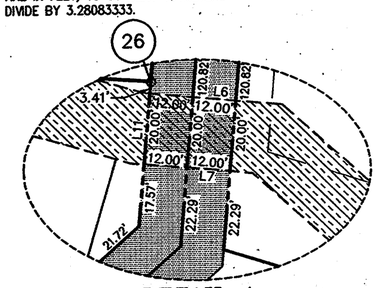
COORDINATE LIST		
NO.	NORTH	EAST
26	534,289.737	1,337,877.686
28	534,406.642	1,337,888.594
29	534,388.616	1,338,081.780
56	534,404.412	1,337,912.490
57	534,242.003	1,337,897.336
58	534,213.163	1,337,987.378
59	534,200.995	1,338,009.887
60	534,061.538	1,337,994.775
61	534,029.552	1,337,842.640
62	534,189.766	1,337,807.412
63	534,248.938	1,337,873.879

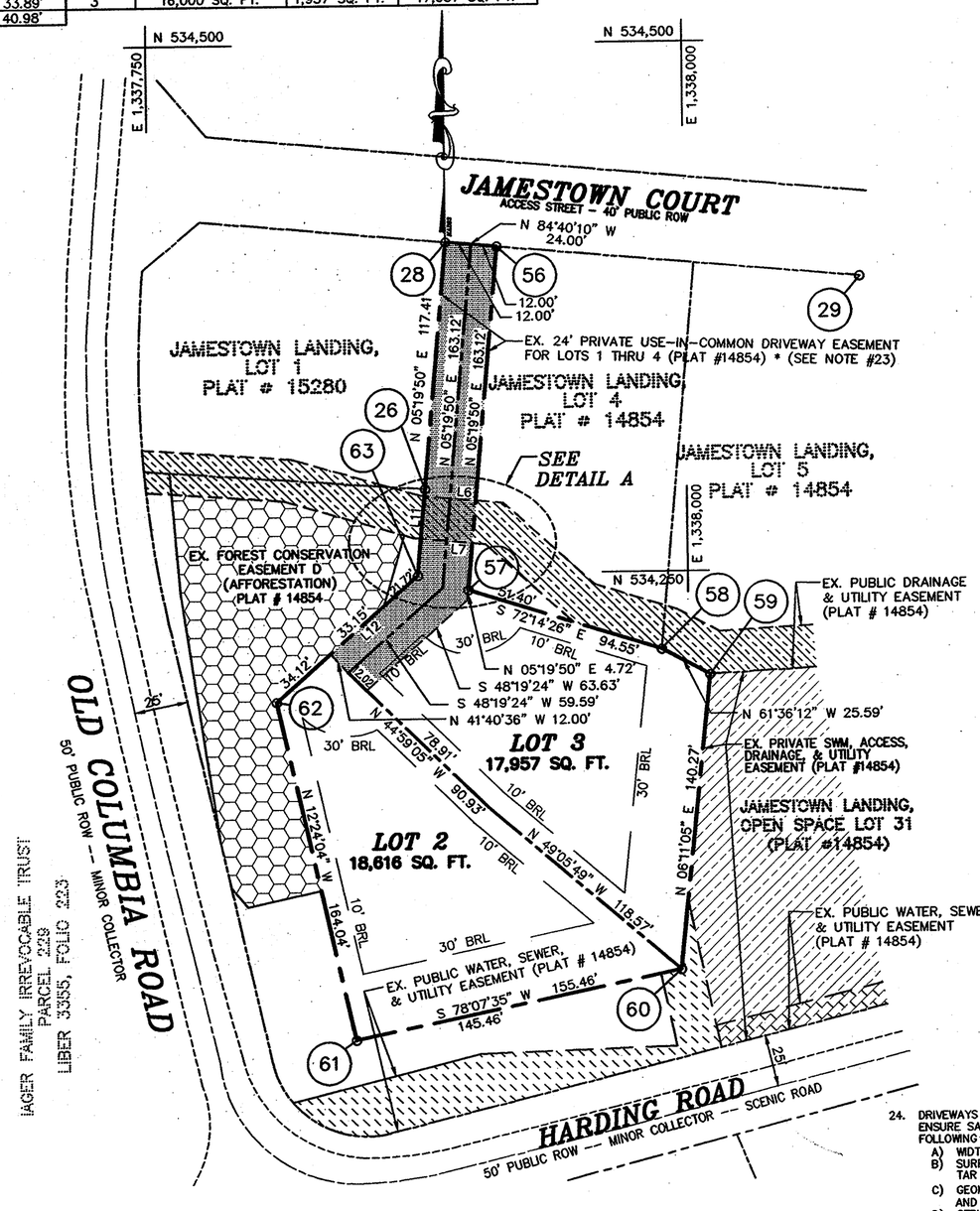
LINE TABLE	
LINE	BEARING & DISTANCE
L6	S84°40'10"E 38.64'
L7	N84°40'10"W 33.89'
L11	N05°19'50"E 40.98'

