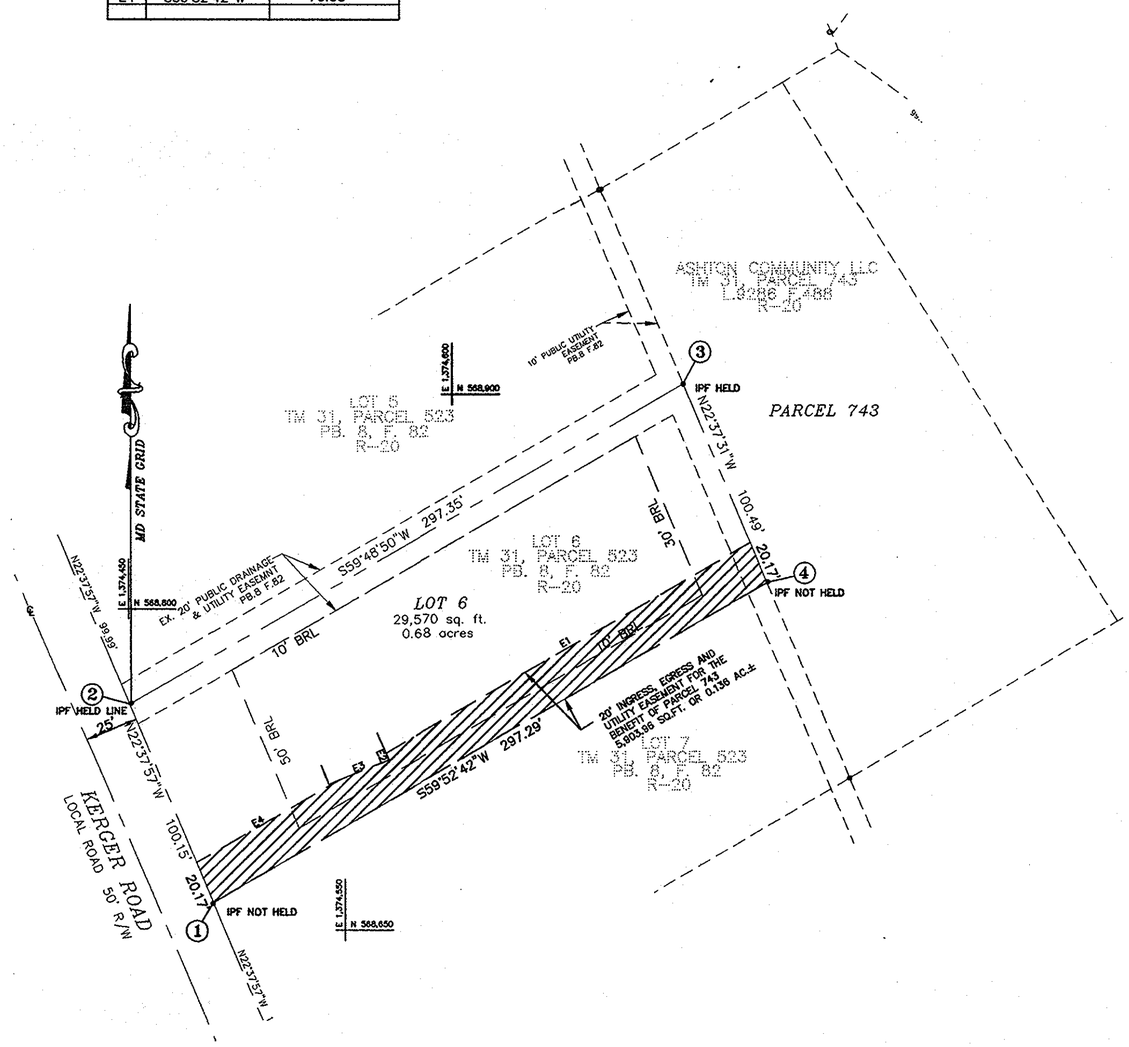
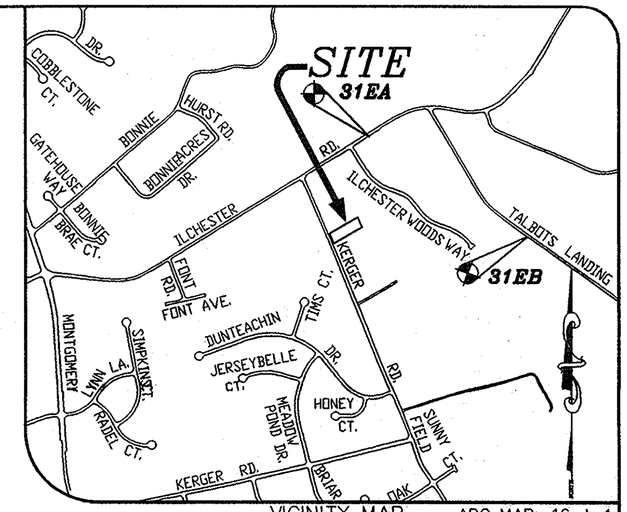
COORDINATE LIST		
NO.	NORTH	EAST
1	591,567.0932	1,368,614.6527
2	591,273.2888	1,369,171.4414
3	591,099.4277	1,368,938.2655
4	590,965.7539	1,369,037.6601

