

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA(S.F.)	PIPE STEM AREA(S.F.)	MINIMUM LOT SIZE(S.F.)
8	34,590.50	N/A	34,590.50
9	74,851.93	7000.00	67851.93

COORDINATE CHART		
POINT	NORTHING	EASTING
1	540751.6713	1365478.6251
2	541194.0408	1366286.4309
3	541089.8169	1366343.5059
4	540815.5574	1365842.6838
5	540902.2393	1365795.2152
6	540734.1293	1365488.2314
7	540647.4473	1365535.7001

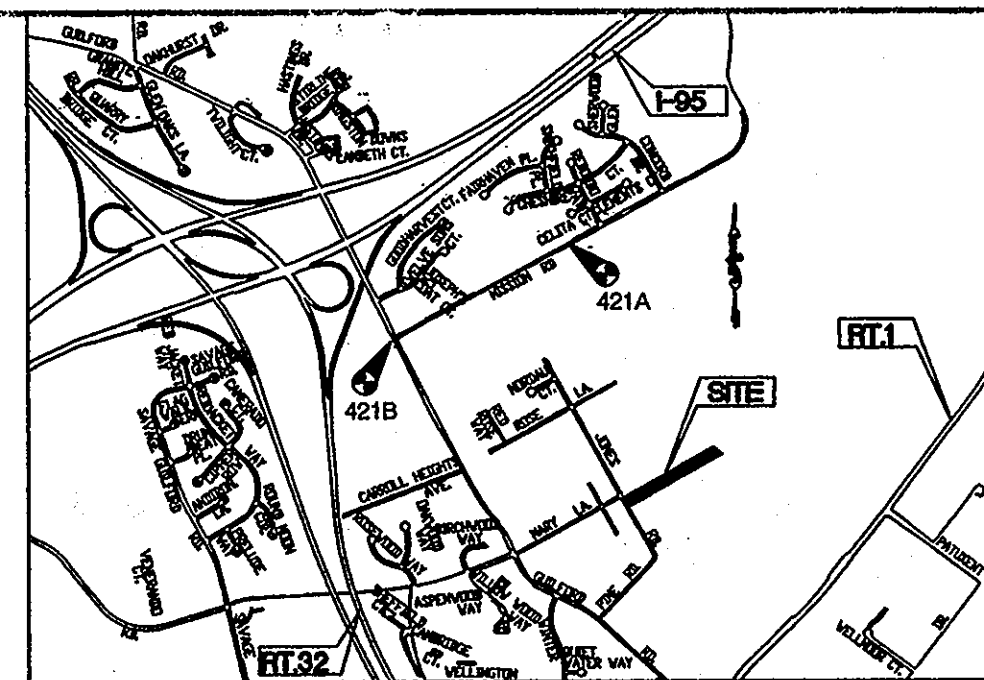
LINE TABLE EXISTING 24' ACCESS EASEMENT		
COURSE	BEARING	DISTANCE
L1	N 61° 17' 39" E	921.00
L2	S 28° 42' 21" E	24.00
L3	S 61° 17' 39" W	921.00
L4	N 28° 42' 21" W	24.00

LINE TABLE EXISTING PUBLIC UTILITY EASEMENT (WATER)		
COURSE	BEARING	DISTANCE
L5	N 61° 17' 39" E	5.00'
L6	S 28° 42' 21" E	10.00'
L7	S 61° 17' 39" W	5.00'
L8	N 28° 42' 21" W	10.00'

LINE TABLE PRIVATE RETAINING WALL EASEMENT		
COURSE	BEARING	DISTANCE
L9	N 61° 17' 39" E	100.00'
L10	S 28° 42' 21" E	13.00'
L11	S 61° 17' 39" W	100.00'
L12	N 28° 42' 21" W	13.00'

