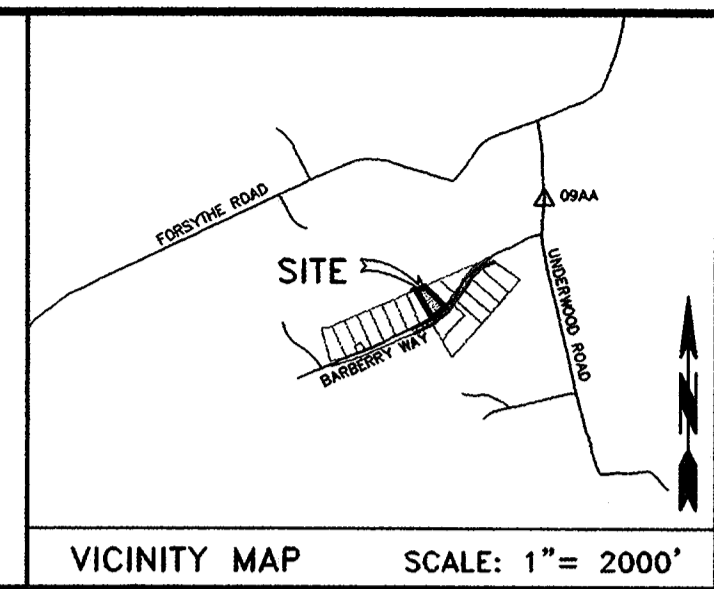
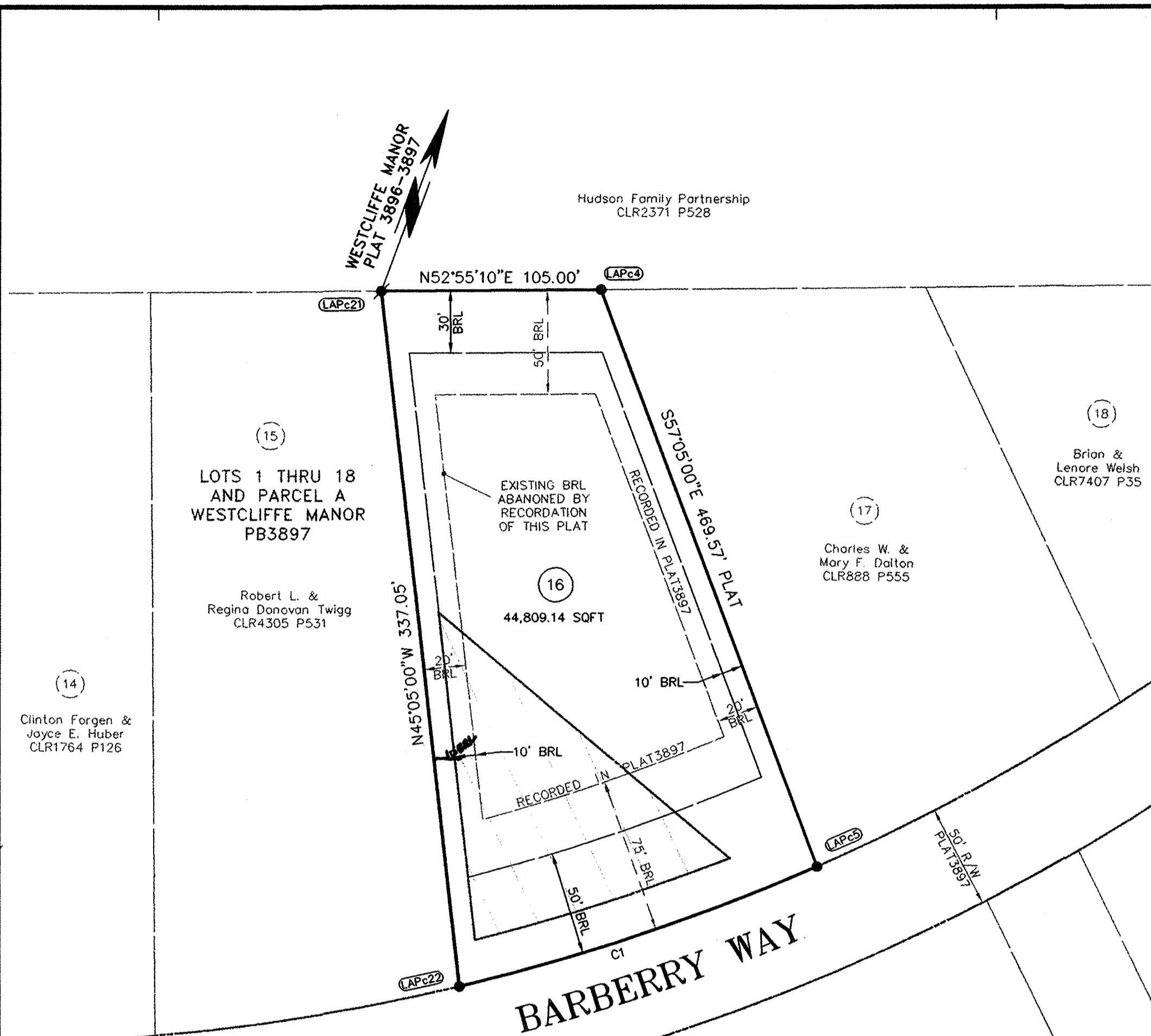


