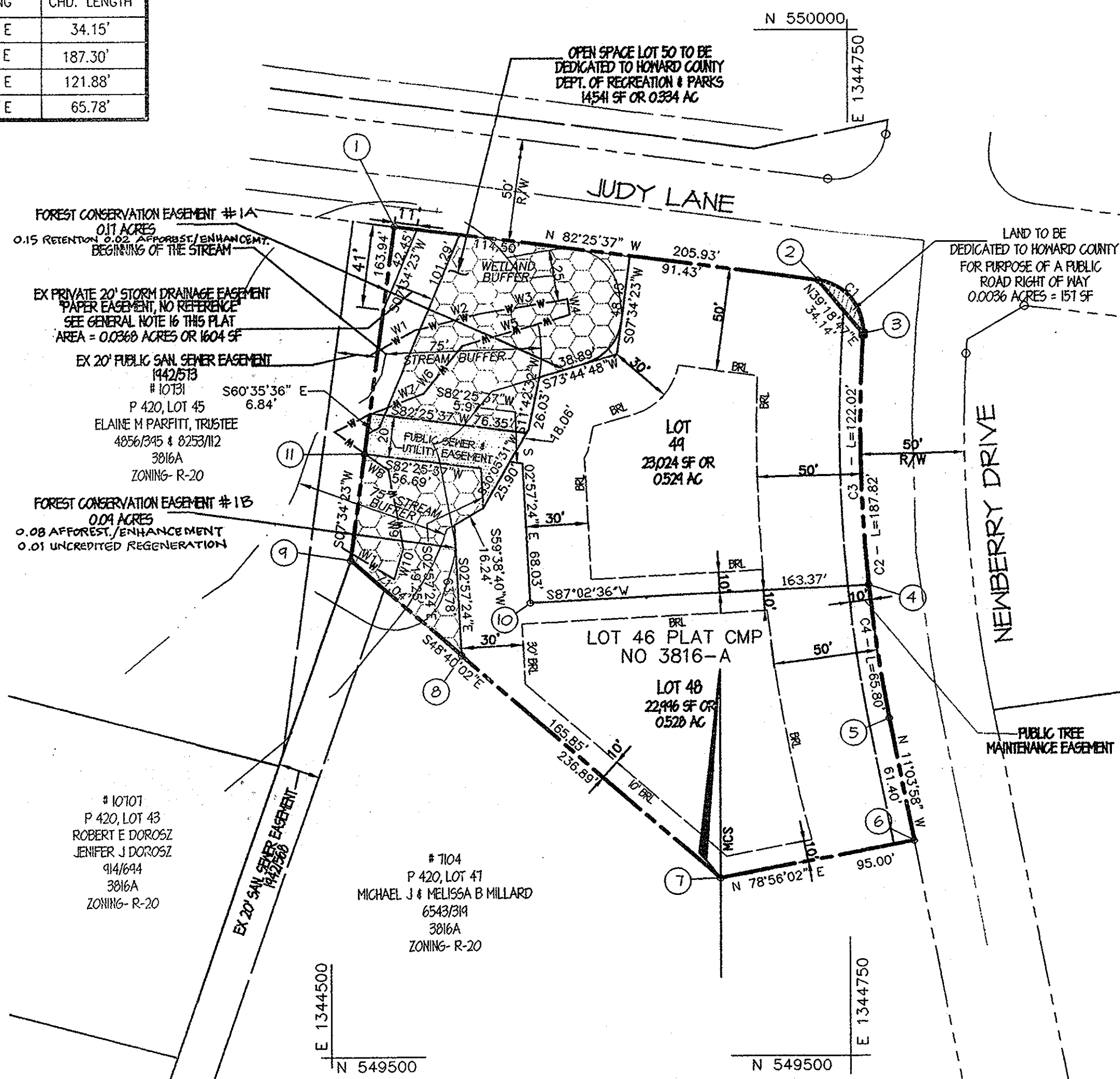


CURVE TABLE						
No.	RADIUS	LENGTH	Δ	TANGENT	CHD. BEARING	CHD. LENGTH
C1	25.00'	37.60'	84°11'48"	23.38'	S 39°20'15" E	34.15'
C2	726.02'	187.82'	14°49'21"	94.44'	S 03°39'17" E	187.30'
C3	726.02'	122.02'	09°37'47"	61.16'	S 01°03'31" E	121.88'
C4	726.02'	65.80'	05°11'34"	32.92'	S 08°28'11" E	65.78'

