

COORDINATE SCHEDULE	
2	N 549724.663 E 1343540.980
3	N 549476.778 E 1343337.486
169	N 549516.379 E 1343300.513
172	N 549610.179 E 1343438.657
258	N 549468.541 E 1343320.128
270	N 549373.308 E 1343250.149
438	N 549516.410 E 1343300.313
439	N 549568.972 E 1342957.449
491	N 549327.950 E 1343151.441
499	N 549514.513 E 1342965.139
500	N 549418.927 E 1343025.539

SEWER AND UTILITY EASEMENT			TEMPORARY CONSTRUCTION EASEMENT		
No.	BEARING	LENGTH	No.	BEARING	LENGTH
①	R=50.00' L=20.58'		①	R=50.00' L=5.60'	
CHORD N 41°54'06" W 20.43'			CHORD N 26°54'06" W 5.60'		
②	S 36°18'33" W	158.42'	②	S 36°18'33" W	169.96'
③	N 65°19'14" E	41.24'	③	N 65°19'14" E	10.31'
④	N 36°18'33" E	118.18'	④	N 36°18'33" E	158.42'
AREA = 2752 SQ.FT. OR 0.063 ACRES			AREA = 821 SQ.FT. OR 0.019 ACRES		

CURVE DATA						
No.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BEARING
A	R=50.00'	62°24'24"	L=54.46'	30.28'	51.81'	S 22°29'15" E
①	R=50.00'	23°34'41"	L=20.58'	10.44'	20.43'	N 41°54'06" W
①	R=50.00'	06°25'19"	L=5.60'	2.80'	5.60'	N 26°54'06" W

- EXISTING PUBLIC STORM DRAIN EASEMENT
- PUBLIC SEWER & UTILITY EASEMENT AREA TO BE RECORDED = 2,752 SQ. FT. OR 0.063 AC.
- TEMPORARY 5' CONSTRUCTION STRIP AREA TO BE RECORDED = 821 SQ. FT. OR 0.019 AC.
- EXISTING SEPTIC RESERVE AREA PER PLAT NO. 3815-A

COORDINATES BASED ON NAD 83 MARYLAND STATE PLAN GRID 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

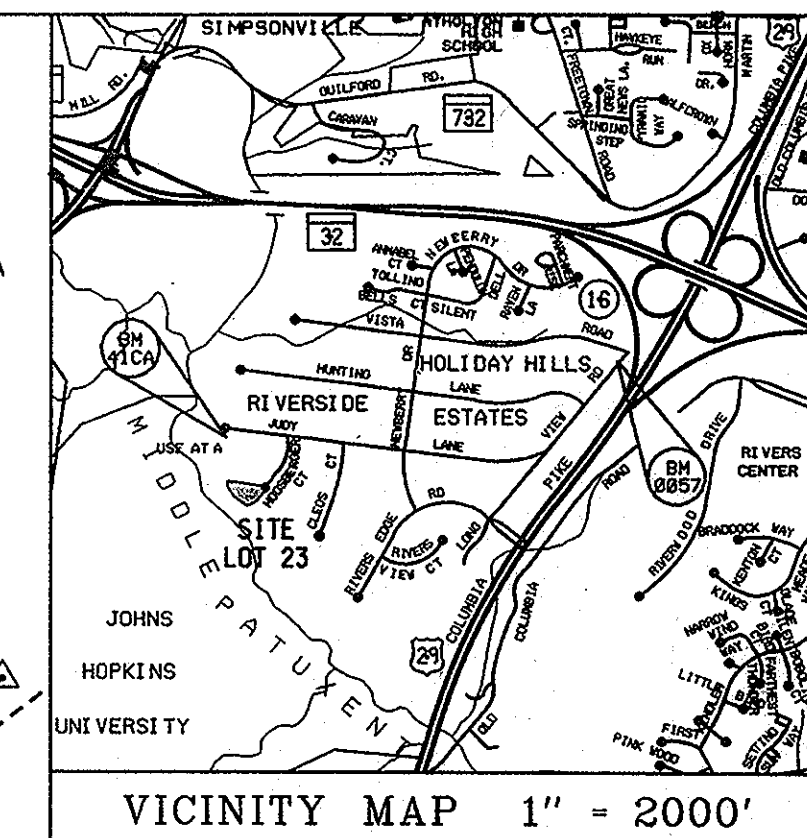
- BUILDING RESTRICTION LINE
- PUBLIC STORM DRAIN EASEMENT LINE
- PUBLIC SEWER EASEMENT LINE
- PROPERTY LINE
- SEPTIC RESERVE AREA LINE
- WELL

