



VICINITY MAP
SCALE: 1"=2000'

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

James A. Wang 2/12/07
SURVEYOR SIGNATURE DATE

LYNN BUFF LIMITED PARTNERSHIP
PROPERTY OWNER NAME DATE

George S. Chesky, Jr. 2-26-07
PROPERTY OWNER SIGNATURE DATE

- LEGEND**
- PUBLIC WATER AND UTILITY EASEMENT
 - CONSTRUCTION EASEMENT
 - WETLANDS
 - WETLAND BUFFER

- GENERAL NOTES**
- HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT IS REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (MAD 83) AND BASED ON THE FOLLOWING HOWARD COUNTY SURVEY CONTROL STATION AND BEARING:
471B: N:532,701.5793 E: 1,361,469.7580 BEARING TO 471C: N30 01'07"E
 - SUBJECT PROPERTY IS ZONED CE-CL1 IN ACCORDANCE WITH THE 2/2/04 COMPREHENSIVE ZONING PLAN AS AMENDED BY "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06.
 - SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS F:75-67, SDP: 85-73, F-94-86 AND F-95-171.
 - THE ESTABLISHMENT OF MINIMUM BUILDING RESTRICTION LINES IN THE OWNERS DEDICATION REFERS TO THE PURPOSES OF MEETING ZONING REQUIREMENTS, NOT FOR THE PURPOSE OF CREATING A RESTRICTION OF TITLE OR COVENANT.
 - THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 1995, BY MARKS-VOGEL ASSOCIATES, INC.

TOTAL TABULATION THIS SUBMISSION

TOTALS	
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	1
BUILDABLE:	
OPEN SPACE:	0
2. TOTAL AREA OF LOTS:	
BUILDABLE:	1.885 Ac.
OPEN SPACE:	0.000 Ac.
AREA OF RECREATION OPEN SPACE:	0.000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES:	0.000 Ac.
3. TOTAL AREA OF THIS SUBMISSION TO BE RECORDED:	1.885 Ac.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson 6/16/2008
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark D. Weyl 5/22/08
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark D. Weyl 6/16/08
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, LYNN BUFF LIMITED PARTNERSHIP, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN 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 SEWER, DRAINS, WATER PIPES AND OTHER DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS OUR HANDS THIS 26 DAY OF February, 2008

George S. Chesky, Jr. 2-26-08
GEORGE S. CHESKY, JR. (PRES.) DATE

James A. Wang 2/26/08
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY RICHARD M. KREMEN AND ANDREA M. MATTE, TRUSTEES TO LYNN BUFF LIMITED PARTNERSHIP BY DEED DATED FEBRUARY 25, 1992 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2499 AT FOLIO 096.

I FURTHER CERTIFY THAT ALL THE MONUMENTS ARE IN PLACE OR WILL 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY REGULATIONS.

George A. Wigfield 7/12/07
GEORGE A. WIGFIELD DATE
MD. PROF. L.S. 10948

RECORDED AS PLAT NUMBER 19995
ON June 19, 2008 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
U.S. #1 JOINT VENTURE
PARCEL "E-2"

PREVIOUSLY RECORDED AS PLAT NO. 11863
PREVIOUSLY FILE RECORD: F-95-171

6th ELECTION DIST. TAX MAP 47 GRID 23
HOWARD COUNTY PARCEL 910 ZONED CE-CL1
SCALE: 1"=100' DATE: 04/23/07 SHEET 1 OF 1

Dewberry
Dewberry & Davis LLC

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