


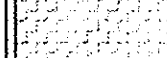


LEGEND

-  EXISTING PUBLIC SEWER DRAINAGE AND UTILITY EASEMENT TO REMAIN.
-  EXISTING PUBLIC SEWER DRAINAGE AND UTILITY EASEMENT TO BE ABANDONED
-  SEWER DRAINAGE AND UTILITY EASEMENT PROPOSED.
-  EXISTING PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 67-70 PLAT NO.14723

BOUNDARY COORDINATES

NO.	NORTHING	EASTING
1	594688.5306	1355359.5575
2	594683.7138	1355499.4746
3	594792.5056	1355503.2199
4	594867.258	1355494.2003
5	594928.462	1355632.4143
6	594818.6288	1355652.5851
7	594792.2992	1355509.2163
8	594677.5109	1355505.2646
9	594682.5342	1355359.351

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.

Donald A. Mason 4/24/07
 DONALD A. MASON
 MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO.351

Thomas N. Tomaszewski 5-9-07
 SIGNATURE OF THOMAS N. TOMASZEWSKI

Cheryl A. Tomaszewski 5-9-07
 SIGNATURE OF CHERYL A. TOMASZEWSKI

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE:	N/A
NON-BUILDABLE:	0
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.36± AC.
BUILDABLE:	N/A
NON-BUILDABLE:	0
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	N/A
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	0.36± AC.

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

B. Nelson for Peter Beilensens, MD 6/22/2007
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John D. ... 6/10/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Park ... 6/25/07
 DIRECTOR DATE

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY RH AT MOUNT HEBRON, LLC, TO THOMAS N. TOMASZEWSKI AND CHERYL A. TOMASZEWSKI, BY DEED DATED DECEMBER 30, 2002 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 6788 AT FOLIO 242 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 NOW AMENDED.

Donald A. Mason 4/24/07
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. NO.21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. NO.351

OWNER'S DEDICATION

"THOMAS N. TOMASZEWSKI AND CHERYL A. TOMASZEWSKI, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 9th DAY OF May 2007."

Thomas N. Tomaszewski 5-9-07
 SIGNATURE OF THOMAS N. TOMASZEWSKI DATE:

Cheryl A. Tomaszewski 5-9-07
 SIGNATURE OF CHERYL A. TOMASZEWSKI DATE:

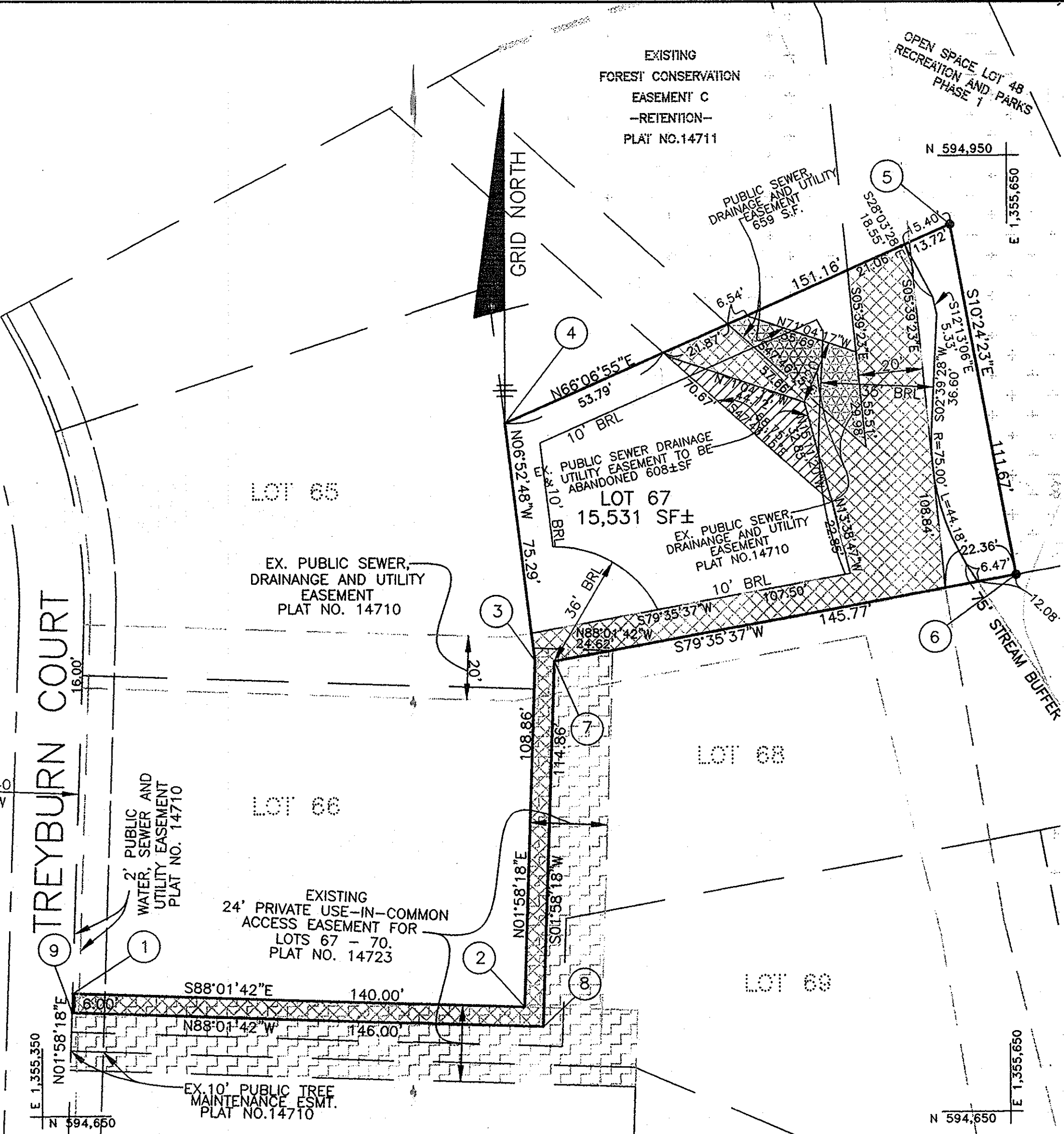
Thomas N. Tomaszewski 5/9/07
 WITNESS DATE:

