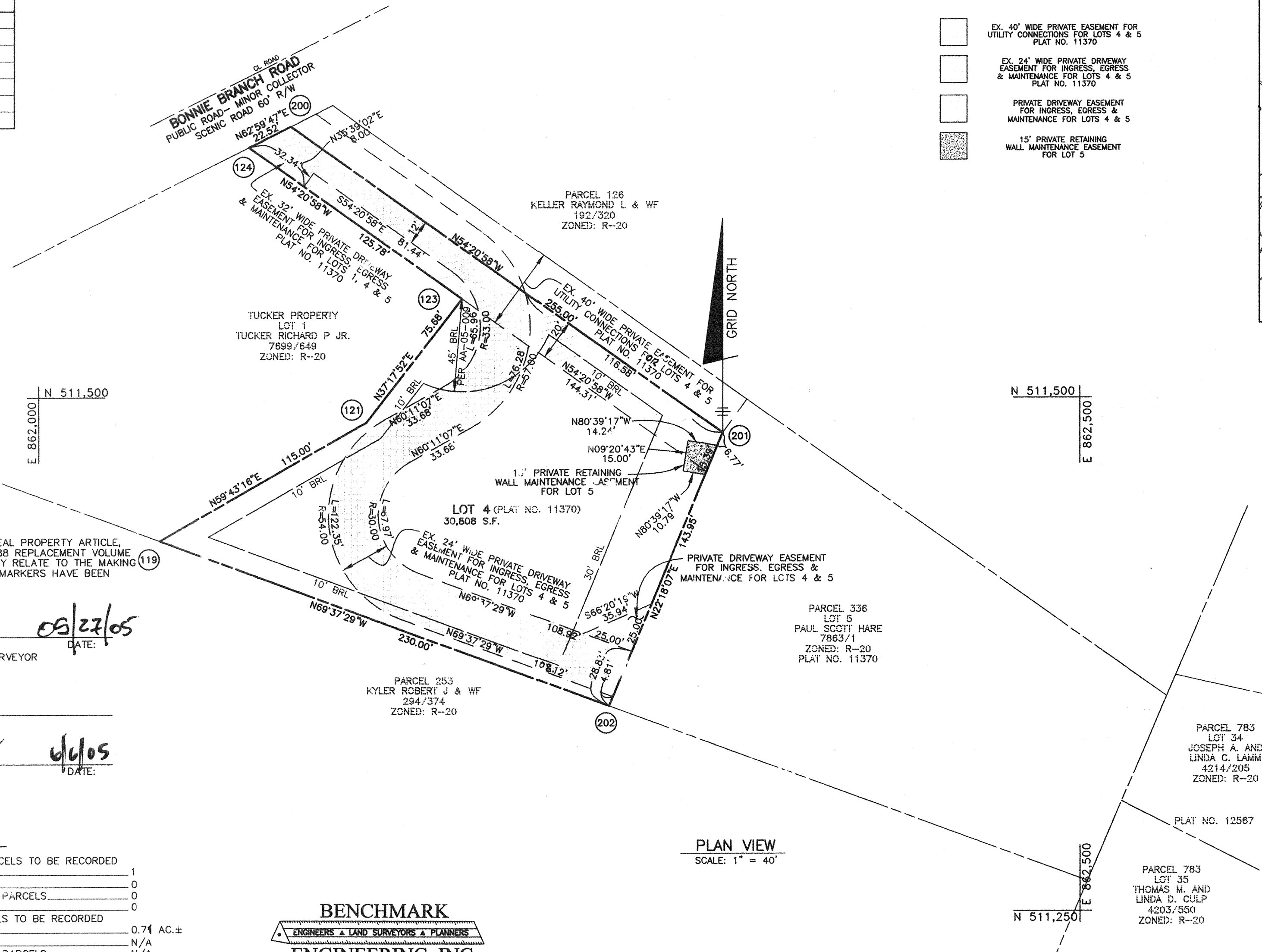
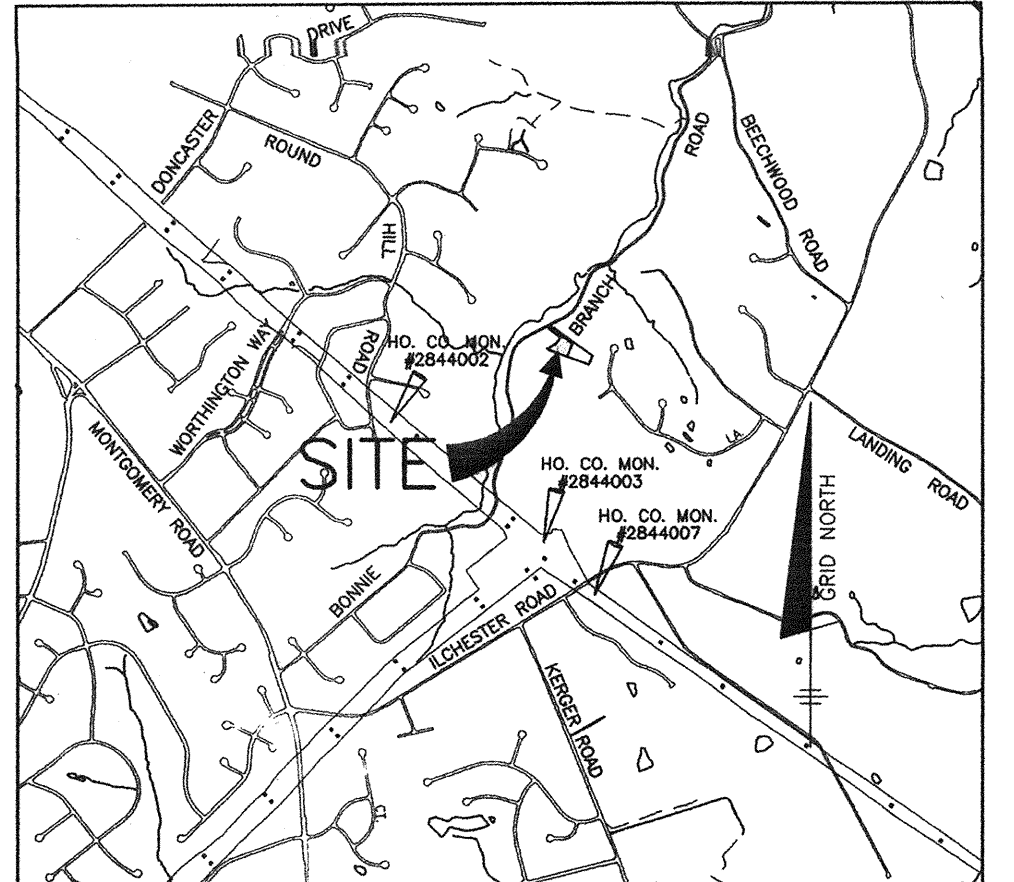


