

COORDINATE TABLE		
NO.	NORTH	EAST
1	555342.6915	1350164.1575
2	555061.8790	1350013.6726
3	555087.4196	1349933.3206
4	555227.0780	1349933.3206
5	555275.9558	1349914.1577
6	555444.7309	1349955.3110
7	555472.2493	1349972.5835

COORDINATES SHOWN HEREIN ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEMS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 36 DC & 36 DD AND ARE SHOWN IN THE VICINITY MAP

GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED R-20 PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 2001 & JUNE 2002 BY THE J.E. CLARK CO. MD. REG. #4379.
- B.L. INDICATES BUILDING RESTRICTION LINE.
- DENOTES A CONCRETE MONUMENT WITH IDENTIFICATION CAPS.
○ DENOTES IRON PIPE OR REBAR AND CAP FOUND OR SET, IN ACCORDANCE WITH SUBDIVISION REGULATIONS SEC. 16.139(C).
- NO STEEP SLOPES EXIST ON-SITE AS OF JAN. 2003.
- NO FLOODPLAIN OR WETLANDS OR STREAMS EXIST ON-SITE AS OF JAN. 2003. PER WETLAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONAL.
- NO BURIAL OR CEMETERY SITE EXIST ON-SITE.
- ALL AREAS SHOWN ARE MORE OR LESS (+/-)
- THERE IS AN EXISTING STRUCTURE ON LOT 1 AND IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- FOR FLAG OR PIPE STEM LOTS: REFUSE COLLECTION SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER & PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- A FEE IN LIEU OF \$3000 WILL BE PAID TO THE DEPARTMENT OF RECREATION AND PARKS UPON PLAT RECORDATION FOR THE OPEN SPACE REQUIREMENTS FOR THE TWO NEW LOTS.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURE CLEARANCE - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003.
- FOREST CONSERVATION REQUIREMENTS WILL BE SATISFIED BY FEE-IN-LIEU OF \$4,573.80 FOR 0.21 OF AN ACRE FOR AFFORESTATION.
- DEVELOPMENT OF CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 3. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- PROPERTY HAS BEEN CERTIFIED TO BE WITHIN THE METROPOLITAN DISTRICT BY DPW, REAL ESTATE SERVICES DIVISION.
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECT. 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. 100 % CREDIT FOR EXISTING VEGETATION FOR LOTS 2 AND 3 WILL BE USED TO SATISFY THE LANDSCAPING REQUIREMENT. NO SURETY IS REQUIRED.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR THE SHARED ACCESS SERVICE LOTS 2 AND 3 HAS BEEN RECORDED CONCURRENTLY WITH THIS PLAT

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.

