

COORDINATE TABLE					
NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
A	541391.6595	1375761.2610	H	541310.2865	1375773.5158
B	541452.0810	1375844.8896	I	541331.1262	1375798.7451
C	541416.1020	1375897.7090	J	541376.7321	1375853.9572
D	541345.3215	1376001.6195	K	541385.7082	1375864.9451
E	541193.3444	1375900.5968	L	541411.8183	1375894.8527
F	541275.5053	1375774.2201	M	541350.1682	1375769.4554
G	541286.2737	1375774.2048			

CURVE DATA						
NO.	DELTA	RADIUS	TAN.	ARC	CHORD LENGTH	CHORD BEARING
A-G	13°50'31"	440.57'	53.48'	106.44'	106.18'	S 07°00'08" E

BM #43HA ELEV. 224.215

3/4" REBAR LOCATED BEHIND THE CURB OF DORSEY RUN ROAD, SOUTH OF SHAREWOOD DRIVE, 50.4' WEST OF BGE POLE #600802.

NORTHING 540761.681  
EASTING 1373837.36

BM #48AA ELEV. 240.084

3/4" REBAR LOCATED ON DORSEY RUN ROAD, NORTH OF PATUXENT RANGE ROAD, 46.8' NORTH OF A SEWER MANHOLE.

NORTHING 539314.8741  
EASTING 1371539.264

LEGEND	
PROPERTY LINE	---
BUILDING RESTRICTION LINE	---
R/W LINE	---
COORDINATE POINT	(A)
REBAR & CAP SET	●
PROPOSED UTILITY AND ACCESS, INGRESS/EGRESS EASEMENT	▨

