

COORDINATE TABLE		
(NO)	NORTHING	EASTING
135	N 541207.152	E 1365179.277
133	N 541109.949	E 1365003.356
136	N 541547.767	E 1364761.870
2	N 541705.42*	E 1364941.200

COORDINATES BASED ON NAD 83/91 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2042006 AND NO. 2042007

△ SURVEY CONTROL POINT

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO ADD A 3,920 SQUARE FOOT PUBLIC SEWER AND UTILITY EASEMENT AND A 2,939 SQUARE FOOT TEMPORARY CONSTRUCTION EASEMENT AREA.
2. THIS PLAT WAS PREPARED FROM VARIOUS PLATS, DEEDS AND EXISTING TOPOGRAPHIC SURVEYS AND NOT FROM A FIELD RUN BOUNDARY SURVEY.
3. LOT 13 IS SUBJECT TO ALL THE CONDITIONS, EASEMENTS AND DEDICATIONS SHOWN ON PLAT NO. M.D.R. 11066 TITLED "PLAT OF REVISION, NORDAU SUBDIVISION, SECTION E-3, LOTS 11, 12 & 13, A RESUBDIVISION OF LOT NO. 6", IN ADDITION TO THE NEW EASEMENTS CREATED BY THIS PLAT.
4. THE SUBJECT PROPERTY IS ZONED "R-12" AS PER THE FEB. 2, 2004 COMPREHENSIVE ZONING PLAN AND THE "COMPLITE" ZONING AMENDMENTS EFFECTIVE 7-28-2006.
5. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
6. AREAS ARE MORE OR LESS.
7. 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 THIS LOT MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
8. THIS SUBDIVISION PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS OF THE HOWARD COUNTY CODE IN ACCORDANCE WITH SECTION 16.1202.(b).(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.
9. AREAS SHOWN HEREON ARE MORE OR LESS.

AREA TABULATION CHART

A. TOTAL NUMBER OF LOTS AND OR PARCELS TO BE RECORDED:	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	1
B. TOTAL AREA OF LOTS AND OR PARCELS:	
BUILDABLE	0.966 ACRES
NON-BUILDABLE	0.000 ACRES
OPEN SPACE	0.000 ACRES
PRESERVATION PARCELS	0.618 ACRES
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS:	
	0.000 ACRES
D. TOTAL AREA OF SUBDIVISION	
	1.584 ACRES



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
 CHARLES S. RUZICKA, SURVEYOR 7-25-07 DATE

Michael E. Coffey
 MICHAEL E. COFFEY, OWNER 2-11-08 DATE

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

OWNER'S CERTIFICATE

I, MICHAEL E. COFFEY, OWNER 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.

Michael E. Coffey 2-11-08 DATE
 MICHAEL E. COFFEY, OWNER
Karen Wolfe 2/11/08 DATE
 WITNESS

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 MICHAEL E. COFFEY, KNOWN AS LOT 13, ON THE SUBDIVISION PLAT TITLED "PLAT OF REVISION, NORDAU SUBDIVISION, SECTION E-3, LOTS 11, 12 & 13, A RESUBDIVISION OF LOT NO. 6", RECORDED ON DECEMBER 15, 1993 IN THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK 92, FOLIO 166, AND THAT ALL MONUMENTS ARE IN PLACE, OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THESE EASEMENTS BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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

