

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED R-20 PER THE 2/2/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/06.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S) OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WATER AND SEWER SERVICE TO THESE LOTS ARE PUBLIC AND PROVIDED UNDER CONTRACT NUMBERS 64-W AND 14-1708-D AND 418-S.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- COORDINATES BASED UPON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS:
31A3 N 573217.9149 E 1368237.7247
31D4 N 571700.7034 E 1369606.3509
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
● DENOTES IRON PIPE OR BAR FOUND
■ DENOTES STONE OR MONUMENT FOUND
⊗ DENOTES REBAR WITH CAP SET
BRL DENOTES BUILDING RESTRICTION LINE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 7, 2011 BY ROBERT H. VOGEL ENGINEERING, INC.
- THERE ARE EXISTING DWELLING/STRUCTURE(S) LOCATED ON EXISTING LOT 29 & PARCEL 176 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE IS NO 100 YEAR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS PROJECT.
- THIS PROJECT IS EXEMPT FROM STORM WATER MANAGEMENT, NO DISTURBANCE OR ADDITION OF IMPERVIOUS AREA IS PROPOSED.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS SUBTITLE 12 - SECTION 16.1202(b)(1)(vii); RESUBDIVISIONS THAT DO NOT CREATE ADDITIONAL LOTS.
- THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE FOR LANDSCAPING AS NO NEW LOTS ARE BEING CREATED BY THIS SUBDIVISION, ONLY A LOT LINE ADJUSTMENT.
- 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 LOTS/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 THE 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.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
- NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.

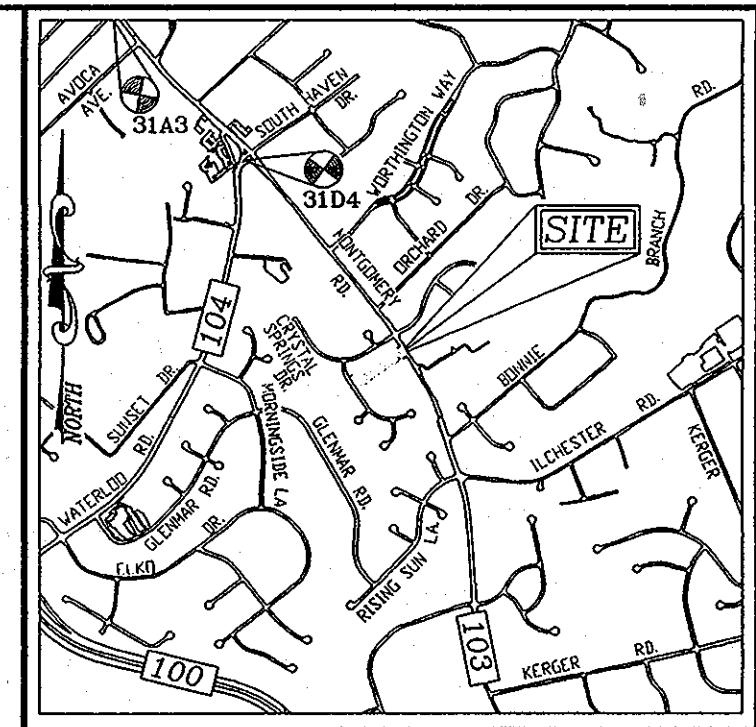
AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	N31°16'30"W	98.82'
2	N55°47'47"E	35.57'
3	S34°00'54"E	98.57'
4	S55°37'37"E	40.29'

