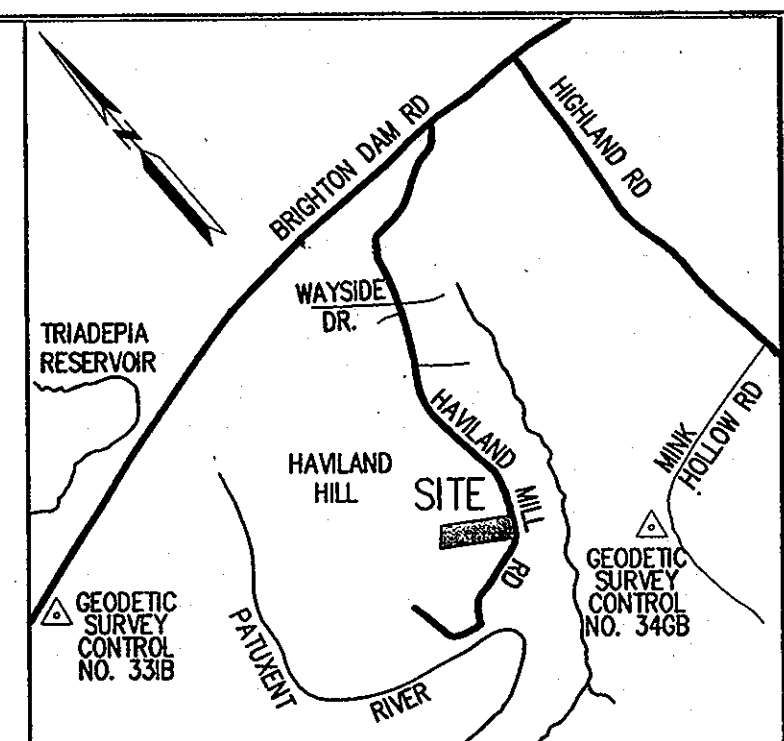
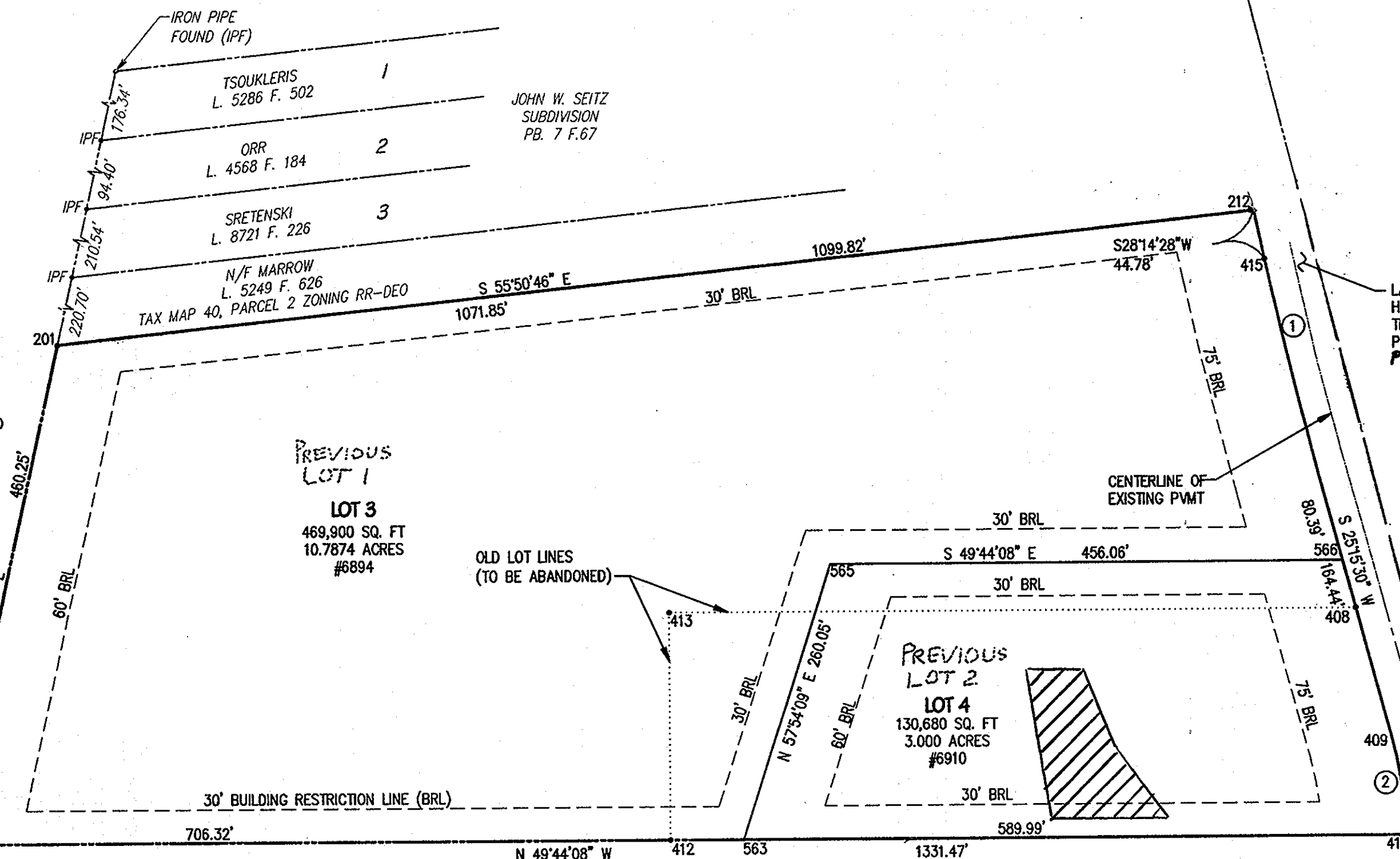


