

EASEMENT CHART		
(No)	BEARING	DIST
1	N28°56'01"W	20.00'
2	N61°04'40"E	200.25'
3	S29°21'52"E	200.00'
4	S61°04'40"W	200.40'

COORDINATE TABLE		
(No)	NORTHING	EASTING
124	N 540822.069	E 1364482.342
139	N 541259.659	E 1364240.443
6	N 540868.959	E 1364536.869

THE BEARINGS & GRID TICKS (ALL SLANT LETTERING) OF THE 4,006 SQ. FT. PUBLIC SEWER AND UTILITY EASEMENT AND THE 3,004 SQ. FT. TEMPORARY CONSTRUCTION EASEMENT AREA ARE BASED ON NAD 83 MARYLAND STATE PLANE GRID

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
Daniel Austin 10/11/07
 DANIEL AUSTIN, OWNER DATE
Veralyn Austin 10/11/07
 VERALYN AUSTIN, OWNER DATE

- EXISTING EASEMENTS
- TEMPORARY CONSTRUCTION EASEMENTS
- PROPOSED EASEMENTS
- SURVEY CONTROL POINT

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	2.279 ACRES
NON-BUILDABLE	0.000 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:	
	2.279 ACRES

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

OWNER:
 LOT 9
 DANIEL AUSTIN
 VERALYN AUSTIN
 8795 ROSE LANE
 JESSUP, MD 20794

PURPOSE NOTE
 THE PURPOSE OF THIS PLAT IS TO ADD A 20' PUBLIC SEWER AND UTILITY EASEMENT AND A 15' TEMPORARY CONSTRUCTION EASEMENT ACROSS THE REAR OF LOT 7 TO PROVIDE THE RIGHT OF WAY REQUIRED FOR THE COUNTY TO CONSTRUCT CAPITAL PROJECT NO. S-6243 - JONES ROAD SEWER EXTENSION; AND, TO SHOW THE BUILDING RESTRICTION LINES TO BE IN ACCORDANCE WITH THE R-12 ZONING DISTRICT AS AMENDED BY COUNCIL BILL 75-2003 - COMPREHENSIVE ZONING PLAN DATED 2/2/04 AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
B. Wilson for Peter Brilman 3/6/2008
 HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE
 WE, DANIEL AND VERALYN AUSTIN OWNERS OF LOT 9, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION, 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 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 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 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 RIGHT-OF-WAYS.
 WITNESS OUR HANDS THIS 19th DAY OF October, 2007

Daniel Austin 10/11/07
 DANIEL AUSTIN, OWNER LOT 9 DATE
Veralyn Austin 10/11/07
 VERALYN AUSTIN, OWNER LOT 9 DATE
Karen A. Wolfe 10/11/07
 WITNESS DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT SHOWS A SEWER AND UTILITY EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT CROSSING THE LANDS OF DANIEL & VERALYN AUSTIN, KNOWN AS LOT 9, ON THE SUBDIVISION PLAT TITLED "NORDAU SUBDIVISION", AS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY ON JANUARY 1, 1955 IN PLAT BOOK 3, FOLIO 51.