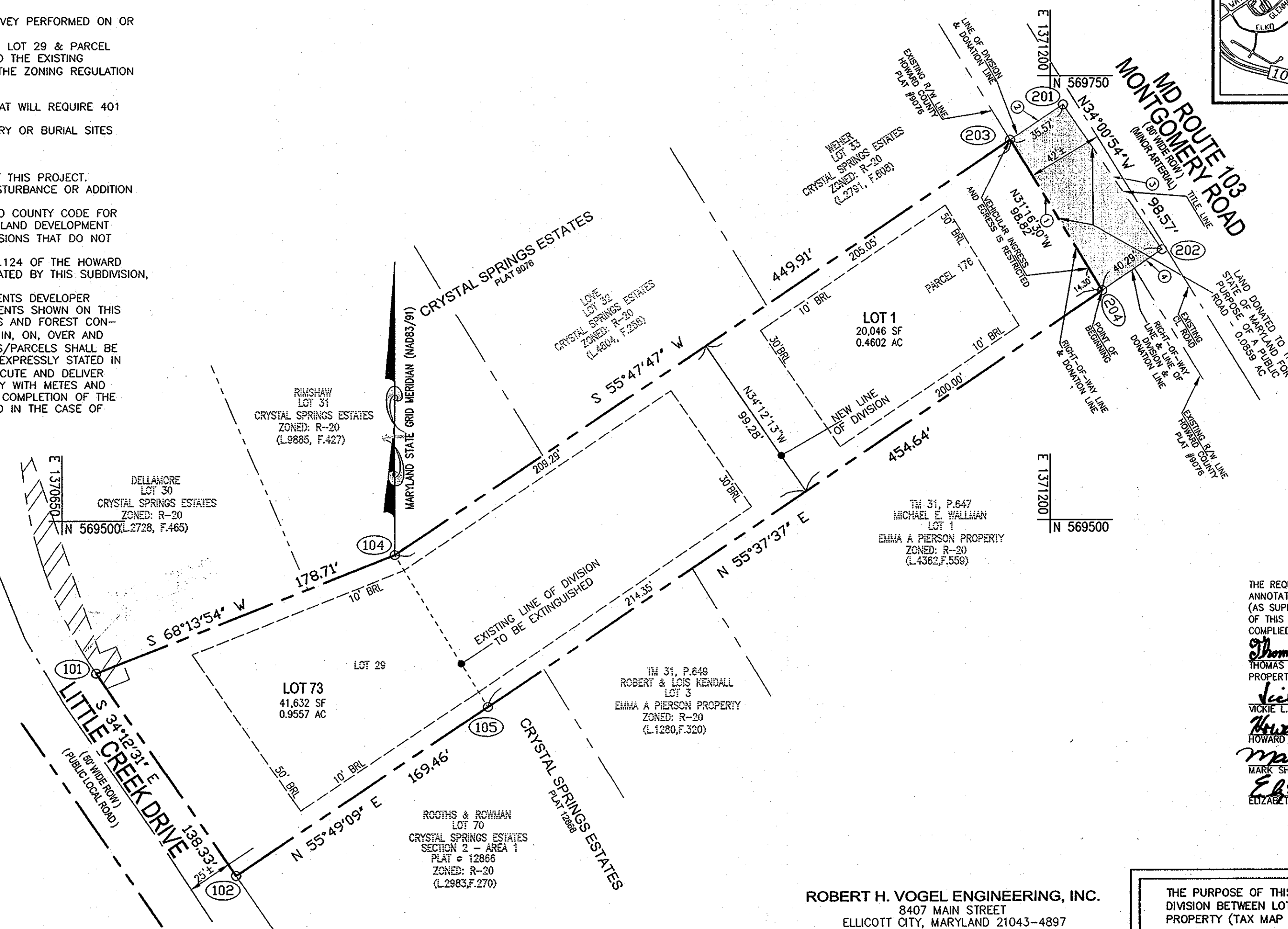
FEE SIMPLE AREA
3,741 SQ.FT.
OR 0.086 ACRES
SHOWN THUS

COORDINATE TABLE

NO.	NORTH	EAST
101	569414.5849	1370669.0429
102	569300.1868	1370746.8128
104	569480.8614	1370835.0122
105	569395.3880	1370886.9985
201	569733.7722	1371207.1077
202	569652.0678	1371262.2494
203	569713.7771	1371177.6899
204	569629.3185	1371228.9912



