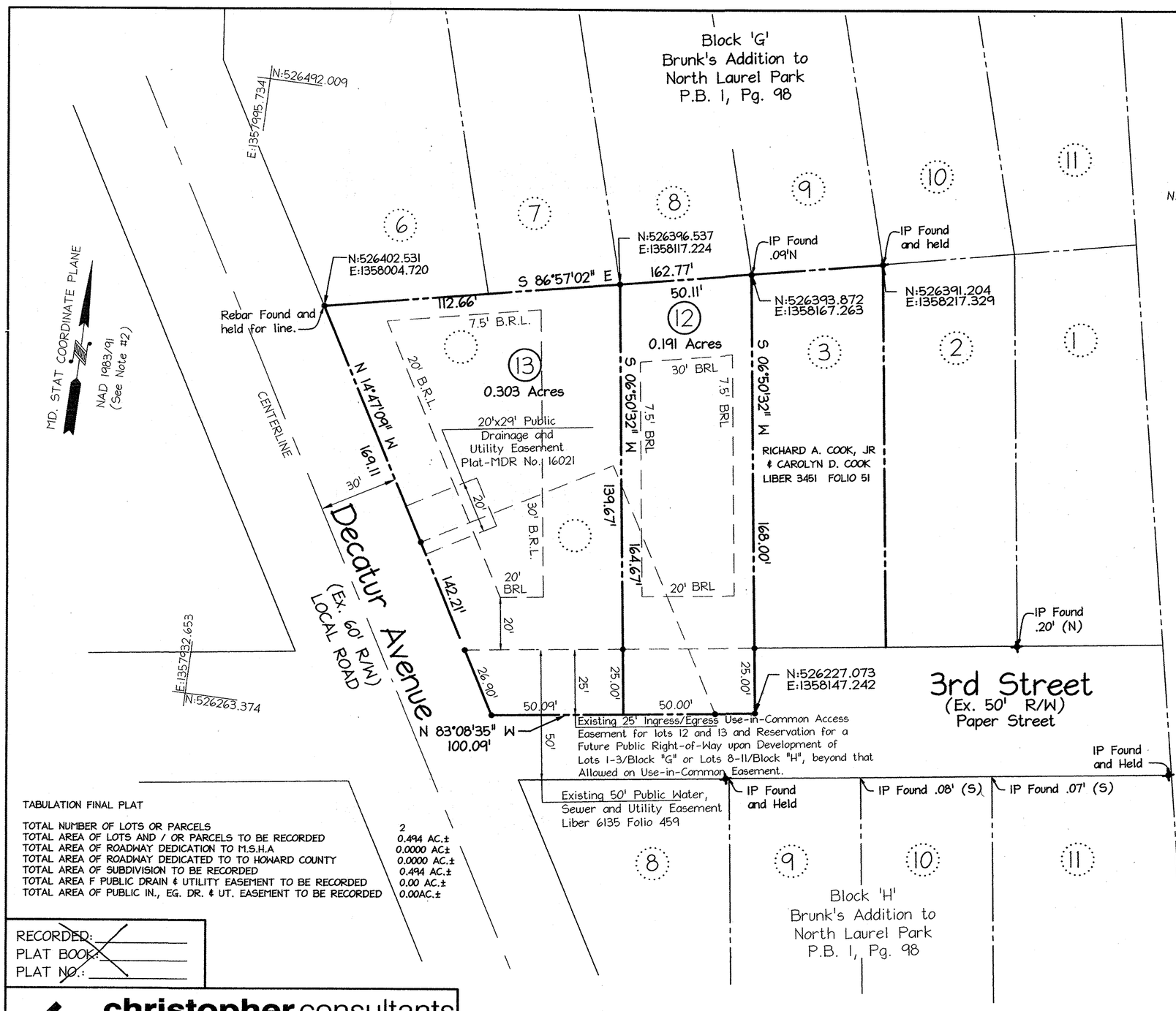

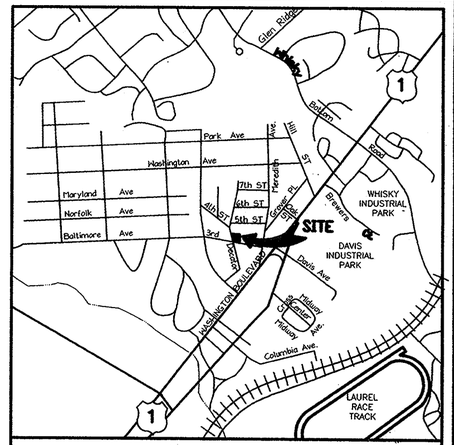

VICINITY MAP
SCALE 1"=2000'

General Notes:

1. This plat is based upon field run boundary survey performed by Christopher Consultants, Ltd. in May 2005.

2. Coordinates and courses shown here are referred to the Maryland State plan coordinate system, NAD 83 (1991), based on Plat of "Lot 4A & 5A, Block "G", Brunks Addition to North Laurel Park, A resubdivision of Lots 4 and 5, Block "G". Plat No. 16021

3. Property zoned RSC per the comprehensive zoning plan dated 02/02/2004

4. Areas shown hereon indicated +/- are more or less.

5. There are existing structures located on lots 4A and 5A to remain. Any new construction of future additions shall meet the building restriction lines as shown on this plat.

6. The subdivision is exempt from forest conservation requirements per section 16.1202(b)(1)(viii) because it is a resubdivision that does not create additional lots.

7. This plat conforms to the ammended 5th edition of the subdivision regulations

8. In accordance with section 16.124 of the Howard County Code and Landscape plan, this plan is exempt from perimeter landscaping requirements because it is a resubdivsion that does not create any additional lots.

