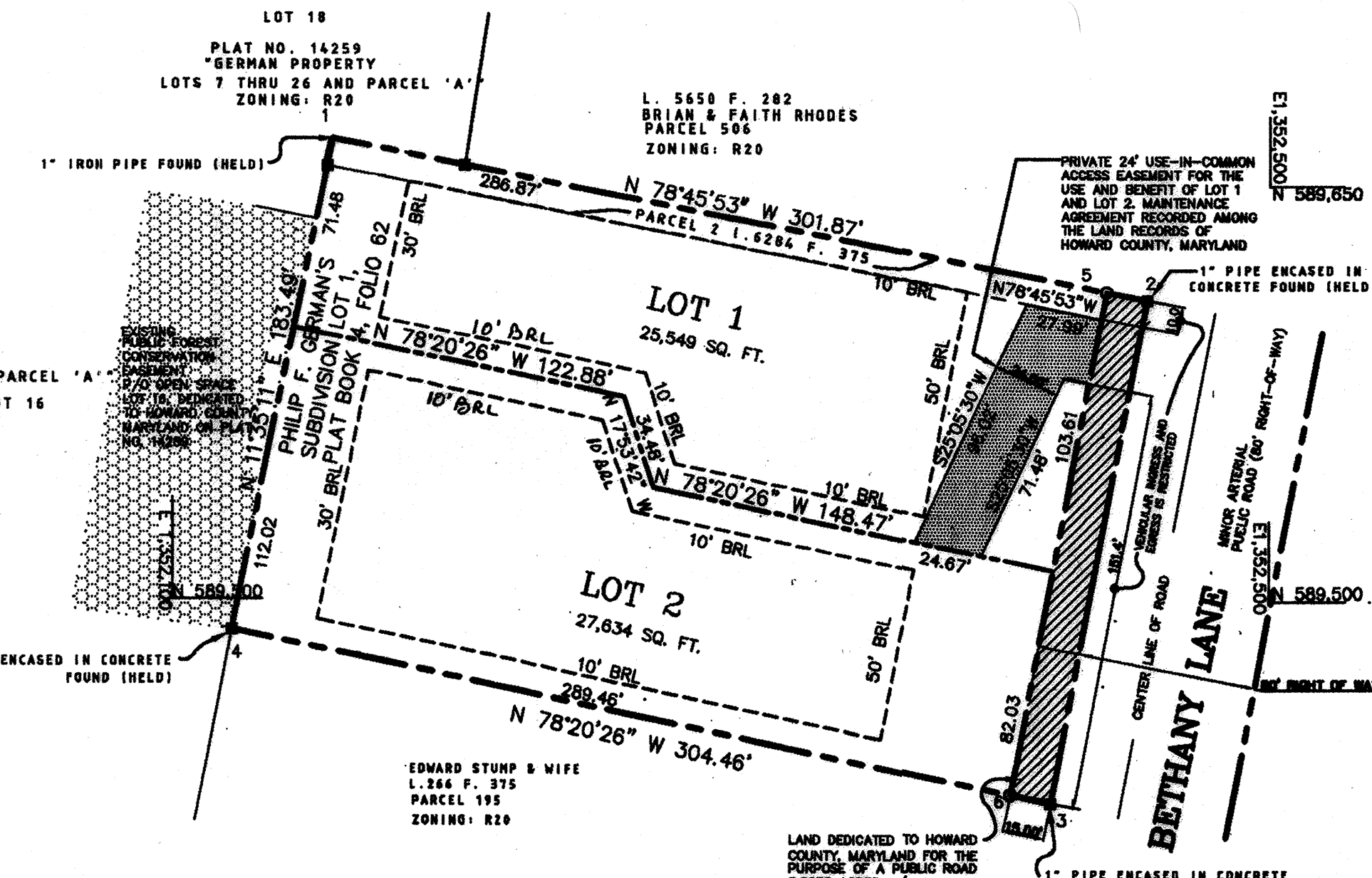


COORDINATE CHART		
1	N 589669.4710	E 1352157.9556
2	N 589610.6540	E 1352454.0449
3	N 589428.1870	E 1352419.2784
4	N 589489.7161	E 1352121.1017
5	N 589813.8185	E 1352439.3375
6	N 589431.2193	E 1352404.5822



