

**NOTES:**

- COORDINATES BASED ON MAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 31EA & 31EB
- SUBJECT PROPERTY ZONED "R-20" PER 2/2/2004 COMPREHENSIVE ZONING PLAN AND JULY 28, 2006 COMP LITE REZONING.
- B.R.L. DESIGNATES BUILDING RESTRICTION 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES IRON PIN & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT  
 \* DESIGNATES IRON PIN & CAP OR IRON PIPE FOUND  
 □ DESIGNATES CONCRETE MONUMENT FOUND
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN MAY AND JUNE OF 2000, AND IN OCTOBER 2007.
- A FEE-IN-LIEU OF PROVIDING OPEN SPACE WAS PAID WITH F-01-14.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- A FEE-IN-LIEU OF PROVIDING STORMWATER MANAGEMENT WAS PAID WITH F-01-14.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:  
 1.) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)  
 2.) SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH TAR AND CHIP COATING  
 3.) GEOMETRY - MAX. 14% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.  
 4.) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)  
 5.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.  
 6.) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE ARE NO WETLANDS, STREAMS OR FLOODPLAINS ON THESE LOTS PER WETLANDS INVESTIGATION PERFORMED BY DENNIS J. LABARE M.S. & ASSOCIATES ENVIRONMENTAL CONSULTING SERVICES WITH F-01-014.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B. OF THE HOWARD COUNTY CODE.
- PLANS FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS FOR LOTS 7 & 8 HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE OFFERED TO ALL LOTS WHEN THEY ARE OFFERED FOR SALE.
- THERE ARE EXISTING STRUCTURES ON LOTS 7 AND 8 TO REMAIN. NO NEW BUILDINGS, ADDITIONS, OR EXTENSIONS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS REQUIRE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- LANDSCAPING FOR LOT 5 WAS PROVIDED BY CREDIT FOR EXISTING TREES WITH F-01-14. LOT 6 WAS EXEMPT FROM LANDSCAPING REQUIREMENTS WITH F-01-14.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PURCHASE OF FOREST MITIGATION CREDITS (0.69 ACRES) AND THE OBLIGATION WAS PREVIOUSLY ADDRESSED UNDER F-01-14.

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	2
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	1.6143 ACRES±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.6143 ACRES±

**APPROVED:** FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT

*William P. Bideman* 2/7/08  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

*Edna Walker* 1/23/08  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*William P. Bideman* 2/7/08  
 DIRECTOR DATE

**OWNERS CERTIFICATE**

WE, DOUBLAS B. HIGGINS AND MAUREEN T. HIGGINS (OWNERS OF LOT 5), AND EDNA L. WALKER, (OWNER OF LOT 6), OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS,

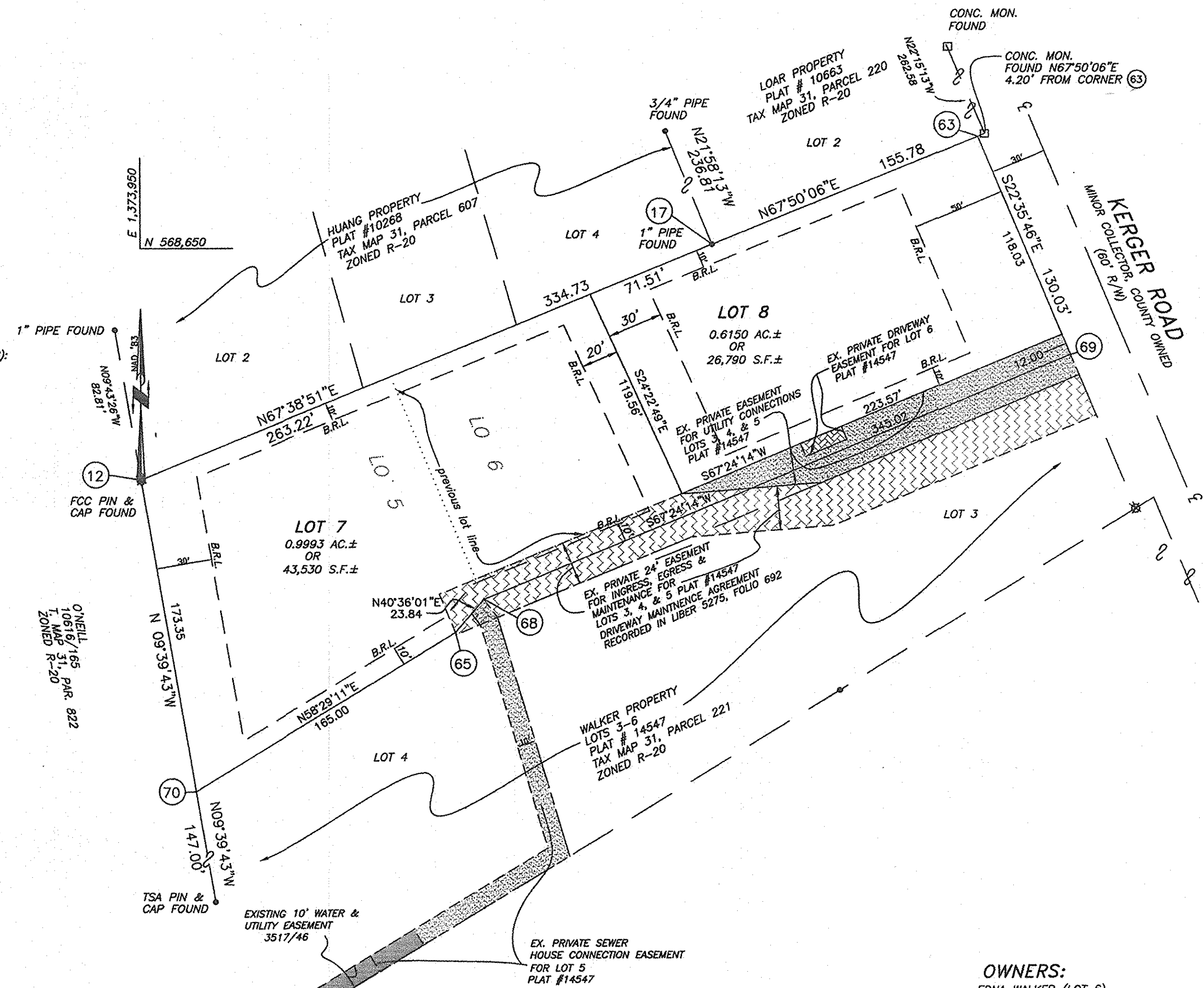
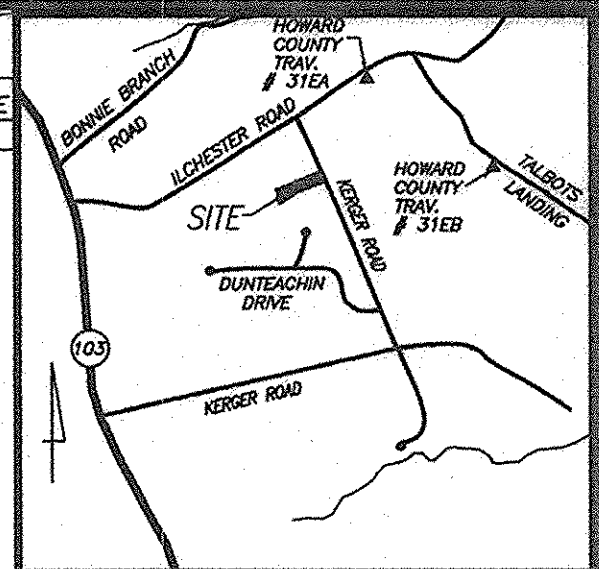
- THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE, AND FOR OTHER GOOD AND 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 SPACES, WHERE APPLICABLE; AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 23<sup>RD</sup> DAY OF JANUARY, 2008

