

COORDINATE LIST		
POINT	NORTH	EAST
285	505751.3490	862892.3410
289	505644.4100	862935.3350
290	505679.1640	862941.8220
571	505587.5328	862852.3437
572	505679.1431	862789.5593
573	505682.2088	862787.8094
574	505752.7345	862891.4011

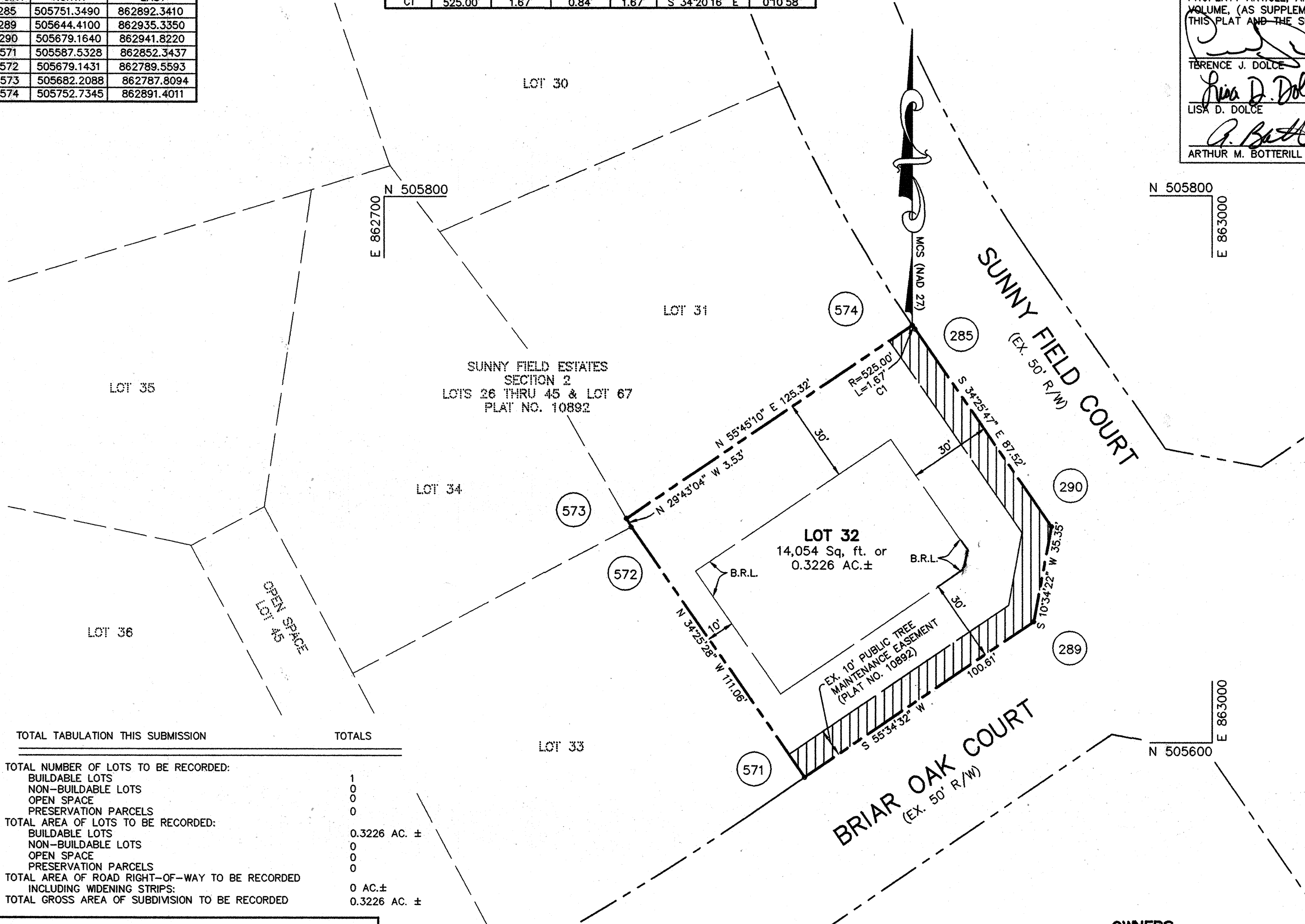
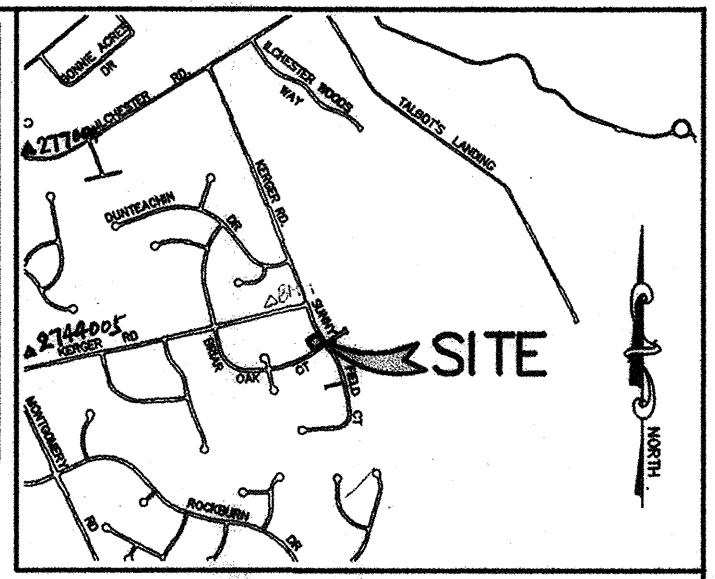
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	525.00'	1.67'	0.84'	1.67'	S 34°20'16" E	0°10'58"

I FURTHER CERTIFY THAT THE REQUIREMENTS OF SECTION 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.