Joseph Mark 9-19-05
(Signature of Platting Surveyor) Date

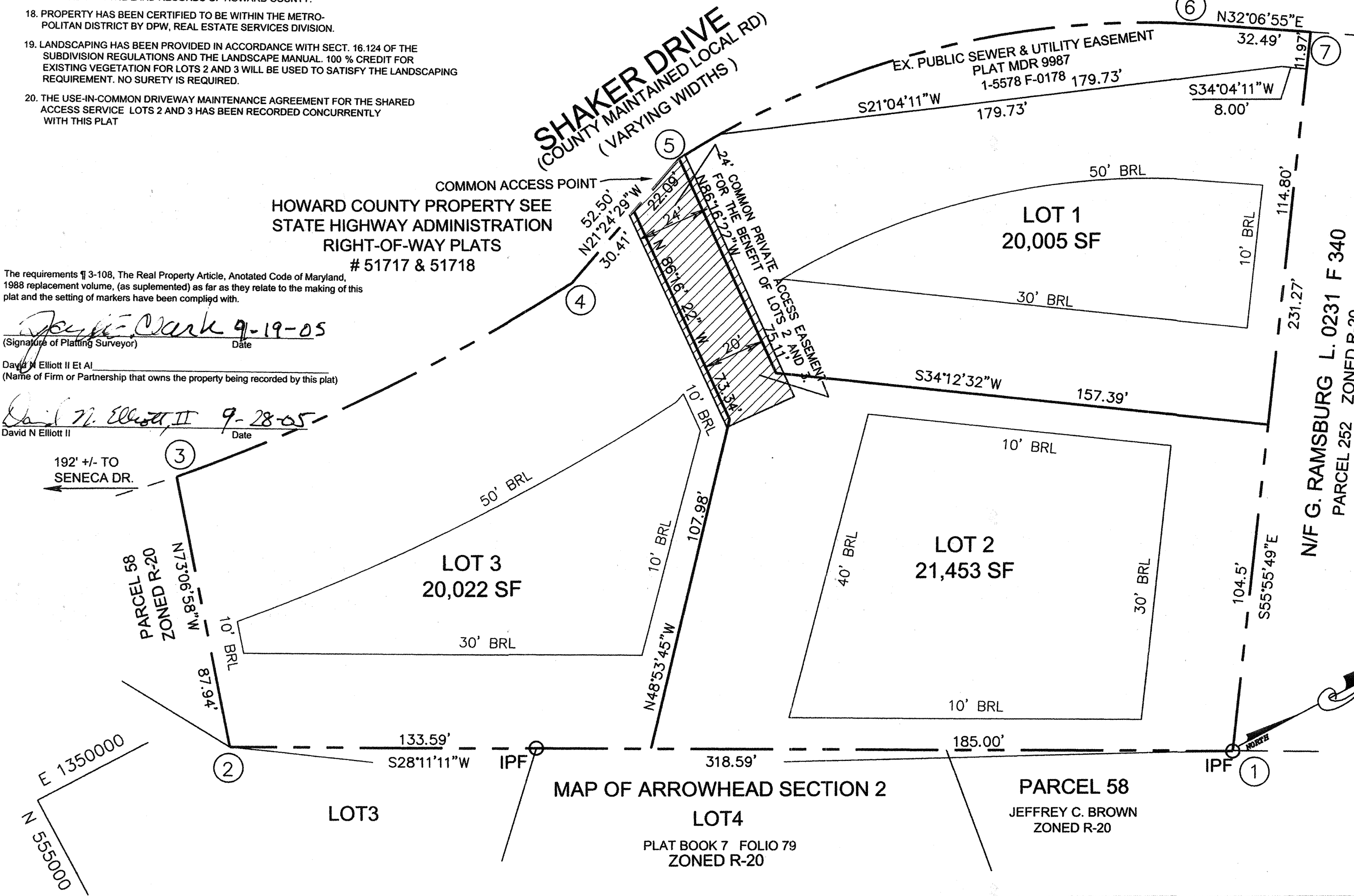
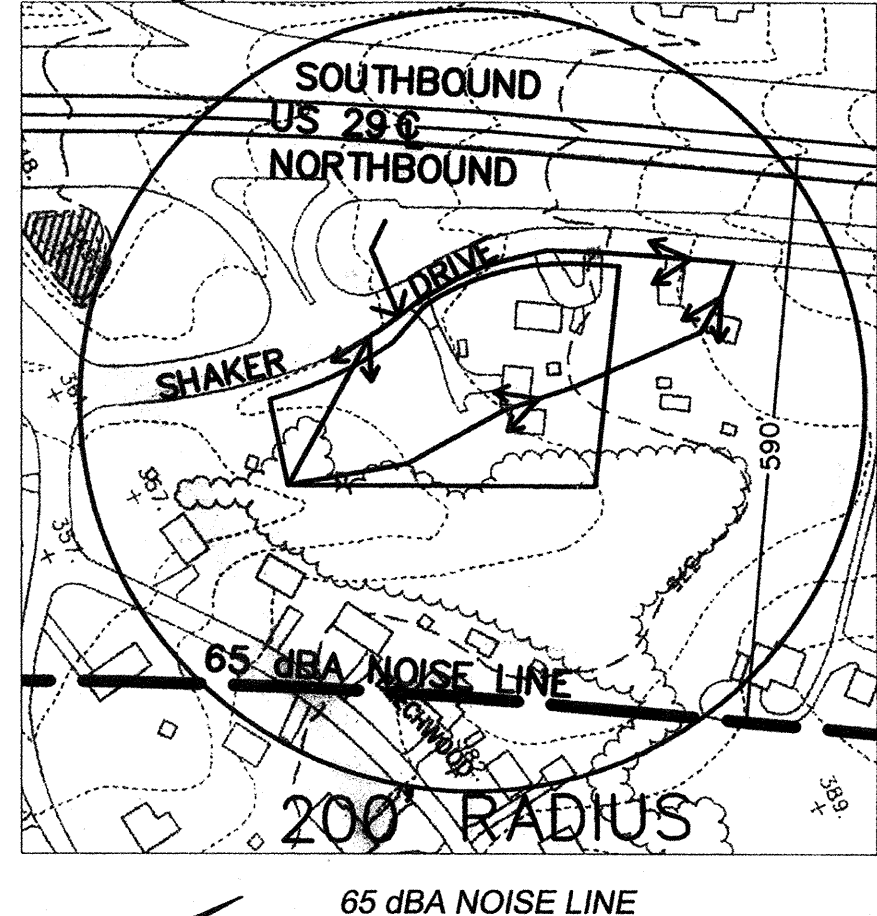
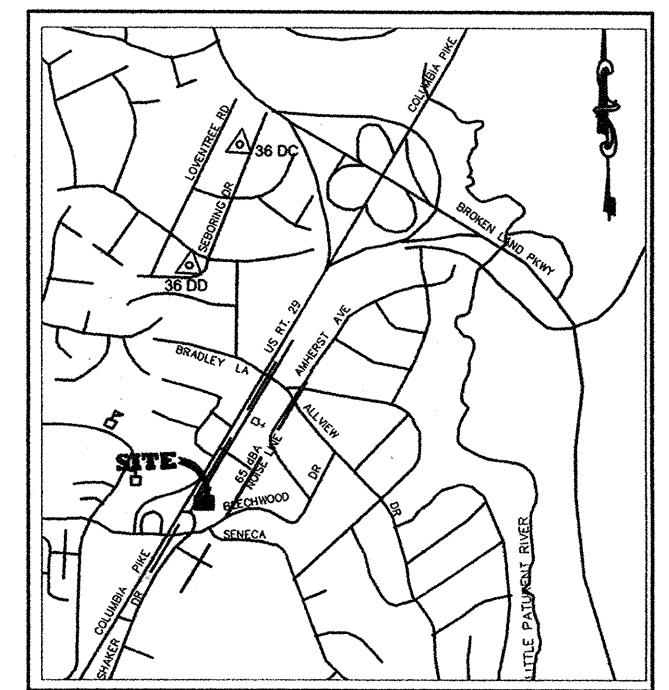
David N Elliott II Et Al
(Name of Firm or Partnership that owns the property being recorded by this plat)

