

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	3.41469 Ac 148,744 s.f.	0.41460 Ac 18,060 s.f.	3.00009 Ac 130,684 s.f.

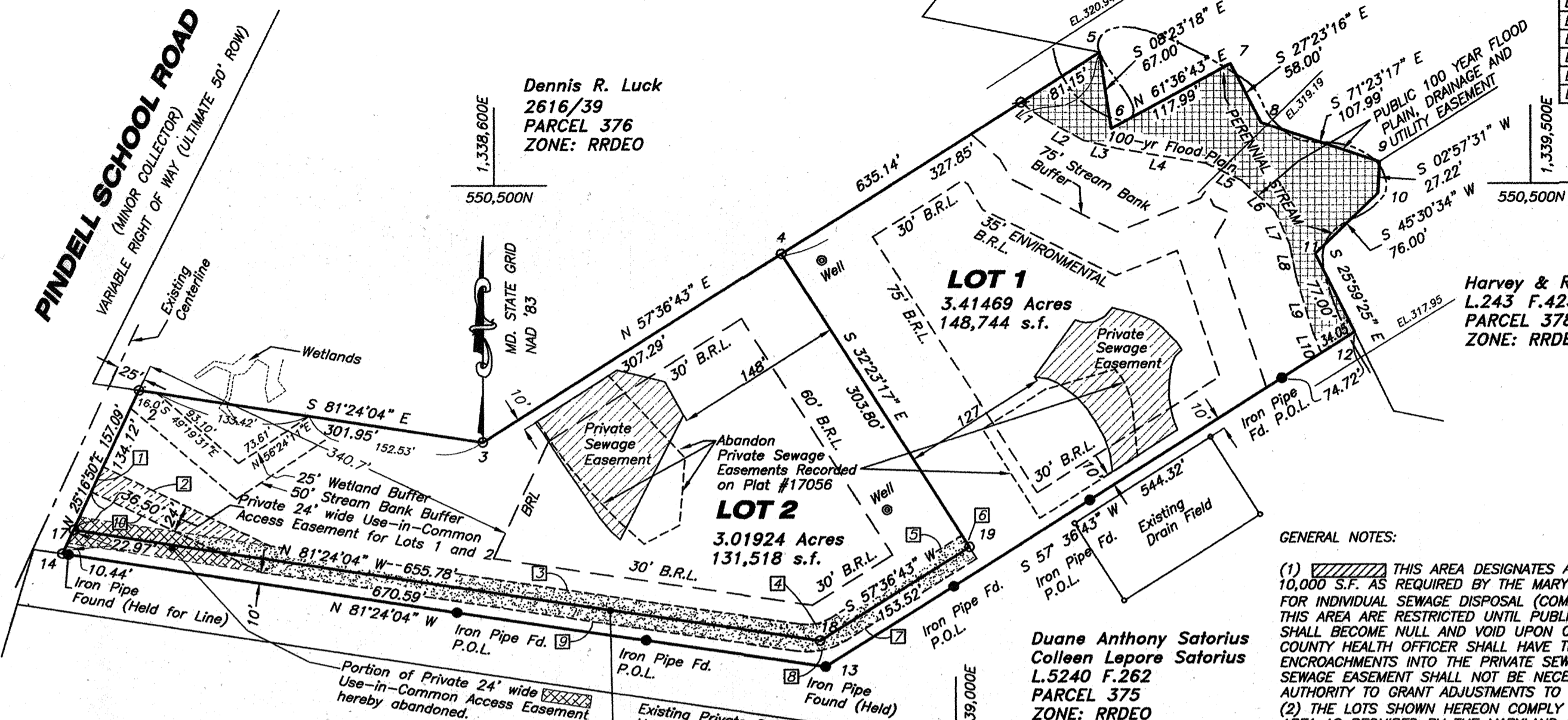
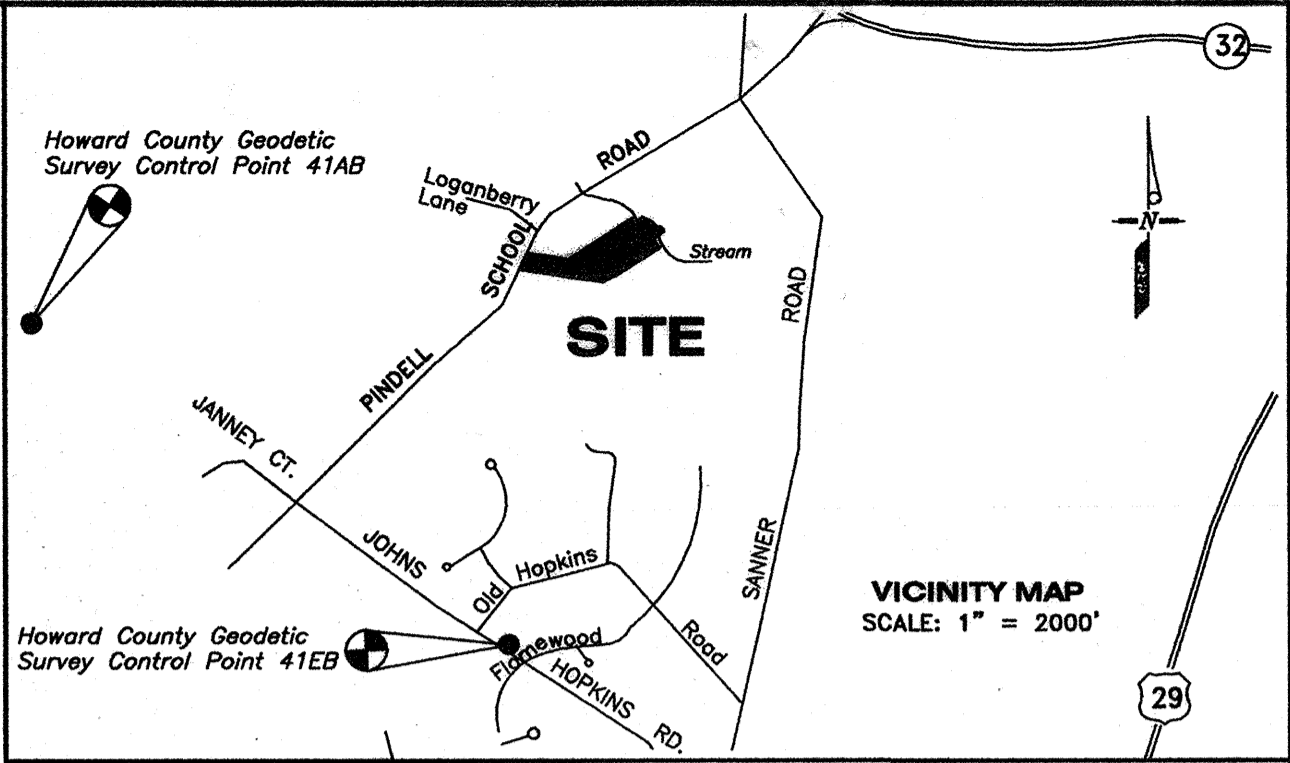
Robert M. Carney & Barbara  
L. Carney L.720 F.1702  
PARCEL 377  
ZONE: RRDEO

