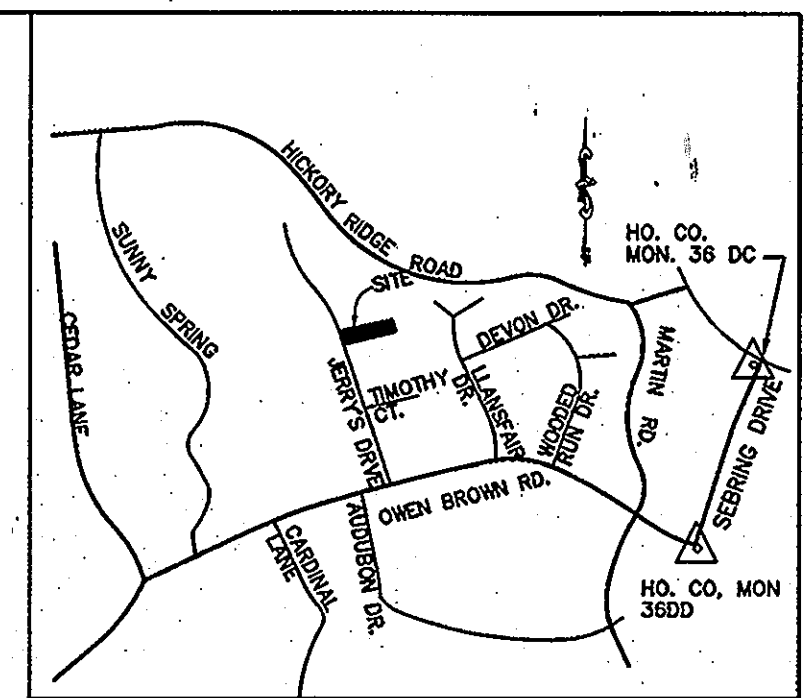


COORDINATE CHART		
POINT	NORTH	EAST
1	N 560172.4102	E 1347088.4538
2	N 560306.8568	E 1347592.6000
3	N 560191.3808	E 1347642.7982
4	N 560051.9945	E 1347122.1223
5	N 560071.0321	E 1347117.1748

MINIMUM LOT SIZE CHART					
LOT NO.	GROSS AREA	PIPE STEM AREA	AREA EXCLUDING PIPESTEM	MINIMUM LOT SIZE	MANDATORY OPEN SPACE
2	46,111 S.F.	3,755 S.F.	42,356 S.F.	20,000 S.F.	6 PERCENT

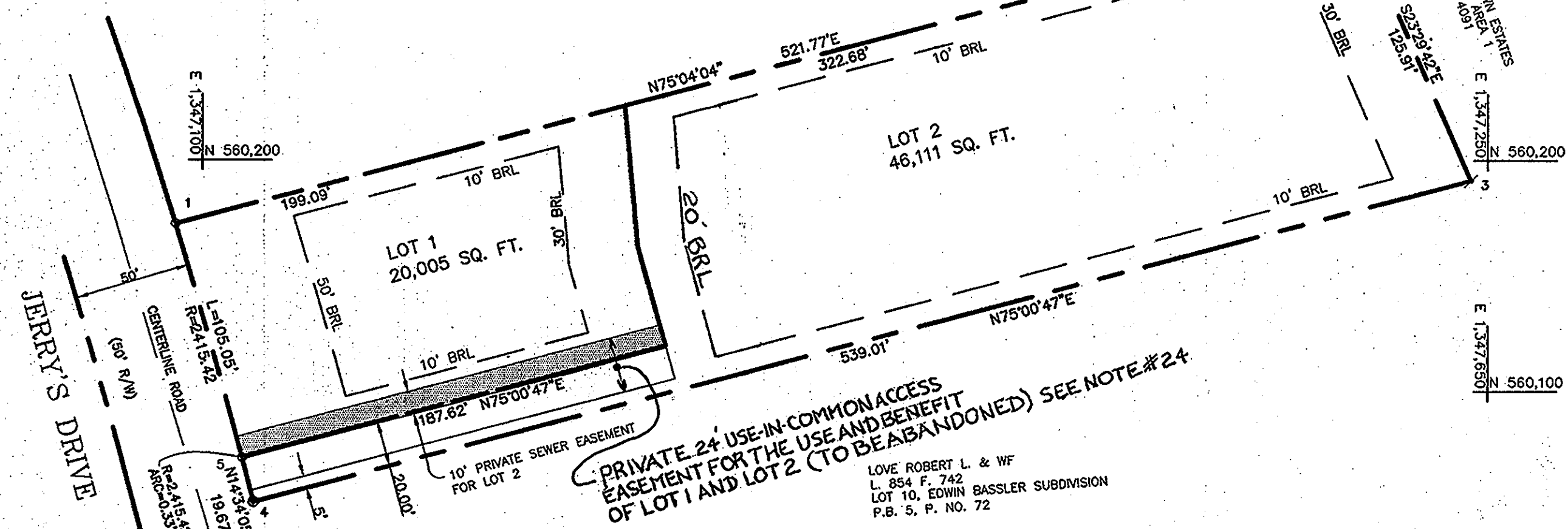


VICINITY MAP  
SCALE: 1"=2000'

