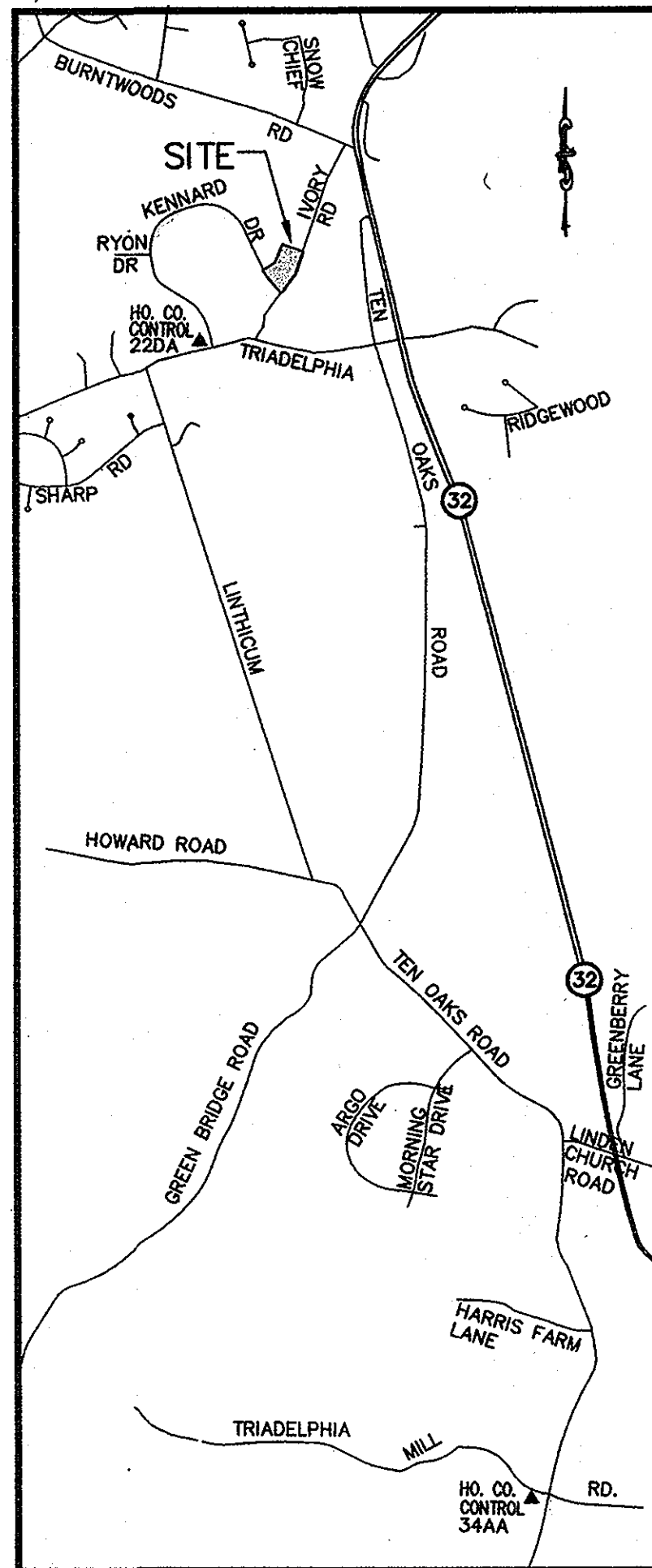


GENERAL NOTES :

- SUBJECT PROPERTY ZONED RR-DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN AND TO THE AMENDED 5TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- COORDINATES ARE BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 22DA & 34AA.

