

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPE STEM AREA SQFT.	REMAINING LOT AREA
2	3,424.3 ACRES	0.001 ACRES	3,423.3 ACRES
3	3,263.3 ACRES	0.001 ACRES	3,262.3 ACRES

COORDINATE TABLE		
NO.	NORTH	EAST
1	615,409.2587	1,297,791.5023
2	615,479.5168	1,297,799.0148
3	615,527.7107	1,298,513.4509
4	614,577.8467	1,298,654.8127
5	614,846.4387	1,298,249.5780
6	615,491.4179	1,298,122.3416

24' EASEMENT FOR INGRESS AND EGRESS DESCRIPTION		
LINE	DIRECTION	DISTANCE
E1	R=5100, L=49.81 = 49° 58' 44" T= 26.54 CHORD= 572' 09" E= 48.11	
E2	R=2150, L=34.59 = 71° 59' 17" T= 19.97 CHORD= 582' 11" E= 32.32	
E3	N60° 49' 24" E	140.98
E4	S81° 16' 16" E	25.08
E5	S60° 49' 24" W	139.08
E6	R=5150, L=37.41 = 71° 59' 17" T= 37.41 CHORD= 582' 11" E= 64.70	
E7	R=39.00, L=24.87 = 49° 58' 44" T= 44.06 CHORD= 170' 16" W= 25.87	
E8	N12° 16' 16" E	24.17

FINAL PLAT TABULATION

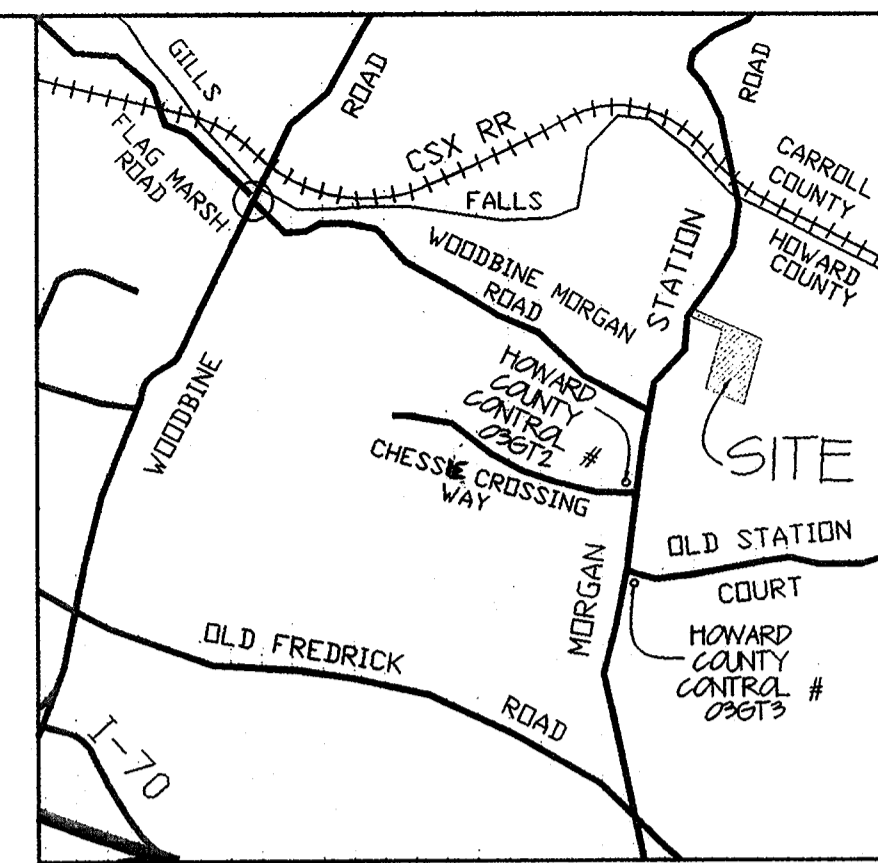
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED: 2
 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED: 6.6876 ACRES
 TOTAL AREA OF ROADWAY DEDICATION TO BE RECORDED: 0.00 ACRES
 TOTAL GROSS AREA OF THE SUBDIVISION TO BE RECORDED: 6.6876 ACRES

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.

