

COORDINATES		
No.	NORTH	EAST
1	503,102.067	807,546.888
2	503,075.751	807,857.726
3	503,079.548	808,083.814
4	502,859.650	808,542.075
5	502,744.014	808,783.057
6	501,302.022	808,211.784
7	502,004.080	807,650.580
8	502,500.200	807,847.132
9	502,778.728	807,957.489
10	502,793.292	808,141.253

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.

William L. Macher
 WILLIAM L. MACHER
 PROFESSIONAL LAND SURVEYOR
 MD #9011

Samuel R. Turner
 Samuel R. Turner
 Rhonda M. Turner
 Rhonda M. Turner

Bertha M. Spaine
 Bertha M. Spaine
 Joseph P. Spaine, Jr.
 Joseph P. Spaine, Jr.

John W. Spaine
 John W. Spaine

AREA TABULATION	
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE LOTS:	2
3. TOTAL NUMBER OF OPEN SPACE LOTS:	0
4. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	27.7828 AC.
5. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.00 AC.
6. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.00 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	27.7828 AC.

CLARK · FINEFROCK & SACKETT, INC.
 ENGINEERS · PLANNERS · SURVEYORS
 7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

B. Deffen for Peter Billewson 11/30/09
 COUNTY HEALTH OFFICER 115 DATE 11/30/09

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William L. Macher
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 11/30/09
 DATE 11/30/09

Kevin Sheehan
 DIRECTOR 12/01/09
 DATE 12/01/09

OWNERS' CERTIFICATE

We, Samuel Robert Turner and Rhonda Marie Turner, his wife and Bertha M. Spaine, Joseph P. Spaine, Jr. and John W. Spaine, owners of the property shown and described hereon, hereby adopt the plan of subdivision and in consideration of the approval of this final plat by the office of Planning and Zoning, do hereby establish the minimum building restriction lines. There are no suits of actions, leases or liens on the property included in this plan of subdivision except a certain deed of trust and the parties in interest thereto have below indicated their assent.

Witness our hands this 5TH day of November, 2009

Joseph P. Spaine Witness
John W. Spaine Witness
Samuel R. Turner Samuel R. Turner
Rhonda M. Turner Rhonda M. Turner
Bertha M. Spaine Bertha M. Spaine
Joseph P. Spaine, Jr. Joseph P. Spaine, Jr.
John W. Spaine John W. Spaine

I, hereby assent to this plan of subdivision for Pauline Spaine.
Jeri Vinz Witness
 Edwin E. Tillman, Jr., Trustee

- GENERAL NOTES**
- Subject property is zoned RR-DEO per February 2, 2004 Comprehensive Zoning Plan.
 - Monuments are shown thus: Iron Pipe or Iron Pin with Cap shown thus: ● Stream Bank Buffer=SBB
 - All areas are more or less.
 - This plat is based on a field-run boundary survey performed on or about March, 2009 by Clark, Finefrock & Sackett, Inc.
 - Existing residences on Parcels A-1 and B-1 are to remain. No additions or new structures will be constructed at a distance less than the applicable zoning regulations will allow.
 - This area designates a private sewage easement of 10,000 SF as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
 - DPZ Previous File Number References: F75-86; WP10-03 approved August 19, 2009, waivers to Section 16.11(a)(4) and 16.120(b)(4)(iii)b, Subject to 35' environmental setback.
 - This subdivision is exempt from perimeter landscaping since it is only changing an interior lot line and does not create any new lots.
 - This subdivision is exempt from Forest Conservation obligations in accordance with Section 16.1202(b)(1)(vii) of the Forest Conservation Manual since it does not create any new lots.
 - This subdivision is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown and described hereon is correct; that it is a subdivision of Parcels A and B as shown on a plat of subdivision entitled "Thompson Property" and recorded in Plat Book 31 as Plat No. 21; also being all of the land conveyed by Bertha M. Spaine sole surviving tenant by the entirety to Bertha M. Spaine, Joseph, Jr. and John W. Spaine by deed dated January 3, 2005 and recorded in Liber 8918 at Folio 402; also being all of the land conveyed by Donald I. Propst and Adele M. Propst, husband and wife, Tenants by the Entirety to Samuel Robert Turner and Rhonda Marie Turner, husband and wife, by deed dated December 29, 1995 and recorded in Liber 3648 at Folio 36, all being in accordance with the Land Records of Howard County, Maryland and that all monuments are in place.

