



LOT 10
COORDINATE TABLE

PT. No.	NORTH	EAST
1400	541952.43	1365394.97
1401	541904.12	1365307.41
1403	541807.51	1365132.30
1404	542240.91	1364893.18
1407	542385.84	1365155.85
1413	542166.94	1365276.62
1414	542118.63	1365189.06

EXISTING WETLAND LINE CHART

LINE	BEARING	DISTANCE
L8	N 09°43'22" E	52.45'
L9	N 00°35'06" E	84.48'
L10	N 19°12'23" E	17.72'
L11	N 09°28'57" E	67.33'
L12	N 03°03'28" E	23.45'
L13	N 13°17'20" E	39.93'
L14	N 25°21'27" E	51.58'
L15	N 05°41'45" E	44.46'
L16	N 17°55'23" E	48.17'
L17	S 15°16'12" W	22.63'
L18	S 11°08'30" W	52.99'
L19	S 26°07'27" W	52.42'
L20	S 02°41'20" W	31.17'
L21	S 31°36'20" W	23.10'
L22	S 13°23'36" W	69.09'
L23	S 01°32'57" W	87.76'
L24	S 09°01'50" W	45.19'

PUBLIC EXISTING FLOOD PLAIN
EASEMENT LINE CHART

PT.	BEARING	DIST.
A-B	N10°32'24" E	84.98'
B-C	N16°05'53" E	137.05'
C-D	N19°14'04" E	52.59'
D-E	N22°58'55" E	56.58'
E-F	N18°58'25" E	59.58'
F-G	S28°53'12" E	14.97'
G-H	S15°50'31" W	96.63'
H-I	S12°16'39" W	45.46'
I-J	S00°00'00" E	29.30'
J-K	S19°06'19" E	91.66'
K-L	S24°05'26" W	61.42'
L-M	S15°57'42" W	33.05'
M-N	S04°01'38" W	22.23'
N-O	S61°06'55" W	87.92'
Q-A	N28°53'12" W	8.05'

PUBLIC SEWER, UTILITY & DRAINAGE
EASEMENT LINE CHART

LINE	BEARING	DISTANCE
L1	S 61°06'48" W	128.43'
L2	S 35°22'29" E	251.61'
L3	S 61°06'46" W	63.96'
L4	N 17°52'19" W	173.45'
L5	S 82°19'52" W	23.34'
L6	N 17°02'44" W	63.12'
L7	N 35°22'29" W	256.16'

GENERAL NOTES

1. PROPERTY ZONED: R-12
2. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS: No. 47F5 AND No. 48AB
3. B.R.L. DENOTES BUILDING RESTRICTION LINE.
4. PUBLIC WATER AND PUBLIC SEWER SYSTEMS ARE CURRENTLY USED FOR THIS PROPERTY.
5. THIS SUBDIVISION IS EXEMPT FROM SWM REQUIREMENTS PER CHAPTER 10(2)-2
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY O'CONNELL & LAWRENCE, INC. JANUARY 1995.
7. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN 100 YEAR FLOOD PLAIN AREA, STREAM, WETLANDS OR STREAM AND WETLAND BUFFERS.
8. THIS PLAN IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS AND PERIMETER LANDSCAPING SINCE IT IS A PLAT OF REVISION ONLY AND DOES NOT CREATE ANY NEW LOTS (F.C. Sec. 16.1202(b)(1)(vii)).
9. STREAM CLASSIFICATION IS USE I-P.
10. PREVIOUS DPZ FILES: F 95-151, PLAT No. 11834

AREA TABULATION

TOTAL NUMBER OF LOTS:	1
TOTAL AREA OF LOTS:	124,000 S.F. / 2.8466 AC.
TOTAL AREA OF SEWER, UTILITY, DRAINAGE EASEMENT:	21,527 S.F. / 0.4942 AC.
TOTAL AREA OF 100-YR FLOOD PLAIN:	18,997 S.F. / 0.44 AC.
TOTAL AREA OF STEEP SLOPES (25%):	5,360 S.F. / 0.1230 AC.
TOTAL AREA OF SUBDIVISION:	124,000 S.F. / 2.8466 AC.

NOTE: THE PURPOSE OF THIS REVISION IS TO CREATE A NEW PUBLIC SEWER, UTILITY AND DRAINAGE EASEMENT ON LOT 10.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Richard O. Lawrence
 DIRECTOR
 APPROVED: HOWARD COUNTY HEALTH DEPARTMENT
Penny Borenstein
 HOWARD COUNTY HEALTH OFFICER
 DATE: 8/29/03

OWNERS CERTIFICATE
 We, Richard and Renee Peters, owners of the property shown and described hereon, hereby adopt this 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, (1) the right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities, in and under all roads and street rights-of-way and, the specific easement areas shown hereon, (2) the right to require dedication for public use the beds of the streets and/or roads and flood plains 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 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, and (4) that no building or similar structure of any kind shall be erected on or over the said easement and rights-of-way. 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.
 Witness our hands this 22 Day of July, 2003
Renee Peters Witness *Richard Peters*

SURVEYOR'S CERTIFICATE
 I hereby certify that the final plat shown hereon is correct, that it is a subdivision of all of the land conveyed to Richard and Renee Peters by the following deed from Sumner O. Nixon and Dorothy W. Nixon dated April 26, 1996 and recorded in Liber 3725 at Folio 0063 among the Land Records of Howard County, Maryland 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. 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.
Jefferson D. Lawrence
 Md. Reg. Prof. No. 15216
 DATE: 7-15-03

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON Sept. 26, 2003 AS PLAT NUMBER 16216
 PLAT OF REVISION
 NORDAU SUBDIVISION
 LOT 10 - SECTION E-6
 PREVIOUSLY RECORDED AS PLAT No. 11834
 TAX MAP: 42 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 JUNE 2003 SCALE: 1" = 50'
 ZONED: R-12 OCL #003-128
 OWNER: RICHARD & RENEE PETERS 17904 GEORGIA AVE. SUITE 302 OLNEY, MD. 20832 JESSUP, MD 20794 301-924-4570
 O'CONNELL & LAWRENCE, INC.