

COORDINATE LIST			
POINT	NORTH	EAST	
401	610749.4683	1340947.9391	
402	610902.8656	1342377.5173	
403	610834.6951	1342400.0321	
406	610798.9108	1341888.6208	
407	610590.1003	1341944.5847	
408	610132.0727	1341864.2372	
409	609721.3655	1341487.9960	
410	609766.3998	1340999.4477	
411	609924.7049	1340980.7980	

CURVE DATA					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	314.67'	355.56'	168.48'	50°42'27"	S15°49'19"W 304.50'
C2	223.90'	380.56'	115.29'	33°42'34"	N04°20'13"E 220.68'
C3	127.75'	380.56'	64.48'	19°14'01"	N30°48'31"E 127.15'

MINIMUM LOT SIZE CHART			
LOT/PARCEL	MINIMUM LOT AREA	PANHANDLE AREA	TOTAL AREA
PARCEL A	20.8151 AC.	0.6014 AC.	21.4165 AC.

FLOODPLAIN LINE TABLE	
L1	S33°13'13"E 196.58'
L2	S31°16'41"E 151.71'
L3	S45°45'32"E 110.21'
L4	S36°26'10"E 201.70'
L5	S22°02'04"E 71.17'
L6	S09°56'59"W 40.27'
L7	N23°47'42"W 80.92'
L8	S38°32'16"W 89.94'
L9	S55°56'21"W 132.91'
L10	S53°49'05"W 98.39'
L11	S42°29'32"W 26.45'
L12	N56°33'32"E 106.15'
L13	N55°56'21"E 120.83'
L14	N35°22'59"E 90.51'
L15	N32°03'35"W 199.08'
L16	N48°40'32"W 157.12'
L17	N24°57'28"W 117.18'
L18	N32°32'28"W 200.29'

LEGEND	
	WETLAND AREA
	PRESERVATION PARCEL EASEMENT AREA
	LIMIT OF 100 YEAR FLOODPLAIN

DENSITY EXCHANGE	
	FIRST EXCHANGE
RECEIVING PARCEL INFORMATION	WALNUT GROVE, P-05-05, F-06-31 T.M. 28, BLOCK 18, PARCEL 74
TOTAL PARCEL COMPUTED ACREAGE	21.4165 ACRES
PRESERVATION EASEMENT ACREAGE	21.4165 ACRES
CEO UNITS CREATED	5
CEO UNITS SENT(1:4.25)	4
DEO UNITS CREATED & SENT	N/A
DEO UNITS SENT(1:3.0)	0
ACREAGE OF EASEMENT REMAINING	21.4165-17=4.4165 AC.*

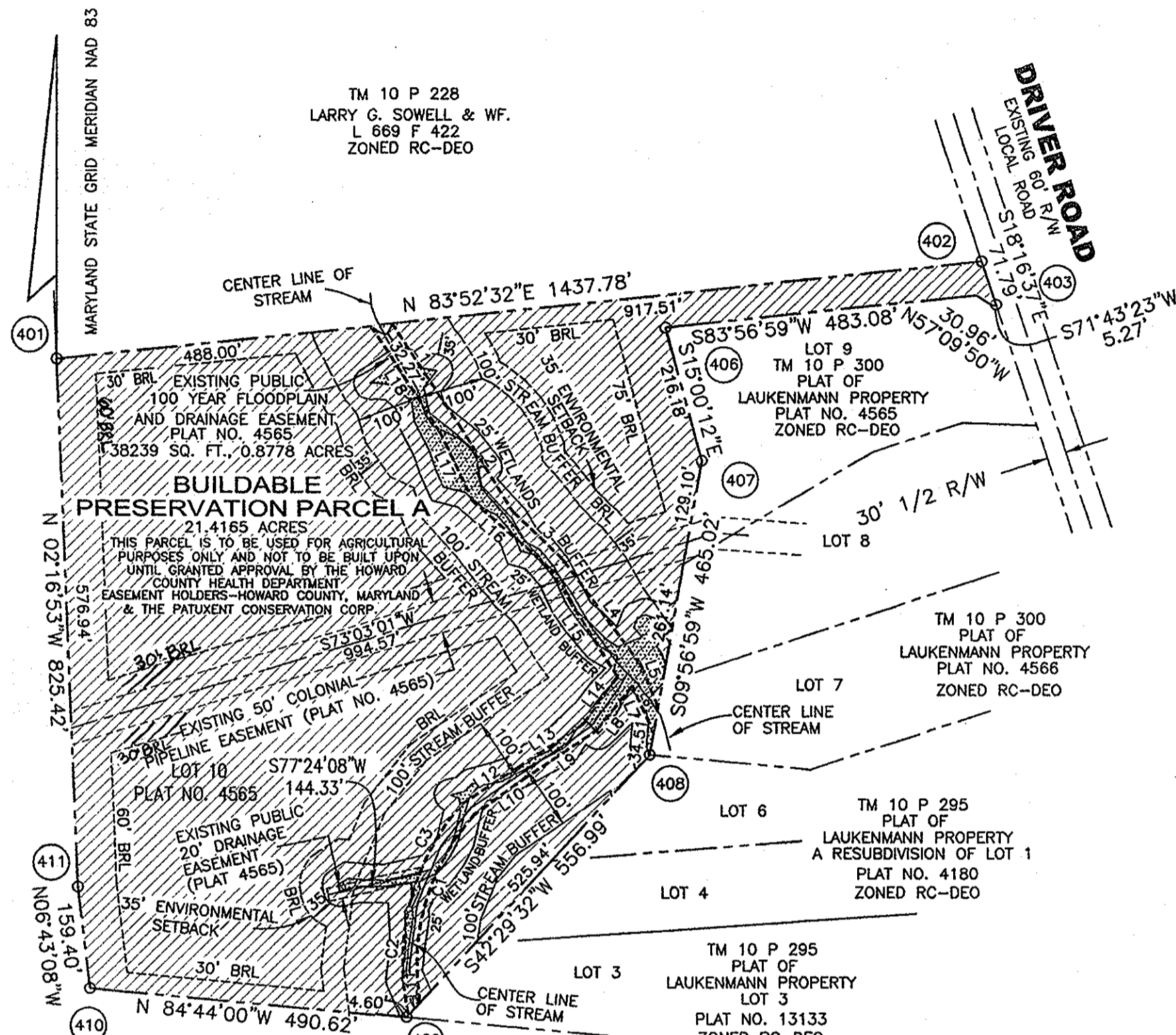
* TO BE RETAINED FOR ON-SITE RESIDENCE.