HOWARD COUNTY GEODETIC CONTROL			
MON. NOS.	N	E	ELEV.
22DA	581,669.172	1,313,719.321	614.132
34AA	564,448.174	1,318,324.927	562.544
- AREAS SHOWN ARE MORE OR LESS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 30, 2004 BY AB CONSULTANTS, INC.
- "⊙" DENOTES 3/8" X 30" STEEL MARKER OR PIPE TO BE SET.
- THE EXISTING HOUSE LOCATED ON LOT 1 IS 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.
- NO GRADING, REMOVAL OF VEGETATIVE COVER TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR BUFFERS AND FOREST CONSERVATION EASEMENT AREAS.
- A WETLAND AREA OF 0.15 OF AN ACRE IS LOCATED ON LOT 2, BASED ON A FIELD STUDY DONE BY AB CONSULTANTS DATED AUGUST 16, 2004. A 25' WETLAND BUFFER HAS BEEN ESTABLISHED IN ACCORDANCE WITH SECT. 16.116 (c)(1) OF THE SUBDIVISION REGULATIONS.
- FOREST STAND DELINEATION BY AB CONSULTANTS DATED AUGUST 2004.
- LANDSCAPING FOR LOT 2 THRU 4 HAS BEEN PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE FINAL PLAN SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS & THE LANDSCAPE MANUAL. LOT 1 IS EXEMPT FROM THE LANDSCAPING REQUIREMENTS SINCE IT CONTAINS AN EXISTING HOUSE TO REMAIN. FINANCIAL SURETY FOR THE REQUIRED 15 SHADE TREES IN THE AMOUNT OF \$4,500.00 IS PART OF THE BUILDERS GRADING PERMIT APPLICATION FOR LOTS 2 THRU 4.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY MDE.
- WATER WILL BE PRIVATE WELLS FOR ALL LOTS.
- SEWER WILL BE PRIVATE ON LOT SYSTEMS FOR ALL LOTS.
- DRIVEWAYS 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' (14' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE -- 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY -- MAX. 14% 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 A 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE.
- APFO TRAFFIC STUDY PREPARED BY LEE CUNNINGHAM & ASSOC. OCT., 2002 (APPROVED UNDER S-01-18).
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE & THE FOREST CONSERVATION MANUAL FOR FOREST CONSERVATION BY ON-SITE AFFORESTATION OF 0.32 ACRES AND OFF-SITE REFORESTATION OF 2.62 ACRES. FINANCIAL SURETY FOR THE REQUIRED ON-SITE AFFORESTATION OF 0.32 ACRES (13,939.2 SQ.FT.) IN THE AMOUNT OF \$6,969.60 AND OFF-SITE REFORESTATION OF 2.62 ACRES (114,127.20 SQ. FT.) IN THE AMOUNT OF \$57,063.60 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$64,033.20. THE OFFSITE FOREST CONSERVATION EASEMENT IS LOCATED ON WATERFORD FARM PROPERTY, PARCEL '3', T.M. 20, P.20. 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.
- AN OFF-SITE FOREST CONSERVATION EASEMENT PLAT (2.62 ACRES LOCATED ON WATERFORD FARM, PARCEL 3) SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.



VICINITY MAP
SCALE: 1"=1200'

- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED BY PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE FOR LOTS 2 THRU 4 IN THE AMOUNT OF \$4,500.00
- A WAIVER WP-05-33, OF SUBDIVISION REGULATION SECTION 16.120(B)(4)(iii) WAS GRANTED ON MARCH 24, 2005 TO ALLOW 0.15 AC. OF WETLANDS AND 0.16 AC. OF WETLAND BUFFER ON A FEE-SIMPLE RESIDENTIAL LOT (LOT 2) SUBJECT TO FOLLOWING CONDITIONS:
 - RECORD A PLAT FOR THE RE-SUBDIVISION TO CREATE FOUR 3-ACRE LOTS INCLUDING DELINEATION OF THE WETLANDS, AND PROVISION OF A 13,000 + S.F. FOREST CONSERVATION EASEMENT (AFFORESTATION PLANTING) WITHIN THE WETLANDS AND WETLAND BUFFER AREA ON PROPOSED LOT 2 (A 3+ ACRE LOT). PROVIDE A GENERAL NOTE STATING, "NO GRADING, REMOVAL OR VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE LIMITS OF THE WETLANDS OR WETLAND BUFFERS IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS."
 - ON THE PLAT, THE BUILDING RESTRICTION LINES FOR PROPOSED LOT 2 MUST BE ESTABLISHED AS 35 FEET FROM THE EDGE OF THE WETLANDS BUFFER LOCATED WITHIN THE LOT IN ACCORDANCE WITH SECTION 16.120 (B)(4)(iii) OF THE SUBDIVISION REGULATIONS. THE EDGE OF THE WETLANDS BUFFER WILL ALSO BE THE EDGE OF THE FOREST CONSERVATION EASEMENT.
 - AS PART OF THE BUILDING PERMIT APPLICATION FOR BLOUIN PROPERTY LOT 2, THE PROPOSED SPLIT RAIL FENCE MUST BE ERECTED WITHIN THE 35-FOOT BUFFER AS SHOWN ON THE REVISED WAIVER EXHIBIT, SHEET 1, DATED FEBRUARY 8, 2005.
 - REFERENCE THIS WAIVER AND CONDITIONS OF APPROVAL ON THE RECORD PLAT AND ON THE BUILDING PERMIT APPLICATION.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOT 2 OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET OR (10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). 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 SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