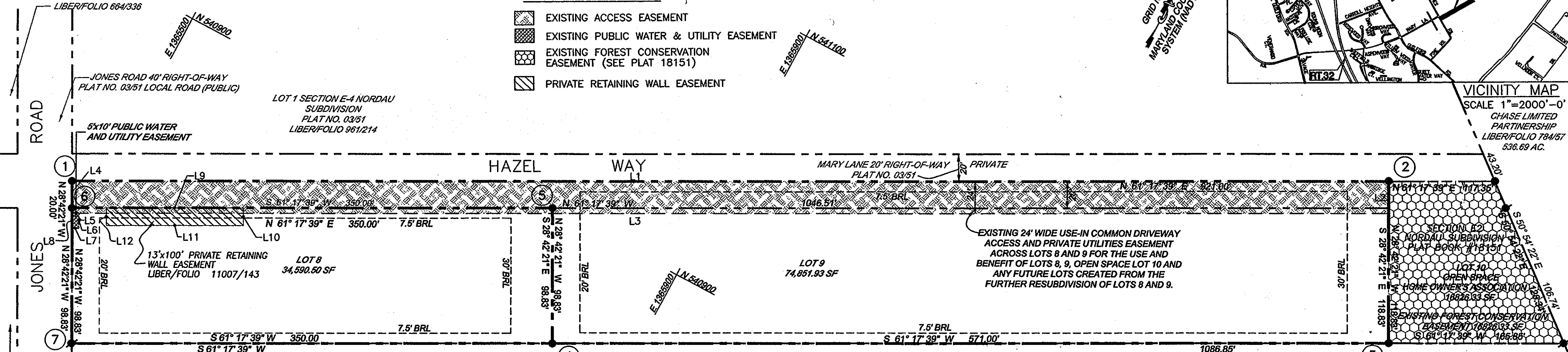
**EASEMENT LEGEND**

- EXISTING ACCESS EASEMENT
- EXISTING PUBLIC WATER & UTILITY EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT (SEE PLAT 18151)
- PRIVATE RETAINING WALL EASEMENT



LOT 5 SECTION E-3 NORDAU SUBDIVISION  
PLAT NO. 03/51  
LIBERFOLIO 664/336

LOT 1 SECTION E-4 NORDAU SUBDIVISION  
PLAT NO. 03/51  
LIBERFOLIO 961/214



NORDAU ACRES II  
PLAT 12767  
LIBERFOLIO 480/270

**RESERVATION OF FOREST CONSERVATION EASEMENT**

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON OVER AND THROUGH LOT 10. ANY CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THOSE LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENT HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BONDS DESCRIPTION OF THE FOREST CONSERVATION AREA. 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL RECORD ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

**OWNER/DEVELOPER**

**OWNERS OF LOT 8:**  
MIGUEL A. CABASSA JR AND LYN MYRICK CABASSA  
8001 JONES ROAD JESSUP, MARYLAND 20794

**OWNERS OF LOT 9:**  
JAMES ROBERT HUNT III & SHANNON M. HUNT  
7915 HAZEL WAY, JESSUP, MARYLAND 20794  
AND  
LYN MYRICK CABASSA  
8001 JONES ROAD, JESSUP, MARYLAND 20794

THE REQUIREMENTS 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.

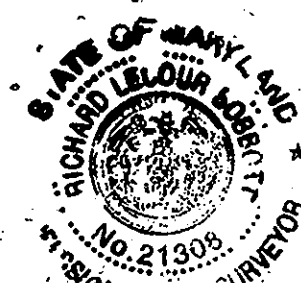
*Richard L. Sobott*  
RICHARD L. SOBOTT, PROF. L. S. #21308 DATE 10/19/08

*Miguel A. Cabassa*  
MIGUEL A. CABASSA DATE 10/19/08

*Lyn Myrick Cabassa*  
LYN MYRICK CABASSA DATE 10/19/08

*James R. Hunt III*  
ROBERT JAMES HUNT, III DATE 10/19/08

*Shannon M. Hunt*  
SHANNON M. HUNT DATE 10/19/08



**GENERAL NOTES**

- LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF DEVELOPMENT.
- THE SUBJECT PROPERTY IS ZONED R-12 PER 02/02/04 COMPREHENSIVE ZONING PLAN AND "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/2006.



DANIEL CONSULTANTS, INC.  
CONSULTING ENGINEERING AND PLANNING  
8950 Rt. 108 E., Suite 229 Columbia, MD, 21045  
Phone: 410-995-0090 Fax: 410-992-7038

- COORDINATES BASED ON NAD '83 (ADJUSTED 1991) MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 421B AND 421A.  
421B N 542,366.914 E 1,363,075.97  
421A N 543,390.415 E 1,364,912.66
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY DANIEL CONSULTANTS, JANUARY 2005
- BRL DENOTES BUILDING RESTRICTION LINE
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊕ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY
- DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE)  
B) SURFACE - SIX(6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);  
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;  
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)  
E) DRAINAGE ELEMENTS - CAPABLE OF SAVELY PASSING 100 YEARS FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;  
F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- BOTH QUANTITY AND QUALITY STORM WATER MANAGEMENT REQUIREMENTS ARE MET BY APPLY THE ROOFTOP DISCONNECTION CREDIT AND GRASS SWALE CREDIT.
- NO GRADING REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMIT OF FOREST CONSERVATION EASEMENT AREA.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- WATER SERVICE FOR LOTS 8 AND 9 TO BE SERVED BY PUBLIC SEWER AND WATER (CONTRACT NO. 24-3312) SEWER SERVICE FOR LOTS 8 AND 9 TO BE SERVED BY PUBLIC SEWER AND WATER (CONTRACT NO. 24-3312) ALL AREAS ARE MORE OR LESS.
- LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER F-05-159 AND SDP-05-135 IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- DENOTES FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULLFILL THE REQUIREMENT OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES DEFINED IN THE FOREST CONSERVATION EASEMENT ARE ALLOWED.

