

COORDINATE TABLE		
NO.	NORTH	EAST
1	570641.932	1376554.013
2	570772.352	1376363.436
3	571232.846	1376625.940
4	571140.994	1376857.315

NOTE: COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31E6 AND NO. 31E7

### AREA TABULATIONS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.0 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF LOTS TO BE RECORDED	1.0 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0 ACRES
TOTAL AREA OF 25% OR GREATER STEEP SLOPES	0
TOTAL AREA TO BE RECORDED	1.0 ACRES

THE REQUIREMENTS OF S-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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

SURVEYOR: *John C. Mellema Sr.* 12-14-05  
JOHN C. MELLEMA SR.

OWNERS: *Jonathan Harris* 12-20-05  
JONATHAN HARRIS DATE

*Debra Harris* 12-20-05  
DEBRA HARRIS DATE

PLANS FOR PUBLIC WATER AND PUBLIC SEWER HAVE BEEN APPROVED BY THE DEPARTMENT OF ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS APPROVED BY THE DEPARTMENT OF ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS FOR SALE

SIGNED BY: *Jonathan Harris* DATE: 12-20-05  
OWNER

SIGNED BY: *Debra Harris* DATE: 12-20-05  
OWNER

THE BALTO. PROVINCE OF THE SISTERS OF NOTRE DAME DE NAMUR, INC.  
373/723

### OWNER'S STATEMENT

WE, JONATHAN HARRIS AND DEBRA HARRIS, OWNERS OF THE SAID 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 AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF STREETS AND OR ROADS AND FLOODPLAINS 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 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) THE NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS RIGHT-OF-WAY.

WITNESS MY/OUR HANDS THIS DAY OF

*Jonathan Harris* 12-20-05 DATE  
WITNESS *John C. Mellema Sr.* 12-20-05 DATE  
*Debra Harris* 12-20-05 DATE  
WITNESS *John C. Mellema Sr.* 12-20-05 DATE

### SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY RICHARD HENRY LOWE III TO JONATHAN HARRIS AND DEBRA HARRIS BY A DEED DATED FEBRUARY 11, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN DEED LIBER 8075 FOLIO 332 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*John C. Mellema Sr.* 12-14-05 DATE  
JOHN C. MELLEMA SR. SURVEYOR DATE

RECORDED AS PLAT 18023 ON 2/1/04 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

### REVISION PLAT

LOT 3  
MINOR SUBDIVISION OF  
LOWE PROPERTY  
LOTS 1, 2 AND 3 (F-98-04)  
TAX MAP 31 PARCEL 153,797 AND 811 GRID 10 AND 16  
FIRST ELECTION DISTRICT  
HOWARD COUNTY MARYLAND  
SCALE: 1"=50' DATE: NOVEMBER, 2005

PREPARED BY:  
JOHN C. MELLEMA SR. INC.  
LAND SURVEYORS  
5409 EAST DRIVE BALTO. CO. MARYLAND 21227  
PHONE: 410-247-7488 FAX: 410-247-2507

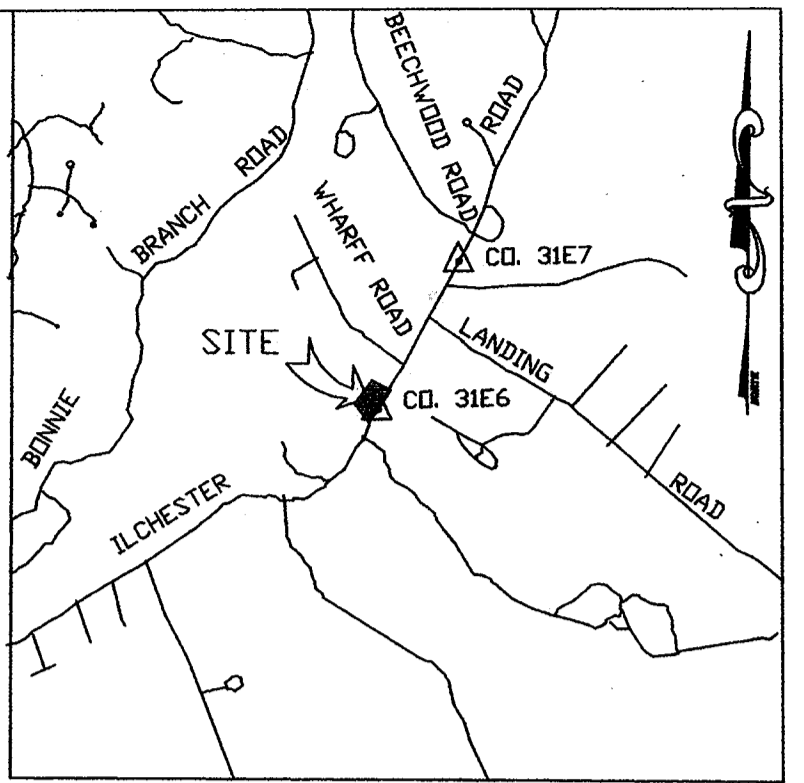
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THE PURPOSE OF THIS PLAT IS TO ABANDON THE .15 ACRE FOREST CONSERVATION EASEMENT ON LOT 3 AND CHANGE ITS REAR SETBACK TO 30'.