**GENERAL NOTES**

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT SUBJECT PROPERTY ZONED R-20 PER O2/ O2/ O4 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAVD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 36DC AND 36DD.
- THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PERFORMED BY MARKS & ASSOCIATES, L.L.C. IN MARCH, 1999.
- BRL DENOTES BUILDING RESTRICTION LINE.
- RON PW/ CAP SET DENOTES ROUND PIPE OR ROUND CAP FOUND.
- ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- STONE OR MONUMENT FOUND DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS. SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHED RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADII
  - STRUCTURES (BRIDGES/ CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (125-TONS)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18-122 B 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 1-2 TO BE SERVED BY PUBLIC WATER (CONTRACT NO. 44-3182) SEWER SERVICE FOR LOTS 2-3 TO BE SERVED BY PUBLIC SEWER (CONTRACT NO. 20-3365) ALL AREAS ARE MORE OR LESS.
- LANDSCAPING FOR LOT 1 IS BEING PROVIDED FOR WITH SOP-10-019
- THERE ARE NO WETLANDS ON THE SITE AS CERTIFIED AND REPORTED BY EARTH CONCEPTS, ON JAN 7, 2003.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 2. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 49-2005).
- A SITE DEVELOPMENT PLAN WILL BE REQUIRED FOR LOT 1 PER THE FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, SECTION 16.159C(2)(D).
- IN ACCORDANCE WITH SECTION 16.121 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, A FEE IN LIEU OF PROVIDING OPEN SPACE FOR LOT 1 IN THE AMOUNT OF \$1,900.00 WAS PAID UPON APPROVAL OF THE PLAT FILED UNDER F-04-065.
- THIS DEVELOPMENT HAS SATISFIED STORM WATER MANAGEMENT REQUIREMENTS WITH SOP-11-019 WHICH SHOWS THE DESIGN OF TWO RAIN GARDENS FOR LOT 1.
- IF AN ADDITIONAL LOT IS PROPOSED IN THIS DEVELOPMENT, STORM WATER MANAGEMENT WILL BE REQUIRED FOR LOT 2 AND ANY FUTURE LOT. THE DESIGN SHALL BE IN ACCORDANCE WITH THE CURRENT DESIGN MANUAL.
- IN ACCORDANCE WITH SECTION 12B.01 OF THE HOWARD COUNTY ZONING REGULATIONS, THE PORCH ON THE EXISTING HOUSE CAN EXTEND UP TO 10 FEET INTO THE FRONT BUILDING RESTRICTION LINE.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT WAS SATISFIED WITH F-04-065 AND BECAUSE THIS IS A PLAT OF REVISION.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT, RECORDED IN LIBER 8357 AT FOLIO 76 HAS BEEN ABANDONED BY A DOCUMENT ENTITLED "TERMINATION OF COMMON DRIVEWAY EASEMENT AND MAINTENANCE DECLARATION" WHICH IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12869 AT FOLIO 495.

SEALOCK NOAH A JR. & WF.  
L. 575 F. 283  
LOT 12, EDWIN BASSLER SUBDIVISION  
P.B. 5, P. NO. 72



LOVE ROBERT L. & WF.  
L. 854 F. 742  
LOT 10, EDWIN BASSLER SUBDIVISION  
P.B. 5, P. NO. 72

Marks & Associates, L.L.C.  
-Surveying-Engineering-Planning-  
4591 COLLEGE AVENUE  
BULKY CITY, MARYLAND 21045  
PH. (410) 747-8738 FAX (410) 747-8739

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.  
*Erik C. Marks* 4/01/11  
ERIK C. MARKS, R.P.L.S. #607 DATE

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.5178 ACRES
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0
TOTAL AREA OF LOTS TO BE RECORDED	1.5178 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0.00 AC.
TOTAL AREA TO BE RECORDED	1.5178 ACRES.

**OWNERS**  
LEVON D. PARKER & FRANCES R. PARKER  
421 OLD LINE AVENUE  
LAUREL, MARYLAND 20724  
GARETH DIGBY & DEE DIGBY  
6029 JERRY'S DRIVE  
COLUMBIA, MARYLAND 21044

NOTE: THE PURPOSE OF THIS PLAT IS TO ABANDON THE EXISTING USE-IN-COMMON ACCESS EASEMENT AND TO REDUCE THE FRONT BUILDING RESTRICTION LINE ON LOT 2 TO 20 PER CURRENT REGULATIONS

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

*Brian R. Peter* 4/22/11  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Erik C. Marks* 4/12/11  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Kurt Sheehy* 4/20/11  
DIRECTOR DATE

**OWNER'S CERTIFICATE**  
WE, LEVON D. PARKER AND FRANCES R. PARKER AND GARETH DIGBY AND DEE DIGBY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 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 EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 1<sup>st</sup> DAY OF APRIL 2011.  
*Levon D. Parker* LEVON D. PARKER  
*Frances R. Parker* FRANCES R. PARKER  
*Gareth Digby* GARETH DIGBY  
*Dee Digby* DEE DIGBY

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY; ARTHUR W. GESSERT JR. AND CAROL ANN GESSERT, GRANTOR, TO PHYLLIS M. NEWMAN, BY DEED DATED FEBRUARY 24, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6925, AT FOLIO 546 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
*Erik C. Marks* 4/01/11  
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR DATE  
MARYLAND LICENSE NO. 607

RECORDED AS PLAT No. 21505 ON 4/29/11 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**NEWMAN PROPERTY RESUBDIVISION PLAT**  
LOTS 1 & 2  
A RESUBDIVISION OF LOT 11 BLOCK B  
EDWIN BASSLER SUBDIVISION NO. 2  
P.B. 5 FOLIO 72  
TAX MAP NO:35 PARCEL NO:179 BLOCK NO:12  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE APR. 2004  
SCALE: 1"=50'  
SHEET 1 OF 1