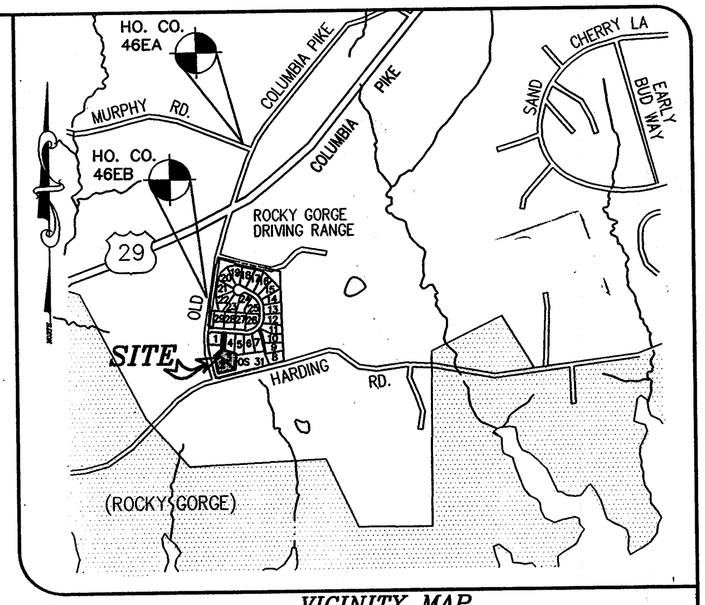
MINIMUM LOT SIZE CHART			
LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
2	16,000 SQ. FT.	2,616 SQ. FT.	18,616 SQ. FT.
3	16,000 SQ. FT.	1,957 SQ. FT.	17,957 SQ. FT.

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.



DETAIL A
SCALE : 1" = 30'





VICINITY MAP
SCALE 1"=1000'

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS. THEREOF EFFECTIVE MAY 2, 2001 ON WHICH DATE DEVELOPER AGREEMENT 24-3905-D WAS FILED AND ACCEPTED.

THE REQUIREMENTS OF §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.

JOHN B. MILDENBERG, SURVEYOR — DATE 5/2/03

HAZEL DENISE GLASPER, OWNER — DATE 5/1/03

BERNELL J. PEELE, OWNER — DATE 5/1/03

RUSSELL DICKENS, MANAGER, JAMESTOWN LANDING, L.C., OWNER — DATE 5/2/03

AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.84 AC ±
AREA OF BULK PARCELS	0 AC
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0 AC
AREA	0.84 AC ±