WETLAND LINE TABLE		
LINE	BEARING	LENGTH
W1	N61°09'27"E	20.21'
W2	N75°48'52"E	33.87'
W3	N80°38'54"E	41.43'
W4	S08°25'39"E	7.78'
W5	S73°44'48"W	54.11'
W6	S39°26'14"W	29.52'
W7	S69°22'49"W	27.70'
W8	N53°52'25"W	14.09'
W9	N10°34'23"W	38.82'
W10	N16°48'12"E	15.38'
W11	S58°16'07"E	24.12'

COORDINATE TABLE		
NO.	NORTH	EAST
1	549904.7614	1344531.3928
2	549877.6214	1344735.5265
3	549851.2058	1344757.1575
4	549746.1854	1344757.8903
5	549664.2940	1344769.1124
6	549604.0352	1344780.8976
7	549585.8014	1344687.6638
8	549695.3354	1344563.1282
9	549742.2514	1344509.7867
10	549720.9254	1344596.2702
11	549793.9386	1344516.6587

LEGEND	
○	DENOTES IRON PIPE PROPERTY CORNER MARKER
□	DENOTES CONCRETE MONUMENT PROPERTY CORNER MARKER
---	TRACT BOUNDARY
---	EXISTING RIGHT OF WAY
---	PROPERTY LINE
---	EXISTING CENTERLINE
---	EXISTING EASEMENT
W-W-W	WETLANDS
---	WETLAND BUFFER
---	PROPOSED LOT LINE
---	PUBLIC SEWER & UTILITY ESMT.
---	BUILDING SETBACK LINE
---	UTILITY EASEMENT
---	STREAM BUFFER
---	FOREST CONSERVATION EASEMENT
---	LAND TO BE DEDICATED TO HOWARD COUNTY MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD



THE REQUIREMENTS § 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.

D. Wayne Weller 9/15/06
D. WAYNE WELLER, PLATTING SURVEYOR, DATE

Carlos Garcia 9/15/06
CARLOS GARCIA, DATE

Beatriz Garcia 9/15/06
BEATRIZ GARCIA, DATE

PURPOSE NOTE
THE PURPOSE OF THIS PLAT TO RESUBDIVIDE RIVERSIDE ESTATES SECTION 4, BLOCK H, LOT 46 TO CREATE NEW LOTS 48-50, RIVERSIDE ESTATES SECTION 4, BLOCK H.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF LOTS TO BE RECORDED.....	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.0565 AC.
TOTAL AREA OF OPEN SPACE LOT TO BE RECORDED.....	0.3349 AC.
TOTAL AREA TO BE DEDICATED FOR ROAD RIGHT OF WAY.....	0.0036 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	1.3950 AC.