9. Future development of lots 1 to 3 block G will require amendment of this plat to add the applicable lots to the UIC access easement. In accordance with the Howard County Design Manual, up to (6) six users are allowed on a use-common access easement. Upon the addition of a (7th) seventh user, a public road may be required.

10. The decision rendered in BA case No. 91-32V Granted a setback variance from 20' to 6' from Decatur avenue from the existing garage structure. The decision rendered in BA case No. 02-42V granted a setback variance from 20' to 5' from Decatur avenue for the existing garage with apartment. The existing apartment in the garage located on previously recorded Lot 4A has been removed prior to recordation of this plat.

11. Driveways shall be provided prior to residential occupancy to ensure safe access for fire and emergency vehicles per the following minimum requirements:

A. Width - 12 feet (14 feet serving more than one resident).
B. Surface - 6 inches of compacted crusher run base with tar and chip coating.
C. Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 - foot turning radius.
D. Structures (culverts/bridges) - capable of supporting 25 gross tons (H-25 loading).
E. Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface.
F. Structure clearances - Minimum 12 feet
G. Maintenance sufficient to ensure all weather use.

11(a) An off-street parking area to accomodate two vehicles will be required for the existing residence located on lot 13.

12. A use-in-common access easement maintenance agreement for lots 12 and 13 has been recorded in the land records office of Howard County, Maryland, as Liber 07309/Folio 180.

13. This plat is subject to waiver petition, WP 03-98, the first waiver request section 16.131 (d)(i)(b) to allow a joint use water connection with shared maintenance agreement was denied April 10, 2003. The second waiver request section 16.115 and Section 16.116 to allow the environmental matters affecting these lots to not be delineated was denied April 10, 2003.

14. A site observation was conduction by Christopher Consultants Ltd. on May 2005 and there are no streams, floodplains, wetlands and associated buffers or other environmental constraints existing on the lots shown hereon.

15. Capital project no. W-8237 has no impact on this proposed subdivision.

TABULATION FINAL PLAT

TOTAL NUMBER OF LOTS OR PARCELS	2
TOTAL AREA OF LOTS AND / OR PARCELS TO BE RECORDED	0.494 AC.±
TOTAL AREA OF ROADWAY DEDICATION TO M.S.H.A	0.0000 AC±
TOTAL AREA OF ROADWAY DEDICATED TO TO HOWARD COUNTY	0.0000 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.494 AC.±
TOTAL AREA F PUBLIC DRAIN & UTILITY EASEMENT TO BE RECORDED	0.00 AC.±
TOTAL AREA OF PUBLIC IN., EG. DR. & UT. EASEMENT TO BE RECORDED	0.00AC.±

RECORDED: ____
PLAT BOOK: ____
PLAT NO.: ____

christopher consultants
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christopher consultants, ltd.
7172 columbia gateway drive (suite 100) · columbia, md. 21046-2990
410.872.8690 metro 301.881.0148 · fax 410.872.8693

LEGEND
- 5/8" REBAR CAP SET
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT

OWNER(S):
RICHARD A. COOK JR. &
CAROLYN D. COOK
10540 GORMAN ROAD
LAUREL, MARYLAND 20723

PURPOSE:
The purpose of this plat is to resubdivide lots 4A &5A into lots 12 & 13 as per their original configuration as shown on Plat "Brunk's Addition to Laurel Park", dated 1941, recorded in Plat Book 1 No. 98.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 1/17/06

DIRECTOR — DATE 1/19/06

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

HOWARD COUNTY HEALTH OFFICER — DATE 1/24/06

OWNER'S CERTIFICATE

I RICHARD A. COOK, JR. AND CAROL D COOK, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS RESUBDIVISION 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 SEWERS DRAINS, AND WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND 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 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) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAY.

WITNESS MY/OUR HANDS THIS 24th DAY OF Dec, 2005

BY: CAROLYN D. COOK — DATE 1/4/06 — BY: WITNESS — DATE 1/4/06

BY: RICHARD A. COOK JR. — DATE 1/4/06

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY DEED DATED MARCH 15, 1995, FROM RICHARD A. COOK JR. AND CAROLYN D. COOK, HIS WIFE TO RICHARD A COOK JR. AND CAROLYN D. COOK, HIS WIFE AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3451, FOLIO 51. THE REQUIREMENTS OF SECTION 3-108 OF 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 THESE MARKERS, HAVE BEEN COMPLIED WITH.

CYNTHIA B. BOWDEN
PROFESSIONAL LAND SURVEYOR
MD NO. 10786 — DATE 12/8/05

STATE OF MARYLAND · CYNTHIA BAXTER BOWDEN · 10786 · REGISTERED PROFESSIONAL LAND SURVEYOR

RECORDED AS PLAT NUMBER 18222 ON, April 27, 2006
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

LOTS 12 AND 13, BLOCK "G"

BRUNK'S ADDITION TO NORTH LAUREL PARK

A RESUBDIVISION OF LOTS 4A AND 5A, BLOCK "G"
BRUNK'S ADDITION TO NORTH LAUREL PARK
PLAT No. 16021

TAX MAP 50 GRID 4 PARCEL 414
6TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND — SHEET 1 OF 1

SCALE 1" = 30'	DATE: 12/08/2005	DRAWN BY: KML/MLC	CHECKED BY: CBB

MDB-171

F-06-128

P:\Projects\05CC101\SURVEY\PLATS\MDB-149.dwg, 12/15/2005 12:40:56 PM, 1:1, M. Church