TERENCE J. DOLCE 7/26/05
DATE

LISA D. DOLCE 7/26/05
DATE

ARTHUR M. BOTTERILL NO. 10886 7/19/05
DATE



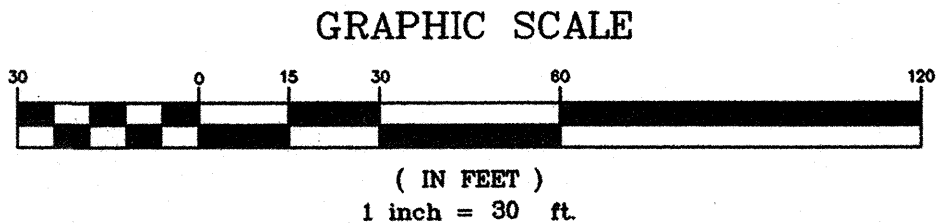
GENERAL NOTES

- COORDINATES BASED ON NAD 27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD GEODETIC CONTROL STATION No. 2744005 and 2744004.
- SUBJECT PROPERTY ZONED R-20 PER THE 02-02-04 COMPREHENSIVE ZONING PLAN.
- B.R.L. - DENOTES BUILDING RESTRICTION LINES.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE MAY 18, 1993 ON WHICH DATE DEVELOPERS AGREEMENT #14-3232-D WAS FILED AND ACCEPTED.
- A TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL AREAS SHOWN ON THIS PLAT ARE MORE OR LESS.
- THE WETLAND (STREAM) BUFFERS INDICATED ON PLAT NOS. 10891-10895 DO NOT EFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON ANY LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.
- SEE DEPARTMENT OF PLANNING AND ZONING FILE NOS. F-89-232, S-89-06, P-89-52, WP-89-184, WP-91-153, F-79-59, F-93-69 & F-93-08.
- WP-89-184 WAS A WAIVER REQUEST WAIVING SECTION 16.112(c)(10) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS, WHICH STATES CUL-DE-SAC STREETS ARE NOT TO EXCEED 1200 FEET IN LENGTH, WHICH WAS APPROVED BY LETTER DATED 12-8-89. WP-91-153 WAS A WAIVER REQUEST WAIVING SECTION 16.121 (c)(4) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS WHICH STATES WITHIN 60 DAYS DEVELOPER/OWNER MUST SUBMIT PLANS FOR SIGNATURE. THE REQUEST ASKED FOR A 60 DAY EXTENSION WHICH WAS APPROVED BY LETTER DATED 5-16-91.
- THE BOUNDARY INFORMATION FOR THIS PROJECT WAS SUPPLIED BY MAISTE WATTS, INC., 2923 CHENOAK AVENUE, BALTIMORE, MARYLAND 21234 AND IT WAS VERIFIED BY RIEMER MUEGGE & ASSOCIATES, INC. ON JUNE, 1992.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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 COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (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 DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE- SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS FINAL PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE FOR FOR A REVISION PLAT THAT DOES NOT CREATE NEW OR ADDITIONAL LOTS.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 32 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.

TOTAL TABULATION THIS SUBMISSION	TOTALS
TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	1
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE LOTS	0.3226 AC. ±
NON-BUILDABLE LOTS	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0 AC.±
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	0.3226 AC. ±

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

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Columbia, MD 21045
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F 410.997.9282



OWNERS

TERENCE J. DOLCE AND
LISA D. DOLCE
5335 BRIAR OAK COURT
ELLCOTT CITY, MARYLAND
21043

PURPOSE STATEMENT

THE PURPOSE OF THIS REVISION PLAT IS TO AMEND THE BUILDING RESTRICTION LINES IN ACCORDANCE WITH THE CURRENT "R-20" ZONING REGULATIONS.

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

Robert J. Walter 8/8/05
HOWARD COUNTY HEALTH OFFICER *sfu* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

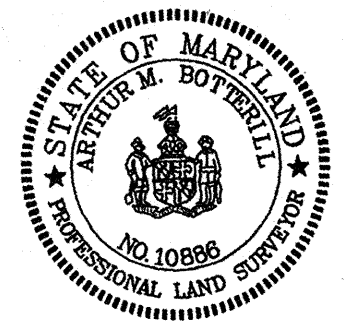
Arthur M. Botterill 8/8/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION *ya* DATE

Franklin D. Layzell 8/9/05
DIRECTOR DATE *ks*

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY LANDCON, INC. TO TERENCE J. DOLCE AND LISA D. DOLCE, BY DEED DATED SEPTEMBER 30, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3398 AT FOLIO 705 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.

Arthur M. Botterill 7/19/05
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION NO. 10886



OWNER'S CERTIFICATE

WE, TERENCE J. DOLCE AND LISA D. DOLCE, 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 RESTRICTION LINES. ALL EASEMENTS OF (OR) RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 26 DAY OF July, 2005.

Terence J. Dolce 7/26/05
TERENCE J. DOLCE DATE

Lisa D. Dolce 7/26/05
LISA D. DOLCE DATE

Robert J. Walter 7/26/05
WITNESS DATE

Franklin D. Layzell 7/26/05
WITNESS DATE

RECORDED AS PLAT No. 17639
ON 8/10/05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUNNY FIELD ESTATES SECTION 2 LOT 32 A PLAT OF REVISION
PLAT NO. 10892
F-79-59, F-89-232, F-93-69, F-93-08, S-89-06, P-89-52 & WP-89-184

1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
GRID NO. 22 TAX MAP NO. 31 PARCEL 757 ZONED: R-20
SCALE: 1" = 30' DATE: 07-13-05 SHEET: 1 OF 1
P:\PROJECT\13859\1-0\SURVEY\FINAL\001-PLAT.DWG