

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	565653.8009	1381921.4679
2	565645.5049	1381903.4859
3	565482.5155	1381550.1942
4	565662.4182	1381468.5904
5	565775.3599	1381538.0142
6	565844.7733	1381697.9563
7	565851.5564	1381713.5860
8	565815.5575	1381721.2160
9	565749.5120	1381786.7607
10	565719.5497	1381818.9356
11	565687.1197	1381855.4361
12	565662.7241	1381883.5186

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	520.40'	37.35'	18.68'	4°06'45"	S38°31'28"E 37.34
C2	912.56'	93.09'	46.59'	5°50'41"	S44°46'55"E 93.05

**LEGEND**

- PRIVATE USE IN COMMON ACCESS, MAINTENANCE & UTILITY EASEMENT FOR FUTURE LOTS 2, 3, & 4
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD
- 30' PUBLIC SEWER, WATER & UTILITY EASEMENT

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.

*John B. Mildenberg* 10/31/05  
 JOHN B. MILDENBERG, SURVEYOR  
 DATE

*Donald Reuer* 10-31-05  
 DONALD REUER, PRESIDENT  
 DATE

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	1
NUMBER OF NON-BUILDABLE PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	0.46 ±
AREA OF NON-BUILDABLE PARCELS	1.50 ±
AREA OF DEDICATION	0.14 ±
TOTAL AREA	2.10 ±

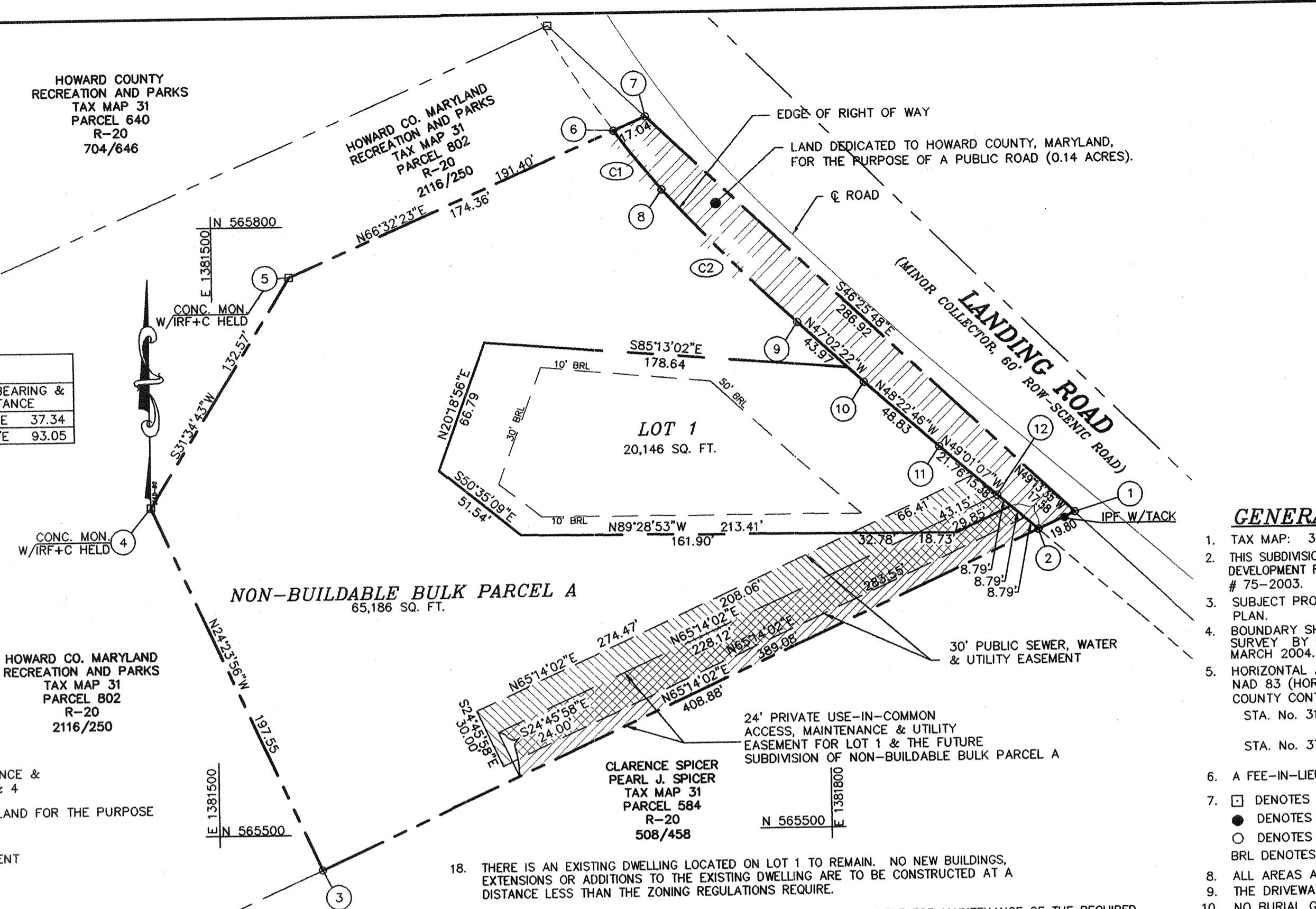
**APPROVED:** FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

