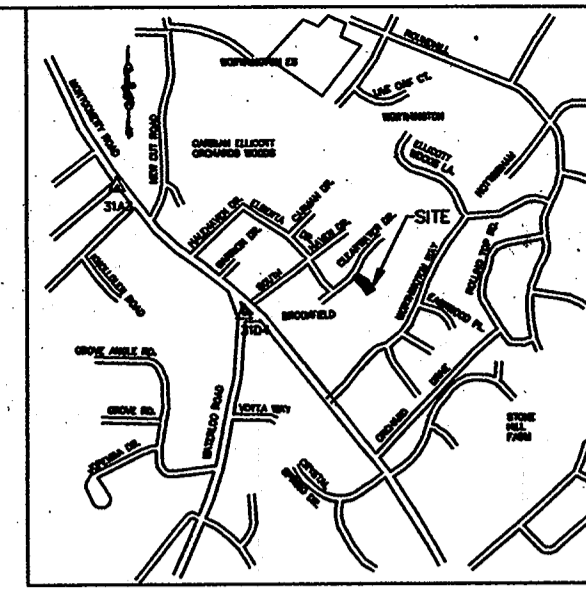


CURVE TABLE				
NO.	RADIUS	LENGTH	BEARING	CHORD
C1	185.00'	52.45'	N 23°06'36" E	52.27'

COORDINATE TABLE		
NO.	NORTH	EAST
1	511267.4469	858493.4704
2	511233.5169	858620.3003
3	511156.8450	858711.7130
4	511091.4747	858656.8840
5	511151.4401	858588.6091
6	511215.5030	858471.9188



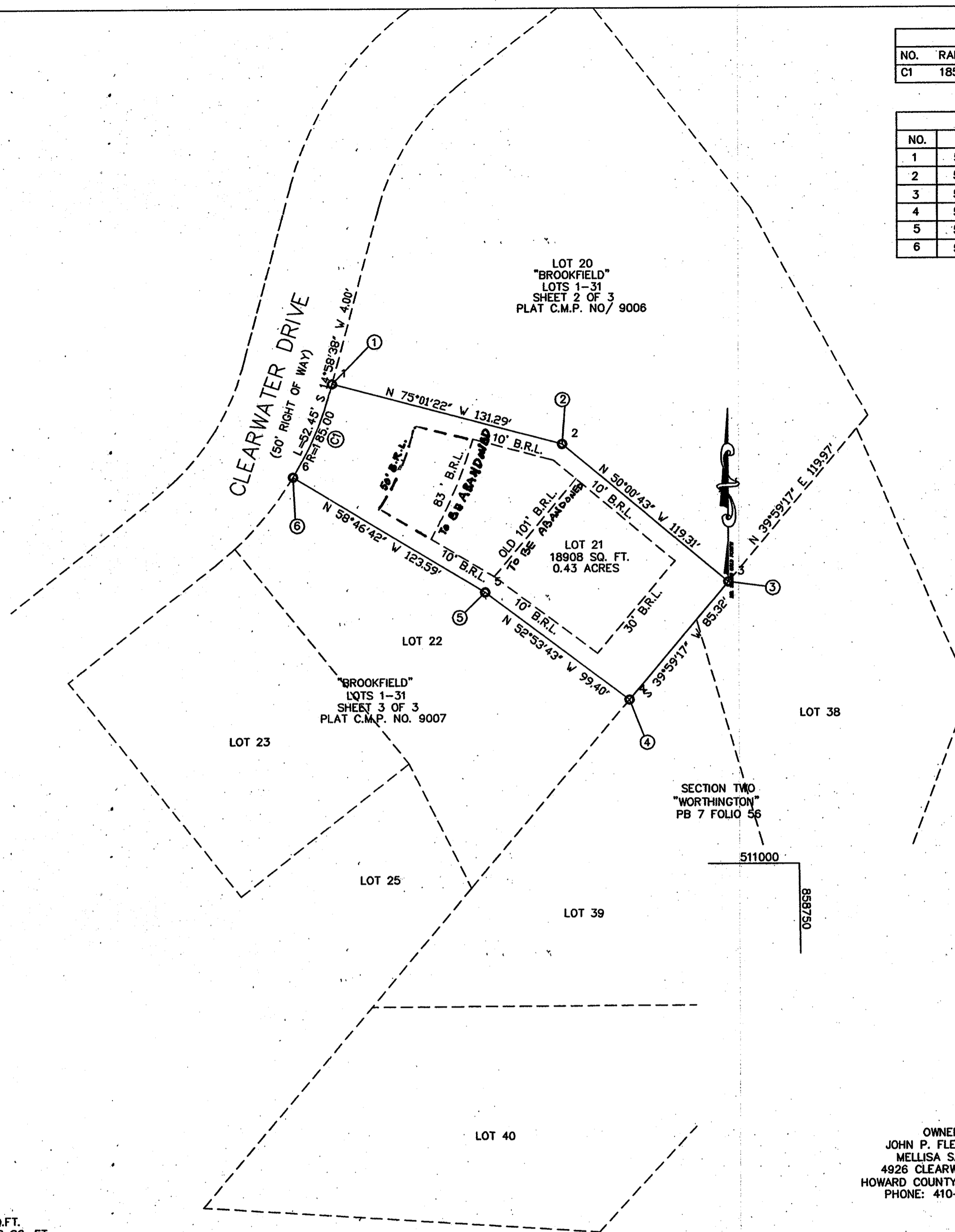
VICINITY MAP
SCALE: 1" = 2000'