- ### GENERAL NOTES
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTY ZONED R-20 PER 02/02/04 COMPREHENSIVE ZONING PLAN. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2241002 AND 2241001. THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, L.L.C. IN SEPTEMBER, 2002.
 - DEL DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN W/ CAP SET
 - DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 - DENOTES STONE OR MONUMENT FOUND.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADII
 - STRUCTURES (BRIDGES/CULVERTS) - 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 INSURE ALL WEATHER USE.



24. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAN.

PLAT NO. 14259
GERMAN PROPERTY
LOTS 7 THRU 26 AND PARCEL 'A'
OPEN SPACE LOT 16
HOWARD COUNTY
ZONING: R20

L. 5650 F. 202
BRIAN & FAITH RHODES
PARCEL 506
ZONING: R20

EDWARD STUMP & WIFE
L. 266 F. 375
PARCEL 195
ZONING: R20

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD 0.0639 ACRES +/-

- ### LEGEND
- USE-IN-COMMON EASEMENT
 - FOREST CONSERVATION EASEMENT; DPZ FILE #F-99-44
 - ROAD DEDICATION

THE REQUIREMENTS OF 13-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Erik C. Marks 03/05/04
ERIK C. MARKS, R.P.L.S. #607 DATE

BH REALTY DEVELOPMENT COMPANY
Bob Hecht 3/5/2004
OWNER DATE

MARKS & ASSOCIATES L.L.C.
ENGINEERING-SURVEYING-LAND PLANNING
4531 COLLEGE AVENUE
ELLICOTT CITY, MARYLAND 21043
(410) 747-8738

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	1.2209 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL AREA OF LOTS TO BE RECORDED:	1.2209 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0639 AC.
TOTAL AREA TO BE RECORDED:	1.2848 AC.

OWNER/DEVELOPER
BH REALTY DEVELOPMENT COMPANY LLC
14904 TRIADPHIA ROAD
GLENELG, MARYLAND 21737

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE BUILDABLE LOT 1 OF THE PHILIP F. GERMAN'S SUBDIVISION AND PARCEL 2 INTO BUILDABLE LOTS 1 & 2 OF THE HECHT PROPERTY.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Paul B... 3/5/04
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael... 3/12/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION, DATE
Richard... 4/2/04
DIRECTOR (A.C.E./R.G.) DATE

OWNER'S CERTIFICATE

BH REALTY DEVELOPMENT COMPANY LLC

OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSERVATION, 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 FLOOD PLAINS, 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;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 5TH DAY OF MARCH, 2004.

BY: *Bob Hecht*
BOB HECHT
WITNESS: *Erik C. Marks*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY ROSE E. SOTAK, PARTY OF THE FIRST PART, GRANOR TO BH REALTY DEVELOPMENT COMPANY LLC, BY DEED DATED JULY 15, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6284 AT FOLIO 375 AND THAT ALL EASEMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE PLAN IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THE DEPARTMENT OF PLANNING AND ZONING IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Erik C. Marks 03/05/04
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR DATE
MARYLAND LICENSE NO. 607

RECORDED AS PLAT NO. 14622 4/6/04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

HECHT PROPERTY

LOTS 1 AND 2
A RESUBDIVISION OF LOT 1
PHILIP F. GERMAN'S SUBDIVISION
P.B. 4 FOLIO 62 and PARCEL 2 LIBER 6284, FOLIO 375
TAX MAP NO.17 PARCEL NO.194 GRID NO.20, 5/29/55
ZONING: R20
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JANUARY, 2004

0 50 100 150
SCALE: 1"=50'
SHEET 1 OF 1