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.

C. Vernon Kelly
C. VERNON KELLY
DATE: 11/06/06

Joseph Blouin
MR. JOSEPH BLOUIN
DATE: 11/17/07

OWNER:
JOSEPH BLOUIN
13800 KENNARD DRIVE
GLENELG, MARYLAND 21737
(410) 489-9394

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE CRYSTAL CLEAR, LOT 1 INTO BLOUIN PROPERTY, LOTS 1-4

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS/PARCELS TO BE RECORDED = 4
 TOTAL AREA OF BUILDABLE LOTS/PARCELS TO BE RECORDED = 13.22 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED = 0 SF.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED = 13.22 AC.

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

Robert W. Weber
Howard County Health Officer
DATE: 11/17/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Mark D. Laughlin
Chief, Development Engineering Division
DATE: 12/19/06

Mark D. Laughlin
Director
DATE: 1/17/07

OWNER'S CERTIFICATE

JOSEPH BLOUIN, OWNER 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 OFFICE 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 EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS 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 WATERWAYS 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 30TH DAY OF NOVEMBER, 2004.

BY: *Joseph Blouin*
JOSEPH BLOUIN
13800 KENNARD DRIVE
GLENELG, MD 21737

Anna St. Puder
(WITNESS SIGNATURE)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT IT IS A RESUBDIVISION OF LOT 1, AS SHOWN ON PLAT NUMBER 8442 ENTITLED "CRYSTAL CLEAR LOTS 1 - 29", CONVEYED BY JOSEPH R. BLOUIN AND LAUREN MAUREEN BLOUIN TO JOSEPH R. BLOUIN BY A DEED DATED 2/19/2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5999 AT FOLIO 382, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

C. Vernon Kelly
C. VERNON KELLY
PROFESSIONAL LAND SURVEYOR
AB CONSULTANTS, INC.
9450 ANNAPOLIS RD.
LANHAM, MD 20706
DATE: 11/16/06



RECORDED AS PLAT 18797 ON JAN. 24, 2007 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BLOUIN PROPERTY

LOTS 1 - 4
 RESUBDIVISION OF CRYSTAL CLEAR, LOT 1
 TAX MAP # 22 PARCEL # 533 GRID # 7 PLAT# 8442
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND.
 SCALE: 1"=100'
 DATE: DECEMBER 2005
 SHEET 1 OF 2
 PREVIOUS DPZ FILES: S-88-19, P-88-46, F-88-276, AND WP-05-033.

