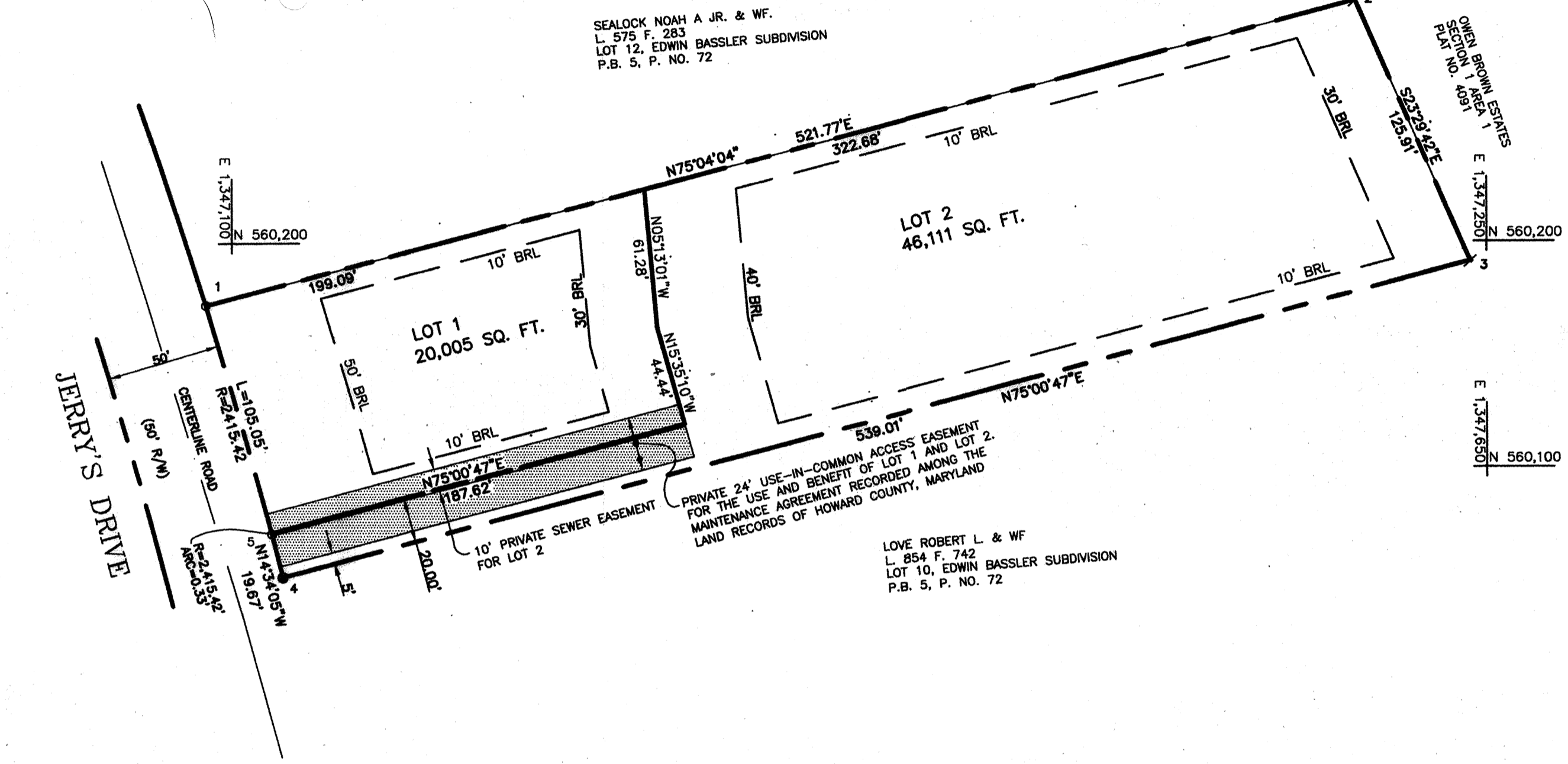
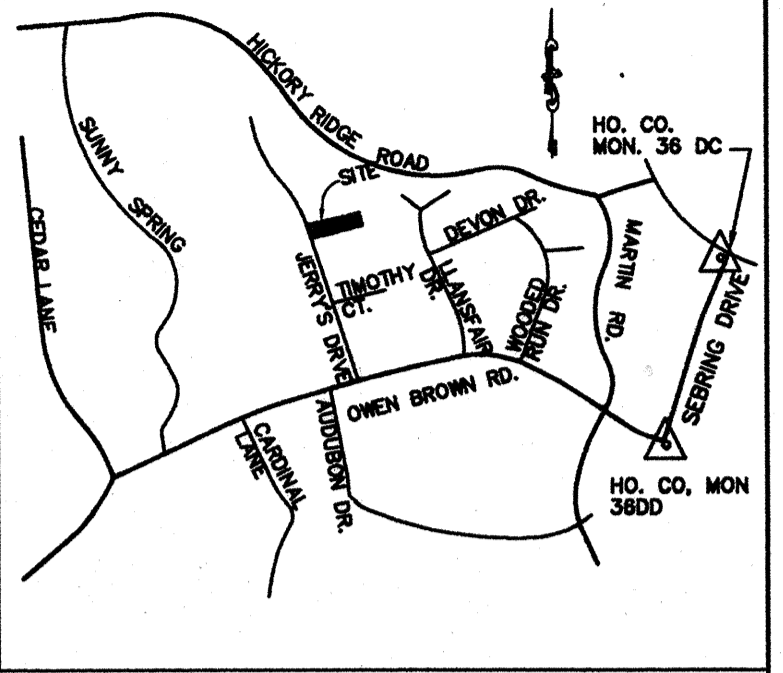


