

COORDINATE TABLE		
NO.	NORTHING	EASTING
2	550521.2507	1344677.8295
3	550502.5256	1344817.6960
4	550523.9889	1344845.7926
103	550759.8781	1344877.3562
104	550782.0594	1344712.5497

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	23,059	1,327	21,732

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	39.27'	35.36'	S 52°37'24" W	90°00'14"

EX. 5' PUBLIC UTILITIES EASEMENT PLAT BOOK 7, FOLIO 69

DOUGLAS E. KOOK
MIRIAM P. KOOK
TAX MAP 41
PARCEL 304, LOT 74
L4799/F688
R20

STEN HAKAN EMLSSON
TAX MAP 41
PARCEL 304, LOT 73
L3329/F503
R20

HAROLD D. GRENSTEIN
TOBY B. GRENSTEIN
TAX MAP 41
PARCEL 304, LOT 72
L954/F352
R20

5' PUBLIC UTILITY EASEMENT LIBER 7, FOLIO 69

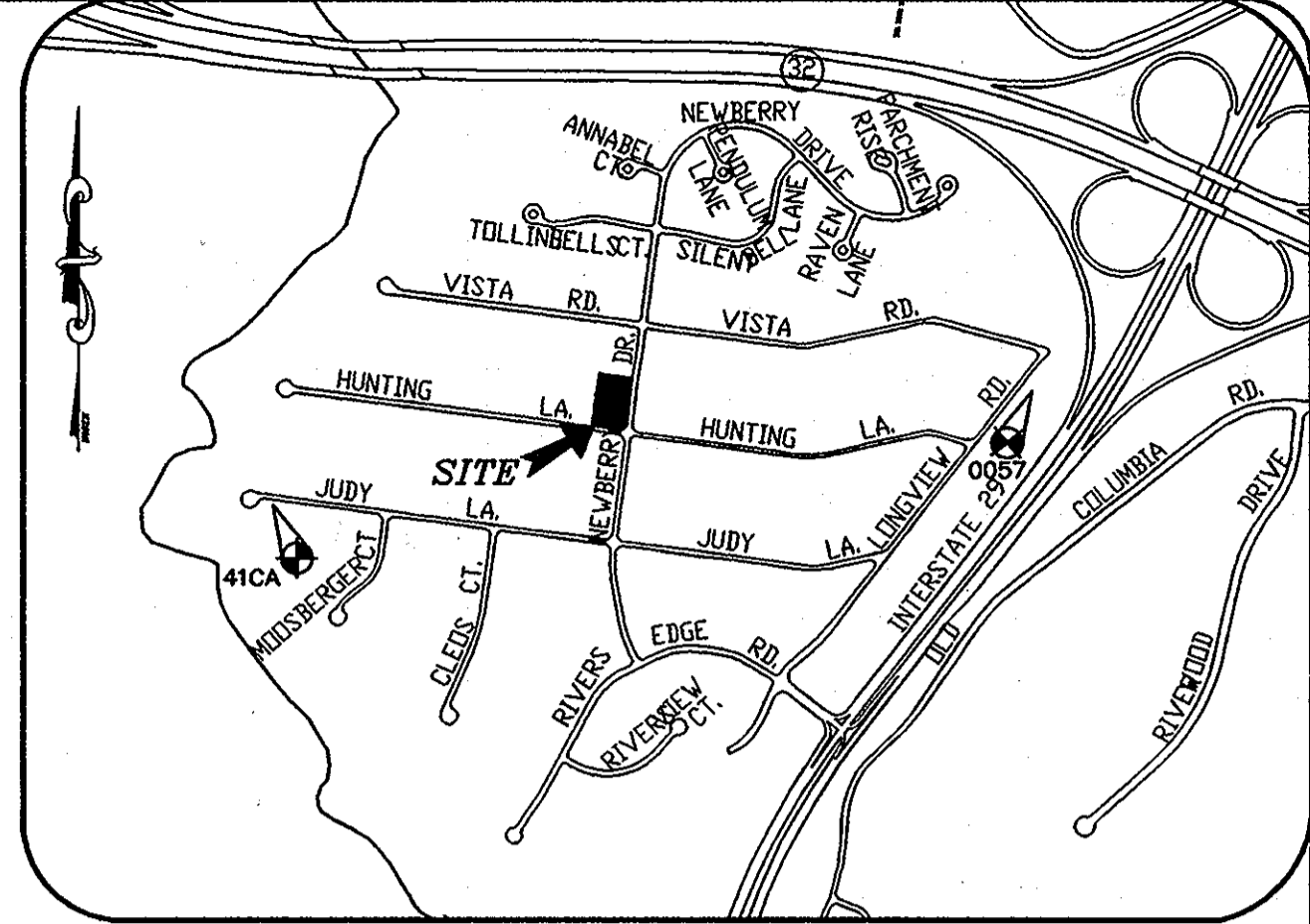
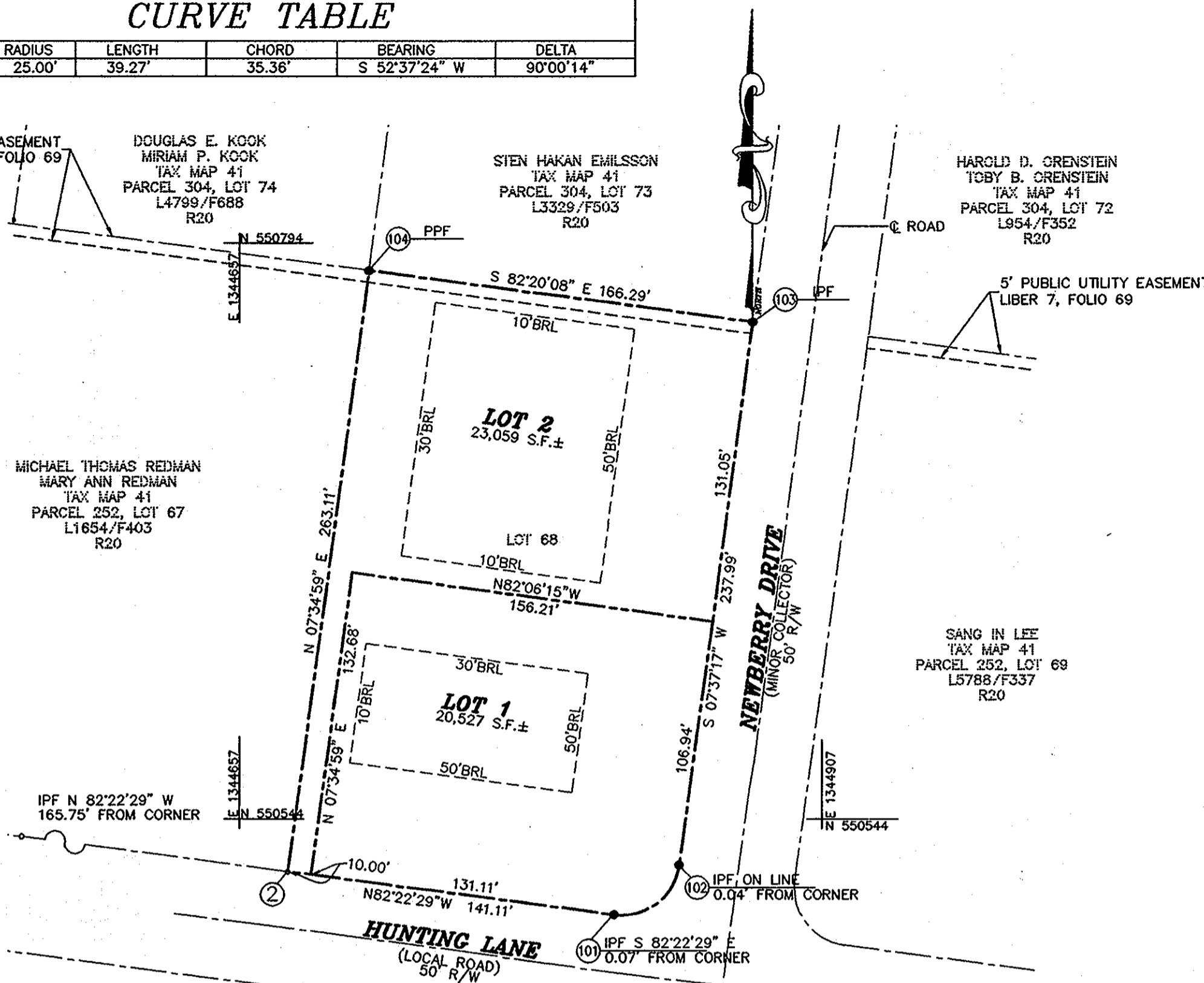
MICHAEL THOMAS REDMAN
MARY ANN REDMAN
TAX MAP 41
PARCEL 252, LOT 67
L1654/F403
R20