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

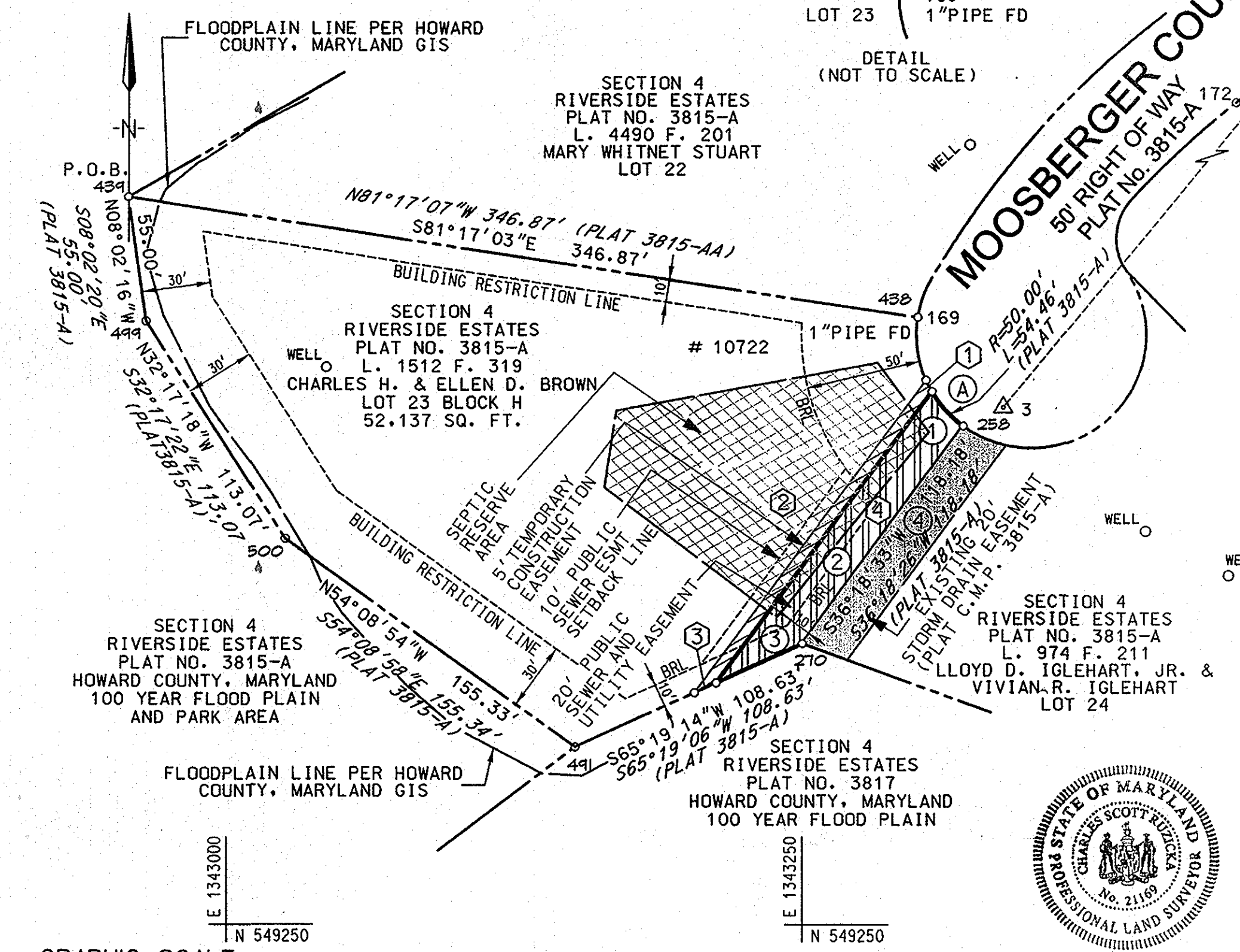
Charles H. Brown 20 AUG 2007
 CHARLES H. BROWN, OWNER DATE

