

COORDINATE SCHEDULE		
4	N 549000.856	E 1343891.130
18	N 549991.207	E 1344164.332
60	N 549451.632	E 1344073.213
463	N 548965.074	E 1343971.888
467	N 548850.660	E 1344169.761
613	N 548941.862	E 1343915.457
614	N 548724.113	E 1343856.117
615	N 548657.374	E 1343904.922

SEWER AND UTILITY EASEMENT		
No.	BEARING	LENGTH
①	R=50.00' L=20.24'	
CHORD S 46°31'09" W 20.11'		
②	S 37°37'02" E	63.59'
③	S 68°51'04" E	168.05'
④	N 53°52'38" E	23.77'
⑤	N 68°51'04" W	73.06'
⑥	N 20°52'36" E	11.43'
⑦	N 59°57'45" W	20.26'
⑧	S 20°52'36" W	14.56'
⑨	N 68°51'04" W	82.25'
⑩	N 37°37'02" W	60.05'
AREA = 4916 SQ.FT. OR 0.113 ACRES		

TEMPORARY CONSTRUCTION EASEMENT		
No.	BEARING	LENGTH
①	R=50.00' L=5.06'	
CHORD S 61°01'00" W 5.06'		
②	S 37°37'02" E	65.75'
③	S 68°51'04" E	166.23'
④	N 53°52'38" E	5.94'
⑤	N 68°51'04" W	168.05'
⑥	N 37°37'02" W	63.59'
AREA = 1159 SQ.FT. OR 0.027 ACRES		

COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:  
 NO. 41CA N 550124.854 E 1342960.933  
 NO. 0057 N 550835.214 E 1347017.690

LEGEND	
	BUILDING RESTRICTION LINE
	PUBLIC STORM DRAIN EASEMENT LINE
	PUBLIC SEWER EASEMENT LINE
	PROPERTY LINE
	SEPTIC RESERVE AREA LINE