COORDINATE CHART		
POINT	NORTH	EAST
1	N 560172.4102	E 1347088.4538
2	N 560306.8568	E 1347592.6000
3	N 560191.3808	E 1347642.7982
4	N 560051.9945	E 1347122.1223
5	N 560071.0321	E 1347117.1748

MINIMUM LOT SIZE CHART					
LOT NO.	GROSS AREA	PIPE STEM AREA	AREA EXCLUDING PIPESTEM	MINIMUM LOT SIZE	MANDATORY OPEN SPACE
2	46,111 S.F.	3,755 S.F.	42,356 S.F.	20,000 S.F.	6 PERCENT



- GENERAL NOTES**
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT, SUBJECT PROPERTY ZONED R-20 PER OZ/ OZ/ O4 COMPREHENSIVE ZONING PLAN, COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 360C AND 360D.
  - THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, L.L.C. IN MARCH, 1999.
  - DBL DENOTES BUILDING RESTRICTION LINE.
  - DENOTES IRON PIN W/ CAP SET
  - DENOTES IRON PIPE OR IRON PIPE FOUND.
  - DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
  - DENOTES STONE OR MONUMENT FOUND.
  - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS. SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
    - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
    - SURFACE - 5% (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TOP AND CHIP CONING (1 1/2" MINIMUM)
    - GRADE - MINIMUM 1% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS
    - STRUCTURES (BARRIERS/ CURBS) - CAPABLE OF SUPPORTING 25 TONS (250,000 LBS) LOADS
    - 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.
  - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 16-222 B 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.
  - WATER SERVICE FOR LOTS 1 & 2 TO BE SERVED BY PUBLIC WATER CONTRACT NO. 44-2982. SEWER SERVICE FOR LOTS 1 & 2 TO BE SERVED BY PUBLIC SEWER (CONTRACT NO. 20-2969). ALL FEES ARE MORE OR LESS.
  - LANDSCAPING FOR LOTS 1 & 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT PER SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. LOT 2 IS EXEMPT FROM LANDSCAPING REQUIREMENTS BECAUSE IT CONTAINS AN EXISTING DWELLING. FINANCIAL SURETY IN THE AMOUNT OF \$2,000.00 FOR LOT 1 AND IS PROVIDED AS PART OF THE BUILDERS GRADING PERMIT. LANDSCAPING REQUIREMENTS AND OBLIGATIONS FOR LOT 1 WILL BE ADDRESSED AT THE S.D.P. SUBMISSION.
  - THERE ARE NO WELLS ON THE SITE AS CERTIFIED AND REPORTED BY EARTH CONCEPTS ON JUNE 7, 2003.
  - THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND CONCURRENT WITH THE RECORDING OF THIS FINAL PLAT.
  - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND RIGHT-OF-WAY LINE AND NOT TO THE PRESEMI LOT DRIVEWAY.
  - THERE IS AN EXISTING DWELLING LOCATED ON LOT 2. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
  - THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003).
  - A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOT 1 PER THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.159(d)(2)(c)(d).
  - IN ACCORDANCE WITH SECTION 16.121 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, A FEE IN LIEU OF PROVIDING OPEN SPACE FOR LOT 1 IN THE AMOUNT OF \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER PRIOR TO RECORDATION OF THIS PLAT.
  - THIS DEVELOPMENT IS EXEMPT FROM STORM WATER MANAGEMENT REQUIREMENTS BECAUSE THE LIMIT OF DISTURBANCE IS LESS THAN 9,000 SQUARE FEET.
  - IF AN ADDITIONAL LOT IS PROPOSED IN THIS DEVELOPMENT, STORM WATER MANAGEMENT WILL BE REQUIRED FOR LOT 2 AND ANY FUTURE LOT. THE DESIGN SHALL BE IN ACCORDANCE WITH THE CURRENT DESIGN MANUAL.
  - IN ACCORDANCE WITH SECTION 125.01 OF THE HOWARD COUNTY ZONING REGULATIONS, THE PORCH ON THE EXISTING HOUSE CAN EXTEND UP TO 10 FEET INTO THE FRONT BUILDING RESTRICTION LINE.
  - THE FOREST CONSERVATION OBLIGATION HAS BEEN Satisfied BY THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,825.00 FOR 0.99 ACRES OF REFORESTATION.