<i>Douglas B. Higgins</i> 1/23/08 DOUGLAS B. HIGGINS (OWNER LOT 5) DATE	<i>Maureen T. Higgins</i> 1/23/08 MAUREEN T. HIGGINS (OWNER LOT 5) DATE	<i>Edna L. Walker</i> 1/23/08 EDNA L. WALKER (OWNER LOT 6) DATE
<i>Junior L. O'neill</i> 1/23/08 WITNESS DATE	<i>Junior L. O'neill</i> 1/23/08 WITNESS DATE	<i>Junior L. O'neill</i> 1/23/08 WITNESS DATE

PT #	COORDINATES	
	NORTH	EAST
12	568523.8423	1373950.0156
17	568651.1404	1374259.5927
63	568709.9132	1374403.8636
65	568439.1971	1374119.7745
68	568457.3002	1374135.2909
69	568589.8679	1374453.8243
70	568352.9514	1373979.1093

LOT NO.	MINIMUM LOT SIZE CHART		
	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
7	43,530 S.F.	2,682 S.F.	40,848 S.F.



**OWNERS:**  
 EDNA WALKER (LOT 6)  
 5222 S.W. KERGER ROAD  
 ELLICOTT CITY, MD 21043  
 DOUGLAS & MAUREEN HIGGINS (LOT 5)  
 5224 KERGER ROAD  
 ELLICOTT CITY, MD 21043

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND WHICH WAS CONVEYED BY JOHN F. RESCH UNTO LEO G. WALKER (DECEASED) AND EDNA WALKER BY DEED DATED NOVEMBER 24, 1947, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 201, FOLIO 324; AND A RESUBDIVISION OF ALL OF THAT LAND WHICH WAS CONVEYED BY DOUGLAS B. HIGGINS UNTO DOUBLAS B. HIGGINS AND MAUREEN T. HIGGINS BY DEED DATED DECEMBER 20, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER 5298, FOLIO 180; AND THAT ALL MONUMENTS ARE IN PLACE OR TO 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.

*G. Scott Shanaberger* 1/23/08  
 G. SCOTT SHANABERGER  
 PROFESSIONAL L.S. #10849 DATE

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO MOVE THE DIVISION LINE BETWEEN EXISTING LOTS 5 AND 6.

RECORDED AS PLAT # 19727  
 ON 2/14/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**PLAT OF RESUBDIVISION WALKER PROPERTY LOTS 7 & 8**  
 A RESUBDIVISION OF LOTS 5 & 6  
 PREVIOUS PLAT REFERENCE:  
 WALKER PROPERTY, PLAT #14547  
 1ST ELECTION DISTRICT, HOWARD COUNTY, MD  
 TAX MAP 31 GRID 15 PARCEL 221  
 ZONED: "R-20"  
 SCALE: 1"=50' JANUARY 23, 2008  
 SHEET 1 OF 1  
 PREVIOUS COUNTY FILES: F-90-04, F-01-14

**SHANABERGER & LANE**  
 8726 TOWN & COUNTRY BLVD.  
 SUITE 201  
 ELLICOTT CITY, MD. 21043  
 (410) 461-9563