William L. Macher
 WILLIAM L. MACHER
 PROFESSIONAL LAND SURVEYOR
 MARYLAND # 9011

DATE: November 2009

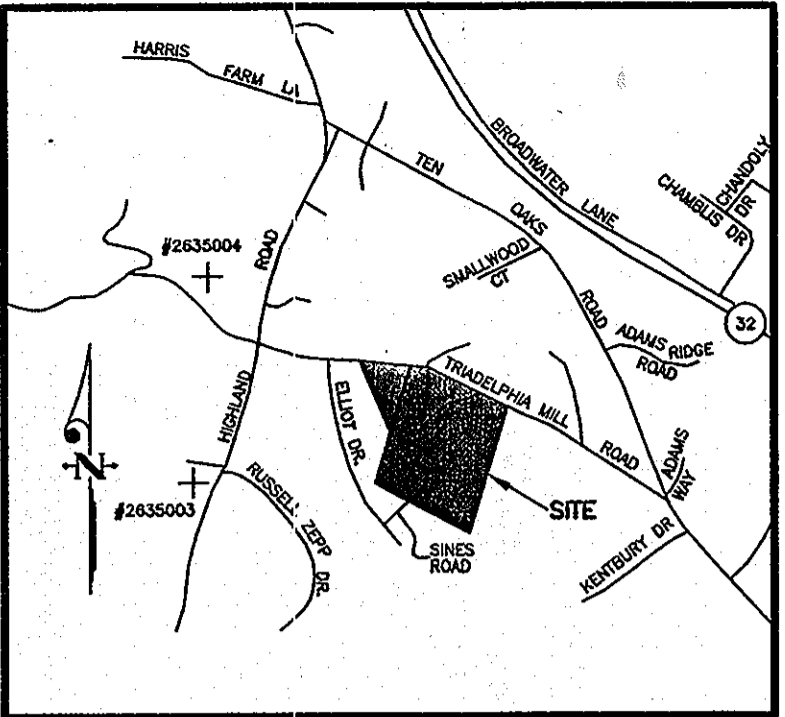
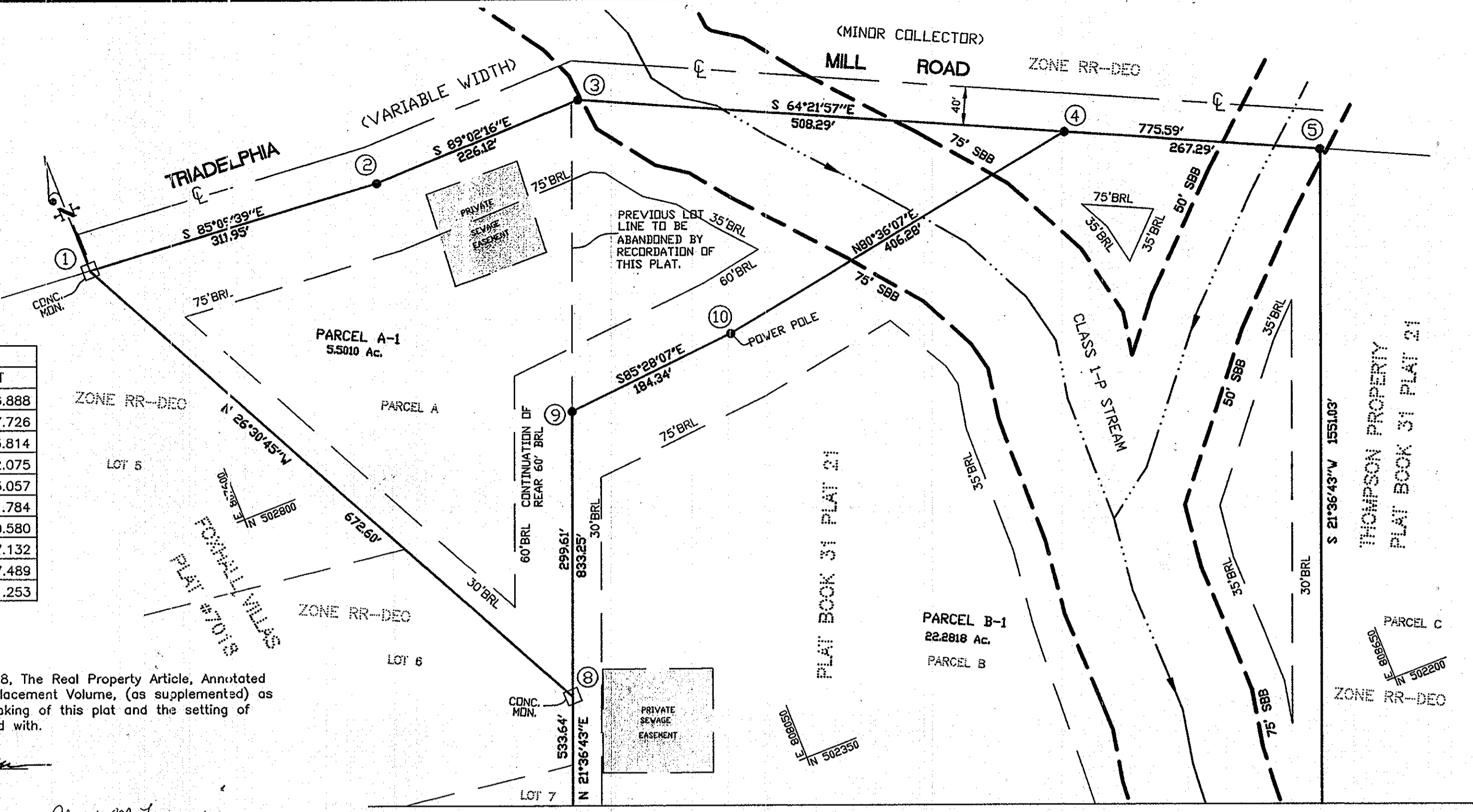
RECORDED AS PLAT 20879
 ON 12/10/09 AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