**GENERAL NOTES**

- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). 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.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- SUBJECT PROPERTY ZONED RR-DEO PER THE 7/28/06 COMPREHENSIVE ZONING PLAN.
- COORDINATES SHOWN HEREON BASED UPON HOWARD COUNTY TRAVERSE POINTS 34GB AND #33B.
- SUBJECT PROPERTY US SHOWN ON TAX MAP 40 AS PARCEL 4.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THERE IS AN EXISTING DWELLING / STRUCTURE(S) LOCATED ON LOTS 3 AND 4 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THEN THE ZONING REGULATION REQUIREMENTS.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A RE-SUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A RE-SUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(vii) OF THE HOWARD COUNTY CODE.
- PREVIOUS DPZ FILE REFERENCE No. F-83-112 NEARINGS SUBDIVISIONS.
- AREAS SHOWN ARE MORE OR LESS.
- FIELD RUN SURVEY BY KCI 1983
- THE HOUSE ON LOT 3 WAS BUILT IN 1954. THE SEPTIC FIELD LIES ON THE SOUTHERN SIDE OF IT. EXACT SIZE AND LOCATION IS UNAVAILABLE.
- ANY FUTURE IMPROVEMENTS TO LOT 3 WILL REQUIRE A PERCOLATION PLAN TO ESTABLISH A SEPTIC AREA OF 10,000 SQ. FT.



**VICINITY MAP**  
SCALE: 1" = 2000'  
ADC MAP 13 GRID G12  
PLAT CMP 5510

**COORDINATES**

201	552593.8030	1312770.1459	IP
212	551992.0489	1313657.1531	IP
400	551976.3465	1313680.2784	
401	551969.7572	1313693.7530	
402	551534.1330	1313480.7159	
403	551449.8241	1313425.1068	
404	551453.9035	1313420.3724	
405	552314.4430	1312404.3659	IP
408	551661.2636	1313492.7351	
409	551552.6430	1313441.4859	
411	551476.6236	1313393.5477	IP
412	551900.1422	1312893.5152	
413	552056.5730	1313026.0059	
415	551952.6030	1313635.9459	IP
417	551774.0650	1313545.9569	
563	551857.9378	1312943.3444	
565	551996.1175	1313163.6429	
566	551701.3603	1313511.6535	

THE REQUIREMENTS 3-108, 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.

