

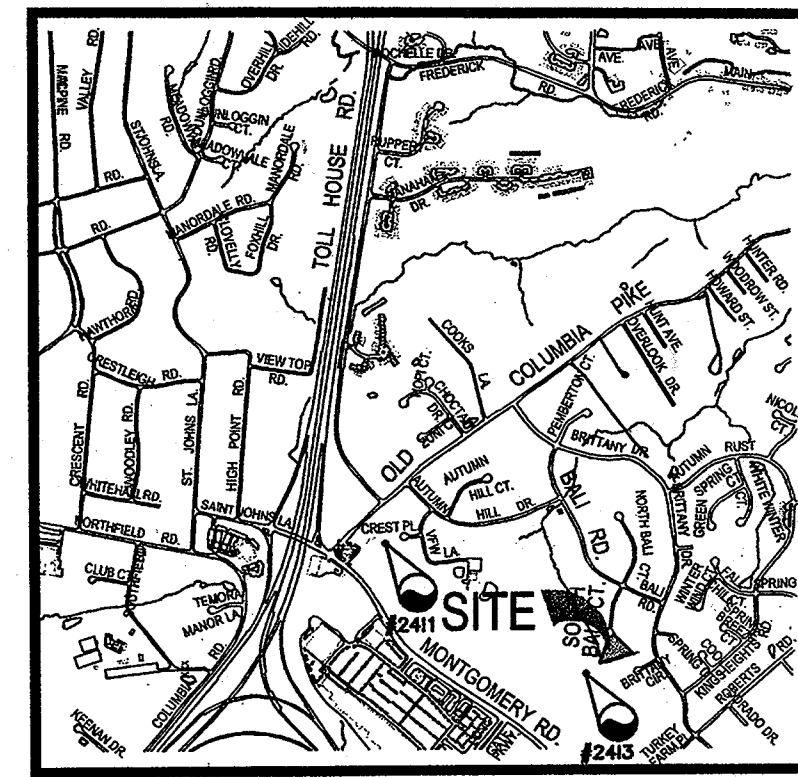
COORDINATE TABLE		
POINT	NORTH	EAST
6	557,644.1696	1,366,107.7269
7	577,905.3537	1,366,209.5634
9	577,936.5090	1,366,261.9229
10	577,745.2282	1,366,443.1748

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
286	22,890	1,564	21,326

CURVE DATA TABLE						
CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
C1	50.00'	75°04'27"	65.51'	38.42'	60.93'	N59°14'46"E

BENCHMARKS

HOWARD COUNTY BENCHMARK 2411
N 577298.654 E 1366075.133 ELEV. 437.138
HOWARD COUNTY BENCHMARK 2413
N 580648.904 E 1364974.471 ELEV. 403.746



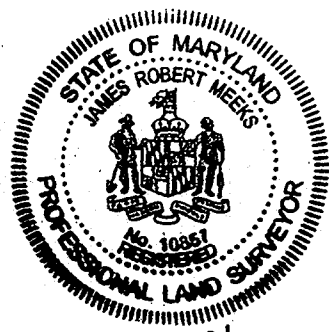
VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT 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.
- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 2411 AND 2413.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN DECEMBER 2002.
- BRL 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 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN)
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - 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.
- 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.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, THIS PLAN IS EXEMPT FROM PERIMETER LANDSCAPING SINCE IT IS A RESUBDIVISION OF A PREVIOUSLY RECORDED PLAT AND THE PROPOSED LOTS ARE ADJACENT TO LOTS WITHIN THE SAME SUBDIVISION.
- THE FOREST CONSERVATION OBLIGATION FOR THIS RESUBDIVISION HAS BEEN ADDRESSED BY PAYMENT OF \$3,484.80 FOR 0.16 ACRE OF AFFORESTATION INTO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES I AND II, SECTION 1.2. THIS DEVELOPMENT DOES NOT DISTURB MORE THAN 5,000 SQUARE FEET.
- THE EXISTING DWELLING ON LOT 285 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.
- WATER AND SEWER SERVICE TO LOT 286 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. ACCESS TO WATER HAS BEEN PROVIDED UNDER CONTRACT 12-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 543-S.
- THE AREAS SHOWN HEREON ARE MORE OR LESS.
- NO WETLANDS EXIST ON SITE PER A FIELD INSPECTION AND CERTIFICATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JAN. 24, 2003.
- NO 100 YEAR FLOODPLAINS EXIST ON SITE.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- THE USE IN COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 285 AND 286 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND WITH THE RECORDING OF THIS PLAT.
- A SITE DEVELOPMENT PLAN FOR LOT 286 SHALL BE REQUIRED.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH LOTS 285 AND 286. 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 DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

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.