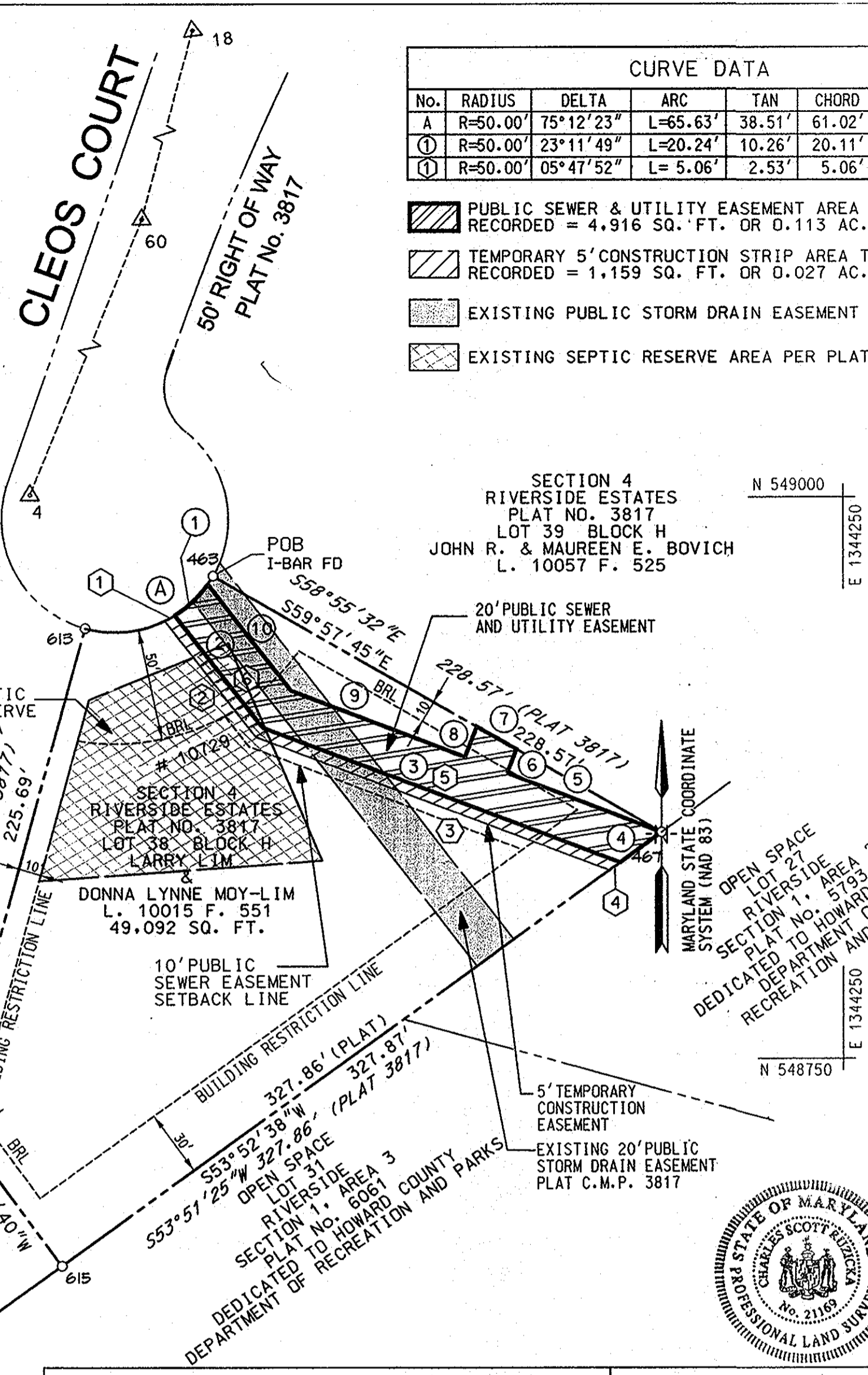
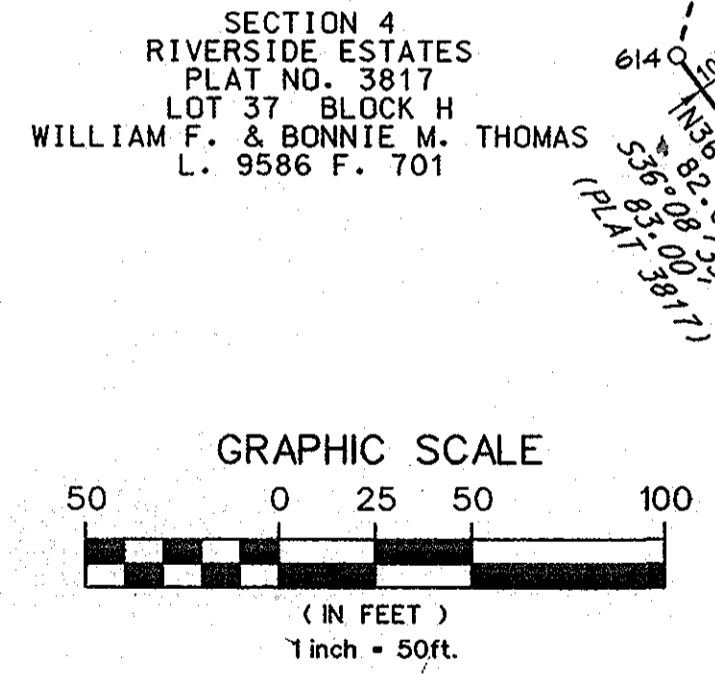
THE REQUIREMENTS OF §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Charles S. Ruzicka* 7-25-07  
 CHARLES S. RUZICKA, SURVEYOR DATE

