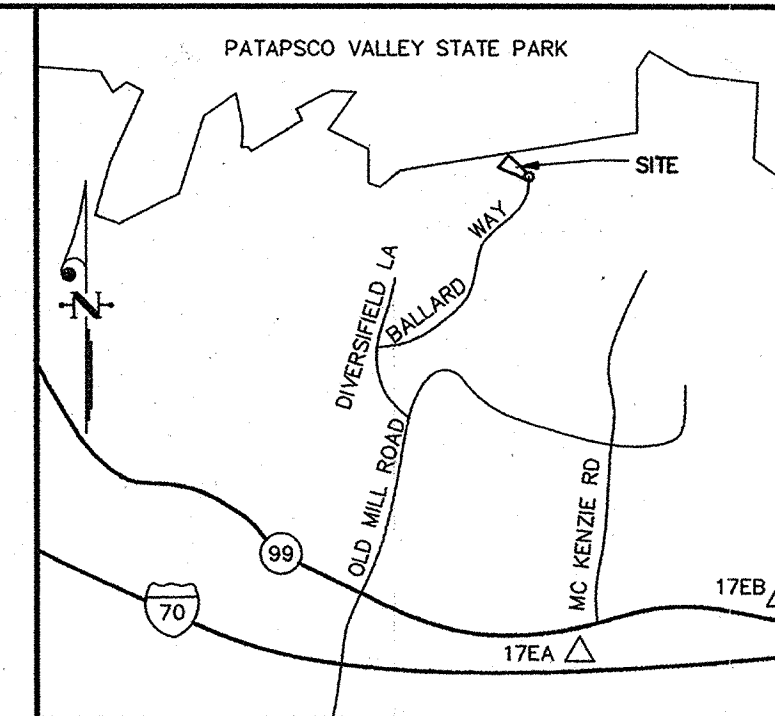
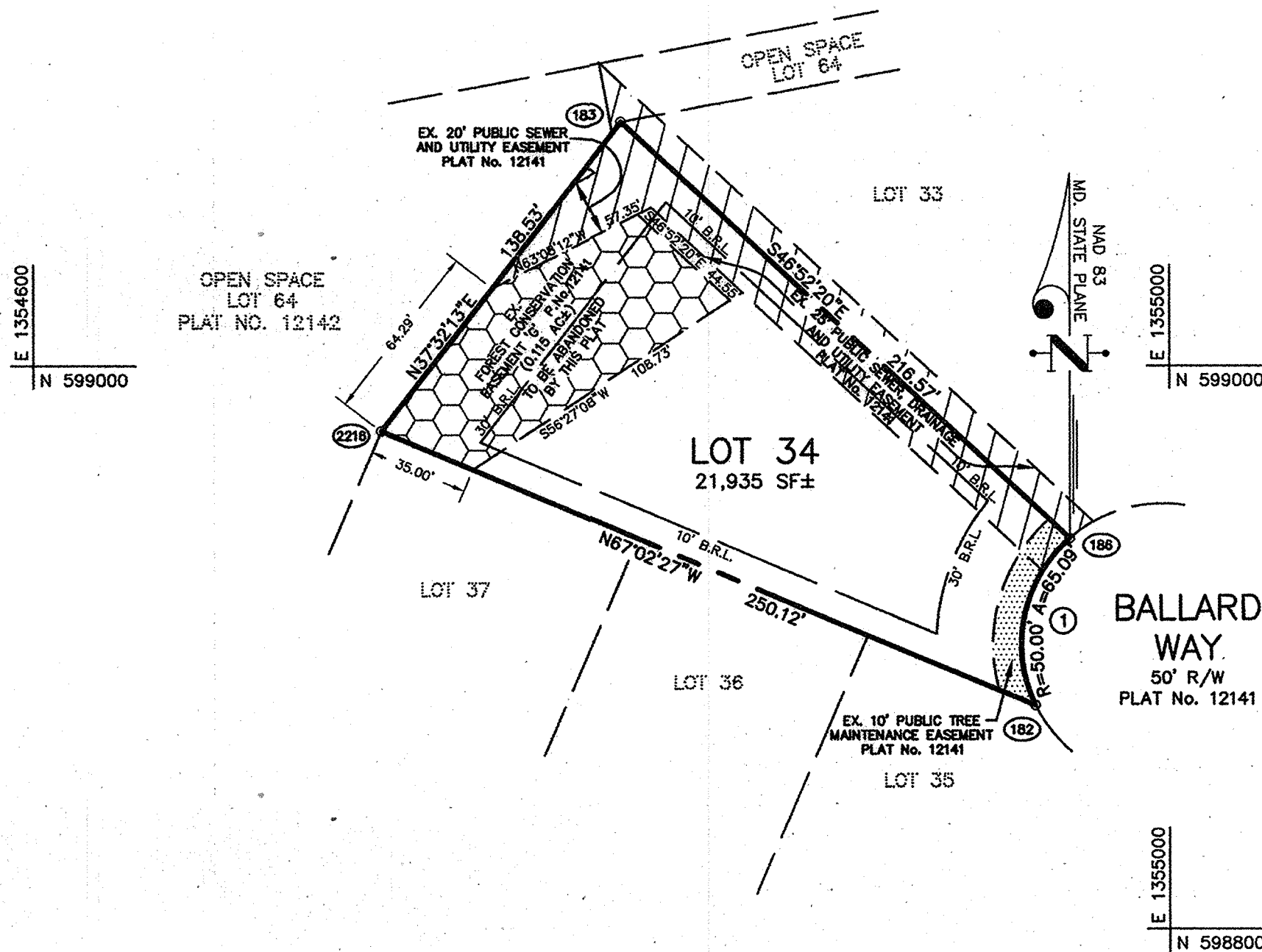