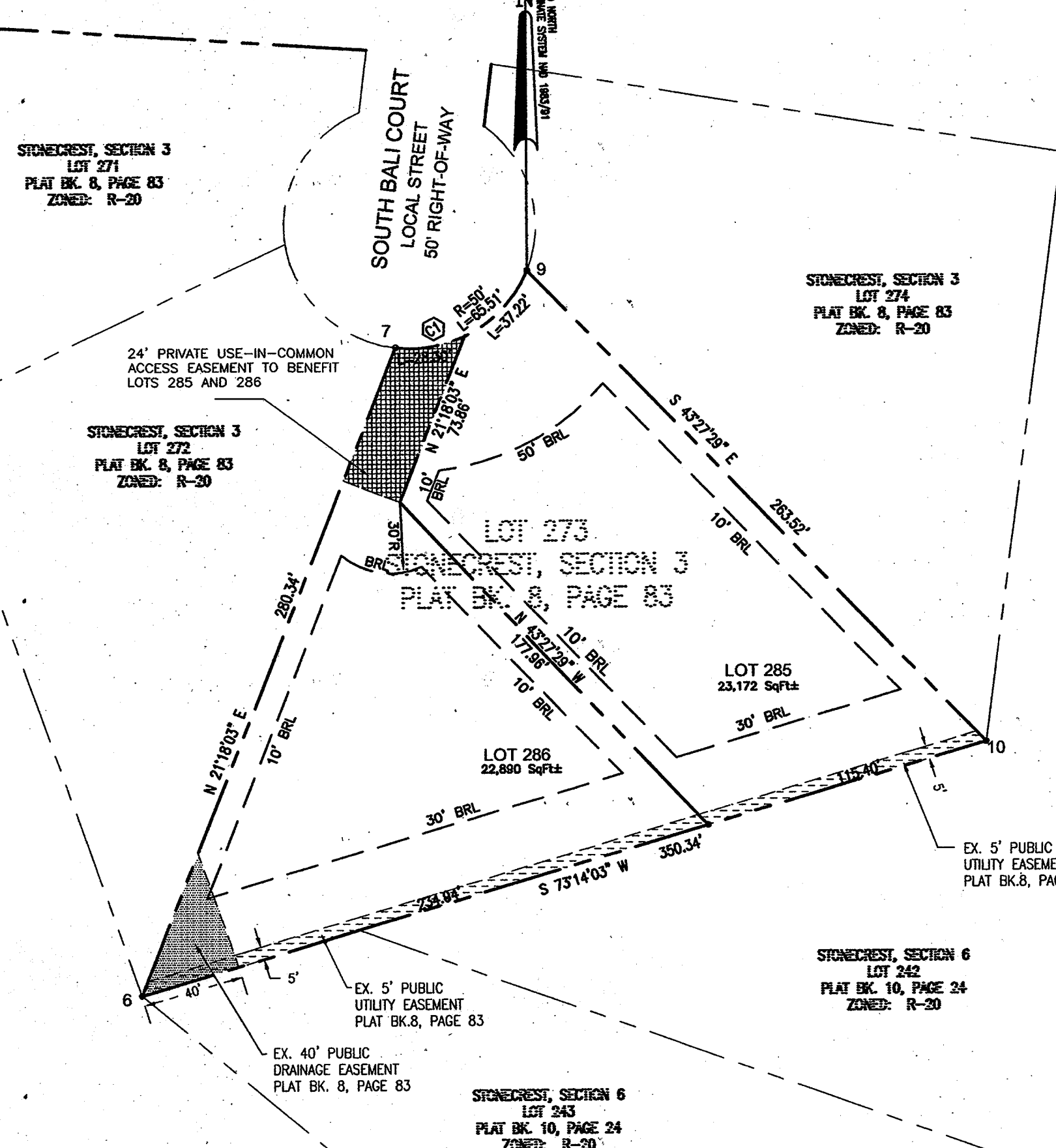
James R. Meeks 6/11/03
DATE
JAMES ROBERT MEEKS
PROFESSIONAL LAND SURVEYOR #10857
Gary W. Clausen 6-12-03
DATE
GARY W. CLAUSEN



E 1,366,510
N 577,590

E 1,366,510
N 577,970

E 1,366,510
N 577,590



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:	1.0574 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	1.0574 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	1.0574 AC

FREDERICK WARD ASSOCIATES, INC.
Engineers - Architects - Surveyors
7125 Riverwood Drive, Suite C • Columbia, Maryland 21046
Tel 410.720.6900 Fax 410.720.6226

OWNERS/DEVELOPERS

GARY W. CLAUSEN
8629 S. BALI COURT
ELLCOTT CITY, MD. 21043

24. AN EXISTING ACCESSORY STRUCTURE GARAGE IS LOCATED ON LOT 286. THIS GARAGE SHALL BE REMOVED AND RELOCATED TO LOT 285 UPON THE START OF CONSTRUCTION OF THE FOUNDATION FOR THE RESIDENCE TO BE LOCATED ON LOT 286.

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

Barry Brantner M.D. 8/8/03
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris Dammon 8/5/03
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

James R. Meeks 6/11/03
DATE
DIRECTOR

OWNER'S CERTIFICATE

I, GARY W. CLAUSEN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) 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 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR ~~SMALL~~ STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 12th DAY OF JUNE, 2003.

Gary W. Clausen 6-12-03
DATE
GARY W. CLAUSEN

Megan Puggini
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY GARY W. CLAUSEN AND SUSAN L. CLAUSEN TO GARY W. CLAUSEN BY DEED DATED FEB. 21, 2002 AND RECORDED IN LIBER 6018 AT FOLIO 675, OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
I ALSO CERTIFY THAT ALL MONUMENTS ARE IN 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.

James R. Meeks 6/11/03
DATE
JAMES ROBERT MEEKS
PROFESSIONAL LAND SURVEYOR #10857

RECORDED AS PLAT NO. 16148 ON SEPT. 4, 2003 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

STONECREST, SECTION 3
LOTS 285 AND 286
A RESUBDIVISION OF LOT 273
F 271-D; PB 8/FOLIO 83
ZONED R-20
TAX MAP NO:24 BLK:24 PARCEL NO:906
2nd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE 11, 2003
GRAPHIC SCALE
0 50 75 100 150
SCALE: 1"=50'
SHEET 1 OF 1
F 03-117