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

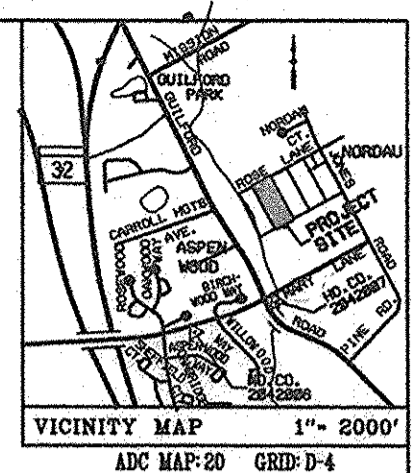
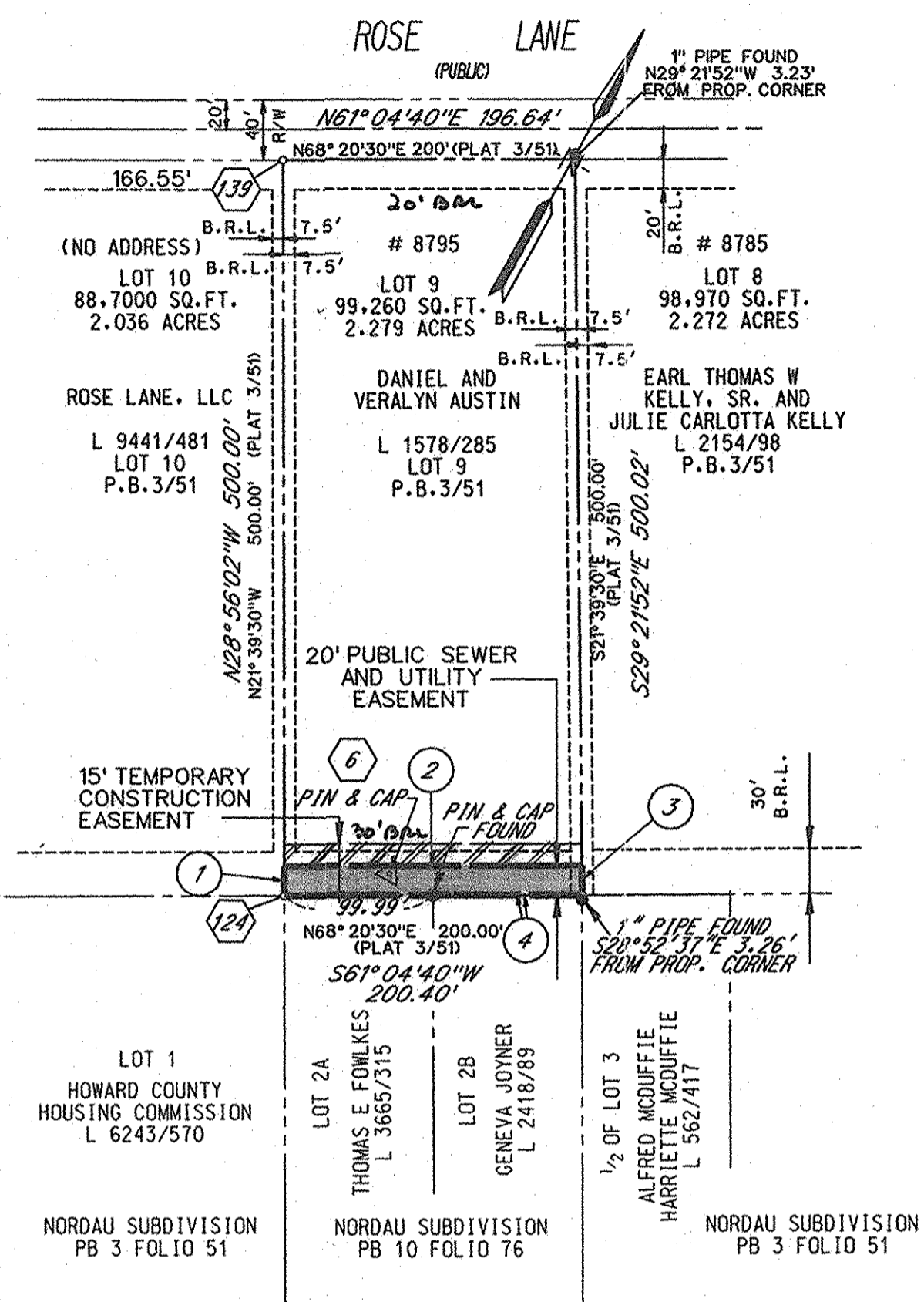
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Mark L. Boyle 3/16/08
 DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING DATE
Charles S. Ruzicka 3/16/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

RECORDED AS PLAT NO. 19822 ON 3/28/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
 "NORDAU SUBDIVISION"
 SECTION E-3, LOT 9

PREVIOUSLY RECORDED 8/15/49 PLAT BOOK 3, FOLIO 51
 TAX MAP #42 GRID #24 PARCEL #35
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONE R-12 CAPITAL PROJECT S-6243
 SCALE: 1" = 100' MAY 28, 2004
 REVISED: JULY 24, 2007

COMP. DRAFT. E.C. YOX DESIGN CHECKED: A. NAMICKAS SHEET 1 OF 1



GENERAL NOTES

- THIS PLAT WAS PREPARED FROM VARIOUS PLATS, DEEDS AND EXISTING TOPOGRAPHIC SURVEYS AND NOT FROM A FIELD RUN BOUNDARY SURVEY.
- LOT 9 IS SUBJECT TO ALL THE CONDITIONS, EASEMENTS AND DEDICATIONS SHOWN ON A PLAT TITLED "NORDAU SUBDIVISION", IN ADDITION TO THE NEW EASEMENTS CREATED BY THIS PLAT.
- THE SUBJECT PROPERTY IS ZONED "R-12" PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
- THERE IS AN EXISTING DWELLING ON LOT 9 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.
- AREAS ARE MORE OR LESS.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION OR THE SUBMISSION OF A SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.120(d), (1)(vii) BECAUSE IT IS A PLAT OF CORRECTION.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF CORRECTION.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 421B AND No. 47R1.