Ellen D. Brown 20 Aug 2007
 ELLEN D. BROWN, OWNER DATE



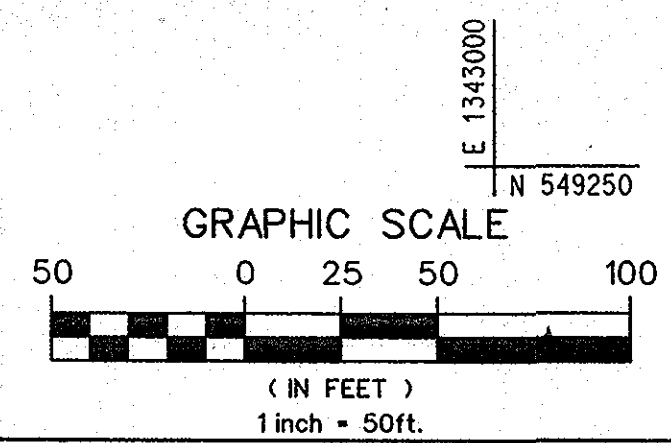
GENERAL NOTES

1. 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.
2. COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41CA AND NO. 0057.
3. NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
4. ALL AREAS SHOWN ARE MORE OR LESS.
5. 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.
6. THIS PLAT IS BASED ON INFORMATION FROM VARIOUS PLATS, DEEDS AND EXISTING TOPOGRAPHIC SURVEYS AND NOT FROM A FIELD RUN BOUNDARY SURVEY.
7. THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
8. THIS SUBMISSION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER SERVICE HAS BEEN PROVIDED.
9. THIS PROJECT IS EXEMPT FROM STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL, VOLUMES 1 AND 11, SECTION 1.2. THIS DEVELOPMENT DOES NOT DISTURB MORE THAN 5,000 SQUARE FEET. SHOULD THE LIMIT OF DISTURBANCE EXCEED 5,000 SQUARE FEET, STORMWATER MANAGEMENT SHALL BE REQUIRED IN ACCORDANCE WITH THE CURRENT REGULATION.
10. THERE IS AN EXISTING DWELLING LOCATED ON THE LOT TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
11. RESERVATION OF PUBLIC UTILITY EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"). LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS, SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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 INSTALLATION 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.



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	1.134 ACRES
NON-BUILDABLE	0.063 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	
	1.197 ACRES



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

OWNER: CHARLES H. & ELLEN D. BROWN
 10722 MOOSBERGER COURT
 COLUMBIA, MD. 21044



APPROVED-HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9/11/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9/24/07
 DIRECTOR DATE

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

[Signature] 9/19/07
 HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE

WE, CHARLES H. AND ELLEN D. BROWN, 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 *Charles H. Brown* DATE 20 AUG 2007
 OWNER *Ellen D. Brown* DATE 20 Aug 2007
 WITNESS *[Signature]* DATE August 20, 2007

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 CHARLES H. AND ELLEN D. BROWN, AS DESCRIBED IN A DEED DATED AUGUST 7, 1986 TO CHARLES H. AND ELLEN D. BROWN FROM MICHAEL R. AND CAROLYN V. WARE AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1512 AT FOLIO 319 KNOWN AS LOT 23, BLOCK H, ON THE SUBDIVISION PLAT TITLED "RIVERSIDE ESTATES, SECTION 4", RECORDED ON SEPTEMBER 23, 1977 AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT C.M.P. NO. 3815-A. 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. 19424 ON 9-27-07
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
"RIVERSIDE ESTATES"
 SECTION 4, LOT 23, BLOCK H

PREVIOUSLY RECORDED 9/23/77 PLAT C.M.P. *3815-A
 TAX MAP *41 GRID *11 P/O PARCEL 420
 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONE R-20 DPZ FILE NUMBER F-78-016 CAPITAL PROJECT S-6251
 SCALE: 1" = 50' JANUARY 12, 2007
 REVISED: JULY 18, 2007 SHEET 1 OF 1

COMP.	DRAFT. R. FLEIG	DESIGN	CHECKED
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