Cheryl A. Tomaszewski 5/9/07
 WITNESS DATE:

RECORDED AS PLAT 19207
 ON 6/27/07 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

**REVISION PLAT
 TREYBURN
 LOT 67**
 PREVIOUSLY RECORDED AS PLAT NO. 14723

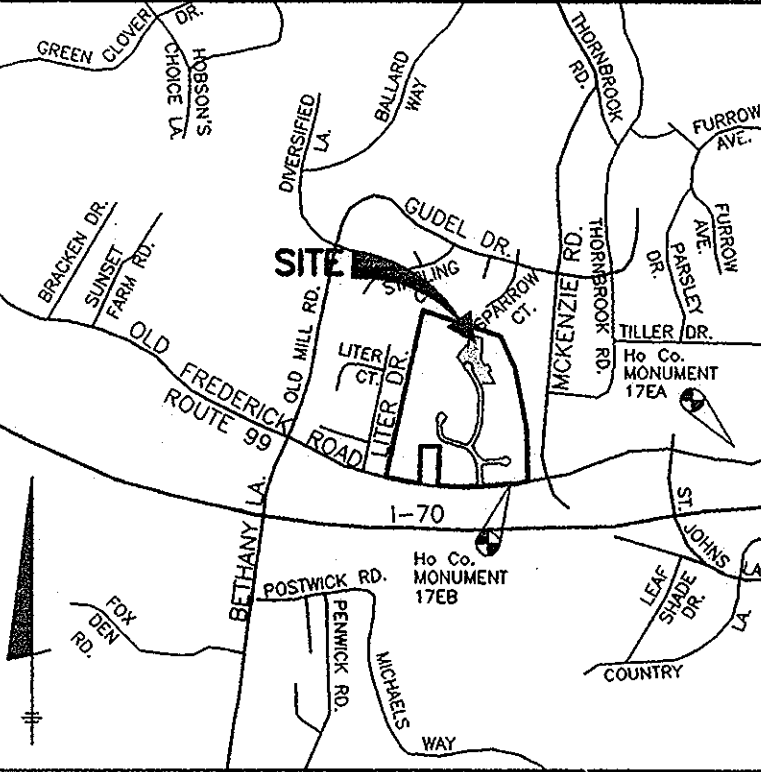
2ND ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 17 GRID No. 9 SCALE: AS SHOWN
 PARCEL: 59 DATE: APRIL, 2007
 ZONED: R-20 SHEET: 1 OF 1



BENCH MARKS NAD'83

HO. CO. #17EA ELEV. 373.36
 STAMPED BRASS DISK SET ON TOP OF CONC. (3" DEEP) COLUMN LOCATED IN THE ISLAND IN FRONT OF MOUNT HEBRON HIGH SCHOOL, 33.7' SOUTH OF THE FLAG POLE AND 21.3' NORTH OF THE CURB AND 49.7' WEST OF A 15" WHITE PINE.
 N 594,357.7264' E 1,357,519.3741'

HO. CO. #17EB ELEV. 348.10
 STAMPED BRASS DISK SET ON TOP OF CONC. (3" DEEP) CYLINDRICAL BASE LOCATED 224' WEST OF THE ENTRANCE TO BETHANY FIRE STATION, 19' SOUTH OF THE CL OF OLD FREDERICK ROAD AND 38.6' EAST OF G&E POLE #474631
 N 593,814.0053' E 1,355,731.8846'



- NOTES:**
- DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.
 ○ DENOTES 3/8" PIPE OR STEEL MARKER TO BE SET.
 ◻ DENOTES STONE OF CONCRETE MONUMENT FOUND.
 * DENOTES IRON PIPE FOUND.
 - PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT:
 S-99-18, P-00-08, F-01-10, F-01-76
 - COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 17 EA AND 17 EB
 - THIS PLAT IS BASED ON BOUNDARY INFORMATION TAKEN FROM A PREVIOUSLY RECORDED PLAT 14723.
 - SUBJECT PROPERTY IS ZONED "R-20" PER THE 2/2/04 COMPREHENSIVE ZONING PLAN.
 - ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
 - UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
 - THIS PLAN CONFORMS TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS PER COUNCIL BILL NO. 45-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PARCEL MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING PERMIT.
 - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A. WIDTH -- 12' (16' SERVING MORE THAN ONE RESIDENCE);
 B. SURFACE -- 6" OF COMPACTED CRUSHER RUN BASE W/TAR
 C. GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 D. STRUCTURES (CULVERTS/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. MAINTENANCE -- SUFFICIENT TO INSURE ALL WEATHER USE
 - 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.
 - WATER SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
 - PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - THERE IS AN EXISTING DWELLING/ STRUCTURE(S) LOCATED ON LOT 67 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.
 - THIS SUBDIVISION PLAT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(vii) OF HOWARD COUNTY CODE.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
67	15,531sf±	1,529sf±	14,002sf±