*Robert J. Weller* 11/19/05  
 FOR HOWARD COUNTY HEALTH OFFICER  
 DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF  
 PLANNING AND ZONING

*Mark J. Wingle* 11/24/05  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE

*Donald Reuer* 11/24/05  
 DIRECTOR  
 DATE



18. THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 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.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES, AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
20. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$4,200.00 FOR THE 14 SHADE TREES SHALL BE POSTED WITH THE GRADING PERMIT UNDER THE SITE DEVELOPMENT PLAN.
21. FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.120 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY PAYMENT OF FEE-IN-LIEU OF AFFORESTATION OF 0.32 ACRES (13,939.2 SQ. FT) IN THE AMOUNT OF \$6,969.60.
22. THE FINAL LANDSCAPE DESIGN WILL BE SHOWN ON THE SITE DEVELOPMENT PLAN FOR THE CONSTRUCTION OF HOUSES ON THESE LOTS.
23. THE PRIVATE USE-IN-COMMON MAINTENANCE AGREEMENT FOR FUTURE LOTS 2, 3, & 4 WILL BE RECORDED SIMULTANEOUSLY WITH THIS RECORD PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD.
24. NO WETLANDS OR STREAMS EXIST ON-SITE AS CERTIFIED BY MILDENBERG BOENDER AND ASSOCIATES INC. ON 05/18/2004.
25. NO FOREST EXIST ON-SITE AS CERTIFIED BY MILDENBERG, BOENDER AND ASSOCIATES INC. ON 05/11/2004.
26. THE SDP WILL BE SUBJECT TO ALL REGULATIONS IN EFFECT AT THE TIME OF ITS SUBMISSION/APPROVAL. A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR THE FUTURE SUBDIVISION OF NON-BUILDABLE BULK PARCEL A.
27. THE WATER AND SEWER PLANS MAY HAVE TO BE MODIFIED BASED ON THE ACTUAL AS-BUILT DRAWINGS FOR THE LANDING ROAD WATER & SEWER CAPITAL PROJECT.
28. PRIVATE WELL AND SEPTIC TO BE PROPERLY ABANDONED 30 DAYS AFTER DEDICATION OF PUBLIC WATER AND SEWER.
29. NON BUILDABLE BULK PARCEL A WILL BE CONVERTED TO BUILDABLE UNDER F-04-192, WHEN ALLOCATIONS ARE GRANTED AND THAT PLAT IS RECORDED.

**OWNER'S CERTIFICATE**

WE, KESSLER PROPERTY, LLC, 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 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 31<sup>st</sup> DAY OF October 2005