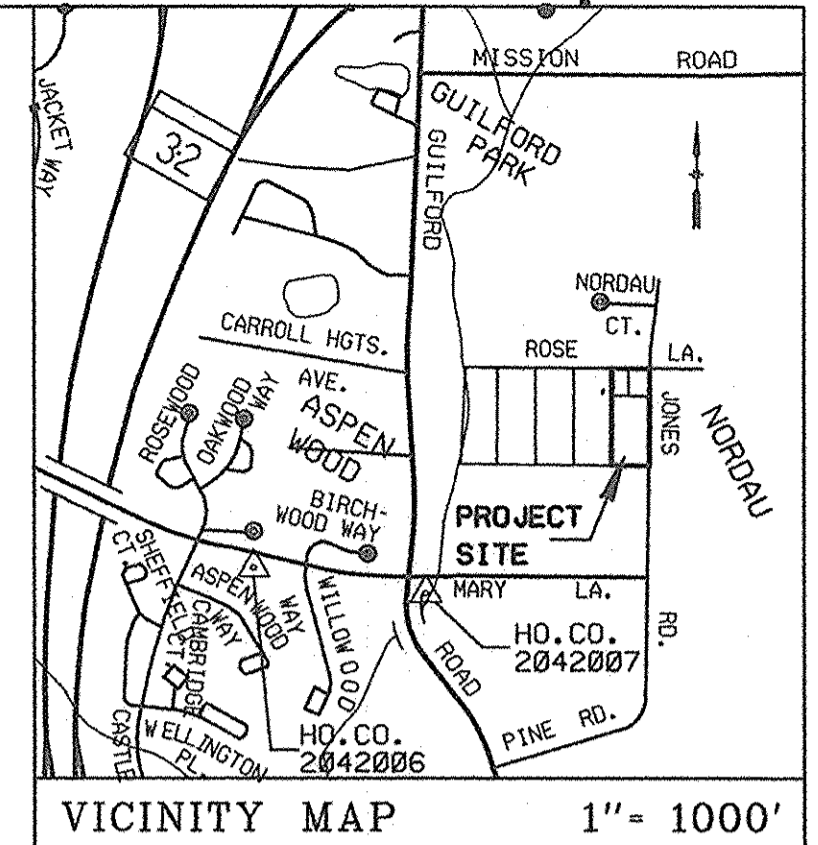
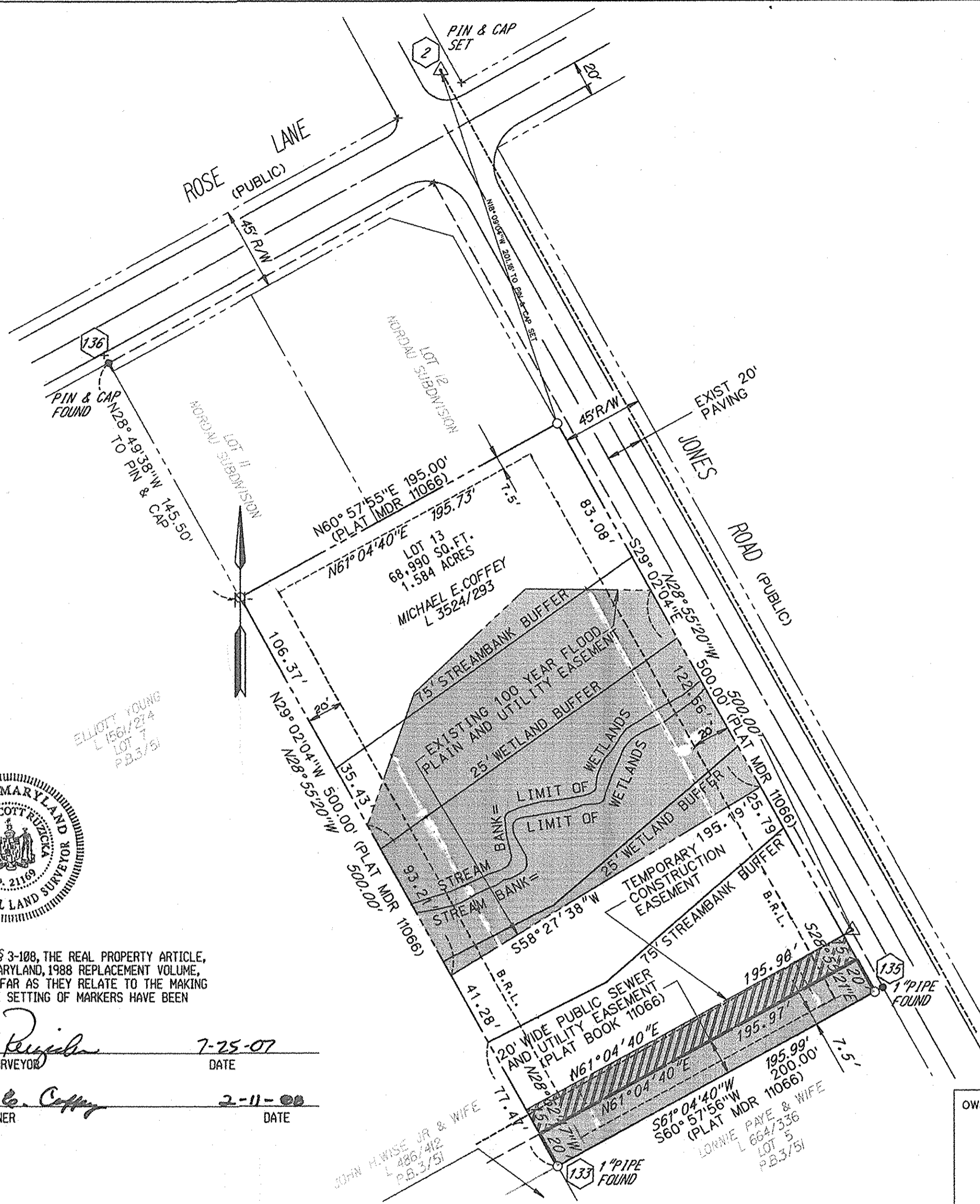
OWNER:	PURPOSE NOTE
MICHAEL E. COFFEY 7950 JONES ROAD JESSUP, MD 20794	THE PURPOSE OF THIS PLAT IS TO ADD A 20' PUBLIC SEWER AND UTILITY EASEMENT AND A TEMPORARY CONSTRUCTION EASEMENT ACROSS LOT 13 TO PROVIDE THE RIGHT-OF-WAY REQUIRED FOR THE COUNTY TO CONSTRUCT CAPITAL PROJECT NO. S-6243 - JONES ROAD SEWER EXTENSION.