COORDINATE CHART (NAD '27)		
No.	NORTH	EAST
119	511429.963	862058.123
121	511487.947	862157.435
123	511548.153	862203.295
124	511621.462	862101.088
200	511631.688	862121.154
201	511483.067	862328.359
202	511349.884	862273.732



LEGEND

- EX. 40' WIDE PRIVATE EASEMENT FOR UTILITY CONNECTIONS FOR LOTS 4 & 5 PLAT NO. 11370
- EX. 24' WIDE PRIVATE DRIVEWAY EASEMENT FOR INGRESS, EGRESS & MAINTENANCE FOR LOTS 4 & 5 PLAT NO. 11370
- PRIVATE DRIVEWAY EASEMENT FOR INGRESS, EGRESS & MAINTENANCE FOR LOTS 4 & 5
- 15' PRIVATE RETAINING WALL MAINTENANCE EASEMENT FOR LOT 5



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 2844002, 2844003 & 2844007.
- SUBJECT PROPERTY ZONED R-20 PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 1, 1991 BY SHANABERGER AND LANE.
- APPLICABLE DPZ FILE REFERENCE NUMBERS: WP-91-197, F-92-34, SDP-04-005, F-95-12
- DECLARATION OF MAINTENANCE OBLIGATION FOR THE USE-IN-COMMON DRIVEWAY RECORDED IN 3329/429.
- ADMINISTRATIVE ADJUSTMENT (AA-05-009) FROM SECTION 108.D.4.a.(1)(o)(ii) OF THE ZONING REGULATIONS TO REDUCE THE RECORDED 50-FOOT FRONT SETBACK FROM A COLLECTOR PUBLIC STREET RIGHT-OF-WAY TO 45 FEET FOR AN EXISTING RETAINING WALL WAS GRANTED ON MAY 13, 2005.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF CORRECTION.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.120(b)(1)(v) BECAUSE IT IS A PLAT OF CORRECTION.
- PLAN SUBJECT TO THE CONDITIONS OF WP-91-197, WHICH, ON JULY 18, 1991, GRANTED APPROVAL TO ALLOW GRADING AND REMOVAL OF VEGETATIVE COVER IN EXISTING SLOPES OF 25% OR GREATER.
- DECLARATION OF MAINTENANCE OBLIGATION FOR USE-IN-COMMON DRIVEWAY RECORDED IN L. 3329 F. 0429.
- WAIVER REQUEST FOR ADEQUATE INTERSECTION SIGHT DISTANCE WAS GRANTED PER LETTER DATED MAY 8, 1991 FROM THE DIRECTOR, DPW.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH - 16 FEET.
 - 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 (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 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 INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION AGREEMENTS FOR THE PRIVATE DRIVEWAY EASEMENT AND THE RETAINING WALL EASEMENT SHALL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUS WITH THE RECORDATION OF THIS REVISION PLAT.

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.

David Harris 05/27/05
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351
Kim M. Dresser
 OWNER
Kim M. Dresser 6/6/05
 SIGNATURE OF OWNER DATE

AREA TABULATION CHART

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE	0
OPEN SPACE	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.71 AC.±
BUILDABLE	N/A
OPEN SPACE	N/A
NON-BUILDABLE PRESERVATION PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.71 AC.±

BENCHMARK
 ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 phone: 410-465-6105 ▲ fax: 410-465-6644
 www.bei-civilengineering.com

OWNER LOT 4:
 JAMES S. AND KIM M. DRESSER
 4845 BONNIE BRANCH ROAD
 ELLICOTT CITY, MARYLAND 21043

PLAN VIEW
SCALE: 1" = 40'

PURPOSE STATEMENT:
 THE PURPOSE OF THIS REVISION PLAT IS TO ADD A RETAINING WALL MAINTENANCE EASEMENT ON LOT 4 AND TO ADD ADDITIONAL AREA TO THE 24' WIDE PRIVATE DRIVEWAY EASEMENT FOR INGRESS, EGRESS & MAINTENANCE FOR LOTS 4 & 5 AT OR NEAR THE COMMON LINE OF LOT 4 & 5.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT

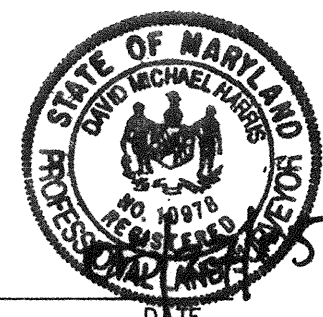
Robert J. Wabun 6/23/05
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William J. Culp 6/6/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
David S. Culp 6/6/05
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE PROPERTY ACQUIRED BY JAMES S. AND KIM M. DRESSER FROM CHRISTOPHER L. BROWN BY DEED DATED APRIL 15, 2004 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8292 AT FOLIO 667 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE EASEMENTS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.



David Harris
 DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 10978
 FOR BENCHMARK ENGINEERING, INC.
 MARYLAND NO. 351

OWNER'S CERTIFICATE

"JAMES S. AND KIM M. DRESSER, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 6th DAY OF JUNE, 2005."

James S. Dresser 5/31/05
 JAMES S. DRESSER DATE
Kim M. Dresser 5/31/05
 KIM M. DRESSER DATE

Kim M. Dresser 5/31/05
 KIM M. DRESSER DATE
James S. Dresser 5/31/05
 JAMES S. DRESSER DATE

RECORDED AS PLAT NO. 17562
 ON 6/28/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

TUCKER PROPERTY
 LOT 4

FIRST ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 31 SCALE: 1" = 40'
 GRID: 9 DATE: JUNE, 2005
 PARCEL: 336 ZONED: R-20 SHEET: 1 OF 1