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

HOWARD COUNTY HEALTH OFFICER — DATE 6-6-03

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 5/23/03

DIRECTOR — DATE 6/6/03

OWNER OF LOT 3
JAMESTOWN LANDING, L.C.
6820 ELM STREET, SUITE 200
McLEAN, VIRGINIA 22101
(703) 734-9730

OWNER OF LOT 2
HAZEL DENISE GLASPER
& BERNELL J. PEELE
11508 JAMESTOWN COURT
LAUREL, MARYLAND 20723

GENERAL NOTES

1. TAX MAP: 46 , P/O PARCEL: 230 , BLOCK: 15 , LOTS: 2 & 3.
2. SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED MAY 2000 BY MILDENBERG, BOENDER & ASSOC, INC.
4. COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 46EA & 46EB.
   STA. No. 46EA — N 536,185.423, E 1,338,091.710 — ELEV. 415.10
   STA. No. 46EB — N 534,750.221, E 1,337,742.800 — ELEV. 413.24
5. ● DENOTES AN IRON PIN OR IRON PIPE FOUND.
   ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
   BRL DENOTES A BUILDING RESTRICTION LINE.
6. ALL AREAS ARE MORE OR LESS.
7. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
8. NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
9. NO STEEP SLOPES, STREAMS, OR FLOODPLAIN EXIST ON-SITE.
10. NO WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY KELLY SPALDING OF MILDENBERG, BOENDER & ASSOCIATES, INC. IN MAY 2000.
11. FOREST CONSERVATION OBLIGATIONS SATISFIED UNDER F-00-169 AND F-01-88.
12. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS ADJACENT TO A DESIGNATED SCENIC ROAD.
13. DENOTES AN EXISTING PUBLIC DRAINAGE & UTILITY EASEMENT.
14. DENOTES AN EXISTING PUBLIC WATER, SEWER & UTILITY EASEMENT.
15. DENOTES AN EXISTING PRIVATE SWM, ACCESS, DRAINAGE, & UTILITY EASEMENT.
16. DENOTES AN EXISTING FOREST CONSERVATION EASEMENT (AFFORESTATION).
17. DENOTES AN EXISTING USE-IN-COMMON DRIVEWAY EASEMENT.
18. OPEN SPACE REQUIREMENTS SATISFIED UNDER F-00-169 AND F-01-88.
19. STORMWATER MANAGEMENT REQUIREMENTS SATISFIED UNDER F-01-88.
20. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
21. LANDSCAPING REQUIREMENTS SATISFIED UNDER F-01-88.
22. 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.
23. A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 THRU 4 WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH PLAT # 14853 TO 14855 AT LIBER 5560, FOLIO 0707. THIS AGREEMENT ALLOWED LOTS 1 AND 4 TO NOT BE PARTY TO THE MAINTENANCE AGREEMENT SHOULD THEY NOT CONNECT TO THE USE-IN-COMMON DRIVEWAY.
24. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    A) WIDTH – 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
    B) SURFACE – 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    C) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
    D) STRUCTURES (CULVERT/BRIDGES) – 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 ENSURE ALL WEATHER USE.
25. FOR OTHER PERTINENT NOTES, SEE F-00-169 (PLAT # 14671), F-01-88 (PLAT # 14853 TO 14855), AND F-02-100 (PLAT #15280).

NOTE : THE PURPOSE OF THIS PLAT IS TO REVISE THE LABEL ON THE EXISTING 24' PRIVATE USE-IN-COMMON DRIVEWAY EASEMENT TO REFERENCE GENERAL NOTE 23 AND ADD GENERAL NOTE 23 ABOUT THE EXISTING USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT.

OWNER'S STATEMENT

WE, JAMESTOWN LANDING, L.C. (OWNER OF LOT 3) AND HAZEL DENISE GLASPER & BERNELL J. PEELE (OWNERS OF LOT 2), 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, 1) 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 EASEMENTS SHOWN HEREON, 2) 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 , 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 11th DAY OF MAY, 2003.

RUSSELL DICKENS, MANAGER, JAMESTOWN LANDING, L.C., OWNER — HAZEL DENISE GLASPER, OWNER — BERNELL J. PEELE, OWNER

WITNESS — WITNESS — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOTS 2 & 3 OF "JAMESTOWN LANDING, LOTS 2 THRU 31, A RESUBDIVSION OF JAMESTOWN LANDING, NON-BUILDABLE BULK PARCEL A" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT # 14853 TO 14855 AND BEING THAT LAND CONVEYED BY TANTERRA, L.C. TO JAMESTOWN LANDING, L.C. BY DEED DATED JULY 18, 2001, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 5583 AT FOLIO 0105 AND BEING THAT LAND CONVEYED BY JAMESTOWN LANDING, L.C. TO HAZEL DENISE GLASPER AND BERNELL J. PEELE BY DEED DATED OCTOBER 3, 2002, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 6474 AT FOLIO 0404 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN B. MILDENBERG, L.S. NO. 10718 — DATE 5/2/03

RECORDED AS PLAT 16803 ON 6/19/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT
JAMESTOWN LANDING, LOTS 2 & 3

SHEET 1 OF 1

TAX MAP 46	SIXTH ELECTION DISTRICT	SCALE : 1" = 50'
P/O PARCEL NO. 230	HOWARD COUNTY, MARYLAND	DATE : APR 2003
GRID NO. 15	EX. ZONING R-20	DPZ FILE NOS. F-00-169; SP-01-01; WP-01-65; F-01-88; F-02-100; F-02-143
LOTS 2 & 3		

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-03-183

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