RECORDED AS PLAT NO. 19823 ON 3/28/08
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
"NORDAU SUBDIVISION"
 SECTION E-3, LOT 13

PREVIOUSLY RECORDED 12/15/93 PLAT M.D.R. *11066
 TAX MAP *42 GRID *24 P/O PARCEL 369
 SIXTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 ZONE R-12 DPZ FILE NUMBER F-92-166 CAPITAL PROJECT S-6243
 SCALE: 1" = 50' NOVEMBER 22, 2004
 REVISED: JULY 24, 2007

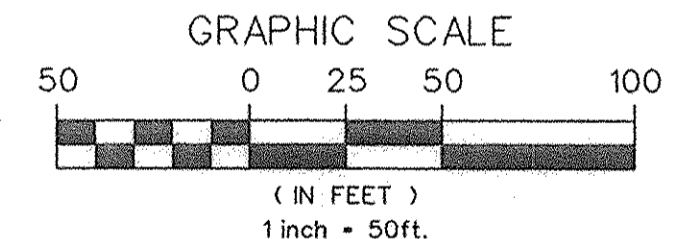
COMP.	DRAFT. E.C. YOX	DESIGN	CHECKED A. NAVICKAS



VICINITY MAP 1" = 1000'

ADC MAP: 20 GRID: D-4

THE BEARINGS & GRID TICKS (ALL SLANT LETTERING) OF THE 3,920 SQ. FT. PUBLIC SEWER AND UTILITY EASEMENT AND THE 2,939 SQ. FT. TEMPORARY CONSTRUCTION EASEMENT AREA ARE BASED ON NAD 83 MARYLAND STATE PLANE GRID



BY: Eileen Yox Division: Surveys FILE: M:\2001\010105\Drawings\acorr-plat1.dgn

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
B. Dufon for Peter Brilenson 2/6/2008 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Jessup D. Yox 2/28/08 DATE
 DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING
William D. Yox 3/10/08 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION