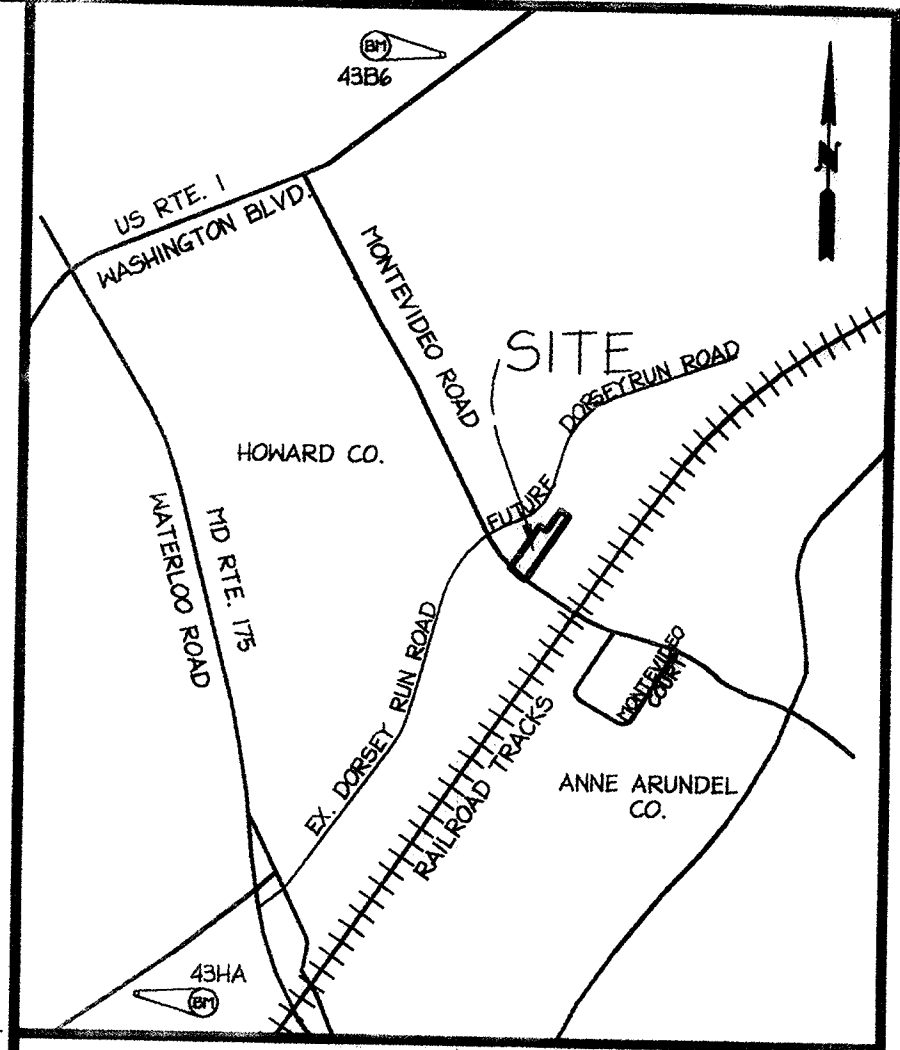
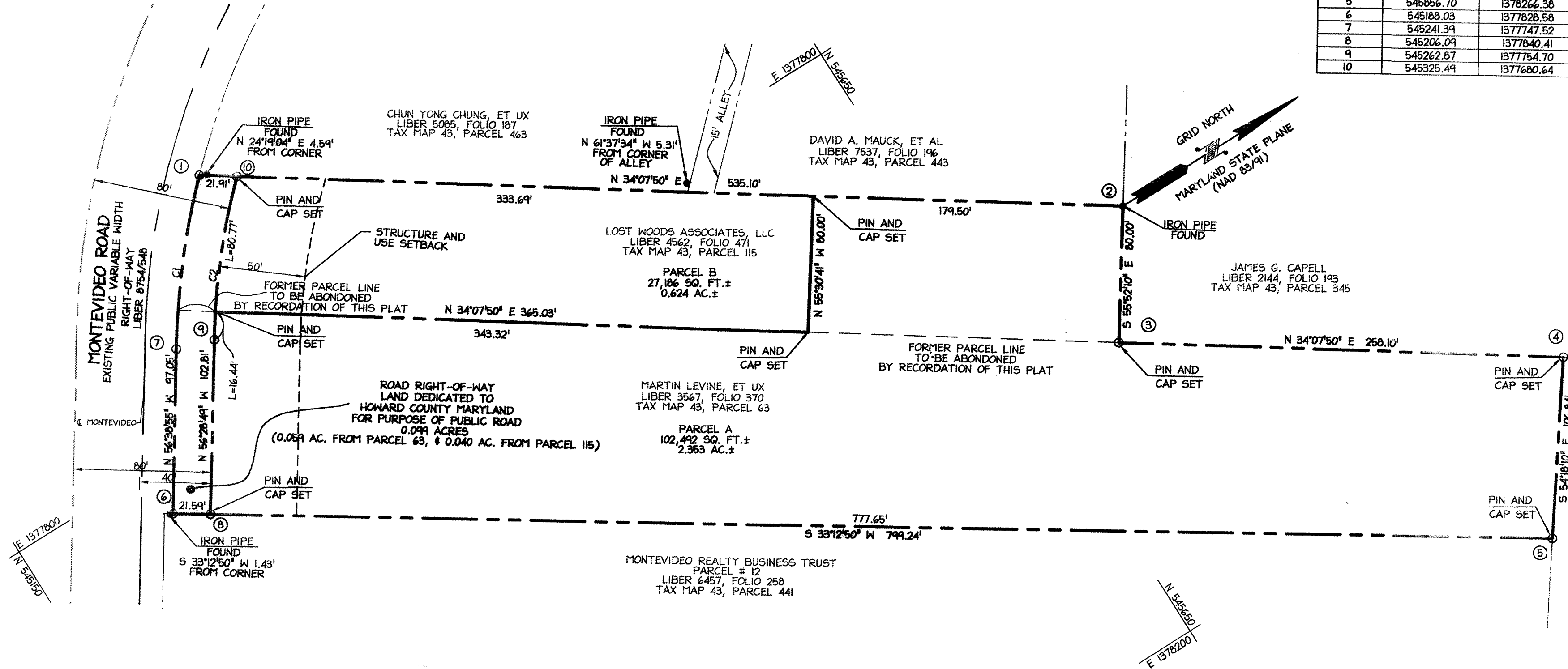


CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	458.85'	103.27'	12°53'43"	N 50°12'03" W	103.05'	51.85'
C2	416.00'	97.21'	13°29'19"	S 49°47'10" E	96.99'	48.83'

POINT	NORTHING	EASTING
1	545307.35	1377668.34
2	545750.29	1377968.58
3	545705.40	1378034.80
4	545919.04	1378179.61
5	545856.70	1378266.38
6	545188.03	1377828.58
7	545241.39	1377747.52
8	545206.09	1377840.41
9	545262.87	1377754.70
10	545325.49	1377680.64



**VICINITY MAP**  
SCALE: 1"=2000'

MONTEVIDEO REALTY BUSINESS TRUST  
PARCEL # 3  
LIBER 6457, FOLIO 258  
TAX MAP 43, PARCEL 572

**GENERAL NOTES**

- THIS PLAT IS BASED UPON FIELD RUN BOUNDARY SURVEY AND TOPOGRAPHY PERFORMED BY CHRISTOPHER CONSULTANTS ON AND BETWEEN JULY 2004 AND JULY 2005.
- COORDINATES AND COURSES SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM, (NAD 83/91), AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL SURVEY MONUMENT:
 

NAME	NORTHING	EASTING	ELEVATION
43B6	550601.613	1376866.054	210.56
43HA	540761.718	1373837.365	224.90
- A WAIVER OF SUBDIVISION SECTIONS 16.144(A) AND (F) HAS BEEN GRANTED TO WAIVE SUBMISSION AND APPROVAL OF SKETCH & PRELIMINARY PLAN IN CONJUNCTION WITH THIS PLAT PER WF-05-080 ON MARCH 14, 2005.
- PROPERTY ZONED M-2 PER THE COMPREHENSIVE ZONING PLAN DATED 02-02-04.
- THERE ARE EXISTING DWELLING/STRUCTURES LOCATED ON PARCELS A & B 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.
- THERE ARE NO WETLANDS ON PARCEL A OR PARCEL B, BASED ON A FIELD REVIEW PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., ON JULY 14, 2004.
- NO FOREST EXISTS ON PARCEL A OR PARCEL B BASED ON A SIMPLIFIED FOREST STAND DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED JULY 19, 2004 & CONFIRMED BY CHRISTOPHER CONSULTANTS ON AUGUST 5, 2005.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR PURPOSES OF A PUBLIC ROAD 0.099 ACRES±.
- AREAS SHOWN HERE ON INDICATED ± ARE MORE OR LESS.
- IN ACCORDANCE WITH SUBDIVISION SECTION 16.1202(b)(1)(iii), THIS SUBDIVISION IS EXEMPT FROM COMPLIANCE WITH THE REQUIREMENTS OF HOWARD COUNTY FOREST CONSERVATION ACT BECAUSE ALL OF ITS ACREAGE WAS DEVELOPED AND CONTAINED NO REMAINING FOREST PRIOR TO 12/31/92.

**AREA TABULATIONS**

TOTAL NUMBER OF PARCELS BEING RECORDED: 2  
 TOTAL AREA OF PARCELS: 2.977 ACRES±  
 TOTAL AREA RIGHT-OF-WAY WIDENING DEDICATION: .099 ACRES±  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.076 AC.±

**christopher consultants**  
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 7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990  
 410.872.8680 metro 301.881.0148 · fax 410.872.8683

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 APPROVED: DIRECTOR

**OWNER'S CERTIFICATE**

MARTIN LEVINE & ROBERTA LEVINE AND LOST WOODS ASSOCIATES, LLC OWNERS 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 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 IN THE SPECIFIC EASEMENT AREAS 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 GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE 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 SAID EASEMENTS AND RIGHTS-OF-WAY.

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.

MARTIN LEVINE  
 ROBERTA A. LEVINE  
 LOST WOOD ASSOCIATES, LLC

**OWNERS**  
 MARTIN & ROBERTA LEVINE  
 7551 MONTEVIDEO ROAD  
 JESSUP, MD 20794  
 AND  
 LOST WOODS ASSOCIATES, LLC  
 7545 MONTEVIDEO ROAD  
 JESSUP, MD 20794

**LEGEND**

- PARCEL BOUNDARY
- - - RIGHT-OF-WAY BOUNDARY
- - - FORMER PARCEL LINE
- - - EDGE OF EX. PAVEMENT
- LOT CORNER
- IRON PIPE FOUND

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY LUDWELL H. EDWARDS, JR. AND EVELYN EDWARDS, TO MARTIN AND ROBERTA A. LEVINE, BY DEED DATED SEPTEMBER 9, 1995 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3567, FOLIO 370; AND THE LANDS CONVEYED BY ARKAY REAL ESTATE ASSOCIATES, TO LOST WOODS ASSOCIATES, LLC, BY DEED DATED DECEMBER 22, 1998 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4562, FOLIO 471.

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE ANNOTED 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.

ANNE B. BOWDEN  
 ANNE B. BOWDEN PROF.L.S.  
 MD REG. NO. 10786

RECORDED AS PLAT NUMBER 18923 ON 3/16/07  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FINAL PLAT  
 LAND OF MARTIN LEVINE, ET UX  
 AND LOST WOODS ASSOCIATES, LLC  
 PARCELS A AND B  
 TAX MAP 43, GRID NO. 16  
 1ST ELECTION DISTRICT SHEET 1 OF 1 HOWARD COUNTY, MARYLAND