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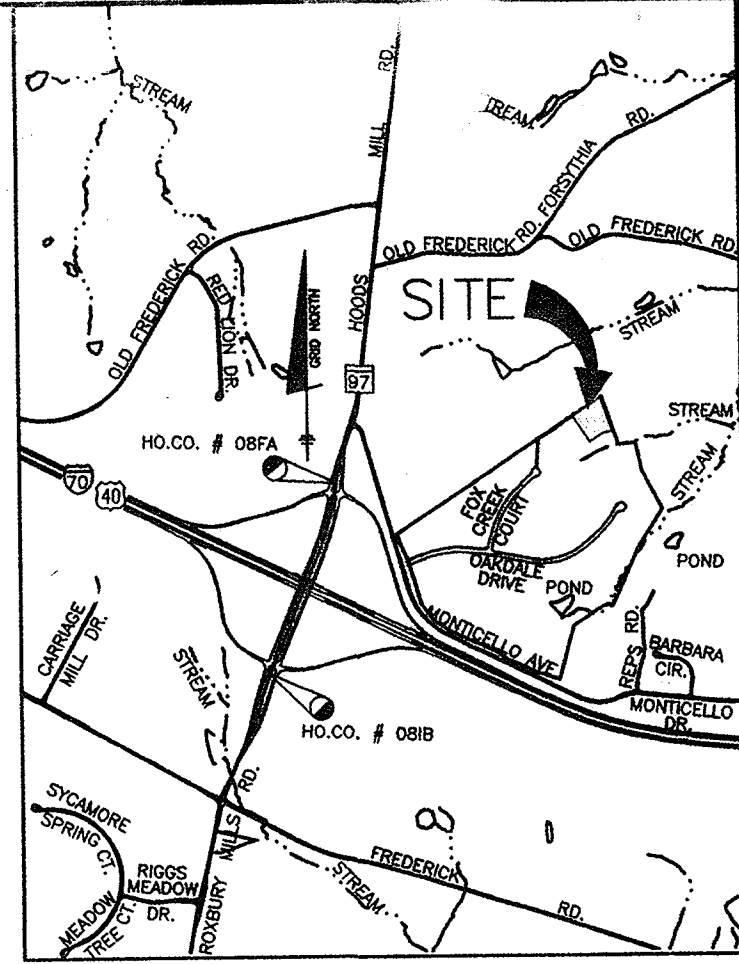
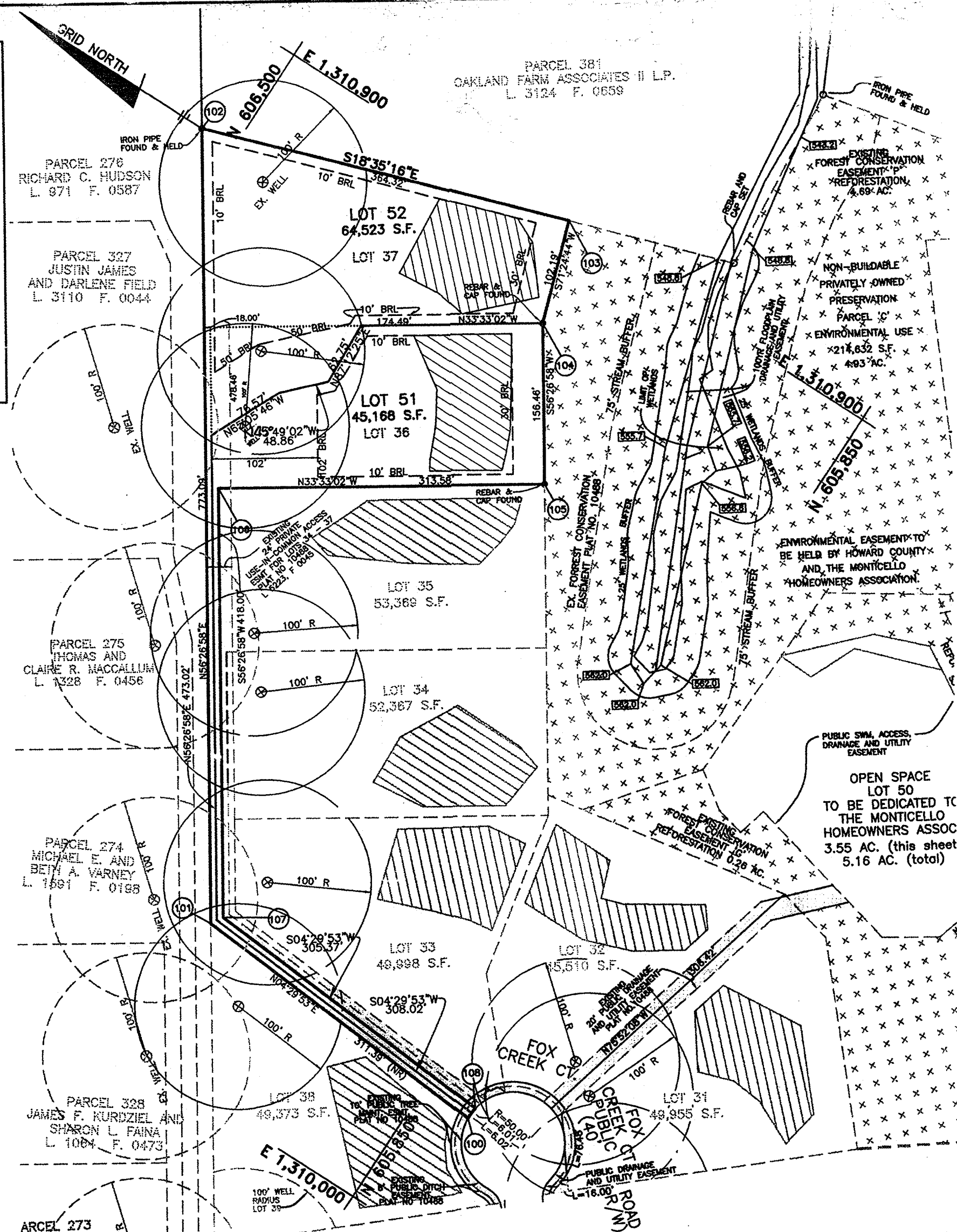
- DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET
 - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE FOUND.
 - DENOTES IRON PIPE FOUND.
- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM NAD 83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 08FA AND 08IB.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC - DEO PER 2-2-04 COMPREHENSIVE ZONING PLAN.
- A TREE MAINTENANCE EASEMENT RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY WHEN NECESSARY FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A PREVIOUSLY RECORDED PLAT NO. 10488
- THE ARTICLES OF INCORPORATION OR MONTICELLO HOMEOWNERS ASSOCIATION, INC. WERE RECORDED ON JULY 1, 1999, DEPARTMENT ID D05393434, WITH THE STATE OF MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (425 LADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- ▨ THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS IN ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- THIS PLAT IS SUBJECT TO THE FOLLOWING DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS SP-99-01, WP-99-24 AND RE-00-01, F-99-133
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 52 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.