THOMPSON PROPERTY
 PARCELS A-1 AND B-1
 A RESUBDIVISION OF PARCELS A AND B

TAX MAP 34 GRID 3 PARCEL 359
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' DATE: NOVEMBER, 2009
 SHEET 1 OF 2

CAD FILE: -----
 CHKD: WM DRAWN: RM JOB NO.: 09-001 FILE NO.: 09-001



VICINITY MAP
 SCALE: 1" = 2,000'
 ADC MAP 14-A6

GENERAL NOTES (Con't.)

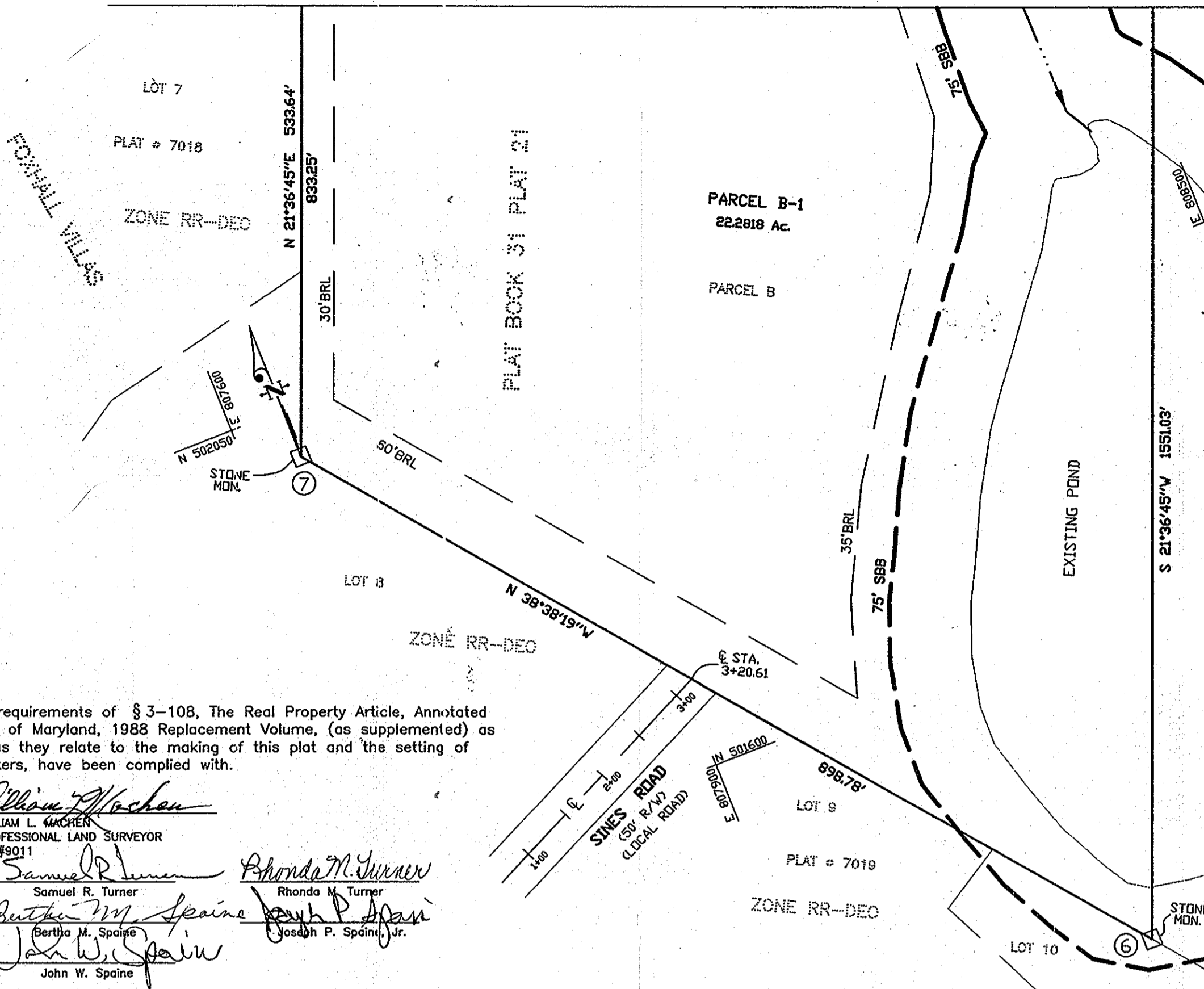
- No grading removal of vegetative cover, paving or new structures shall be permitted within the wetlands, streams or stream bank buffers.
- Wetlands are located on this site, but are not required to be delineated since this plat is only to record a lot line adjustment and does not create any new lots at this time.
- There are no cemeteries or burial grounds located on this site.
- Existing 10,000 SF private sewage easements shown as established in May, 1975 per plat recorded in Plat Book 31 at Plat 21.
- Coordinates based on NAD'83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No.2635003 and No.2635004.
- Driveways shall be provided prior to issuance of a residential occupancy permit to ensure safe access for and emergency vehicles per the following minimum requirements:
 - Width-12 feet (16 feet serving more than one residence).
 - Surface-6 inches of compacted crusher run base with tar and chip coating (1.5" Min.)
 - Geometry-Maximum 14% grade, Maximum 10% grade change and minimum of 45' turning radius.
 - Structures (Culvert/Bridges)-capable of supporting 25 gross tons (H25 Loading)
 - Drainage elements-capable of safely passing 100-years flood with no more than 1 foot depth over driveway surface.
 - Structure clearances-minimum 12 Feet.
 - Maintenance-sufficient to ensure all weather use.

17. Owners: Samuel R. Turner-Parcel A
 Rhonda M. Turner
 13261 Triadelphia Mill Rd
 Clarksville, MD 21029-1414 301-854-2232

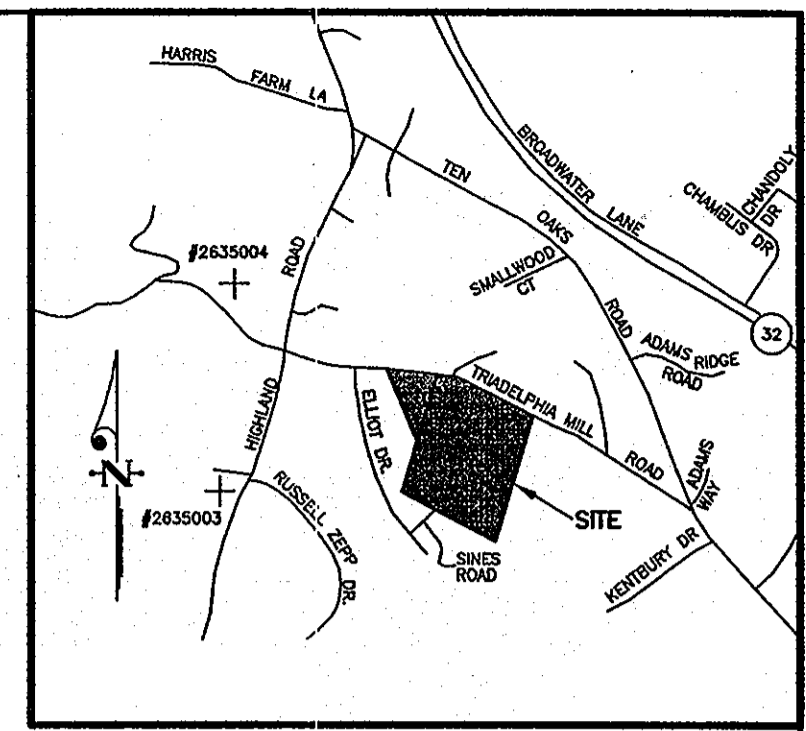
Bertha M. Spaine-Parcel B
 Joseph P. Spaine, Jr.
 John W. Spaine
 13145 Triadelphia Mill Rd
 Clarksville, MD 21029-1414 410-531-3563

THE PURPOSE OF THIS PLAT IS TO
 RESUBDIVIDE PARCELS A AND B BY
 CHANGING THE INTERIOR LOT LINE TO
 CREATE NEW PARCELS A-1 AND B-1.

MATCH LINE - SEE SHEET 1



COORDINATES		
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VICINITY MAP
SCALE: 1" = 2,000'
ADC MAP 14-A6

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.

William L. Machen
WILLIAM L. MACHEN
PROFESSIONAL LAND SURVEYOR
MD #9011

Samuel R. Turner Samuel R. Turner
Rhonda M. Turner Rhonda M. Turner
Bertha M. Spaine Bertha M. Spaine
Joseph P. Spaine, Jr. Joseph P. Spaine, Jr.
John W. Spaine John W. Spaine

GENERAL NOTES

- Subject property is zoned RR-DEO per February 2, 2004 Comprehensive Zoning Plan.
- Monuments are shown thus: .
Iron Pipe or Iron Pin with Cap shown thus:
- All areas are more or less.
- This plat is based on a field-run boundary survey performed on or about March, 2009 by Clark, Finerock & Sackett, Inc.
- Existing residences on Parcels A-1 and B-1 are to remain. No additions or new structures will be constructed at a distance less than the applicable zoning regulations will allow.
- This area designates a private sewage easement of 10,000 SF as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
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occupancy permit to ensure safe access for and emergency vehicles per the following minimum requirements:

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- Structure clearances-minimum 12 Feet.
- Maintenance-sufficient to ensure all weather use.

17. Owners: Samuel R. Turner-Parcel A
Rhonda M. Turner
13261 Triadelphia Mill Rd
Clarksville, MD 21029-1414 301-854-2232

Bertha M. Spaine-Parcel B
Joseph P. Spaine, Jr
John W. Spaine
13145 Triadelphia Mill Rd
Clarksville, MD 21029-1414 410-531-3563

AREA TABULATION

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE LOTS:	2
3. TOTAL NUMBER OF OPEN SPACE LOTS:	0
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OWNERS' CERTIFICATE

We, Samuel Robert Turner and Rhonda Marie Turner, his wife and Bertha M. Spaine, Joseph P. Spaine, Jr. and John W. Spaine, owners of the property shown and described hereon, hereby adopt the plan of subdivision and in consideration of the approval of this final plat by the office of Planning and Zoning, do hereby establish the minimum building restriction lines. There are no suits of actions, leases or liens on the property included in this plan of subdivision except a certain deed of trust and the parties in interest thereto have below indicated their assent.

Witness our hands this 5TH day of November, 2009

Joseph P. Spaine Witness
Samuel R. Turner Samuel R. Turner
Rhonda M. Turner Rhonda M. Turner
Bertha M. Spaine Bertha M. Spaine
Joseph P. Spaine, Jr. Joseph P. Spaine, Jr.
John W. Spaine John W. Spaine

I, hereby assent to this plan of subdivision, for Pauline Spaine.

Edwin E. Millman, Jr. Witness
Edwin E. Millman, Jr., Trustee

CLARK · FINEFROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS
7135 MINSTREL WAY · COLUMBIA, MD 21045 · (410) 381-7500 BALT. · (301) 621-8100 WASH.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Brian P. Peterson 11/30/09
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William L. Machen 11/30/09
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Neil Shelton 12/01/09
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

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William L. Machen 11/30/09
WILLIAM L. MACHEN
PROFESSIONAL LAND SURVEYOR
MARYLAND # 9011 DATE

THE PURPOSE OF THIS PLAT IS TO
RESUBDIVIDE PARCELS A AND B
CHANGING THE INTERIOR LOT LINE TO
CREATE NEW PARCELS A-1 AND B-1.

RECORDED AS PLAT 20880
ON 12/10/09 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

THOMPSON PROPERTY
PARCELS A-1 AND B-1
A RESUBDIVISION OF PARCELS A AND B

TAX MAP 34 GRID 3 PARCEL 359
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: NOVEMBER, 2009
SHEET 2 OF 2

CAD FILE: -----
CHKD: WM DRAWN: RM JOB NO.: 09-001 FILE NO.: 09-001
COUNTY FILE # F-10-0311003