C. Allen Paugh 4/29/10  
C. ALLEN PAUGH DATE  
Martha Mann 4/30/10  
MARtha MANN DATE  
Edward Francis Orlando 04/30/10  
EDWARD FRANCIS ORLANDO DATE  
Wayne B. Bennett 4/30/10  
WAYNE B. BENNETT DATE

THE PURPOSE OF THIS RESUBDIVISION PLAT IS TO MOVE TWO LOT LINES OF LOT 4 AS SHOWN HEREON. RECORDED PLAT 21206 ON 7/22/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**AREA TABULATION**

- TOTAL NUMBER OF PARCELS TO BE RECORDED THIS SHEET  
BUILDABLE 2  
NON-BUILDABLE 0  
OPEN SPACE 0  
RIGHT-OF-WAY 1
- TOTAL AREA OF PARCELS  
BUILDABLE 13.7874 ACRES  
NON-BUILDABLE 0.0000 ACRES  
OPEN SPACE 0.0000 ACRES  
RIGHT-OF-WAY 0.00 ACRES
- TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.00 ACRES
- TOTAL AREA OF SUBDIVISION 13.7874 ACRES

**CURVE DATA**

No.	RADIUS	ARC	DELTA	CHD. BRG.	CHD
1	3840.91'	199.95'	2°58'58"	S 26°44'59" W	199.93'
2	370.00'	90.09'	13°57'05"	S 32°14'03" W	89.87'
3	395.00'	101.28'	14°41'25"	S 33°24'21" W	101.00'

**LEGEND**

- EX. PROPERTY LINE
- EX. PROPERTY LINE (TO BE ABANDON)
- EX. BUILDING RESTRICTION LINE
- EX. R/W LINE

**KCI TECHNOLOGIES**  
ENGINEERS  
PLANNERS  
SCIENTISTS  
CONSTRUCTION MANAGERS  
861 Maple Lawn Boulevard  
Suite 150  
Fusion, MD 20759  
Telephone: (410) 792-8086  
Fax: (410) 792-7419

**OWNERS CERTIFICATE**

I, MARTHA COLLINS MANN AND EDWARD FRANCIS ORLANDO AND WAYNE B. BENNETT OWNER'S OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT 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:

- 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 OTHER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 30th DAY OF APRIL, 2010.

Martha Mann 4/30/10  
MARTHA COLLINS MANN DATE  
Edward Francis Orlando 04/30/10  
EDWARD FRANCIS ORLANDO DATE  
Wayne B. Bennett 4/30/10  
WAYNE B. BENNETT DATE

Mary Scott West 4-30-10  
MARY SCOTT WEST DATE  
Mary Scott West 4-30-10  
MARY SCOTT WEST DATE  
Mary Scott West 4-30-10  
MARY SCOTT WEST DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY MARY FRANCIS NEARING AND JAMES L. NEARING TRUSTEES OF THE JAMES L. NEARING REVOCABLE AND TRUST DATED 3/29/2006 TO MARTHA COLLINS MANN AND EDWARD FRANCIS ORLANDO BY DEED DATED NOVEMBER 25, 2008 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 11810, FOLIO 69, AND THE LANDS CONVEYED BY MARY FRANCIS NEARING TO WAYNE B. BENNETT BY DEED DATED SEPTEMBER 30, 2008 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 11376, FOLIO 650 AND THAT MONUMENTS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

C. Allen Paugh 4/29/10  
C. ALLEN PAUGH  
MARYLAND PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION NO. 475

**A RESUBDIVISION PLAT OF LOTS 1 AND 2**

**NEARING'S SUBDIVISION**  
LOTS 3 AND 4  
PLAT No. CMP 5510 ZONING RR-DEO

TAX MAP #40 PARCEL 4  
FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' APRIL 27, 2010 SHEET 1 OF 1

COMP. C.A.P. DRAFT. F.F.W. DESIGN C.A.P. CHECKED C.A.P.

USER NAME'S FILES

F-10-109