David N Elliott II 9-28-05
Date

- SECTION 16.120 (B)(5)(ii) OF THE AMENDED FIFTH EDITION FOR RESIDENTIAL SUBDIVISIONS WAS WAIVED JUNE 30, 2005 SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE SITE DEVELOPMENT PLANS FOR LOTS 2 AND 3 SHALL PROPOSE SPECIFIC MEASURES WHICH WILL PROVIDE FOR A USEABLE BACK YARD, WHICH MAY INCLUDE BUT NOT LIMITED TO THOSE DISCUSSED IN THE NOISE ASSESSMENT REPORT.
 - BUILDING CONSTRUCTION MATERIALS SHALL BE USED TO REDUCE INTERIOR SOUND TO 45 dBA.
- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65 dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

CURVE TABLE				
NO.	L	RAD.	CHD.	CHD. BRNG.
3-4	139.99'	640.00'	139.71'	N01°33'27"
5-6	176.75'	275.00'	173.72'	N13°42'12"

MIN. LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	21,453	1438	20015



AREA TABULATION

TOTAL NUMBER OF LOTS =	3
TOTAL AREA OF BUILDABLE LOTS =	1.4056 AC +/-
TOTAL AREA R/W DEDICATION =	0.00 AC
TOTAL AREA OF PLAT =	1.4056 AC +/-

OWNER:
DAVID N ELLIOTT II
10550 SHAKER DR.
COLUMBIA, MD 21046
PH (919) 559-9852

APPROVED FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Waler 11/16/05
for HOWARD COUNTY HEALTH OFFICER DATE

APPROVED
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Vanman 11/2/05
CHIEF DEVELOPMENT ENGINEERING DIVISION DATE

Mark A. Weyler 11/29/05
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, DAVID N ELLIOTT II AND JASMIN D ELLIOTT, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON 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 STREETS RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREA SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS AND OPEN SPACES 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 BED OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACES WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATER WAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 19 OF SEPT, 2005

David N Elliott II JASMIN D ELLIOTT
DAVID N ELLIOTT II JASMIN D ELLIOTT

Jack E. Clark
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF ALL OF THE LAND OBTAINED BY DAVID N ELLIOTT II AND JASMIN D ELLIOTT, HIS WIFE, FROM DAVID N ELLIOTT AND SUZANNE ELLIOTT, HIS WIFE, AND DAVID N ELLIOTT II AND JASMIN D ELLIOTT, HIS WIFE BY DEED DATED APRIL 10, 1991 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2314 FOLIO 0432, AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Jack E. Clark 9-19-05
JACK E. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 4379

RECORDED AS PLAT 17848 ON 12/1/05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**DAVID N ELLIOTT II PROPERTY
LOTS 1 THRU 3**

ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND.

PREPARED BY:
THE J.E. CLARK COMPANY
LAND SURVEYING AND ENGINEERING
P.O. BOX 147 LAUREL, MARYLAND 20707
(301) 725 3442

ZONED: R-20	TAX MAP: 36 GRID 19	SHEET 1 OF 1
PARCEL: 56	SCALE: 1"=30'	
DATE: SEP. 14, 2005	DRN. BY: R.B.	
CHKD. BY: J.E.C.		