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

EASEMENT LINE TABLE		
NO.	BEARING	LENGTH
E1	S59°52'42"W	195.77'
E2	S22°43'46"E	3.44'
E3	S67°54'47"W	24.40'
E4	S59°52'42"W	76.93'





VICINITY MAP
SCALE : 1" = 1000'
ADC MAP: 16 J-4
510,000 : 810,000

GENERAL NOTES

1. TAX MAP 31 PARCEL 523
2. SUBJECT PROPERTY, LOT 6, IS ZONED R-20 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING REGULATION AMENDMENTS EFFECTIVE 7/28/06.
3. BOUNDARY SHOWN HEREON IS BASED ON FILED RUN SURVEY PERFORMED BY MILDENBERG, BOENDER AND ASSOCIATES, INC. ON AUGUST 2006.
4. COORDINATES BASED ON NAD '83 (HORIZONTAL) AND NGVD '29 (VERTICAL) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31EA & 31EB.
   STA. No. 31EA N 569,641.1294 E 1,374,816.0275 ELEV. 468.900
   STA. No. 30EB N 568,730.9925 E 1,376,273.5708 ELEV. 452.700
5. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.

LEGEND

6. DENOTES AN INGRESS/EGRESS AND UTILITY EASEMENT. (4,756.72 SQ. FT. OR 0.11 ACRES±).
7. ● DENOTES AN IRON PIN OR IRON PIPE FOUND
   O DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
   BRL DENOTES A BUILDING RESTRICTION LINE
8. ALL AREAS ARE MORE OR LESS.
9. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
10. NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
11. NO STEEP SLOPES OR STREAMS EXIST ON SITE.
12. NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
13. NO WETLANDS EXIST ON-SITE
14. NO FOREST EXIST ON-SITE
15. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    A) WIDTH – 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
    B) SURFACE – 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1.5" MIN.).
    C) GEOMETRY – MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
    D) STRUCTURES (CULVERT/BRIDGES) – CAPABLE OF SUPPORTING 25 GROSS TONS (H25 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.
16. EXISITING HOUSE ON SITE WILL REMAIN.
17. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
18. FOREST CONSERVATION IS NOT REQUIRED WITH THIS "PLAT OF REVISION" PER SECTION 16.1202(B)(1)(vii) OF THE HOWARD COUNTY CODE. NO NEW LOTS ARE CREATED.

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS/PARCELS	1
TOTAL NUMBER OF LOTS OR PARCELS	1
AREA OF BUILDABLE LOTS/PARCELS	0.68AC±
AREA OF PUBLIC ROADWAY DEDICATION	0
TOTAL AREA	0.68AC±

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.

JOHN B. MILDENBERG, SURVEYOR — DATE 3/27/07

R. JACOB HIKMAT AUTHORIZED MEMBER
ASHTON COMMUNITY LLC — DATE 3/27/07

OWNER

ASHTON COMMUNITY LLC
5072 DORSEY HALL DRIVE
ELLICOTT CITY, MD 21042-2501
410-997-0296

THE PURPOSE OF THIS REVISION PLAT IS TO ADD AN INGRESS/EGRESS AND UTILITY EASEMENT ON LOT 6 FOR THE BENEFIT OF PARCEL 743

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

for HOWARD COUNTY HEALTH OFFICER — DATE 4/20/07

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 4/18/07

DIRECTOR — DATE 5/1/07

OWNER'S STATEMENT

WE, ASHTON COMMUNITY, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS REVISION PLAT, 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 SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS 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 WATERWAY 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 ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 27 DAY OF March, 2007.

R. JACOB HIKMAT AUTHORIZED MEMBER
ASHTON COMMUNITY, LLC

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION PLAT OF KERGER ROAD SUBDIVISION LOT 6, PARCEL 523, AS RECORDED ON PLAT BOOK W.H.H. NO. 8 FOLIO 82 AND DATED JULY 6, 1962. BEING THE SAME PARCEL OF GROUND CONVEYED BY JUDITH W. ASHTON TO ASHTON COMMUNITY, LLC BY A DEED DATED JUNE 15, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9286 AT FOLIO 488 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 THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

STATE OF MARYLAND — JOHN B. MILDENBERG — No. 10718 — PROFESSIONAL LAND SURVEYOR

JOHN B. MILDENBERG, P.L.S. No. 10718 — DATE 3/27/07

RECORDED AS PLAT 19085 ON 5-3-07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

KERGER ROAD SUBDIVISION, LOT 6

PLAT OF REVISION

SHEET 1 OF 1

TAX MAP 31 PARCEL NO. 523 BLOCK 15 LOT 6	FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND EX. ZONING R-20 5221 KERGER ROAD ELLICOTT CITY, MARYLAND 21043	SCALE : 1" = 50' DATE : MARCH 2007 DPZ FILE NOS.

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Balt. (410) 997-0298 Fax.

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