TOTAL NUMBER OF LOTS AND OR PARCELS TO BE RECORDED 1

TOTAL AREA OF LOTS AND/OR PARCELS 21.4165 ACRES

TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0.00 ACRES

TOTAL AREA OF SUBDIVISION TO BE RECORDED 21.4165 ACRES



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.

Mark C. Martin 3/16/06
 MARK C. MARTIN DATE

Bernhard Laukenmann 9-12-06
 BERNHARD LAUKENMANN DATE

ROBERT H. VOGEL ENGINEERING, INC.

8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

OWNER'S CERTIFICATE

I, BERNHARD LAUKENMANN OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 12 DAY OF Sept, 2006.

Bernhard Laukenmann
 BERNHARD LAUKENMANN

Epalyne McCreary
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY JANET L. LAUKENMANN TO BERNHARD LAUKENMANN BY DEED DATED JANUARY 31, 1974 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 670 FOLIO 175.

I FURTHER CERTIFY 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, AND THIS IS IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
 MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR NO. 10888

RECORDED AS PLAT No. 18990 ON 4-12-07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION AND DENSITY SENDING PLAT OF EASEMENT BUILDABLE PRESERVATION PARCEL A LAUKENMANN PROPERTY

(A RESUBDIVISION OF LOT 10 AS SHOWN ON PLAT 1 OF 2, LOTS 6, 7, 8, 9, AND 10, LAUKENMANN PROPERTY, A RESUBDIVISION OF LOTS 2 & 5 RECORDED AS PLAT NUMBER 4565)

TAX MAP 10 GRID 4 PARCEL 300
 ZONED RC-DEO
 VP 79-35, F 79-11, F 79-107, RE-06-11
 3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1"= 200' DECEMBER 29, 2005

GENERAL NOTES VICINITY MAP 1"=2000'

- THIS PLAT IS BASED ON THE MARYLAND STATE GRID MERIDIAN NAD 83 AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS; 05HT4 612770.254 1340552.938 05HT3 613668.369 1340978.788
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING INC., MAY 2004.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ⊗ DENOTES REBAR WITH CAP SET.
- ⊘ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊚ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH -- 12'(14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 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 OF DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREA.
- 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.
- THIS PLAT OF REVISION IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE NO ADDITIONAL LOTS OR PARCELS ARE TO BE CREATED IN ACCORDANCE WITH SECTION 16.1202(B)(1)(VII) OF THE HOWARD COUNTY CODE.
- EXISTING STRUCTURES LOCATED ON BUILDABLE PRESERVATION PARCEL A ARE TO REMAIN. NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET 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. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF THE MODIFIED EASEMENT SHALL NOT BE NECESSARY. THERE ARE NO PRIVATE SEWERAGE EASEMENTS ON PRESERVATION PARCEL A.