*Larry Lim* 8/8/07  
 LARRY LIM, OWNER DATE

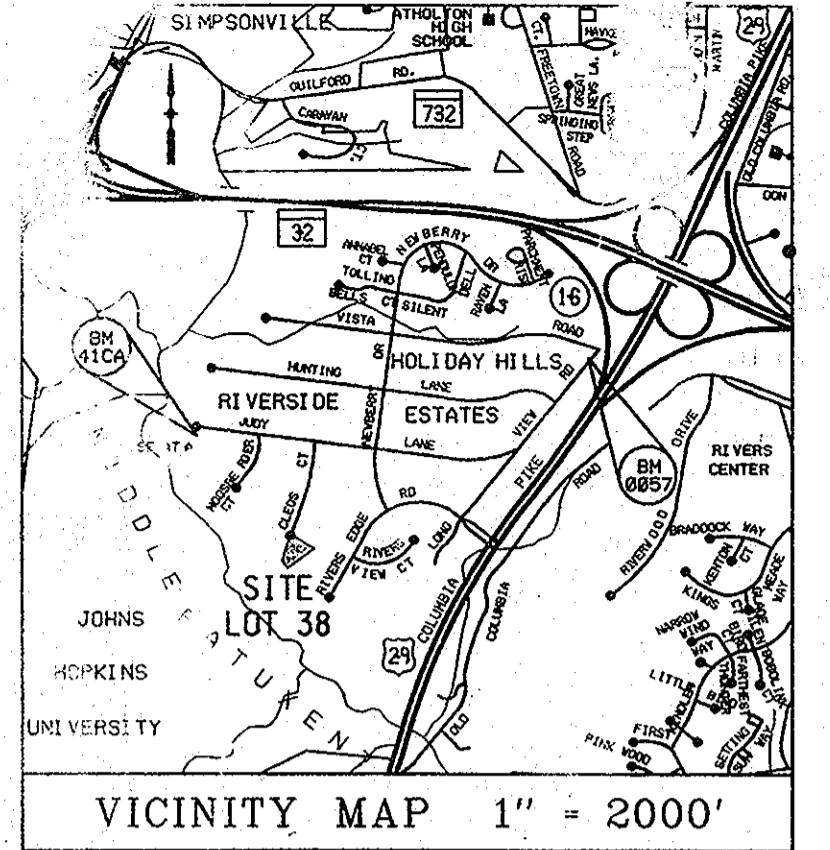
*Donna Lynne Moy-Lim* 8-8-07  
 DONNA LYNNE MOY, L.M., OWNER DATE

AREA TABULATION CHART	
A. TOTAL NUMBER OF LOTS AND OR PARCELS TO BE RECORDED:	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND OR PARCELS:	
BUILDABLE	1.104 ACRES
NON-BUILDABLE	0.023 ACRES
OPEN SPACE	0.000 ACRES
PRESERVATION PARCELS	0.000 ACRES
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0.000 ACRES
D. TOTAL AREA OF SUBDIVISION	1.127 ACRES



CURVE DATA						
No.	RADIUS	DELTA	ARC	TAN	CHORD	BEARING
A	R=50.00'	75°12'23"	L=65.63'	38.51'	61.02'	N 67°38'26"
①	R=50.00'	23°11'49"	L=20.24'	10.26'	20.11'	S 46°31'09" W
①	R=50.00'	05°47'52"	L=5.06'	2.53'	5.06'	S 61°01'00" W

- PUBLIC SEWER & UTILITY EASEMENT AREA TO BE RECORDED = 4,916 SQ. FT. OR 0.113 AC.
- TEMPORARY 5' CONSTRUCTION STRIP AREA TO BE RECORDED = 1,159 SQ. FT. OR 0.027 AC.
- EXISTING PUBLIC STORM DRAIN EASEMENT
- EXISTING SEPTIC RESERVE AREA PER PLAT NO. 3817-A