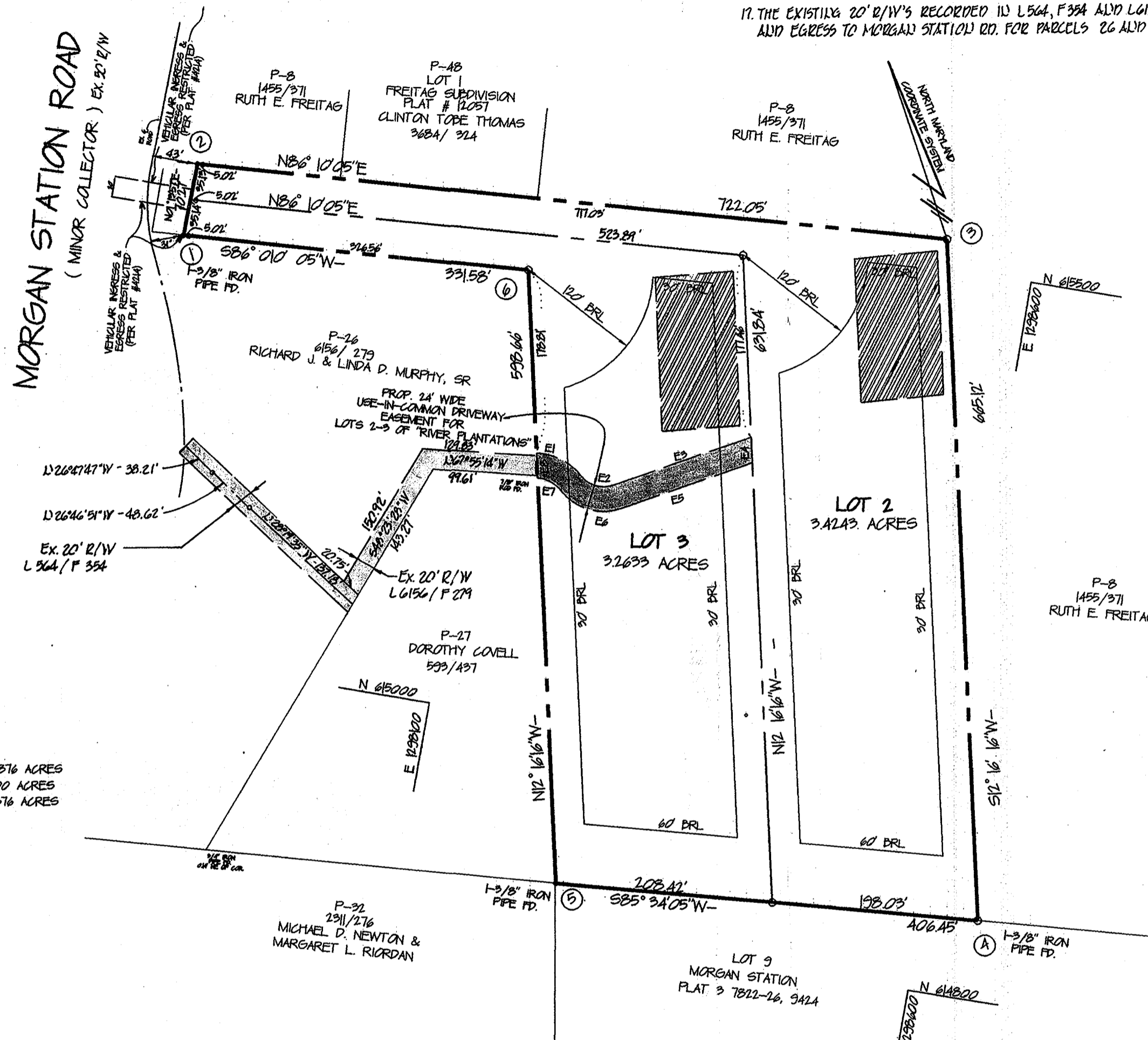
BY: Daniel J. Napolitano & J. Daniel J. Napolitano 3-26-03
 BY: Dan Ricker 3-26-03
 BY: Leonard T. Bohager 03-26-03
 DATE DATE DATE

GENERAL NOTES CONTINUED

- THERE ARE NO WETLANDS, STREAMS OR 100 FLOODPLAINS LOCATED ON THE LOTS.
- A DRIVEWAY MAINTENANCE AGREEMENT FOR PARCEL 26 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6999 FOLIO 166.
- A DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 2 & 3 IS TO BE RECORDED SIMULTANEOUSLY WITH THE RECORDATION OF THIS PLAT.
- THE EXISTING 20' R/W'S RECORDED IN L564, F354 AND L6156, F279 ARE FOR INGRESS AND EGRESS TO MORGAN STATION RD. FOR PARCELS 26 AND 27 AND FOR LOTS 2 & 3.