CURVE DATA						
NO.	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
①	50.00'	74°35'17"	65.09'	38.08'	60.59'	S11°34'25"W

COORDINATE TABLE		
NO.	NORTH	EAST
182	598879.420	1354952.664
183	599086.836	1354806.756
186	598938.779	1354864.820
2216	598976.987	1354722.353



VICINITY MAP
SCALE: 1" = 2,000'



The requirements of § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (as supplemented) as for as they relate to the making of this plat and the setting of markers, have been complied with.

William L. Macher
WILLIAM L. MACHER
PROFESSIONAL LAND SURVEYOR

Gregory M. Herb
GREGORY M. HERB

Michele L. Herb
MICHELE L. HERB

GENERAL NOTES

- SUBJECT PROPERTY IS ZONED R-20 PER FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. H.C.M. 17EA AND NO. H.C.M. 17EB.
STATION NO. H.C.M. 17EA N 181160.5677 (METERS)
E 413772.7224 (METERS)
STATION NO. H.C.M. 17EB N 180994.8413 (METERS)
E 413227.8949 (METERS)
- B.R.L. DENOTES BUILDING RESTRICTION LINE ESTABLISHED BY ZONING.
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 1993 BY FISHER, COLLINS AND CARTER, INC.
- DENOTES IRON PIN SET CAPPED
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES ANGULAR CHANGE IN BEARING OR RIGHTS-OF-WAY
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE.
- DENOTES STONE OR MONUMENT FOUND.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH- 14 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
B) SURFACE- SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING; (1 1/2" MINIMUM);
C) GEOMETRY- MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45' TURNING RADIUS;
D) MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- OPEN SPACE REQUIRED: 40.3886 AC. x 30% = 12.117 AC.±
- OPEN SPACE PROVIDED: 15.5405 AC.-AREAS LESS THAN 35' WIDE (0.099 AC.) = 14.441 AC.± OR 36%
- ALL LOT AREAS ARE MORE OR LESS ±
- DENOTES FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO GRID MEASUREMENT.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR FOREST CONSERVATION AREAS.
- PLAT (F-96-004) SUBJECT TO WP95-068 WHICH ON MARCH 10, 1994 THE PLANNING DIRECTOR APPROVED A REQUEST TO WAIVE:
A) SECTION 16.116(A)(1) AND (2) TO PERMIT GRADING AND/OR CLEARING WITHIN THE 25 FOOT WETLANDS AND 75 FOOT STREAM BUFFERS FOR CONSTRUCTION OF A STORM DRAIN OUTFALL
B) SECTION 16.116(B)(1)(i) TO PERMIT CLEARING AND/OR GRADING ON A STEEP SLOPE AREA OF MORE THAN 20,000 SQUARE FEET IN CONTIGUOUS AREA FOR THE CONSTRUCTION OF A BIO-RETENTION S.W.M. FACILITY.
- THERE IS AN EXISTING DWELLING ON EXISTING LOT 34. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE MARCH 25, 1996 ON WHICH DATE DEVELOPER AGREEMENT 24-3366-D WAS FILED AND ACCEPTED.
- THIS FINAL PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(i)(vii) OF THE HOWARD COUNTY CODE FOR A PLAT OF REVISION THAT DOES NOT CREATE ADDITIONAL LOTS.
- THIS PLAT OF REVISION IS EXEMPT FROM LANDSCAPING BECAUSE IT IS A PLAT OF REVISION AND NO NEW LOTS ARE BEING CREATED.
- A FEE OF \$5,009.40 WAS PAID TO ABANDON THE FOREST CONSERVATION EASEMENT.