100-YEAR FLOOD PLAIN

NUMBER	DIRECTION	DISTANCE
L1	S 53°47'48" E	23.72'
L2	S 61°16'40" E	39.71'
L3	S 76°00'49" E	30.11'
L4	S 80°27'11" E	78.00'
L5	S 64°15'59" E	34.89'
L6	S 47°18'29" E	39.75'
L7	S 22°54'16" E	31.72'
L8	S 10°52'54" E	29.70'
L9	S 16°27'50" E	51.54'
L10	S 22°30'54" E	18.79'

Howard County Geodetic  
Survey Control Point 41AB

Howard County Geodetic  
Survey Control Point 41EB



Dennis R. Luck  
2616/39  
PARCEL 376  
ZONE: RRDEO

Harvey & Rosalind Kelman  
L.243 F.423  
PARCEL 378  
ZONE: RRDEO

Duane Anthony Satorius  
Colleen Lepore Satorius  
L.5240 F.262  
PARCEL 375  
ZONE: RRDEO

GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. 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 HEALTH OFFICE SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENTS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED RR-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON FIELD RUN AND MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2004, BY BELTWAY SURVEYS.
- B.R.L. INDICATES BUILDING RESTRICTION LINE
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES IRON PIN SET WITH CAP "PROP. COR. PLS 80"
- ⊙ DENOTES POINT ON LINE (POL) SET WITH CAP "PROP. COR. PLC 80"
- DENOTES CONCRETE MONUMENT SET WITH CAP "PROP. COR. PLS 80" (NONE THIS PLAT)
- DENOTES CONCRETE MONUMENT OR STONE FOUND (NONE THIS PLAT)
- ALL AREAS ARE "MORE OR LESS".
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG/PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG/PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41 AB & 41 EB CONTROL POINT 41 AB IS A CONCRETE MONUMENT LOCATED 14.5' SOUTH OF C/L OF SIMPSON ROAD AND 18.5' EAST OF BG&E POLE #133799 (EAST OF DRIVEWAY TO #11981). NORTH 549577.843 EAST 1332841.009 ELEVATION 506.502 CONTROL POINT 41 EB IS A CONCRETE MONUMENT LOCATED 10.2' NORTH OF THE NORTH EDGE OF PAVEMENT OF JOHN'S HOPKINS ROAD, 123.5' EAST OF BG&E POLE #133821 (EAST SIDE OF OLD HOPKINS ROAD). NORTH 546222.246 EAST 1337778.132 ELEVATION 463.857.
- THIS PROJECT WAS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1202 (b) (1) (viii) MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.

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.

WILLIAM L. CLARK  
PROPERTY LINE SURVEYOR, #80  
JIM S. ANGLEMYER (OWNER) AGNES B. ANGLEMYER (OWNER LOT 1)  
ESMERALDA A. WYLER AND SCOTT WYLER (OWNER LOT 2)

COORDINATE TABLE

Node ID	Northing	Easting
2	550319.86	1338291.20
3	550274.72	1338589.75
4	550439.32	1338849.24
5	550614.93	1339126.09
6	550548.65	1339135.86
7	550604.74	1339239.67
8	550553.24	1339266.35
9	550518.78	1339368.69
10	550491.59	1339367.28
11	550438.33	1339313.07
12	550369.12	1339346.81
13	550077.56	1338887.17
14	550177.82	1338224.11
17	550198.59	1338233.92
18	550100.54	1338882.33
19	550182.77	1339011.97

PRIVATE 24' WIDE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2 (includes existing Private 24' Wide Use-in-Common Easement not abandoned).

- 1 N 25°16'50" E 24.00'
- 2 S 84°43'10" E 160.06'
- 3 S 81°24'04" E 465.65'
- 4 R=40.00' A=28.61' CHD=28.01' CB=N78°06'19"E
- 5 N 57°36'43" E 134.09'
- 6 S 32°23'17" E 24.00'
- 7 S 57°36'43" W 134.09'
- 8 R=64.00' A=45.78" CHD=44.81' CB=N78°06'19"E
- 9 S 81°24'04" E 469.17'
- 10 S 64°43'10" E 163.58'

NOTE: ALL COORDINATE VALUES SHOWN ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 AND REFER TO HOWARD COUNTY GEODETIC CONTROL POINTS 41AB, 41EB AND HARRIS AZ MARK SCALE FACTOR OF 0.999946858 HAS BEEN APPLIED TO ALL DISTANCES.