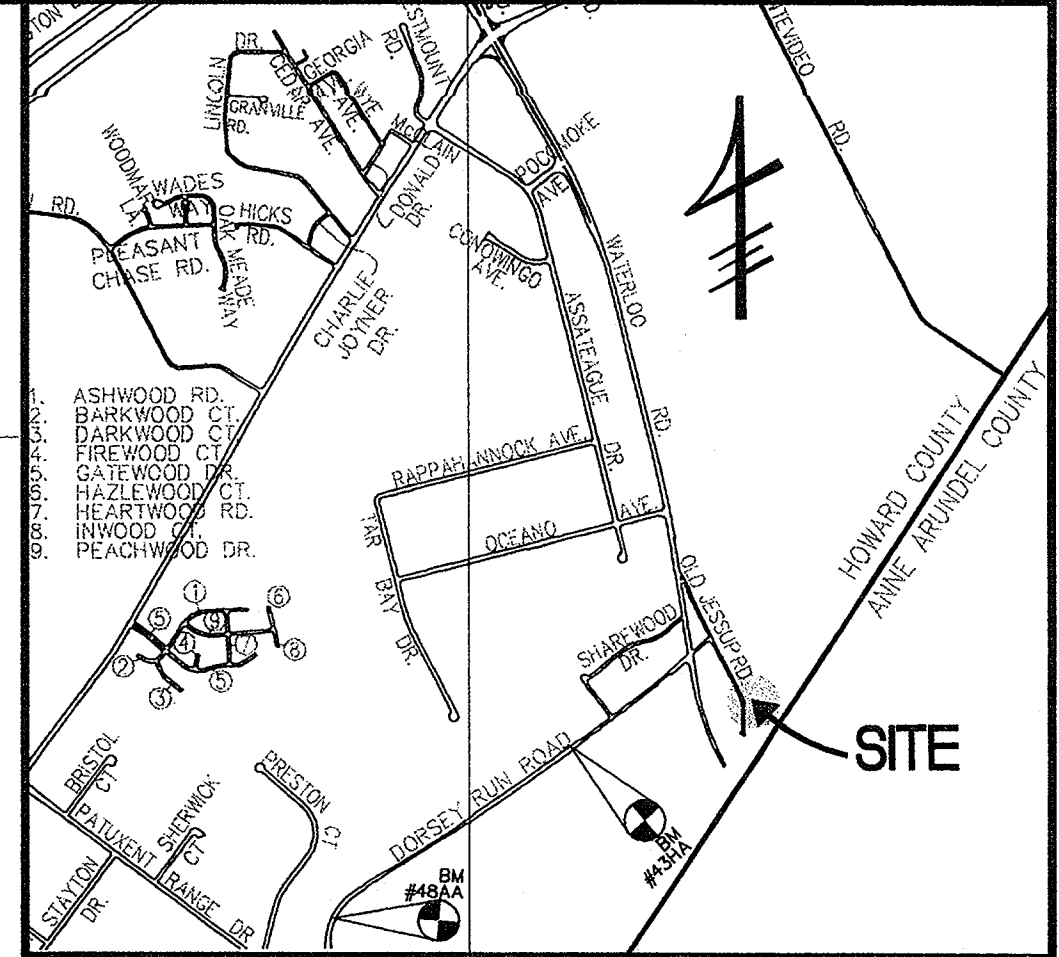
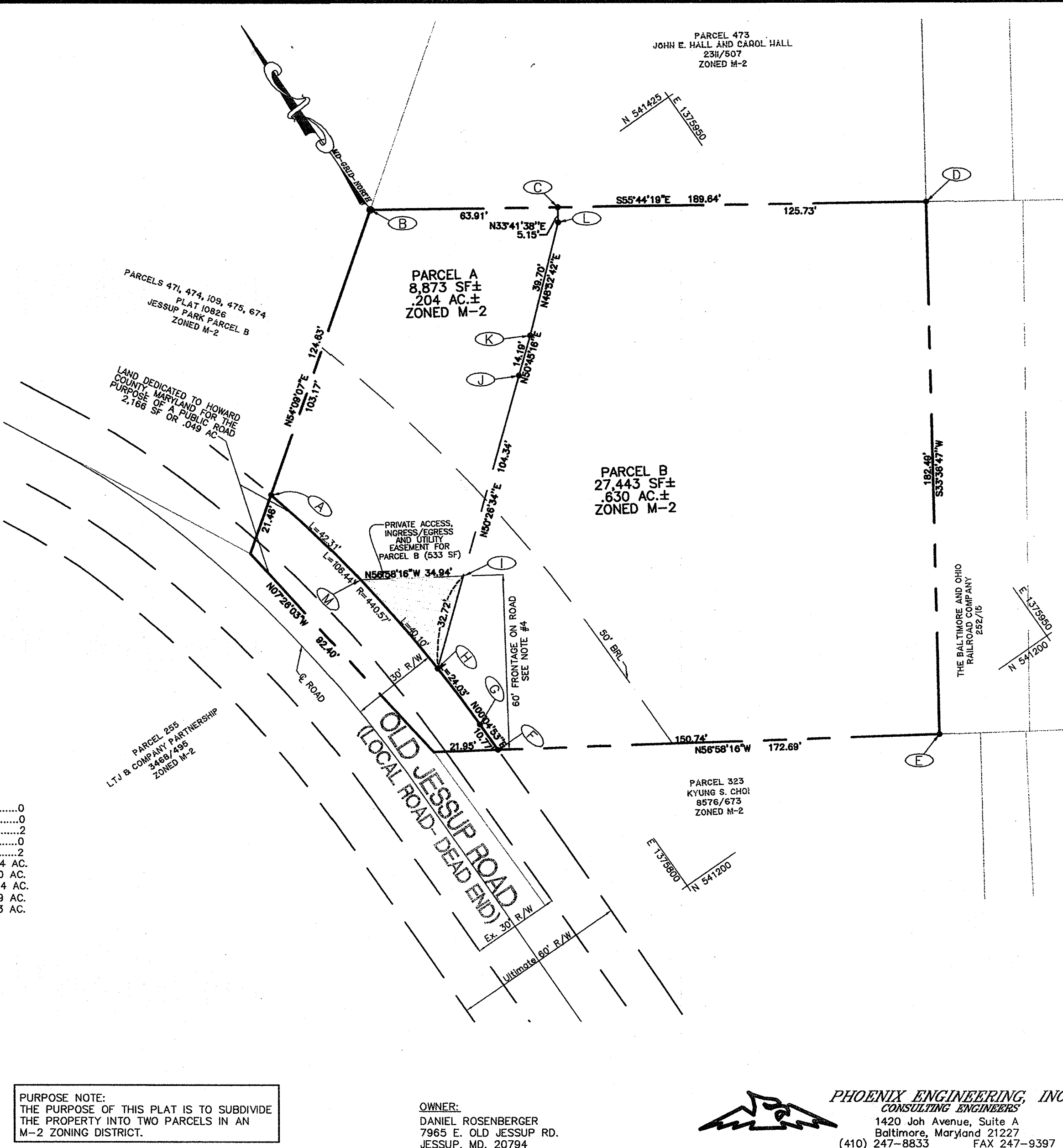
AREA TABULATION	
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF PARCELS TO BE RECORDED.....	2
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED.....	0.834 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0 AC.
TOTAL AREA OF PARCELS TO BE RECORDED.....	0.834 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.049 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	0.883 AC.

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.

*Clayton B. Miller* → 5-9-2006  
SURVEYOR  
C. BROOKE MILLER, P.L.S. #139

*Daniel Rosenberger* 5-4-06  
OWNER  
DANIEL ROSENBERGER  
SUPERIOR LAWN SERVICES, INC.

PURPOSE NOTE:  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS IN AN M-2 ZONING DISTRICT.