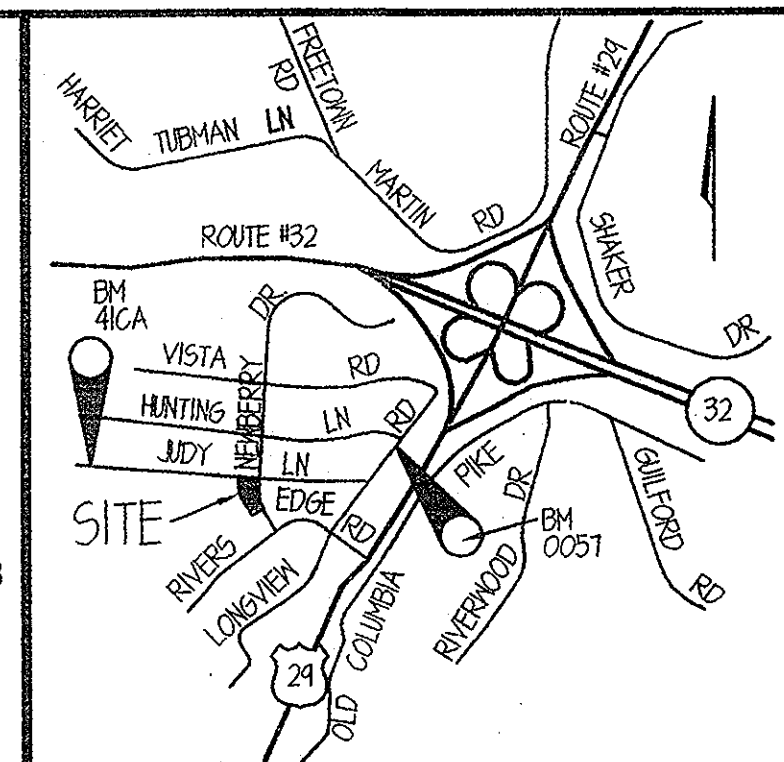
MJ CONSULTING, INC.
208 Washington Ave., 2nd Floor
Towson, Maryland 21204
410-296-5288 fax 410-296-5289
email
mjconsultinginc@comcast.net

NOTE
THIS PROPERTY WAS INCORPORATED INTO THE METROPOLITAN DISTRICT ON FEBRUARY 15, 2006

BENCH MARKS

- #41CA DISK SET ON TOP OF CONCRETE COLUMN
N 550124.854
E 1342960.933
EL= 295.985
- #0057 DISK SET ON TOP OF CONCRETE COLUMN
N 550835.217
E 1347017.693
EL= 399.610

OWNER/DEVELOPER
CARLOS GARCIA & BEATRIZ GARCIA
7100 NEWBERRY DR.
COLUMBIA, MD 21044-4218
410-531-1027



GENERAL NOTES

- PROPERTY OWNER: CARLOS GARCIA & BEATRIZ GARCIA 7100 NEWBERRY DR. COLUMBIA, MD 21044-4218. PHONE: 410-531-1027
- PROPERTY INFORMATION: TAX MAP 41, GRID 11, PARCEL 420, TAX ACCOUNT #05-382637, DEED REFERENCE 2414/207, ADDRESS 7100 NEWBERRY DR, COLUMBIA, MD 21044-4218. THE SUBJECT LOT IS SHOWN ON PLAT -CMP NO. 3816-A, P & Z FILE F-78-16.
- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR DISTURBANCE IS PERMITTED IN THE WETLANDS, STREAM OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT 6-27-04, BY LDE, INC.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 48 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE AREA.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41CA AND NO. 0057
- THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS.
- THE LANDSCAPING REQUIRED BY THE HOWARD COUNTY LANDSCAPE MANUAL AND SECTION 16.124 OF THE HOWARD COUNTY CODE FOR LOT 49 SHALL BE DEFERRED TO THE SITE DEVELOPMENT PLAN REQUIRED FOR THE DEVELOPMENT OF THAT LOT (SEE SDP-05-118).
- THE MAINTENANCE OF ALL STORM DRAINAGE EASEMENTS AND PRIVATE SEWER EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS.
- FOREST CONSERVATION OBLIGATIONS WERE SATISFIED UTILIZING A COMBINATION OF RETENTION AND AFFORESTATION/ENHANCEMENT ON LOT 50 TO ACHIEVE AFFORESTATION REQUIREMENTS. TWO EASEMENTS TOTALING 0.26 ACRES ARE HEREBY ESTABLISHED, WITH 0.15 ACRES OF RETENTION AND 0.10 ACRES OF AFFORESTATION/ENHANCEMENT AND 0.01 ACRES OF UNCREDITED REGENERATION. SURETY IN THE AMOUNT OF \$3,484.80 HAS BEEN POSTED WITH THE DEVELOPER'S AGREEMENT.
- THIS SUBDIVISION IS EXEMPT FROM COMPLIANCE WITH THE APFO REQUIREMENTS PER SUBDIVISION SECTION 16.1107(b)(1)(v) BECAUSE IT IS FOR CREATION OF A LOT FOR AN IMMEDIATE FAMILY MEMBER.
- SINCE NO RECORD CAN BE FOUND THAT A PUBLIC EASEMENT WAS RECORDED FOR THE EXISTING STORM DRAIN, A PUBLIC EASEMENT SHALL BE CREATED BY THIS SUBDIVISION PLAT. DETAILS OF THIS EASEMENT ARE AS SHOWN IN PLAN VIEW ABOVE.
- A WAIVER TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WAS FILED AS DP&Z FILE # WP-06-11. THE FOLLOWING IS A SUMMARY OF THE SUBDIVISION SECTION NUMBER, THE REQUEST, ACTION, ACTION DATE AND APPROVAL CONDITIONS.