SANG IN LEE
TAX MAP 41
PARCEL 252, LOT 69
L5788/F337
R20

SAM BROWN
ROBERT TODD LANDY
TAX MAP 41
PARCEL 252, LOT 50
L5299/F482
R20

REZA FAKORY
MINA FAKORY
TAX MAP 41
PARCEL 252, LOT 49
L3780/F38
R20

DAE YUNG LEE
IN SIK LEE
TAX MAP 41
PARCEL 252, LOT 48
L6294/F476
R20



GENERAL NOTES

VICINITY MAP
SCALE: 1"=1000'

- TAX MAP: 41, PARCEL: 252, LOT 68, BLOCK: 5
- THIS PLAT IS IN ACCORDANCE WITH THE AMENDED 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR 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.
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 2/2/2004 COMPREHENSIVE ZONING PLAN AND THE COMPLETE ZONING AMENDMENTS, EFFECTIVE 7/29/06.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2004.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 0057 & 41CA.
 STA. No. 0057 N 550,835.214 ELEV. 398.924
 E 1,347,017.69
 STA. No. 41CA N 550,124.864 ELEV. 295.364
 E 1,342,960.88
- REQUIRED OPEN SPACE = 1.00 AC X 0.06% = 0.06 ACRES (20,000 SF LOTS)
 OPEN SPACE PROVIDED = 0.00 AC ±
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$1500.00.
- DENOTES IRON PIPE OR REBAR FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- NO FOREST STAND OR WETLAND EXIST ON SITE AS CERTIFIED BY MILDENBERG, BOENDER & ASSOCIATES IN WETLAND CERTIFICATION LETTER DATED OCTOBER, 2004. NO FLOODPLAIN OR STEEP SLOPES EXIST ON SITE.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS, AREA OF DISTURBANCE IS LESS THAN 5,000 S.F.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 D) STRUCTURES - CULVERT/BRIDGES - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.

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.

Scott Shanaberger 6/2/09
G. SCOTT SHANABERGER, SURVEYOR DATE

Brian Oberle 6/10/2009
BRIAN OBERLE, OWNER DATE

Stephanie Oberle 6/10/2009
STEPHANIE OBERLE, OWNER DATE

AREA TABULATION

NUMBER OF BUILDABLE LOTS	2
NUMBER OF OPEN SPACE LOTS	0
TOTAL NUMBER OF LOTS	2
AREA OF BUILDABLE LOTS	1.0 ± AC.
AREA OF RIGHT-OF-WAY DEDICATION	0.0 ± AC.
AREA OF OPEN SPACE LOTS	0.0 ± AC.
TOTAL AREA	1.0 ± AC.

OWNER
BRIAN OBERLE
STEPHANIE OBERLE
10802 HUNTING LANE
COLUMBIA, MD 21044

OWNER'S CERTIFICATE

WE BRIAN R. OBERLE AND STEPHANIE G. OBERLE, OWNERS OF THE PROPERTY 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 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE 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 BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 10th DAY OF June, 2009.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY STEPHEN D. COHEN, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN E. MERRIKEN JR., TO BRIAN R. OBERLE AND STEPHANIE G. OBERLE BY DEED DATED MARCH 11, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4215 AT FOLIO 56 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.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE "HOLIDAY HILLS, LOT 68" PLAT BOOK 7, PAGE 69 INTO "OBERLE PROPERTY, LOTS 1 & 2"

RECORDED AS PLAT 20768 ON 9/18/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OBERLE PROPERTY
LOTS 1 & 2
A RESUBDIVISION OF "HOLIDAY HILLS, SECTION 4, LOT 68"
PLAT BOOK 7, FOLIO 69

SHEET 1 OF 1

TAX MAP 41 5TH ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 252 HOWARD COUNTY, MARYLAND DATE: JUNE 8, 2009
 BLOCK 5 EX. ZONING R-20 DPZ FILE NOS.: F-138C, WP-05-66

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



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

Brian R. Oberle 6/10/09
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Brian R. Oberle 6/10/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy Hammit 9-16-09
DIRECTOR DATE

Brian R. Oberle
BRIAN R. OBERLE, OWNER

Stephanie G. Oberle
STEPHANIE G. OBERLE, OWNER

[Witness Signature]
WITNESS

[Witness Signature]
WITNESS