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
51	45,168 S.F.	4,358 S.F.	40,810 S.F.
52	64,523 S.F.	4,706 S.F.	59,817 S.F.

BENCHMARK NAD'83

HO. CO. #08FA
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE IN THE MEDIAN OF ROUTE 97, NORTH OF THE ENTRANCE AND EXIT RAMP TO WESTBOUND INTERSTATE I-70 AND 50.4' NORTH OF AN I-70 SIGN, 10.8' WEST OF THE EDGE OF PAVING, 26.8' EAST OF THE "X" CUT IN CENTER OF GUARD RAIL POST AND 108' FROM THE NORTH END OF THE GUARD RAIL.
 N 605,728.9924' E 1,308,071.0550'
 ELEV. 624.75'

HO. CO. #08IB
 STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE IN THE MEDIAN OF ROUTE 97, SOUTH OF THE ENTRANCE AND EXIT RAMP TO EASTBOUND INTERSTATE I-70 AND 76.8' NORTH OF THE SOUTH END OF THE GUARD RAIL 15.4' EAST OF THE EDGE OF PAVING, 36.9' WEST OF THE GUARD RAIL AND 57.7' SOUTHWEST OF A GUARD RAIL POST.
 N 603,342.5001' E 1,307,205.8326'
 ELEV. 596.55'



VICINITY MAP
 SCALE: 1" = 2000'

THE REQUIREMENTS OF § 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 M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING INC.
 MD. REG. NO. 351

KEITH ANDREW JONES
 ENGINEER
 BENCHMARK ENGINEERING, INC.
 8480 BALT. NATL. PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 410-465-6105

OWNER/DEVELOPER:
 KEITH ANDREW JONES AND
 ROSE MARIE JONES
 1435 FOX CREEK CT.
 COOKESVILLE, MD. 21723

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.52 AC.±
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC.
TOTAL NUMBER OF BUILDABLE PRES. PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE PRES. PARCELS TO BE RECORDED	0 AC.
TOTAL NUMBER OF NON-BUILDABLE PRES. PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PRES. PARCELS TO BE RECORDED	0 AC.
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0 AC.
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED	0 AC.
TOTAL AREA OF 100 YR. FLOODPLAIN TO BE RECORDED	0 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	2.52 AC.±

THE SOLE AND ONLY PURPOSE OF THIS "PLAT OF RESUBDIVISION" IS TO REVISE THE LOT LINE BETWEEN LOTS 36 AND 37.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Robert J. Weber
 COUNTY HEALTH OFFICER
 DATE: 6/14/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
 DATE: 6/15/06

Director
 DATE: 6/20/06

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY D.R. HORTON, INC. A DELAWARE CORPORATION TO KEITH ANDREW JONES AND ROSE MARIE JONES DECEASED BY DEED DATED MARCH 13, 2002, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6080 AT FOLIO 189 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.

DAVID M. HARRIS
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 10978
 FOR BENCHMARK ENGINEERING INC.
 MD. REG. NO. 351
 DATE: 05/30/06

OWNER'S DEDICATION

KEITH ANDREW JONES, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HAND THIS 31 DAY OF MAY, 2006

KEITH ANDREW JONES
 WITNESS: David M. Harris

COORDINATE CHART (NAD '83)

No.	COORDINATES	
	NORTH	EAST
100	605798.2789	1310123.3663
101	606108.7062	1310147.7876
102	606535.9728	1310792.0828
103	606190.6587	1310908.2114
104	606158.0841	1310811.3491
105	606071.6157	1310680.9594
106	606332.9528	1310507.6523
107	606101.9365	1310159.29
108	605797.5056	1310135.3425

RECORDED AS PLAT NO. **18351**
 ON 6/15/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT MONTICELLO

LOTS 51 AND 52
 A RESUBDIVISION OF LOTS 36 AND 37
 PREVIOUSLY RECORDED AS
 PLAT NO. 14088

4th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 WP-99-24 SP-99-01 RE-00-01 F-99-133
 ZONING: RC-DEO SCALE: AS SHOWN
 TAX MAP: 8 BLOCK: 18 DATE: 04/05/06
 P.O. PARCEL: 110 SHEET: 1 of 1