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 09672 AND NO. 09673
- PRL INDICATES BUILDING RESTRICTION LINE
- THE SUBJECT PROPERTY IS ZONED "RC-DE" PER 10/18/99 COMPREHENSIVE ZONING PLAN.
- DENOTES CONCRETE MONUMENT
○ DENOTES IRON PIPE OR REDAR W/ IDENTIFICATION CAPS
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT 3/15/02 BY CHARLES R. CROCKEN AND ASSOC., INC.
- AREAS SHOWN ARE MORE OR LESS.
- 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 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN).
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE, AND MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H15 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.
- FLAG STEM 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 THE PIPESTEM LOT DRIVEWAY.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16100 OF THE COUNTY CODE FOR FOREST CONSERVATION BECAUSE NO NEW LOTS ARE BEING CREATED IN ACCORDANCE WITH SECTION 16102(D)(X)(1) OF THE HOWARD COUNTY CODE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). 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 SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- HOWARD COUNTY FILE NO'S: VP-73-06, F-73-24
- A SHARED DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 2-3 IS TO BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND.
- THIS PLAT IS SUBJECT TO THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

PURPOSE OF THIS PLAT OF REVISION IS TO ADD A USE-IN-COMMON DRIVEWAY EASEMENT FOR LOTS 2 AND 3 "RIVER PLANTATIONS"

OWNER:
 LOT 2 DANIEL J. NAPOLITANO & JILL S. NAPOLITANO 1623 BRITTLE BRANCH WAY WOODBINE, MD. 21797
 LOT 3 PATAPSCO HOMES, INC. 18208 FORSYTHE RD. SYKESVILLE, MD 21784-5811

DEVELOPER:
 LOT 2 VIKING DEVELOPMENT CORPORATION 818 WINDRIVER DR. SYKESVILLE, MD 21784-5500
 LOT 3 PATAPSCO HOMES, INC. 18208 FORSYTHE RD. SYKESVILLE, MD 21784-5811

APPROVED:
 FOR PRIVATE WATER AND PRIVATE SEWER SYSTEM IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE IN HOWARD COUNTY
Penny Borestein, M.D. 4/3/03
 COUNTY HEALTH OFFICER SRK DATE

APPROVED:
 HOWARD COUNTY DEPT. OF PLANNING AND ZONING
Mark M. Leagle 3/16/03
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Leonard T. Bohager 03-26-03
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF ALL THE LANDS CONVEYED BY LINDA EVANS TO PATAPSCO HOMES, INC. (LOTS) BY DEEDS DATED 04/10/2001 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6023, FOLIO 145 (LOTS) AND SUBDIVISION OF PART OF ALL THE LANDS CONVEYED BY VIKING DEVELOPMENT CORPORATION TO DANIEL J. NAPOLITANO AND JILL S. NAPOLITANO BY DEED DATED 11/27/2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 6827, FOLIO 625 (LOTS) AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED 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.

Leonard T. Bohager 03-26-03
 LEONARD T. BOHAGER MD. REG. NO. 10859 DATE



OWNER'S DEDICATION
 DANIEL J. NAPOLITANO & JILL S. NAPOLITANO AND PATAPSCO HOMES, INC. OWNERS OF THE PROPERTY 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: (1) THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES; IN AND UNDER ALL ROADS AND STREETS RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAN 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 STREETS AND OF ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND; (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HANDS THIS 26 DAY OF March
Jill S. Napolitano 3/26/03 DATE
Daniel J. Napolitano 3-26-03 DATE
Dan Ricker 3-26-03 DATE
PatapSCO Homes, Inc. 3-26-03 DATE
Charles R. Crocken 3-26-03 DATE
Charles R. Crocken 3-26-03 DATE
Charles R. Crocken 3-26-03 DATE

RECORDED AS PLAT 15892 ON 4-21-03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION
RIVER PLANTATIONS
 LOTS 2 AND 3
 PLAT # 4214
 P/O PARCEL 35
 FOURTH ELECTION DISTRICT TAX MAP #3, GRID 20
 HOWARD COUNTY, MARYLAND

Prepared by:
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 Fax. (410) 543-3063

SCALE: 1" = 100' DATE: 1/18/03 SHEET 1 OF 1