COORDINATE SYSTEM BASED ON PLAT 3896-3897				
No.	NORTH	EAST		
LAPc4	4419.01839	3922.57736		
LAPc5	4257.85978	3838.81121		
LAPc21	4355.71122	3838.81121		
LAPc22	4109.54036	4069.03842		
CURVE DATA				
NUMBER	DELTA	RADIUS	ARC	TANGENT
C1	10°20'37.65"	1000.00	180.53	90.51
S34°38'46"W 180.29'				



- GENERAL NOTES**
- Property zoned "RC" Rural Conservation per the Comprehensive Zoning Plan dated 2004-February-02.
 - Coordinates shown hereon are based on Westcliffe Manor Plat 3897.
 - This Plat is based on a boundary outline identified on Westcliffe Manor Plat 3897.
 - BRL denotes building restriction line
CLR denotes county land records
P denotes page
 - All lot areas are more or less.
 - This plat is in compliance with the Amended Fifth Edition of the Subdivision and Land Development Regulations.
 - No public 100 year floodplain, wetlands or streams exist on lot 16.
 - This plat is subject to prior Department of Planning and Zoning file **F-78-82**.
 - No cemeteries, burial grounds or historic structures exist within the limits of this subdivision by visual observation and/or an examination of the Howard County Cemetery Inventory Map.
 - This plat is exempt from Forest Conservation in accordance with Section 16.1202.(b)(1)(ii) of the Howard County Code and Forest Conservation Manual since it is a Revision Plat that does not create any additional lots.
 - This plat is exempt from perimeter landscaping in accordance with Section 16.124 of the Howard County Code and Landscape Manual since it is a Revision Plat that does not create any additional lots.
 - The existing structures located on lot 16 to remain. No new buildings, extensions or additions to the existing structures are to be constructed at a distance less than the zoning regulations required.
 - Denotes Iron Pin
Denotes Iron Pipe
 - This area designates a private sewerage easement at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewerage disposal.
 - Previous Howard County Planning & Zoning File #15 F-78-82.

PURPOSE OF THIS PLAT IS TO REDUCE THE FRONT BUILDING RESTRICTION LINE FROM 75' TO 50', THE SIDE BUILDING RESTRICTION LINE FROM 20' TO 10' AND THE REAR BUILDING RESTRICTION LINE FROM 50' TO 30' AS RECORDED IN WESTCLIFFE MANOR PLAT 3897.

RECORDED AS PLAT 18131 ON 3/3/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT
LOT 16
WESTCLIFFE MANOR

REVISION TO LOT 16 WESTCLIFFE MANOR PLAT 3897

ZONED: RURAL CONSERVATION
TAX MAP 09 BLOCK 07 PARCEL 304
4TH ELECTION DISTRICT HOWARD COUNTY, MD

OWNER
RICHARD MYERS
13726 BARBERRY WAY
SYKESVILLE, MD 21784
301-674-3400

D.R.S. & ASSOCIATES
LAND DESIGN CONSULTANTS
52 WINTERS STREET WESTMINSTER, MARYLAND 21157
410-848-4060 410-876-6040 F. 410-876-7603

REV.No.	DATE	BY	DESCRIPTION	DATE: 2005-10-26
1	2005-11-30	DRS/jfs	PER HOWARD COUNTY PLANNING & ZONING 2005-11-17	SCALE: 1"=50'
				SHT.NO. :1 OF 1
				DWG.: RP01-01
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AREA TABULATION

A. Total Number of lots to be recorded: 1
B. Total Area of lots to be recorded: 1.02867 Ac
C. Total Area of Roadway to be recorded: 0.00 Ac
D. Total Area of Subdivision to be recorded: 1.02867 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.

David P. Salvo 2005-01-13
(Signature of Platting Surveyor) DATE

Richard H. Myers
(Name of Firm or Partnership that owns the property being recorded by this plat)

Richard H. Myers 1-13-06
(Signature of Owner) DATE

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Walden 1/24/06
for HOWARD COUNTY HEALTH OFFICER *KSB* DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael J. ... 1/24/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark A. ... 3/2/06
DIRECTOR DATE

FINAL PLAT
FIVE OAKS
LOTS 1 & 2
PLAT 11691

Valorie Dubois Swan &
Jeffrey Wellington Swan, etal
CLR3346 P334
CLR3288 P66

Louis L. &
Priscilla Dawn Latimer
CLR1654 P209

George R. &
Linda A. Mundy
CLR2201 P413

OWNERS DEDICATION

I, RICHARD H. MYERS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN THE CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-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; AND (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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS. WITNESS MY HAND THIS 12TH DAY OF JANUARY.

Richard H. Myers
RICHARD H. MYERS

...
WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY RICHARD H. MYERS & MARY A. MYERS TO RICHARD H. MYERS, BY DEED DATED JANUARY 31, 2003 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN COUNTY LAND RECORD 07178 PAGE 435, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

2006-01-13 *David P. Salvo*
DATE PROFESSIONAL SURVEYOR REG. NO. 10748

STATE OF MARYLAND
DANIEL RICHARD STELEY
REGISTERED SURVEYOR
NO. 10748

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F-06-139