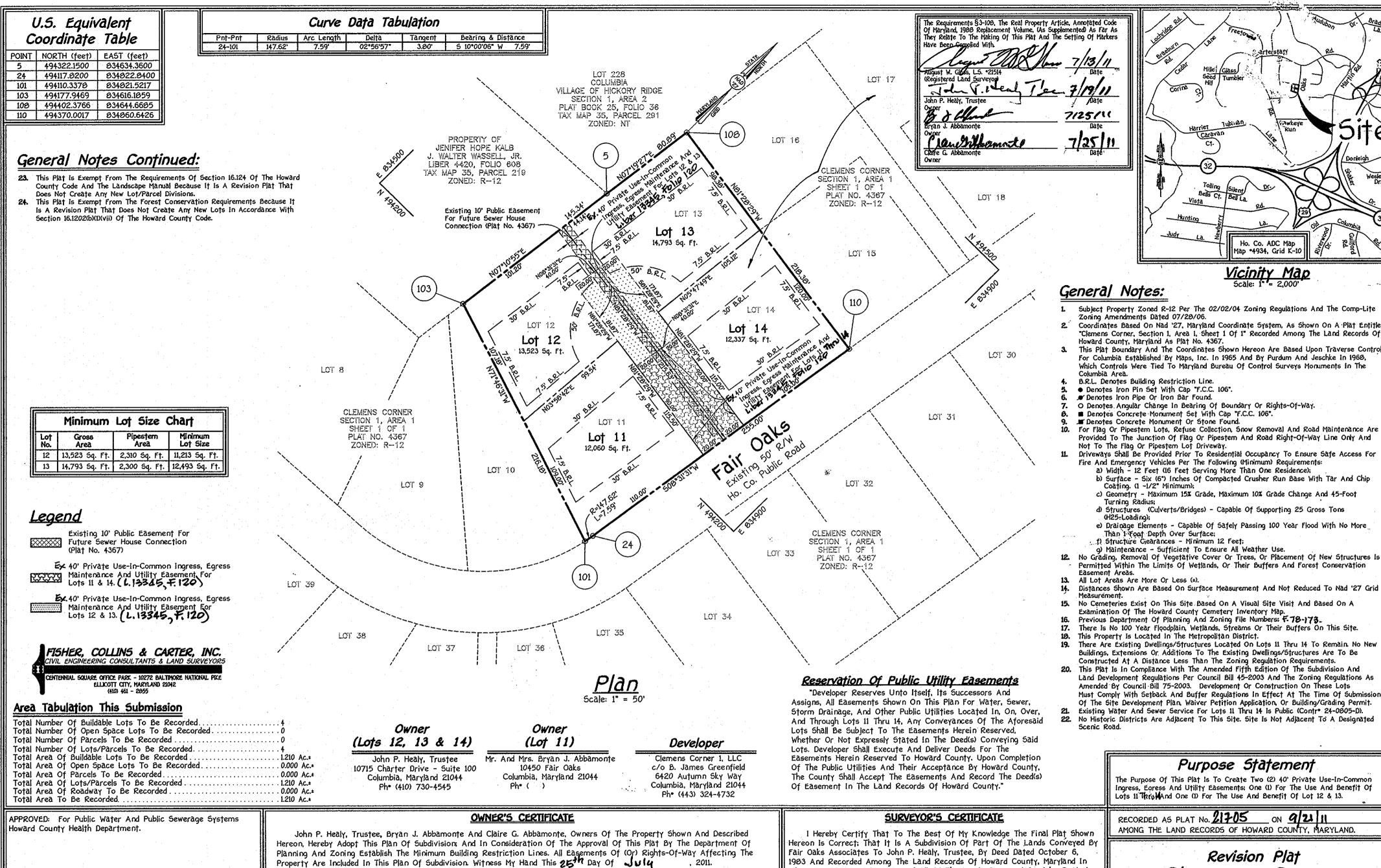


APPROVED: Howard County Department Of Planning And Zoning.