- ### GENERAL NOTES
- SUBJECT PROPERTY ZONED R-20 PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 7/28/06.
  - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41CA AND NO. 0057.
  - NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
  - ALL AREAS SHOWN ARE MORE OR LESS.
  - THIS PLAN IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE SINCE IT IS A PLAT OF REVISION ONLY AND DOES NOT CREATE ANY NEW LOTS.
  - THIS PLAT IS BASED ON INFORMATION FROM VARIOUS PLATS, DEEDS AND EXISTING TOPOGRAPHIC SURVEYS AND NOT FROM A FIELD RUN BOUNDARY SURVEY.
  - THE SUBJECT PROPERTY IS IN THE METROPOLITAN DISTRICT.
  - THIS SURVEY IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. THE PUBLIC WATER AND SEWER SERVICE HAS BEEN PROVIDED.
  - THIS PLAT IS EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2007 STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND 2. THIS DEVELOPMENT DOES NOT DISTURB MORE THAN 5,000 SQUARE FEET OF OPEN SPACE. THE LIMIT OF DISTURBANCE EXCEEDS 5,000 SQUARE FEET. STORMWATER MANAGEMENT SHALL BE REQUIRED IN ACCORDANCE WITH THE CURRENT REGULATIONS.
  - THERE IS AN EXISTING DWELLING LOCATED ON THE LOT TO REMAIN. NO NEW DWELLINGS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION.
  - RESERVE EASEMENTS DEVELOPED BY THE DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS CASE OF THE FOREST CONSERVATION EASEMENT(S). UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION REGULATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

**KCI TECHNOLOGIES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 10 NORTH PARK DRIVE, HUNT VALLEY, MARYLAND 21030  
 (410) 316-7800

OWNER:  
 LARRY LIM & DONNA LYNNE MOY-LIM  
 10729 CLEOS COURT  
 COLUMBIA, MARYLAND 21044



APPROVED-HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Jeffrey C. ...* 8/23/07  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*David D. ...* 9/13/07  
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Nifon for Peter ...* 9/13/07  
 HOWARD COUNTY HEALTH OFFICER DATE

### OWNER'S CERTIFICATE

WE, LARRY LIM AND DONNA LYNNE MOY LIM, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ALL EASEMENTS OF (OR) RIGHT OF WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

OWNER *Larry Lim* DATE 8/8/07  
 OWNER *Donna Lynne Moy-Lim* DATE 8-8-07  
 WITNESS *Terri D. Hacklett* DATE 8-8-07

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT SHOWS A SEWER AND UTILITY EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT CROSSING THE LANDS OF LARRY LIM AND DONNA LYNNE MOY-LIM, AS DESCRIBED IN A DEED DATED MAY 15, 2006 TO LARRY LIM AND DONNA LYNNE MOY-LIM FROM STEPHEN MC KEE AND WENDY RAINFORD AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10015 AT FOLIO 551, KNOWN AS LOT 38 BLOCK H, ON THE SUBDIVISION PLAT TITLED "RIVERSIDE ESTATES, SECTION 4", RECORDED ON SEPTEMBER 23, 1977 IN THE LAND RECORDS OF HOWARD COUNTY AS PLAT C.M.P. NO. 3817. THE PLACEMENT OF MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

7-25-07 DATE  
*Charles S. Ruzicka*  
 CHARLES S. RUZICKA  
 MD. REG. PROFESSIONAL LAND SURVEYOR NO. 21169

RECORDED AS PLAT NO. 19294 ON 9/20/07  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

### PART OF REVISION

"RIVERSIDE ESTATES"  
 SECTION 4, LOT 38

PREVIOUSLY RECORDED JUNE, 1977 PLAT C.M.P. #3817  
 TAX MAP GRID #11 P/O PARCEL 420  
 FIFTH ELECTRIC DISTRICT HOWARD COUNTY, MARYLAND  
 ZONE R-20 DEPARTMENT OF PUBLIC WORKS  
 PROJECT F-78-016 CAPITAL PROJECT S-6251  
 JANUARY 12, 2007  
 REVISED: JULY 18, 2007

COMP. DESIGN CHECKED

SHEET 1 OF 1