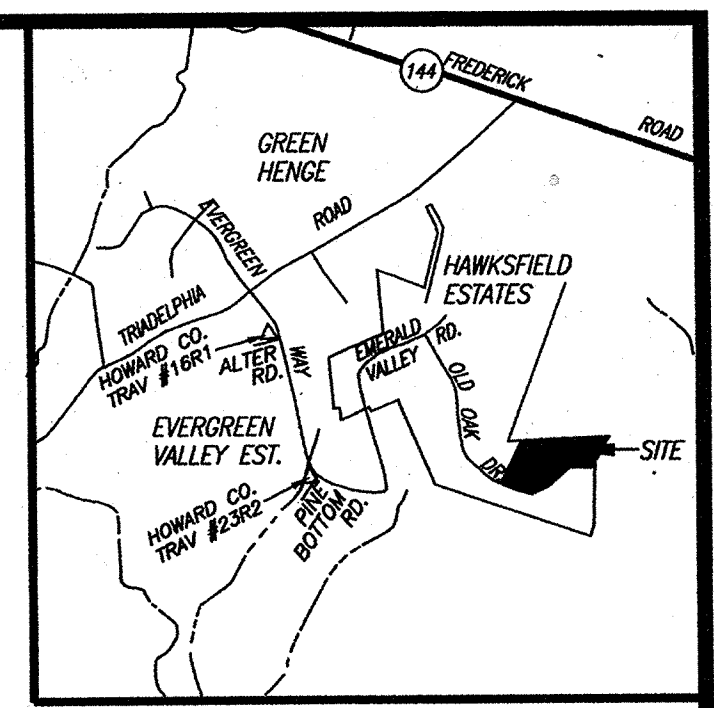


COORDINATES		
Pt	Northing	Easting
15	589184.346	1336241.310
21	588927.570	1336104.943
35	589213.851	1336256.660
51	588809.585	1335427.674
52	588824.151	1335517.399
53	588914.077	1335697.820
54	589131.173	1335252.178
56	588948.909	1335182.540
57	588879.531	1335173.233
58	588851.429	1335194.687
59	588833.783	1335326.239
61	588839.565	1335345.815
73	588908.162	1336105.357

- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1200.(b),(1)(vii) BECAUSE IT IS A PLAT OF CORRECTION.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF CORRECTION.
- THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS.
- THE WETLANDS DELINEATION SHOWN HEREON WAS PERFORMED UNDER F-90-05.
- PREVIOUS FILE NUMBERS: F-92-27, F-90-05, F-90-64, P-89-36, S-89-27, F-94-31, F-98-54
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.

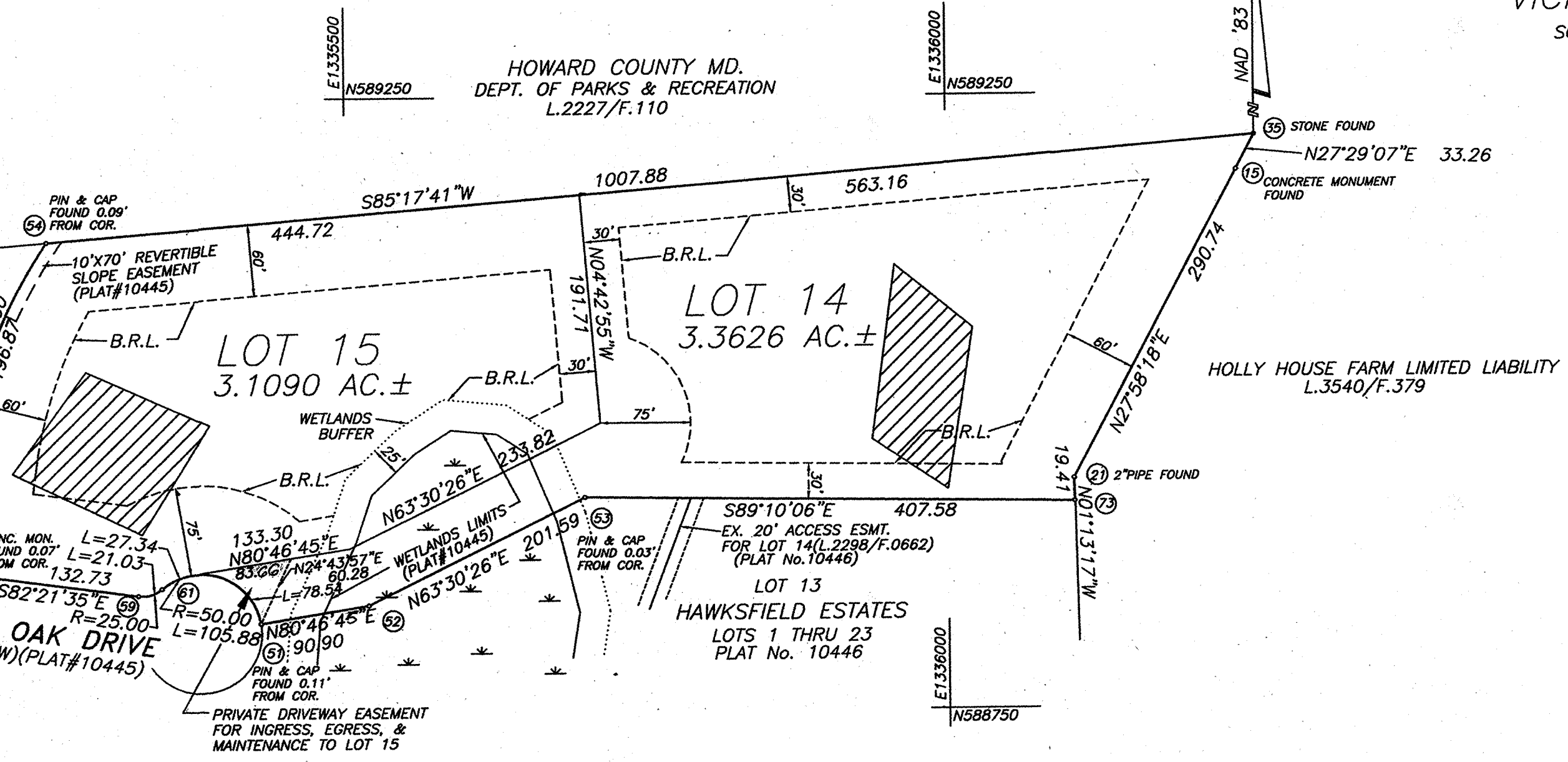
CURVE DATA					
FROM-TO	RAD.	LENGTH	DELTA	TAN.	CHORD
54-56	425.00	196.87	26°32'27"	100.23	S20°54'39"W 195.11
59-61	25.00	21.03	48°11'26"	11.18	N73°32'42"E 20.41
61-51	50.00	105.88	121°19'48"	88.97	S89°53'09"E 87.18