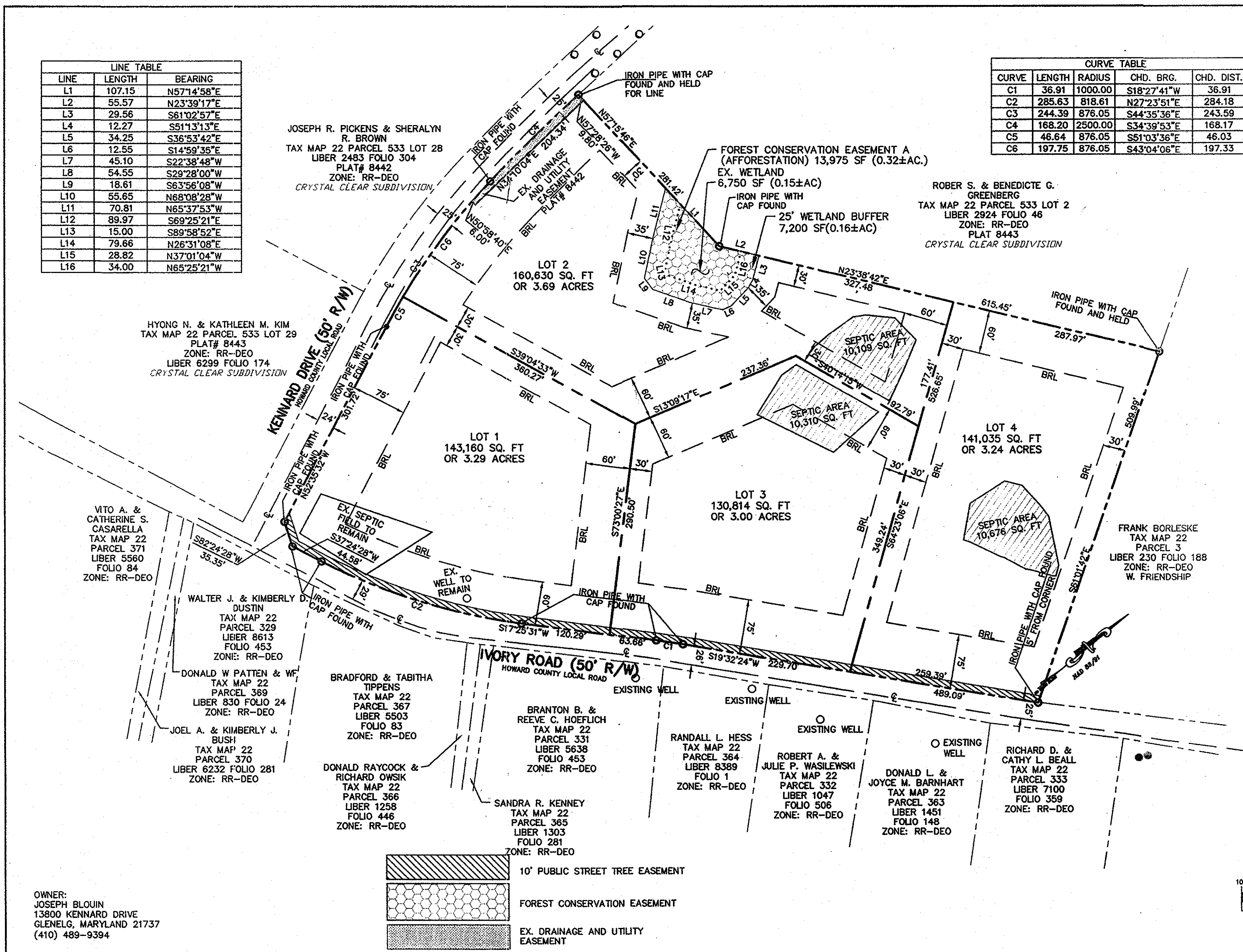
CURRENT ZONING: RR-DEO

AB CONSULTANTS, INC.
 9450 ANNAPOLIS ROAD
 LANHAM, MARYLAND 20706
 PHONE: (301) 306-3091
 FAX: (301) 306-3092

LINE	LENGTH	BEARING
L1	107.15	N57°14'58"E
L2	55.57	N23°39'17"E
L3	29.56	S61°02'57"E
L4	12.27	S51°13'13"E
L5	34.25	S36°53'42"E
L6	12.55	S14°59'35"E
L7	45.10	S22°38'48"W
L8	54.55	S29°28'00"W
L9	18.61	S63°58'08"W
L10	55.65	N68°08'28"W
L11	70.81	N65°37'53"W
L12	89.97	S69°25'21"E
L13	15.00	S89°58'52"E
L14	79.66	N26°31'08"E
L15	28.82	N37°01'04"W
L16	34.00	N65°25'21"W

CURVE	LENGTH	RADIUS	CHD. BRG.	CHD. DIST.
C1	36.91	1000.00	S18°27'41"W	36.91
C2	285.63	818.61	N27°23'51"E	284.18
C3	244.39	876.05	S44°35'36"E	243.59
C4	168.20	2500.00	S34°39'53"E	168.17
C5	46.64	876.05	S51°03'36"E	46.03
C6	197.75	876.05	S43°04'06"E	197.33

