COORDINATE TABLE					
POINT	NORTHING	EASTING			
1	548,589.3172	1,349,845.1925			
2	548,597.5419	1,349,830.6924			
3	548,669.3027	1,349,701.2651			
4	548,680.4389	1,349,650.2668			
5	548,704.2069	1,349,616.1611			
6	549,038.5153	1,349,849.2022			
7	549,032.0114	1,349,999.7327			
8	548,884.8679	1,350,066.5653			
9	548,743.8879	1,349,947.7196			
10	548,631.7646	1,349,874.9825			

MINIA	MUM LOT	SIZE C	CHART
LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
2	9,035±	497±	8,538±

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C1	387.98'	387.98' 59.46' 08'46'49" 29.79	29.79	N56'26'49"E 59.40'	

LOT 5

LOT 7

14. FOREST CONSERVATION OBLIGATION WAS SATISFIED UNDER F-10-001.

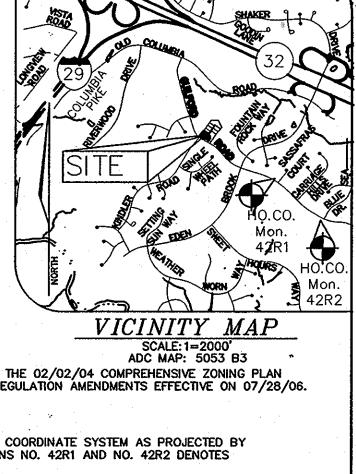
15. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 02/28/2012, ON WHICH DATE DEVELOPER AGREEMENT #24-4634-D WAS FILED AND ACCEPTED.

16. REFER TO PLAT NO. 21854-55 FOR ALL OTHER PERTINENT NOTES AND DETAILS.

LOT 8

LOCATION MAP

OPEN SPACE LOT 6



## **LEGEND**

PUBLIC WATER, SEWER, & UTILITY EASEMENT. PRIVATE USE-IN-COMMON ACCESS, DRAINAGE, STORMWATER MANAGEMENT, & UTILITY EASEMENT. PRIVATE DRAINAGE & UTILITY EASEMENT. CONSERVATION EASEMENT. PUBLIC WATER AND UTILITY EASEMENT TO BE ABANDONED WITH THIS

AREA	TAB	UL	ATIO	N.	CH	AR	
TOTAL	NUMBER	OF L	отѕ то	BE	RECO	RDED:	

NON-BUILDABLE OPEN SPACE PRESERVATION PARCELS TOTAL AREA OF LOTS TO BE RECORDED: 0.207 AC± 0.267 AC± OPEN SPACE 0 PRESERVATION PARCELS TOTAL AREA OF ROADWAY TO BE RECORDED 0.474 AC. ±

THE REQUIREMENTS OF 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

OF THIS PLAT AND T

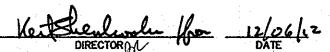
TOTAL AREA OF SUBDIVISION

10-18-12 DATE

10-18-12

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING



## OWNER'S CERTIFICATE

WE, DORSEY FAMILY HOMES INC. AND KINGS COVE HOMEOWNERS ASSOCIATION INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS 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 AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) 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 , 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY. WITNESS MY HAND THIS | OF OUT OF OUT OF COTON CO. 2012.

<u>OWNER</u>

DORSEY FAMILY HOMES, INC. 10717 BIRMINGHAM WAY SUITE B

WOODSTOCK, MARYLAND 21163

410-465-7200

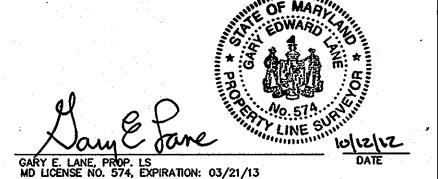
ALBERT A MARTIN MICHALINE J LOVEALL J/T

L 1107 F 599

LOT 2

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PLAT OF REVISION TO KINGS COVE, LOTS 2 THRU 5, 7 THRU 9, AND OPEN SPACE LOTS 1 & 6 AS RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN PLAT NUMBERS 21854-55 ON AUGUST 3, 2012 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.



*GENERAL NOTES* 

. THE SUBJECT PROPERTY IS ZONED R-12 PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND PER THE COMPREHENSIVE LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON 07/28/06.

DENOTES IRON PIPE FOUND. DENOTES REBAR AND CAP FOUND.

COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 42R1 AND NO. 42R2 DENOTES APPROXIMATE LOCATION (SEE VICINITY MAP).

STA. 42R1 N 547,820.2380 E 1,351,171.5866 EL.: 375.850 STA. 42R2 N 546,946.8001 E 1,352,118.5606 EL.: 331.522

5. BRL DENOTES BUILDING RESTRICTION LINE.

- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 27, 2007 BY FSH ASSOCIATES, INC. ALL LOT AREAS ARE MORE OR LESS(+/-).
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:

1) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
2) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM); 3) GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING

4) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-

5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE; 6) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE

8. OPEN SPACE WAS PROVIDED UNDER F-10-001.

- 9. THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY EXPLORATION RESEARCH INC., AND APPROVED ON JUNE 15, 2007 UNDER S-06-14 AND P-08-004.
- 10. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- THE FOREST STAND DELINEATION AND REPORT FOR THIS PROJECT WAS PREPARED BY EXPLORATION RESEARCH INC., AND APPROVED ON JUNE 15, 2007 UNDER S-06-14 AND P-08-004..
- 12. A.P.F.O. TRAFFIC STUDY PREPARED BY STREET TRAFFIC STUDIES AND APPROVED UNDER S-06-014 ON JUNE 15, 2007.
- "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 2 AND OPEN SPACE LOT 1. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY 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 PURPOSE OF THIS PLAT IS TO REVISE THE 20' PUBLIC WATER AND UTILITY EASEMENT AS SHOWN ON RECORDED PLAT# 21854-55.

recorded as plat 22|71 on |2|4|2 among the land records of howard county, md.

KINGS COVE LOT 2 AND OPEN SPACE LOT 1 REVISION PLAT

SHEET 1 OF 2

TAX MAP 42 PARCEL NOS. 61, 250 & 251 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND BLOCK 7 EX. ZONING R-12

SCALE : 1"=50" DATE: OCTOBER 2012 DPZ FILE NOS. F-10-001 S-06-014, P-08-004

MILDENBERG, BOENDER & ASSOC., INC.

Engineers Planners Surveyors 6800 Deerpath Road, Suite 150, Elkridge, Maryland 21075 (410) 997-0296 Balt. (410) 997-0298 Fax.