SECTION #	REQUEST	ACTION	DATE	CONDITIONS
SECTION 16.132(a)(2)(i)(a)	RELIEF FROM CONSTRUCTION OF HALF OF FULL PAVEMENT ALONG PROPERTY FRONTAGE	GRANTED	9/7/05	NONE
SECTION 16.133	RELIEF FROM INSTALLATION OF STORM DRAINS WITHIN FRONTAGE	GRANTED	9/7/05	NONE
SECTION 16.134(a)(1)(i)	RELIEF FROM INSTALLATION OF SIDEWALK ALONG PROPERTY FRONTAGE	GRANTED	12/13/05	NONE
SECTION 16.135(a)	RELIEF FROM INSTALLATION OF STREET LIGHTS IN ACCORDANCE W/DESIGN MANUAL	GRANTED	9/7/05	NONE
SECTION 16.136	RELIEF FROM INSTALLATION STREET TREES IN ACCORDANCE W/LANDSCAPE MANUAL	GRANTED	12/13/05	*

* STREET TREES ARE STILL REQUIRED TO BE PLANTED ALONG NEWBERRY DRIVE. A 10' PUBLIC TREE MAINTENANCE EASEMENT IS REQUIRED ALONG NEWBERRY DRIVE. STREET TREES SHALL BE SHOWN WITHIN THE 10' PUBLIC TREE MAINTENANCE EASEMENT ON SDP 05-118. LANDSCAPE SURETY AT \$300.00 PER TREE SHALL BE POSTED AS PART OF GRADING PERMIT FOR SDP 05-118.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/16/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION, MK, DATE

[Signature] 12/29/05
DIRECTOR, DATE

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

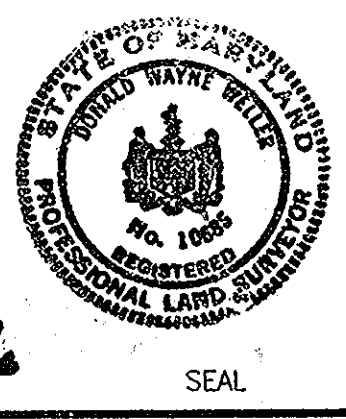
[Signature] 12/26/06
HOWARD COUNTY HEALTH OFFICER, DATE

OWNER'S CERTIFICATE
"WE, CARLOS & BEATRIZ GARCIA, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT INTO 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON.
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE.
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE.
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY/OUR HANDS THIS DAY OF 15th 2006

[Signature] DATE
CARLOS GARCIA DATE

[Signature] DATE
BEATRIZ GARCIA DATE



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 CARLOS GARCIA & BEATRIZ GARCIA DATED 11/01/1991 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 2414, FOLIO 207, 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."

[Signature] 9/15/06
DATE D. WAYNE WELLER LS #10685

RECORDED AS PLAT NO. 18734 ON 1/5/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

RIVERSIDE ESTATES
SECTION 4, BLK. H, LOTS 48 - 50
RESUBDIVISION OF LOT 46

5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
SHEET 1 OF 1

TAX MAP: 41, GRID: 11, PARCEL 420
DATE: 03/14/2006

F-05-071