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
14	3.3626 AC.±	0.3393 AC.±	3.0233 AC.±



VICINITY MAP
SCALE: 1"=2000'

- NOTES:
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 16R1 & 23R2
 - SUBJECT PROPERTY ZONED 'RC-DEO' PER 2/2/04 COMPREHENSIVE ZONING PLAN.
 - DRIVEWAY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 - GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' 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 SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THIS AREA DESIGNATES A PROPOSED PRIVATE SEWAGE RESERVE AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS RESERVE AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS INTO THE PRIVATE SEWAGE RESERVE AREA.
 - THERE ARE EXISTING DWELLINGS LOCATED ON LOTS 14 & 15 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
 - B.R.L. DESIGNATES BUILDING RESTRICTION LINE
 - 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 THE MARKERS HAVE BEEN COMPLIED WITH.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN APRIL OF 2004.
 - THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.



TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	6.4716 ACRES±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED	0
INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.4716 ACRES±

FOREST CONSERVATION DATA SUMMARY	
FILE NUMBER:	F-92-27, F-90-05, F-90-64, P-89-36, S-89-27, F-94-31, F-98-54
PROJECT/SUBDIVISION NAME:	HAWKSFIELD ESTATES, LOTS 14 & 15, REVISION PLAT
REGULATION SECTION AND DESCRIPTION:	SECTION 16.1202(b)(1)(vii) EXEMPT BECAUSE IT IS A PLAT OF CORRECTION

OWNERS LOT 14
GEORGE SCHWEITZER
PAMELA MCCARTHY
3143 OLD OAK DR.
ELLCOTT CITY, MD. 21042

OWNERS LOT 15
RICHARD & KATHERINE CAMPBELL
3137 OLD OAK DR.
ELLCOTT CITY, MD. 21042

PURPOSE:
THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE AN INGRESS & EGRESS EASEMENT ACROSS PART OF LOT 14 FOR THE USE AND BENEFIT OF LOT 15, AND TO REVISE THE PROPERTY BOUNDARIES PER A CURRENT BOUNDARY SURVEY.

RECORDED AS PLAT # 16875
ON 4/3/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Welch 8/19/04
COUNTY HEALTH OFFICER JAB DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Mark A. Coyle 8/2/04
DIRECTOR DATE

OWNERS CERTIFICATE

WE, GEORGE SCHWEITZER, PAMELA MCCARTHY, RICHARD CAMPBELL & KATHERINE CAMPBELL, OWNERS OF THE PROPERTIES SHOWN AND 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 MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ITS SUCCESSORS AND ASSIGNS,

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONDEATION, 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 SPACES, WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS BY OUR HANDS THIS 6 DAY OF APRIL, 2004

George Schweitzer 4-5-04 (OWNER) DATE
Pamela McCarthy 4-5-04 (OWNER) DATE
Richard Campbell 7/11/04 (OWNER) DATE
Katherine Campbell 7/11/04 (OWNER) DATE

George Schweitzer 4/5/04 (WITNESS) DATE
Pamela McCarthy 4/5/04 (WITNESS) DATE
Richard Campbell 7/11/04 (WITNESS) DATE
Katherine Campbell 7/11/04 (WITNESS) DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY HAWKSFIELD ESTATES, INC., COSCAN WASHINGTON INC., TO GEORGE SWEITZER & PAMELA MCCARTHY, BY DEED DATED APRIL 28, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 5095 FOLIO 513 AND ALL OF THE LANDS CONVEYED BY HAWKSFIELD ESTATES INC. TO RICHARD & KATHERINE CAMPBELL, BY DEED DATED NOVEMBER 23, 1999 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 5020, FOLIO 49 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.

G. Scott Shanaberger 4/3/04
G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849

SHANABERGER & LANE
8726 TOWN & COUNTRY, BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563

REVISION PLAT
LOTS 14 & 15
HAWKSFIELD ESTATES

A REVISION OF LOTS 14 & 15, HAWKSFIELD ESTATES, LOTS 1 THRU 23, AS SHOWN ON PLAT NO.10445 & 10446

3RD ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 16 GRID 20 PAR.P/O 40
ZONED: 'RC-DEO'
SCALE: 1"=100'
FEBRUARY 17, 2004
PREVIOUS DPZ FILES: SEE NOTE #14
SHEET 1 OF 1