VICINITY MAP
SCALE: 1"=200'
ADC MAP COORDINATE: 4936 C4



OWNER / DEVELOPER
ELIZABETH RENDON
5105 LITTLE CREEK DRIVE
ELLICOTT CITY, MD 21043-7922
410-461-9656

OWNER
VICKIE L. & HOWARD D. DELAWDER
5110 MONTGOMERY ROAD
ELLICOTT CITY, MARYLAND 21043-7038
410-461-4016

AREA TABULATION

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	2
- BUILDABLE	2
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL ARE OF LOTS AND/OR PARCELS	1.4159 AC
- BUILDABLE	1.4159 AC
- NON-BUILDABLE	0.0000 AC
- OPEN SPACE	0.0000 AC
- PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0859 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.5018 AC.

THE REQUIREMENTS OF §8108, 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.

Thomas M. Hoffman, Jr. 5-31-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Vickie L. Delawder 6/22/12
VICKIE L. DELAWDER DATE

Howard D. Delawder 6/20/12
HOWARD D. DELAWDER DATE

Mark Sherman 6-20-12
MARK SHERMAN DATE

Elizabeth Rendon-Sherman 6/20/12
ELIZABETH RENDON-SHERMAN DATE

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLICOTT CITY, MARYLAND 21043-4897
410-461-7666

THE PURPOSE OF THIS PLAT IS TO CREATE A NEW LINE OF DIVISION BETWEEN LOT 29 (PLAT 9076) AND THE DELAWDER PROPERTY (TAX MAP 31 - PARCEL 176)

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Richard J. Davis 7/11/12
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark Sherman 6/22/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vickie L. Delawder 7/11/12
DIRECTOR DATE

OWNER'S CERTIFICATE

VICKIE L. & HOWARD D. DELAWDER AND MARK SHERMAN & ELIZABETH RENDON - SHERMAN, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 20 DAY OF June, 2012.

Vickie L. Delawder
VICKIE L. DELAWDER
Howard D. Delawder
HOWARD DELAWDER
Mark Sherman
MARK SHERMAN
Elizabeth Rendon-Sherman
ELIZABETH RENDON-SHERMAN

Judith N. Springfield
JUDITH N. SPRINGFIELD
Judith N. Springfield
JUDITH N. SPRINGFIELD
Judith N. Springfield
JUDITH N. SPRINGFIELD

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE TWO (2) FOLLOWING CONVEYANCES: (1) ALL THAT LAND CONVEYED FROM RICHARD W. RINEHART AND ELIZABETH RINEHART, N/K/A ELIZABETH RENDON TO ELIZABETH RENDON BY DEED DATED JUNE 5, 1996 AND RECORDED IN LIBER 3777, FOLIO 180, AND (2) ALL THAT LAND CONVEYED FROM VICKIE L. DELAWDER TO VICKIE L. DELAWDER AND HOWARD DOLEN DELAWDER BY DEED DATED MARCH 31, 1995 AND RECORDED IN LIBER 3464, FOLIO 452.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2012.

Thomas M. Hoffman, Jr. 5-31-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 22002 ON 7/20/12 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
CRYSTAL SPRINGS ESTATES SECTION ONE - LOT 73
A RE-SUBDIVISION OF LOT 29, "CRYSTAL SPRINGS ESTATES" (PLAT 9076) & THE DELAWDER PROPERTY - LOT 1 A SUBDIVISION OF PARCEL 176 DPZ REF'S : S-87-64, P-87-76, F-88-278,
TAX MAP 31, GRID 14, PARCEL 175(L0T 29) & 176 1ST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND ZONED R-20
SCALE: 1" = 50' MAY 17, 2012
GRAPHIC SCALE
50' 0 50' 100' 150'
SHEET 1 OF 1

K:\PROJECTS\11-22\SURVEY\DWG\PLAT1.DWG