Owner/Developer LOT 1  
Jim Anglemyer & Agnes B. Anglemyer  
13107 CLAXTON DRIVE  
LAUREL, MD 20708

Owner/Developer LOT 2  
Scott Wyler & Esmeralda A. Wyler  
9457 LOVAT ROAD  
FULTON, MD 20759

**AREA TABULATION**  
NUMBER OF BUILDABLE LOTS: 2  
NUMBER OF NON-BUILDABLE LOTS: 0  
NUMBER OF OPEN SPACE LOTS: 0  
NUMBER OF PRESERVATION PARCELS: 0  
TOTAL NUMBER OF LOTS TO BE RECORDED: 2  
AREA OF BUILDABLE LOTS: 6.43393 acres  
AREA OF NON-BUILDABLE LOTS: 0  
AREA OF OPEN SPACE: 0  
AREA OF PRESERVATION PARCELS: 0  
TOTAL AREA OF LOTS AND/OR PARCELS: 6.43393 ac  
TOTAL AREA OF ROADWAY DEDICATION: 0  
TOTAL AREA OF SUBD. TO BE RECORDED: 6.43393 ac

APPROVED: FOR PRIVATE WATER AND SEWER SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.  
HOWARD COUNTY HEALTH OFFICER: Robert J. Weber  
DATE: 8/10/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature]  
DATE: 8/10/05  
DIRECTOR: [Signature]  
DATE: 8/10/05

**OWNER'S CERTIFICATE**  
WE, JIM S. ANGLEMYER AND AGNES B. ANGLEMYER, OWNERS OF LOT 1, AND ESMERALDA A. WYLER AND SCOTT WYLER OWNERS OF LOT 2, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL STREETS AND ROAD RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHTS TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, 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 SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.  
WITNESS OUR HANDS THIS 20th DAY OF July, 2005  
JIM S. ANGLEMYER, AGNES B. ANGLEMYER, ESMERALDA A. WYLER, SCOTT WYLER

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A REVISION TO SUBDIVISION PLAT ENTITLED "ANGLEMYER PROPERTY, LOTS 1 AND 2" PREVIOUSLY RECORDED AT PLAT #17056 AND IS PART/ALL OF THE SAME LAND CONVEYED BY HARVEY CARMEL AND DINA DENRICH CARMEL TO JIM S. ANGLEMYER AND AGNES B. ANGLEMYER BY DEED DATED DECEMBER 19, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7977 AT FOLIO 606.  
I FURTHER CERTIFY THAT LOT 2, "ANGLEMYER PROPERTY", BEING THE LAND OF ESMERALDA A. WYLER AND SCOTT WYLER AS DESCRIBED IN A CONVEYANCE FROM JIM S. ANGLEMYER AND AGNES B. ANGLEMYER BY DEED DATED JUNE 15, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9273 AT FOLIO 099.  
I FURTHER CERTIFY THAT ALL MONUMENTS, MARKERS OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT AND SHALL BE IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
WILLIAM L. CLARK  
PROPERTY LINE SURVEYOR, #80  
DATE: 7/5/05

THE SOLE PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF THE PREVIOUSLY RECORDED 24' USE-IN-COMMON ACCESS EASEMENT AND RELOCATE IT ACROSS LOT 2 AND THE ABANDONMENT OF PREVIOUSLY RECORDED PRIVATE SEWAGE EASEMENT ON LOTS 1 & 2 AND THE CREATION OF NEW PRIVATE SEWAGE EASEMENTS FOR LOTS 1 & 2.

RECORDED AS PLAT NO. 17066  
ON 8/19/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD  
**PLAT OF REVISION**  
**ANGLEMYER PROPERTY**  
LOTS 1 AND 2  
5th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP 41 GRID 3 PARCEL 147 ZONE: RR-DEO  
SCALE 1" = 100'  
JULY 5, 2005  
**BELTWAY SURVEYS**  
LAND SURVEYORS, ENGINEERS AND PLANNERS  
5627 ALLENTOWN ROAD, SUITE 104  
SUITLAND, MARYLAND 20746  
TELE: 301-899-3440  
FAX: 301-702-1104