
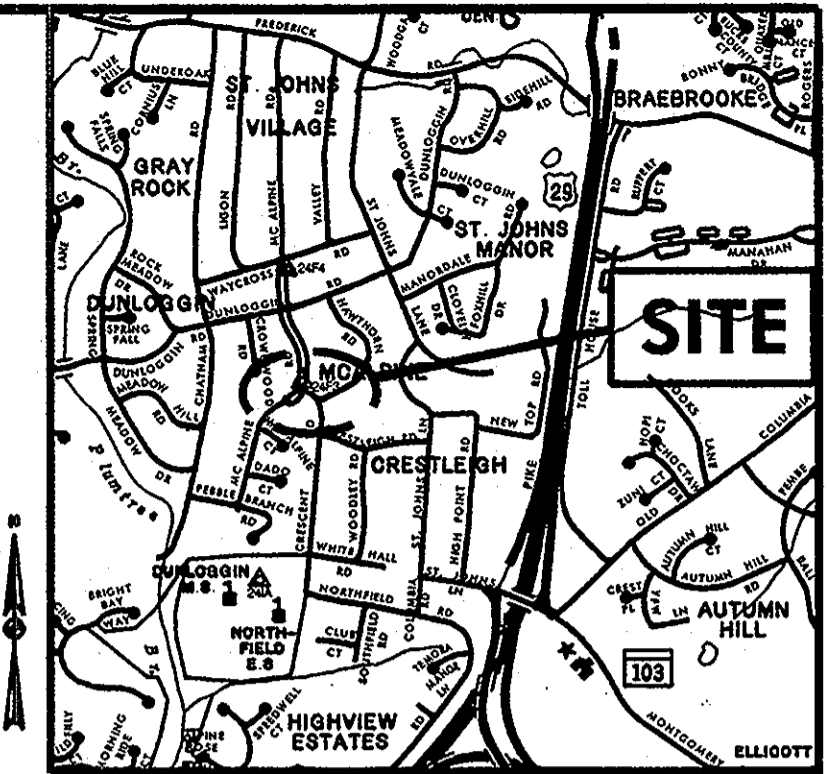
 PUBLIC STORM DRAIN EASEMENT LOT 65:
1,292 s.f. or 0.0296 acre
 PUBLIC STORM DRAIN EASEMENT LOT 64:
1,292 s.f. or 0.0296 acre

LINE	LENGTH	BEARING
①	10.00'	N62°20'12"E
②	10.00'	N62°20'12"E
③	10.00'	S62°20'12"W
④	10.00'	S62°20'12"W

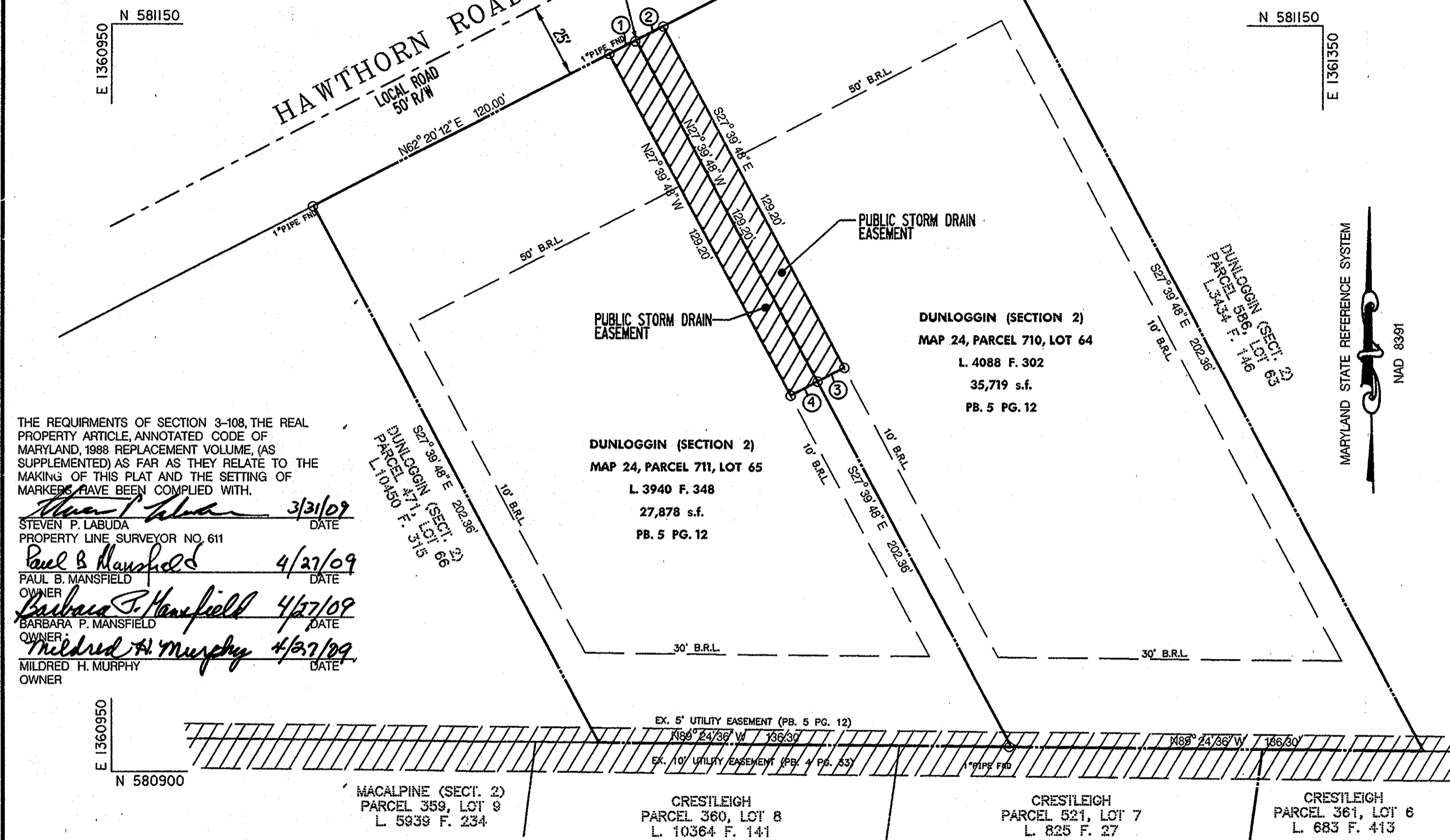
AREA TABULATION CHART	
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	1.459 ACRES
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.459 ACRES