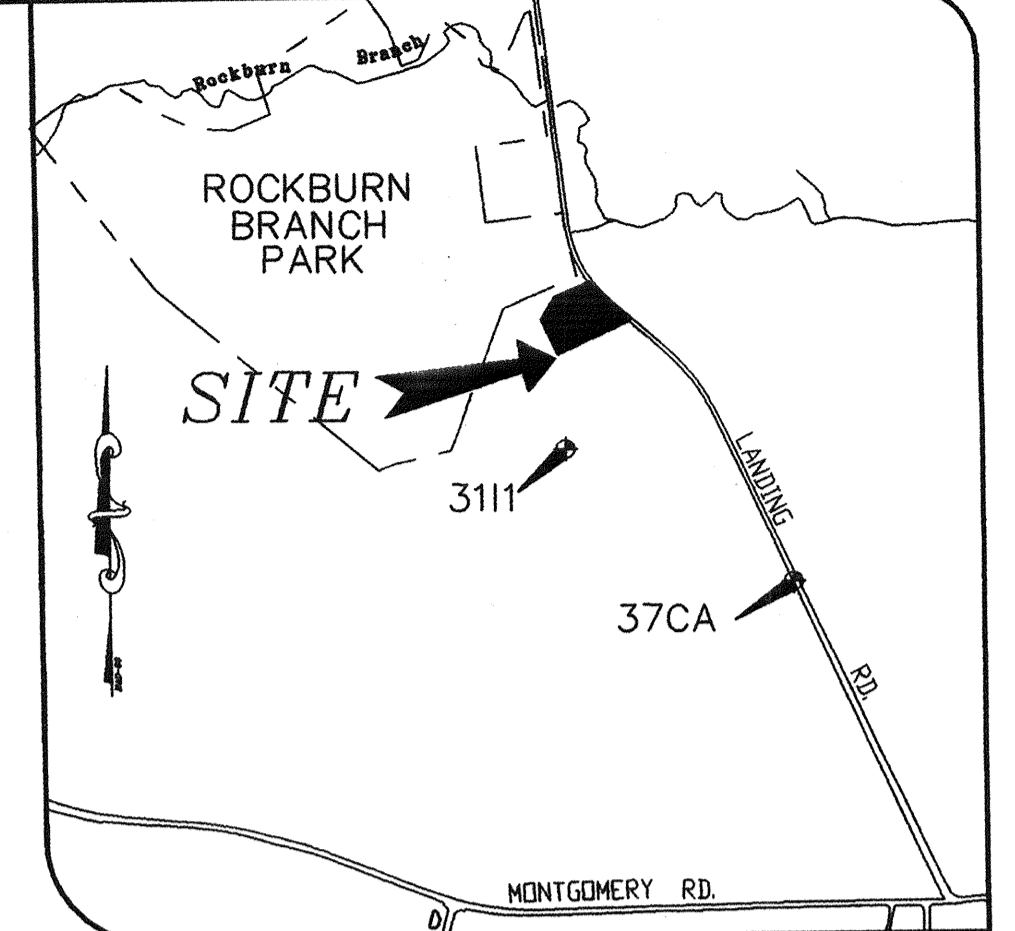
*Donald Reuer*  
 DONALD REUER, PRESIDENT

*Kimberly Batchelor*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY LARRY L. KESSLER AND JOAN A. KESSLER TO KESSLER PROPERTY, LLC BY DEED DATED AUGUST 3, 2004 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 8534 AT FOLIO 92 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John B. Mildenberg*  
 JOHN B. MILDENBERG, SURVEYOR  
 L.S. NO. 10718  
 DATE 11/31/05



- GENERAL NOTES**
1. TAX MAP: 31, PARCEL: 555, BLOCK: 24.
  2. THIS SUBDIVISION CONFORMS TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED UNDER COUNCIL BILL # 75-2003.
  3. SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 02/02/04 COMPREHENSIVE ZONING PLAN.
  4. BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT MARCH 2004.
  5. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 3111 & 37CA.  
 STA. No. 3111 N 565,004.672 ELEV. 306.74  
 E 1,381,586.910  
 STA. No. 37CA N 564,321.638 ELEV. 257.69  
 E 1,382,742.840
  6. A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500 HAS BEEN PROVIDED.
  7. DENOTES A CONCRETE MONUMENT FOUND.
  8. DENOTES IRON PIPE OR REBAR FOUND.
  9. DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
  10. BRL DENOTES A BUILDING RESTRICTION LINE.
  11. ALL AREAS ARE MORE OR LESS.
  12. THE DRIVEWAY APRON SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.04.
  13. NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
  14. NO FLOODPLAIN, WETLANDS, OR STEEP SLOPES EXIST ON SITE.
  15. THE SUBJECT PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
  16. STORMWATER MANAGEMENT IS PROVIDED THRU STORMWATER MANAGEMENT CREDITS IN ACCORDANCE WITH 2000 MARYLAND STORMWATER DESIGN MANUAL.
  17. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
  18. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE \_\_\_\_\_, ON WHICH DATE DEVELOPER AGREEMENT # \_\_\_\_\_ WAS FILED AND ACCEPTED.
  19. 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 ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
  20. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - A) WIDTH - 12 FEET (14 FEET SPACING MORE THAN ONE RESIDENCE).
    - B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    - C) GEOMETRY - MAXIMUM 14% 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 ENSURE ALL WEATHER USE.

RECORDED AS PLAT 17829 ON 11/29/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**KESSLER PROPERTY**  
 LOT 1 & NON-BUILDABLE BULK PARCEL A

TAX MAP 31 1st ELECTION DISTRICT SCALE: 1"=50'  
 PARCEL NO. 555 HOWARD COUNTY, MARYLAND DATE: OCTOBER 2005  
 BLOCK 24 EX. ZONING R-20 DPZ FILE NOS.: F-04-192

**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 Paz.

SHEET 1 OF 1

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