I Hereby Certify That To The Best Of My Knowledge The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of Part Of The Lands Conveyed By Fair Oaks Associates To John P. Healy, Trustee, By Deed Dated October 6, 1983 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 1208 At Folio 186; And All Of The Lands Conveyed By John P. Healy, Trustee To Bryan J. Abbamonte And Claire G. Abbamonte By Deed Dated July 25, 2011 And Recorded Among The Aforesaid Land Records In Liber 13362 At Folio 470 ; 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, Maryland As Shown 10 FACTOR With The Annotated Code Of Maryland, As Amended

7/25/11

7/25/11

Zoning Amendments Dated 07/28/06.

Columbia Area.

Howard County, Maryland As Plat No. 4367.

B.R.L. Denotes Building Restriction Line. • Denotes Iron Pin Set With Cap "F.C.C. 106". Denotes Iron Pipe Or Iron Bar Found.

Not To The Flag Or Pipestern Lot Driveway.

Than i Foot Depth Over Surface: 1) Structure Gearances - Minimum 12 Feet

(H25-Loading):

All Lot Areas Are More Or Less (±).

Scenic Road.

Caravan Ct.

Subject Property Zoned R-12 Per The 02/02/04 Zoning Regulations And The Comp-Lite

Coordinates Based On Nad '27. Maryland Coordinate System, As Shown On A Plat Entitled "Clemens Corner, Section 1, Area 1, Sheet 1 Of 1" Recorded Among The Land Records Of

This Plat Boundary And The Coordinates Shown Hereon Are Based Upon Traverse Controls

For Columbia Established by Maps, Inc. In 1965 And By Purdum And Jeschke In 1968, Which Controls Were Tied To Maryland Bureau Of Control Surveys Monuments In The

Denotes Concrete Monument Or Stone Found.
For Flag Or Pipestern Lots, Refuse Collection, Snow Removal And Road Maintenance Are

Provided To The Junction Of Flag Or Pipestern And Road Right-Of-Way Line Only And

Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For

b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum);

e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More

No Grading, Removal Of Vegetative Cover Or Trees. Or Placement Of New Structures Is

Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '27 Grid

Permitted Within The Limits Of Wetlands, Or Their Buffers And Forest Conservation

No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A

Buildings, Extensions Or Additions To The Existing Dwellings/Structures Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.

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.

Purpose Statement

The Purpose Of This Plat Is To Create Two (2) 40' Private Use-In-Common

Ingress, Egress And Utility Easements; One (1) For The Use And Benefit Of

Lots 11 Thro And One (1) For The Use And Benefit Of Lot 12 & 13.

RECORDED AS PLAT No. 21705 ON 9/21 11

Existing Water And Sewer Service For Lots 11 Thru 14 Is Public (Contro 24-0805-D).

No Historic Districts Are Adjacent To This Site. Site Is Not Adjacent To A Designated

c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons

O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.

Denotes Concrete Monument Set With Cap "F.C.C. 106".

Fire And Emergency Vehicles Per The Following (Minimum) Requirements:

a) Width - 12 Feet (16 Feet Serving More Than One Residence):

g) Maintenance - Sufficient To Ensure All Weather Use.

Examination Of The Howard County Cemetery Inventory Map.

Ho. Co. ADC Map

Vicinity Map
Scale: 1" = 2,000"

Expiration Date: July 14, 2013

Revision Plat Clemens Corner

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Section 1, Area 1 Lots 11 Thru 14 As Shown On A Plat Entitled "Clemens Corner, Section 1, Area 1, Sheet 1 Of 1" And Recorded Among The Land Records Of Howard

County, Maryland As Plat No. 4367 Part Of Liber 1208 At Folio 186 Zoned: R-12

Tax Map: 35 Parcel: P/O 376 Grid: 24 Fifth Election District - Howard County, Maryland Scale: As Shown Date: July 13, 2011