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2-02-04 COMPREHENSIVE ZONING PLAN AND PER THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7-28-06.
2. THIS PLAT SUPPLEMENTS RATHER THAN SUPERCEDES THE EXISTING PLAT OF RECORD, (PLAT BOOK 5, FOLIO 12), AND ALL INFORMATION ON THAT PLAT REMAINS VALID EXCEPT AS CHANGED HERE.
3. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY J.A. RICE IN JULY OF 2006.
4. THE COORDINATES SHOWN HEREON ARE MARYLAND STATE REFERENCE SYSTEM NAD 8391 AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 0010 (241A), 24F4, AND 24F3.
5. THERE IS AN EXISTING STRUCTURE LOCATED ON LOTS 64 & 65 WHICH IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURE ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIREMENTS.
6. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF REVISION.
7. THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A PLAT OF REVISION.
8. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, 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 DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



THE REQUIREMENTS OF SECTION 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.

Steven P. Labuda 3/31/09
 PROPERTY LINE SURVEYOR NO. 611
 Paul B. Mansfield 4/27/09
 PAUL B. MANSFIELD
 Barbara P. Mansfield 4/27/09
 BARBARA P. MANSFIELD
 Mildred H. Murphy 4/27/09
 MILDRED H. MURPHY

GPI GREENMAN-PEDERSEN, INC.
ENGINEERS, ARCHITECTS, PLANNERS, CONSTRUCTION ENGINEERS & INSPECTORS
10977 GUILFORD RD., ANNAPOLIS JUNCTION, MD. 20701
WASH. (301) 470-2772 BALT. (410) 880-3055
FAX: (301) 490-2849 www.gpinet.com

OWNER LOT 65
MILDRED H. MURPHY
3941 HAWTHORN ROAD
ELLCOTT CITY, MD 21042
410-461-1355

OWNER LOT 64
PAUL B. AND BARBARA P. MANSFIELD
3937 HAWTHORN ROAD
ELLCOTT CITY, MD 21042
410-480-2964

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO CREATE A 2,584 s.f. PUBLIC STORM DRAIN EASEMENT ON LOTS 64 & 65.

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

Robert W. Peterson 5/26/10
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. Stallo 5/26/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION SR. DATE

Kurt Schuchman 6/17/10
DIRECTOR DATE

OWNER'S CERTIFICATE

WE PAUL B. MANSFIELD AND BARBARA P. MANSFIELD, OWNERS OF THE PROPERTY SHOWN AS LOT 64 AND DESCRIBED HEREON, AND MILDRED H. MURPHY, OWNER OF THE PROPERTY SHOWN AS LOT 65 AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREET 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 STREET AND/OR ROADS AND FLOODPLAINS, 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 EASEMENTS OR RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 27th DAY OF April, 2009

Paul B. Mansfield 4/27/09 DATE
 Barbara P. Mansfield 4/27/09 DATE
 Mildred H. Murphy 4/27/09 DATE
 K. Asim 4-27-09 DATE
 K. Asim 4-27-09 DATE
 K. Asim 4-27-09 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS ALL THE LANDS CONVEYED BY CHARLES R. ROBISON JR. AND WIFE TO PAUL B. MANSFIELD AND BARBARA P. MANSFIELD BY DEED DATED AUGUST 6, 1997 RECORDED IN LIBER 4088 FOLIO 302 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, AND ALL THE LANDS CONVEYED BY CHARLES R. MURPHY TO MILDRED H. MURPHY BY DEED DATED JANUARY 22, 1997 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER 3940 AT FOLIO 348; 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, AS AMENDED.

Steven P. Labuda 3/31/09
STEVEN P. LABUDA
PROPERTY LINE SURVEYOR
MD REGISTRATION NO. 611

RECORDED AS PLAT NO. 21177 ON 6/18/2010
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SHEET 1 OF 1
LOT 64 AND LOT 65
PLAT OF REVISION
DUNLOGGIN
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
STORM DRAIN EASEMENT
T.M. 24, GRID 17, PARCEL 711, LOT 65, LIBER 3940, FOLIO 348
T.M. 24, GRID 17, PARCEL 710, LOT 64, LIBER 4088, FOLIO 302
DUNLOGGIN (SECTION 2)
PLAT BOOK 5, PG. 12
2nd ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SCALE: 1" = 30'
30' 0 30' 60'
SCALE: 1" = 30'
F-10-115 D-1157-02