THE REQUIREMENTS OF S-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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH

SURVEYOR: *John C. Mellema Sr.*
JOHN C. MELLEMA SR. REG. NO. 107

OWNER: *John P. Fleck Jr.*
JOHN P. FLECK JR.

OWNER: *Melissa S. Fleck*
MELISSA S. FLECK



- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10-18-93 COMPREHENSIVE ZONING PLAN
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION, PER SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE, SINCE THIS IS A PLAT OF REVISION THAT WILL NOT CREATE ADDITIONAL LOTS.
- LANDSCAPING IS NOT REQUIRED SINCE THIS SITE IS INTERNAL WITHIN THE SAME SUBDIVISION.
- NO BURIAL GROUNDS OR CEMETARIES EXIST ON SITE
- ALL AREAS SHOWN ARE MORE OR LESS
- SURVEY WORK AND DOCUMENTATION ARE TO BE PERFORMED IN ACCORDANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL LAND SURVEYORS 09.13.06 STATE OF MARYLAND STANDARDS OF PRACTICE
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD83 GRID MEASUREMENT
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT SEPTEMBER, 2003 BY JOHN C. MELLEMA SR., INC.
- COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLAN COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS 31D4 AND 31A3
- PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, ALLOCATIONS WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS
 - WIDTH - 12 FEET (14' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MIN. 45 FOOT TURNING RADIUS
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE
- WATER CONTRACT NO. 44-1787
- SEWER CONTRACT NO. 20-1067
- EXISTING DWELLING IS TO REMAIN. NO NEW EXTENSIONS OR ADDITIONS, TO EXISTING STRUCTURES WILL BE BUILT AT A DISTANCE LESS THAN ALLOWED BY APPLICABLE ZONING AND SUBDIVISION REGULATIONS.

AREA TABULATIONS	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF OPEN SPACE LOTS	0.0 ACRES/0.0 SQ.FT.
TOTAL AREA OF LOTS TO BE RECORDED	0.43 ACRES/18908 SQ. FT.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0 ACRES/0.0 SQ. FT.
TOTAL AREA TO BE RECORDED	0.43 ACRES/18908 SQ. FT.

OWNER
JOHN P. FLECK JR. &
MELISSA S. FLECK
4926 CLEARWATER DRIVE
HOWARD COUNTY, MARYLAND 21043
PHONE: 410-750-1950

THE PURPOSE OF THIS PLAT IS TO CHANGE THE REAR BUILDING RESTRICTION LINE OF LOT 21 FROM 101' TO A 30' SETBACK PER 10-18-93 ZONING REGULATIONS. FRONT RESTRICTION FROM 85' TO 50'

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

Debra Bonar 1/15/04
HOWARD COUNTY HEALTH OFFICER HR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mark K. Wyle 2/12/04
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
DIRECTOR DATE

OWNER'S STATEMENT
I/WE JOHN P. FLECK JR. AND MELISSA S. FLECK OWNER 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, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT OF WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR THE 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 FLOODPLAINS, 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 BUILDINGS OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS RIGHT OF WAY.
John P. Fleck Jr. 1-2-04
Melissa S. Fleck 1-2-04
DATE DATE
WITNESS DATE

SURVEYOR'S CERTIFICATE
I, HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY KEITH R. MILLER TO JOHN P. FLECK JR. NAD MELISSA S. FLECK BY A DEED DATED MAY 18, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER 5097 FOLIO 155, THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION I IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS;
John C. Mellema Sr. 1-02-04
JOHN C. MELLEMA SR. SURVEYOR (REG. NO. 107) DATE



RECORDED AS PLAT 16537 ON 2/26/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

"BROOKFIELD, LOT 21, PLAT OF REVISION"
TAX MAP 31 PARCEL 351 BLOCK 8
SECOND ELECTION DISTRICT ZONING R-20
HOWARD COUNTY MARYLAND
SCALE: 1"=50' OCTOBER, 2003
PREVIOUS FILE NUMBERS: S-87-86 P-88-23 F-89-97

PREPARED BY:
JOHN C. MELLEMA SR., INC.
LAND SURVEYORS
5409 EAS DRIVE BALTIMORE, MARYLAND 21227
PHONE: 410-247-7488 FAX: 410-247-2507