- THIS SUBDIVISION COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER F-05-159.
- THERE ARE EXISTING DWELLING/STRUCTURES LOCATED ON LOTS 8 AND 9 TO REMAIN. NO NEW BUILDING, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANT LESS THAN THE ZONING REGULATION REQUIREMENTS.
- THERE ARE NO FLOODPLAINS, WETLANDS OR STREAMS ONSITE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO PIPESTEM LOT DRIVEWAY.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS ON THIS PROPERTY.
- OPEN SPACE REQUIREMENTS FOR THIS SUBDIVISION HAVE BEEN SATISFIED UNDER F-05-159. OPEN SPACE LOT 10 IS OWNED AND MAINTAINED BY THE IMANI MEADOWS HOMEOWNER'S ASSOCIATION.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 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 SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- A MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SERVING LOT 9 AND OPEN SPACE LOT 10 AND THE LOTS CREATED WITH THE FUTURE RESUBDIVISION OF LOTS 8 AND 9 WAS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 9507 FOLIO 382.
- ON SEPT. 26, 2005 THE ARTICLES OF INCORPORATION FOR THE IMANI MEADOWS HOMEOWNERS ASSOCIATION INC. WERE FILED WITH THE STATE OF MARYLAND DEPARTMENT OF ASSESSMENTS AND TAXATION NUMBER D10882603.
- A COMMUNITY ASSOCIATION HAS BEEN FORMED FOR THIS SUBDIVISION AND THE COVENANTS THAT GOVERN THE MAINTENANCE OF THE COMMUNITY-OWNED OPEN SPACE HAS BEEN RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9507 FOLIO 364.
- WHEN LOT 8 IS FURTHER SUBDIVIDED INTO TWO LOTS A 4" WIDE PIPE STEM WILL BE CREATED FOR ONE OF THE LOTS. THIS PIPE STEM WILL BE LOCATED SUCH THAT THE 24" WIDE ACCESS EASEMENT WILL ENCLOSE THIS PIPE STEM AS REQUIRED BY SECTION 16.120(C)(2)(ii) OF SUBDIVISION & LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003.

PURPOSE STATEMENT: THIS PLAT WAS REVISED TO ADD A 13' x 100' PRIVATE RETAINING WALL EASEMENT ON LOT 8; TO CHANGE THE FRONT BRL TO CONFORM TO THE ZONING REGULATIONS; AND, TO CORRECT THE COORDINATES OF POINTS 4 & 5.

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

*B. Wilson for Peter Biselensen* 11/5/2008  
HOWARD COUNTY HEALTH OFFICE DATE 11/5/08

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chris Quinn* 11/23/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 11/23/08

*Thomas J. Suttler* 11/12/08  
DIRECTOR, DEP. DATE 11/12/08

**OWNER'S CERTIFICATE**

MIGUEL A. CABASSA JR AND LYN MYRICK CABASSA, OWNERS OF LOT 8 AND JAMES ROBERT HUNT III, SHANNON M. HUNT AND LYN MYRICK CABASSA, OWNERS OF LOT 9, 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 AND ZONING, ESTABLISH THE 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- 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;
- 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 19th DAY OF October, 2008

*Miguel A. Cabassa Jr.*  
MIGUEL A. CABASSA JR.  
*Lyn Myrick Cabassa*  
LYN MYRICK CABASSA

*James R. Hunt III*  
ROBERT JAMES HUNT, III  
*Shannon M. Hunt*  
SHANNON M. HUNT

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY; MIGUEL A. CABASSA AND LYN MYRICK CABASSA, PARTY OF THE FIRST PART, GRANTEE TO, MIGUEL A. CABASSA AND LYN MYRICK CABASSA, BY DEED DATED JUNE 29th 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9507 AT FOLIO 359 WHICH INCLUDES A 20' STRIP ADJOINING AND ABUTTING LOT 6 ON ITS NORTHERLY 1044' LINE NOW MEASURED 1046.51 BEING ONE HALF OF THE 40' WIDE STRIP LABELED "MARY LANE" SHOWN ON PLAT OF NORDAU SUBDIVISION RECORDED AMONG THE PLAT RECORDS OF HOWARD COUNTY, MARYLAND AT PLAT BOOK 3, FOLIO 51. LOT 6 IS THE PROPERTY CONVEYED TO PARTIES HERETO BY DEED DATED APRIL 28, 1993 AND RECORDED IN LIBER 2878, FOLIO 343 AND THAT ALL 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 AMENDED.

*Richard L. Sobott* 10/20/08  
RICHARD L. SOBOTT, PROFESSIONAL LAND SURVEYOR DATE 10/20/08  
MARYLAND REGISTRATION NO. 21308

RECORDED AS PLAT NO. 20317 ON 11/13/08  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**PLAT OF REVISION-NORDAU SECTION E-2 LOTS 8 AND 9**  
PREVIOUSLY RECORDED 3/15/2006  
PLAT BOOK # 18151 ZONED R-12  
TAX MAP NO. 42, PARCEL NO. 142, GRID NO. 24  
6th ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: AUGUST 26, 2008  
DPZ FILE # F-05-159 & SDP-05-135

50' 0' 50'  
SCALE: 1" = 50' SCALE SHEET 1 OF 1

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