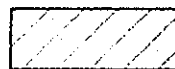
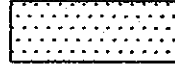

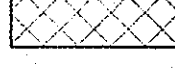


COORDINATE TABLE		
POINT	NORTH	EAST
19	555955.2115	1390476.7189
20	555992.3711	1390449.3175
21	556208.1999	1390459.4639
22	556282.6480	139515.9970
23	556458.7643	1390692.7515
118	556109.0016	1390443.0984
120	555999.2099	1390495.8659
121	555957.9926	1390518.9637
138	556452.2022	1390696.3122
210	556185.5562	1390717.2046
211	556167.7876	1390711.7343
212	556013.7323	1390630.2394
213	555963.6571	1390605.0071
235	556112.7737	1390443.6007
237	556266.0308	1390518.1213
239	556282.4647	1390788.4157
249	556138.1128	1390431.8374
250	556046.9725	1390427.3643

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	47,645	0	47,645
2	16,589	2,677	13,912
3	13,479	1,409	12,070
4	12,229	0	12,229

-  PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS AND SWM EASEMENT FOR THE BENEFIT OF LOTS 2-4
-  AREA OF 25% OR GREATER STEEP SLOPES
-  AREA TO BE DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF COUNTY ROADS
-  AREA PREVIOUSLY SOLD TO THE BOARD OF COMMISSIONERS OF HOWARD COUNTY, MARYLAND LIBER 462, FOLIO 143

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.

Mark C. Martin 12/11/06
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884

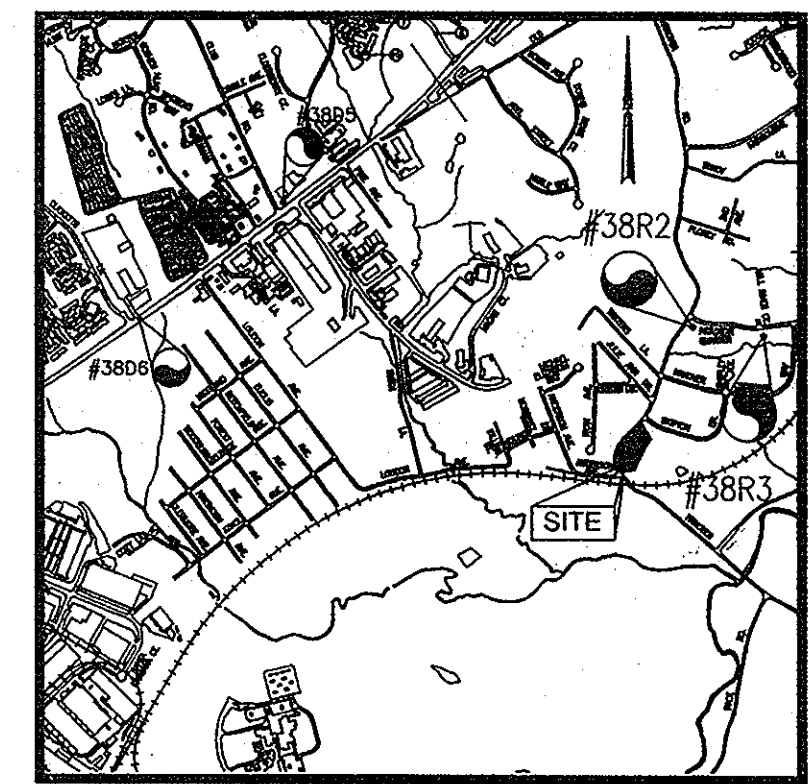
Donald W. Wecker 12/13/06
 DONALD W. WECKER DATE

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

BENCHMARKS
 HOWARD COUNTY BENCHMARK 38R2
 N 557,500.663' E 1,391,227.052' ELEV. 168.788' (NAVD 1988)
 HOWARD COUNTY BENCHMARK 38R3
 N 557,417.823' E 1,391,983.177' ELEV. 124.653' (NAVD 1988)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 28°29'07" E	128.15'
L2	S 44°03'21" W	143.30'
L3	N 30°10'46" W	24.94'
L4	N 44°03'21" E	4.42'
L5	N 46°15'17" W	16.03'
L6	N 44°03'21" E	119.62'
L7	N 43°44'43" E	25.20'

CURVE DATA TABLE						
CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD	BEARING
C1	169.28'	234.33'	140.33'	79°18'57"	216.07'	N 02°41'30" E
C2	111.78'	59.55'	30.50'	30°31'31"	58.85'	N 21°54'11" E
C3	287.94'	91.64'	46.21'	18°14'03"	91.25'	N 02°48'35" E
C4	970.00'	153.11'	76.71'	09°02'38"	152.95'	S 24°44'52" E
C5	205.00'	3.81'	1.90'	01°03'49"	3.81'	N 07°35'06" E
C6	278.52'	173.19'	89.50'	35°37'41"	170.41'	S 25°55'52" W

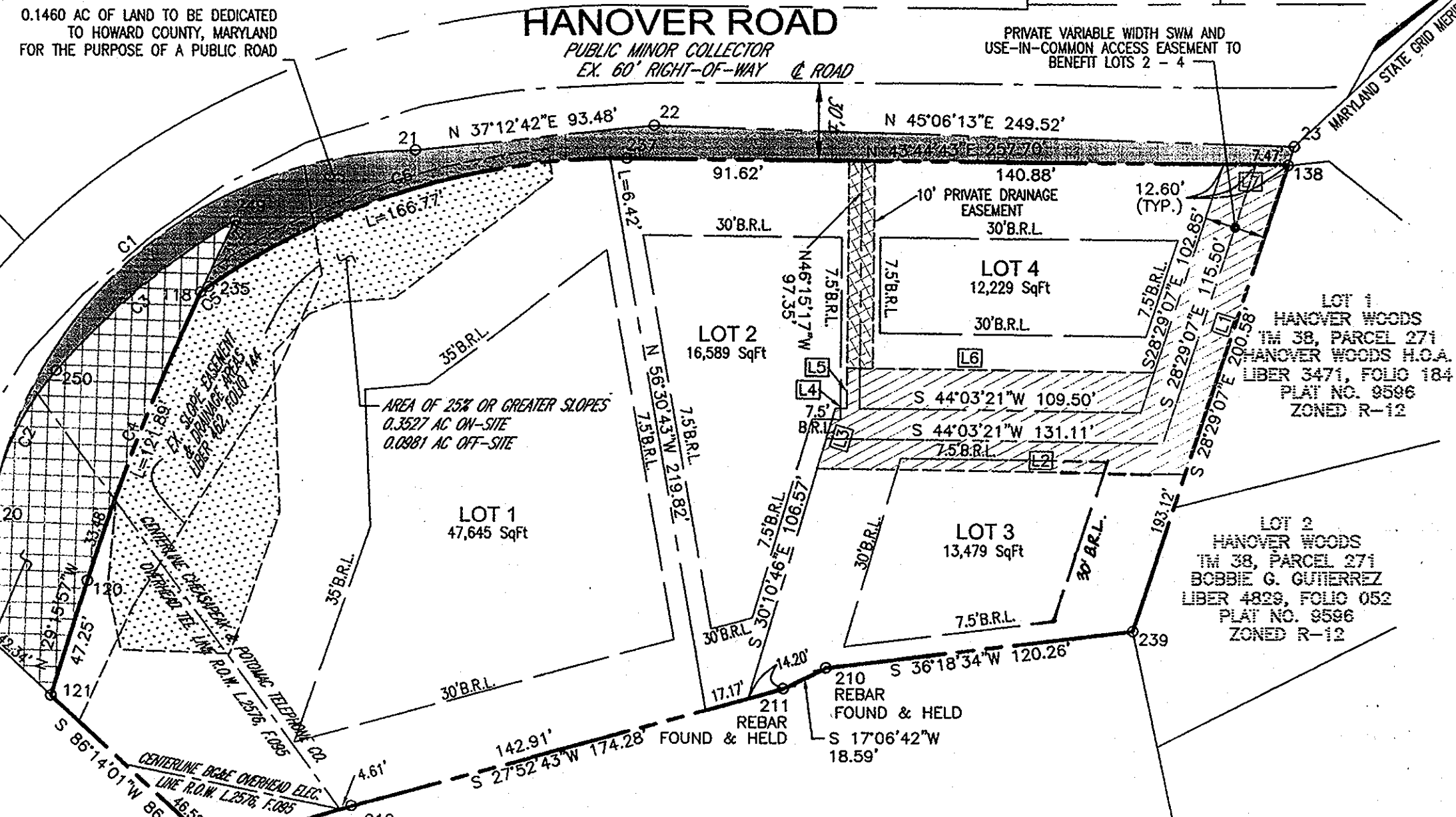


GENERAL NOTES (CONT)

11. 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.
12. LANDSCAPING FOR LOTS 2 THRU 4 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING FOR LOTS 2 THRU 4 MUST BE POSTED AS PART OF THE GRADING PERMIT FOR THOSE LOTS IN THE AMOUNT OF \$1,800.00. LOT 1 IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE THE LOT CONTAINS AN EXISTING DWELLING.
13. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF \$ 7,405.20 FOR 0.34 AC OF REFORESTATION INTO THE HOWARD COUNTY FOREST CONSERVATION FUND. THE RESIDUE LOT 1 WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION PLAT. HOWEVER, UPON FURTHER RESUBDIVISION OF THE LOT, THEN SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE PROVIDED BASED ON ITS ACREAGE SIZE.
14. STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE LOTS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. Cpv (QUALITY CONTROL); EXEMPT, THE Q IS LESS THAN 2 cfs. Rev AND Wqv PROVIDED BY GRASS CHANNELS ON LOTS 2 THRU 4.
15. THE EXISTING DWELLING ON LOT 1 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.
16. WATER AND SEWER SERVICE TO LOTS 2 THRU 4 WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16.122B 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 2-W, ACCESS TO SEWER HAS BEEN PROVIDED UNDER CONTRACT 578-S.
17. THE AREAS SHOWN HEREON ARE MORE OR LESS.
18. NO WETLANDS EXIST ON SITE PER A FIELD INSPECTION AND CERTIFICATION PROVIDED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MARCH 2003.
19. NO 100 YEAR FLOODPLAINS EXIST ON SITE.
20. OPEN SPACE CALCULATIONS:
 OPEN SPACE REQUIRED: 2.2108 Ac X 0.08 = 0.18 Ac OR 7,704 SqFt
 OPEN SPACE PROVIDED: 0 Ac
 FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
21. THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 2 THRU 4 HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND WITH THE RECORDING OF THIS PLAT.
22. PER SECTION 16.120.(b)(4)(iii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, FOR A LOT OR BUILDABLE PRESERVATION PARCEL 20,000 SQUARE FEET OR GREATER IN SIZE, EXCLUDING ANY PIPESTEM AREA, STEEP SLOPES MAY BE ON THE LOT IF LOCATED AT LEAST 35 FEET FROM THE BUILDING ENVELOPE. THE BRL DENOTED (*) ON LOT 1 IS BASED ON STEEP SLOPES.
23. THIS PROJECT IS LOCATED WITHIN THE BWI AIRPORT HEIGHT RESTRICTION ZONE AND MUST RECEIVE APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION PRIOR TO THE SIGNATURE OF ANY SITE DEVELOPMENT PLANS.
24. SINCE THE FRONT PROPERTY LINE FOR LOT 1 IS NOT BEING CREATED AS PART OF THIS SUBDIVISION THE EXISTING SHED ON LOT 1 MAY REMAIN.
25. THIS SUBDIVISION PLAN IS SUBJECT TO THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL #50-2001.

GENERAL NOTES

1. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
2. SUBJECT PROPERTY ZONED R-12 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
3. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 38R2 AND 38R3.
4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN DECEMBER 2002.
5. BRL DENOTES BUILDING RESTRICTION LINE.
6. ● DENOTES IRON PIN W/CAP SET
7. ○ DENOTES IRON PIPE OR IRON BAR FOUND.
8. ◌ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
9. ■ DENOTES STONE OR MONUMENT FOUND.
10. 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:
 A) WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
 B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN)
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.0648 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	2.0648 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.1460 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	2.2108 AC

OWNER
 DONALD W. WECKER
 6455 HANOVER ROAD
 HANOVER, MD 21076-1045

DEVELOPER
 MAIN STREET BUILDERS
 5105 LANDING ROAD
 ELKCRIDGE, MD 21075

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

Robert J. Weber 3/13/07
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark A. Coyle 1/8/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Donald W. Wecker 5/1/07
 DIRECTOR DATE

OWNER'S CERTIFICATE

I, DONALD W. WECKER, 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 RIGHTS-OF-WAY 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 SIMILAR STRUCTURE OR ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
 WITNESS MY HAND THIS 15th DAY OF DECEMBER, 2006.

Donald W. Wecker
 DONALD W. WECKER

Megan Burt
 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 DONALD W. WECKER AND EILEEN J. WECKER TO DONALD W. WECKER BY DEED DATED JUNE 26, 1992 AND RECORDED IN LIBER 2576 AT FOLIO 95 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.

Mark C. Martin
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT NO. 19093 ON 5-3-07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WECKER PROPERTY
 LOTS 1 THRU 4
 A SUBDIVISION OF PARCEL 272
 ZONED R-12
 TAX MAP NO:38 BLK:14 & 15 PARCEL NO: 272
 1st ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: OCTOBR 12, 2006
 GRAPHIC SCALE
 0 50 75 100 150
 SCALE: 1"=50'
 SHEET 1 OF 1
 F 03-164