VICINITY MAP  
SCALE: 1"=2000'

- GENERAL NOTES
- SUBJECT PROPERTY IS ZONED M-2 IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN DATED 2/02/04.
  - REFER TO COUNTY FILES: WP 06-09, NON-CONFORMING USE CASE #05-007, WHICH REQUESTED A NON-CONFORMING USE BY ALLOWING A SINGLE FAMILY DETACHED DWELLING IN A COMMERCIAL ZONE, WAS DENIED.
  - WP 06-09: A WAIVER TO THE PRELIMINARY AND SKETCH PLAN PROCESS, WAS APPROVED ON 11-04-2005
  - SECTION 16.120(c)(1) OF THE SUBDIVISION REGULATIONS REQUIRES A COMMERCIAL PROPERTY TO HAVE 60' OF ROAD FRONTAGE. THIS IS PROVIDED BY A PRIVATE ACCESS, INGRESS/EGRESS AND UTILITY EASEMENT FOR PARCEL B ACROSS PARCEL A, AS APPROVED BY WP 06-09.
  - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 43HA AND NO. 48AA.
  - THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT APRIL 26, 2005, BY FSH AND ASSOCIATES
  - THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. THIS SUBDIVISION IS CURRENTLY BEING SERVED BY SEWER BUILT UNDER CONTRACT 612-S AND WATER BUILT UNDER CONTRACT 792-W.
  - B.R.L. DENOTES BUILDING RESTRICTION LINE.
  - ALL AREAS LISTED ARE MORE OR LESS.
  - THE EXISTING ENTRANCE IS CURRENTLY ADEQUATE, HOWEVER A COMMERCIAL ENTRANCE CONFORMING TO HOWARD COUNTY STANDARDS MAY BE REQUIRED IN THE FUTURE.
  - THERE ARE EXISTING STRUCTURES LOCATED ON PARCELS A & B TO REMAIN. NO NEW BUILDING EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. THE RESIDENTIAL USE OF THE STRUCTURE LOCATED ON PARCEL A SHALL BE ABANDONED UPON THE RECORDATION OF THIS PLAT.
  - THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS PER SECTION 16.1202(b)(1)(i) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE THE ENTIRE SITE IS LESS THAN 40,000 SF IN SIZE.
  - A USE-IN-COMMON MAINTENANCE AGREEMENT BETWEEN PARCELS A & B SHALL BE RECORDED SIMULTANEOUSLY IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD, SIMULTANEOUSLY WITH THIS PLAT.
  - IN ACCORDANCE WITH THE DENIAL OF NCU CASE NO. 05-07, AND PER THE DECISION RENDERED IN WP 06-09, THE RESIDENTIAL USE LOCATED ON PARCEL A SHALL BE ABANDONED PRIOR TO RECORDATION OF THIS PLAT. THERE ARE EXISTING STRUCTURES LOCATED ON PARCELS A & B WHICH ARE TO REMAIN. ANY NEW CONSTRUCTION, ADDITIONS OR CHANGES OF USE TO THE EXISTING STRUCTURES CONFORM TO THE PERMITTED USE SECTION AND BULK REQUIREMENTS OF THE ZONING REGULATIONS IN EFFECT AT THAT TIME.
  - THIS SUBDIVISION IS EXEMPT FROM PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, SINCE IT CONTAINS EXISTING STRUCTURES AND DOES NOT CREATE ANY NEW USE ON SITE.
  - THERE ARE NO ENVIRONMENTAL FEATURES LOCATED ON THIS SITE.
  - STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT  
*Robert J. Weber* 6/12/06  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Mark K. Gyle* 6/14/06  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
DIRECTOR DATE

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LANDS CONVEYED BY LAWRENCE DEUTSCH TO DANIEL ROSENBERGER BY DEED DATED FEBRUARY 9, 1998 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN, LIBER 3745 AT FOLIO 712 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED ON OCTOBER 1, 1996. MONUMENTATION OF THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
*Clayton B. Miller*  
C. BROOKE MILLER PLS# 139  
DATE 5/9/2006

OWNER'S CERTIFICATE  
I, DANIEL ROSENBERGER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 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 OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAY.  
WITNESS OUR HANDS THIS 4 DAY OF MAY, 2006  
*Roland Rosenberger*  
DANIEL ROSENBERGER

RECORDED AS PLAT NUMBER 18355  
ON 6/15/06, 2006, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
SUPERIOR LAWN SERVICES, INC.  
PARCELS A & B  
PLAT OF SUBDIVISION  
SHEET 1 OF 1  
TAX MAP 43 PARCEL 477 ZONED M-2 GRID 22  
1<sup>st</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
SCALE: 1" = 30 DATE: FEBRUARY 07, 2006

F06-100