AREA TABULATION

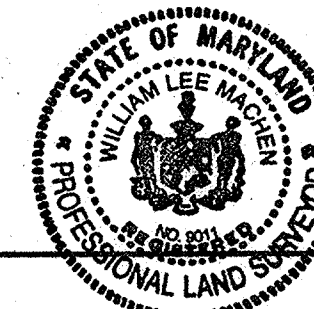
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE LOTS:	1
3. TOTAL NUMBER OF OPEN SPACE LOTS:	0
4. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.5036 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.00 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.00 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	0.5036 AC.

THE PURPOSE OF THIS PLAT IS TO ABANDON THE RETENTION FOREST CONSERVATION EASEMENT G ON LOT 34

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

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

OWNERS: GREGORY M. HERB AND MICHELE L. HERB
2244 BALLARD WAY
ELLCOTT CITY, MD 21042



RECORDED AS PLAT 16793 ON 7/1/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

OWNERS' CERTIFICATE

We, Gregory M. Herb and Michele L. Herb, husband and wife, as tenants by the Entireties, owners of the property shown and described hereon, hereby adopt this Plat of Subdivision; and in consideration of the approval of this plat by the Department of Planning and Zoning, establish the minimum building restriction lines. All easements and/or rights of way affecting this property are included in this plan of subdivision.

02 JUNE 2004
DATE

Gregory M. Herb
WITNESS

Gregory M. Herb
GREGORY M. HERB

Michele L. Herb
WITNESS

Michele L. Herb
MICHELE L. HERB

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown and described hereon is correct; that it is a subdivision of all the land acquired by Gregory M. Herb and Michele L. Herb, husband and wife, as Tenants by the Entireties, from John P. Healy, Trustee, by deed dated June 4, 1998 and recorded in Liber 4314 at Folio 171; also being a resubdivision of Lot 34 as shown on a Plat of Subdivision entitled "Riverwalk At Patapsco Park Lots 6 thru 64" as per plat recorded as Plat No. 12141; both recordings being 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 street as shown in accordance with the Annotated Code of Maryland, as amended.

William L. Macher
WILLIAM L. MACHER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 10811
26 MAY 2004
DATE

REVISION PLAT
RIVERWALK AT PATAPSCO PARK
LOT 34

A RESUBDIVISION OF PART OF RIVERWALK AT PATAPSCO PARK - LOTS 6 THRU 64 PLAT NO'S 12137-12143
TAX MAP #17 PARCEL OF PARCEL 664
2ND (SECOND) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' DATE: MAY, 2004

PREVIOUS SUBMITTALS: S94-14, P94-19, F96-04

SHEET 1 OF 1

J:\SURVEY\2004\04018\DWG\04018.DWG
CHKD: MA DRAWN: JPH JOB NO.: 04018 FILE NO.: 95-154 R

COUNTY FILE # F-04-185