### GENERAL NOTES :

- SUBJECT PROPERTY IS ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN ADOPTED 02-02-04
- COORDINATES ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD CO. GEODETIC CONTROL STATION NO. 31E6 N 570852.372 E 1376700.647 NO. 31E7 N 572335.350 E 1377504.033
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE, 1997 BY JOHN C. MELLEMA SR., INC.
- NO BURIAL GROUNDS OR CEMETARIES EXIST ON SITE
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- ALL AREAS SHOWN ARE MORE OR LESS.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN ACCORDANCE WITH SUBTITLE 13 BOARD OF PROFESSIONAL LAND SURVEYORS 09.13.06 STATE OF MARYLAND STANDARDS OF PRACTICE.
- B. R. L. DENOTES BUILDING RESTRICTION LINE
- THESE LOTS WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
- PUBLIC WATER AND/OR SEWER ALLOCATIONS FOR THIS DEVELOPMENT IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. ALLOCATION WILL BE MADE AT THE TIME OF FINAL PLAT APPROVAL, IF CAPACITY IS AVAILABLE AT THAT TIME.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT ENVIRONMENT.
- ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT
- THIS SITE IS EXEMPT FROM THE ADEQUATE PUBLIC FACILITIES ACT (APFO) OF APRIL 10, 1992 SINCE THERE IS AN EXISTING DWELLING ON LOT 3
- A CERTIFIED LANDSCAPE PLAN IS ON FILE WITH THIS PLAT AND HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL
- THERE ARE EXISTING BUILDINGS ON LOT 1 AND LOT 2 WHICH HAVE BEEN IN EXISTENCE FOR MORE THAN 20 YEARS AND ARE OCCUPIED
- THE DEVELOPER WILL PAY A FEE-IN-LIEU FOR OPEN SPACE
- THERE ARE NO WETLANDS ON THIS SITE AS PER A FIELD INSPECTION BY WILDMAN ENVIRONMENTAL SERVICES
- THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT SINCE DISTURBED AREA IS LESS THAN 5,000 SQUARE FEET.
- AN ADMINISTRATIVE ADJUSTMENT WAIVER CASE NO. 98-09 FOR THE BUILDING RESTRICTION LINE BETWEEN LOT 1 AND 2 HAS BEEN APPLIED FOR TO REDUCE THE B.R.L. TO 8' TO ALLOW FOR EXISTING STRUCTURES. AND WAS APPROVED 12-21-98
- TOTAL AREA OF DISTURBANCE FOR LOT 3 MUST BE LESS THAN 5,000 SQUARE FEET OTHERWISE STORMWATER MANAGEMENT MUST BE PROVIDED.
- WAIVER PETITION FILE NUMBER WP 99-28/LOWE PROPERTY LOTS 1 TO 3 (F-98-04) TO WAIVE SECTION 16.144. (a)(6) WAS APPROVED 10-2-99. TO ALLOW REACTIVATION OF THE FINAL PLAT.
- A FEE OF \$5934.00 HAS BEEN PAID INTO ACCOUNT #810-005-4206 TO ABANDON THE 0.15 ACRE FOREST CONSERVATION EASEMENT SHOWN ON LOT 3 MINOR SUBDIVISION LOWE PROPERTY LOTS 1, 2 AND 3 (F-98-04)



### VICINITY MAP

1"=2000