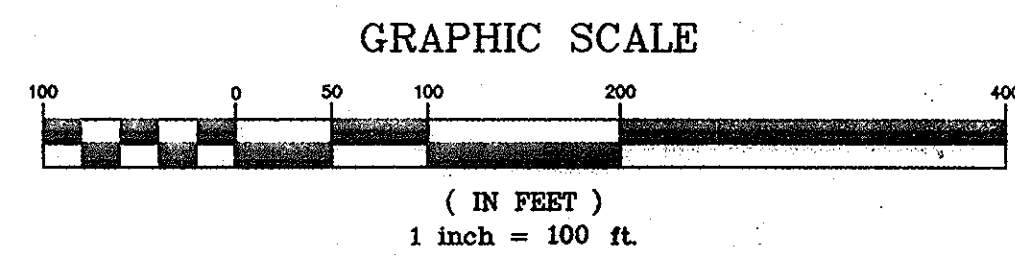
COORDINATE TABLE		
No.	Northing	Eastng
500	583150.4299	1314351.7447
501	583302.6248	1314588.3524
502	583866.3623	1314835.2842
503	583619.3338	1315281.4566
504	583158.4535	1315117.7589
505	583123.4430	1315106.0707
506	582947.9048	1315051.0469
507	582695.5972	1314920.2776
508	582660.0494	1314893.0917
509	582655.3789	1314858.0516
510	582838.6459	1314618.4153
511	583012.1111	1314447.3954



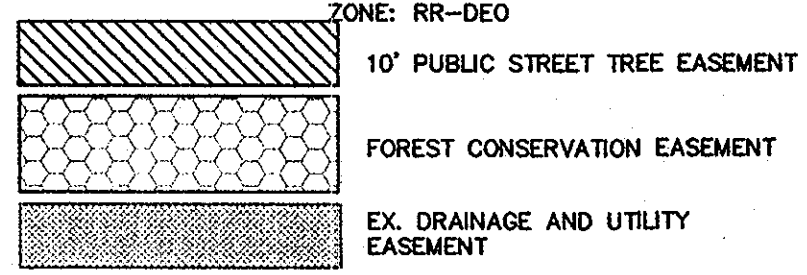
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C. Vernon Kelly
 C. VERNON KELLY
 DATE 10/26/06

Joseph Blouin
 MR. JOSEPH BLOUIN
 DATE 12/16/2006



OWNER:
 JOSEPH BLOUIN
 13800 KENNARD DRIVE
 GLENELG, MARYLAND 21737
 (410) 489-9394



AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS/PARCELS TO BE RECORDED = 4
 TOTAL AREA OF BUILDABLE LOTS/PARCELS TO BE RECORDED = 13.22 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED = 0 SF.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED = 13.22 AC.

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

Robert J. Walsh
 Howard County Health Officer
 Date 1/17/07

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
William C. Williams
 Chief, Development Engineering Division
 Date 12/19/06

Mark D. Laughton
 Director
 Date 1/19/07

OWNER'S CERTIFICATE

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WITNESS MY/OUR HANDS THIS 30TH DAY OF NOVEMBER, 2004.

BY: *Joseph Blouin*
 JOSEPH BLOUIN
 13800 KENNARD DRIVE
 GLENELG, MD 21737

Ann P. L. Des
 (WITNESS SIGNATURE)

SURVEYOR'S CERTIFICATE

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C. Vernon Kelly
 C. VERNON KELLY
 PROFESSIONAL LAND SURVEYOR
 AB CONSULTANTS, INC.
 9450 ANNAPOLIS RD.
 LANHAM, MD 20706
 DATE 12/16/06



RECORDED AS PLAT 18798 ON Jan. 24, 2007 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BLOUIN PROPERTY

LOTS 1 - 4
 RESUBDIVISION OF CRYSTAL CLEAR, LOT 1
 TAX MAP # 22 PARCEL # 533 GRID # 7 PLAT# 8442
 3RD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND.
 SCALE : 1" = 100'
 DATE : DECEMBER 2005
 SHEET 2 OF 2
 PREVIOUS DPZ FILES: S-88-19, P-88-46, F-88-276, AND WP-05-033.

CURRENT ZONING : RR-DEO

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 LANHAM, MARYLAND 20706
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