SEALOCK NOAH A. JR. & WF.  
L. 575 F. 283  
LOT 12, EDWIN BASSLER SUBDIVISION  
P.B. 5, P. NO. 72

LOVE ROBERT L. & WF.  
L. 854 F. 742  
LOT 10, EDWIN BASSLER SUBDIVISION  
P.B. 5, P. NO. 72

PLANS FOR PUBLIC WATER AND PUBLIC SEWER FACILITIES HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*Phyllis Newman* 4/19/04  
OWNER DATE

**Marks & Associates, L.L.C.**  
-Surveying-Engineering-Planning-  
1991 COLLEGE AVENUE  
BLACOCK CITY, MARYLAND 21043  
PH. (410) 747-8738 FAX (410) 747-8739

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Erik C. Marks* 4/19/04  
ERIK C. MARKS, R.P.L.S. #607 DATE

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	1.5178 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0
TOTAL AREA OF LOTS TO BE RECORDED	1.5178 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00 AC.
TOTAL AREA TO BE RECORDED	1.5178 ACRES.

**OWNER/DEVELOPER**  
PHYLLIS NEWMAN  
103 TREXON CIRCLE  
MT. AIRY, MARYLAND 21771

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 11 EDWIN BASSLER SUBDIVISION NO.2 INTO LOTS 1 & 2, NEWMAN PROPERTY

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

*Howard County Health Officer* 5-5-04  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 4/19/04  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 5/1/04  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, PHYLLIS NEWMAN, 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-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 SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS DAY OF 2004.

*Phyllis Newman*  
PHYLLIS M. NEWMAN

*Erik C. Marks* 4/19/04  
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 ARTHUR W. GESSERT JR., AND CAROL ANN GESSERT, GRANTOR, TO PHYLLIS M. NEWMAN, BY DEED DATED FEBRUARY 24, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6925, AT FOLIO 546 AND THAT ALL MONUMENTS, MARKERS OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS AND/OR ROADS 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.

*Erik C. Marks* 4/19/04  
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR  
MARYLAND LICENSE NO. 607 DATE

RECORDED AS PLAT No. 16686 ON 5/19/04  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**NEWMAN PROPERTY RESUBDIVISION PLAT**  
LOTS 1 & 2  
A RESUBDIVISION OF LOT 11 BLOCK B  
EDWIN BASSLER SUBDIVISION NO. 2  
P.B. 5 FOLIO 72  
TAX MAP NO:35 PARCEL NO:179 BLOCK NO:12  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DNE: APR. 2004

SCALE: 1"=50'  
SHEET 1 OF 1

F-04-065