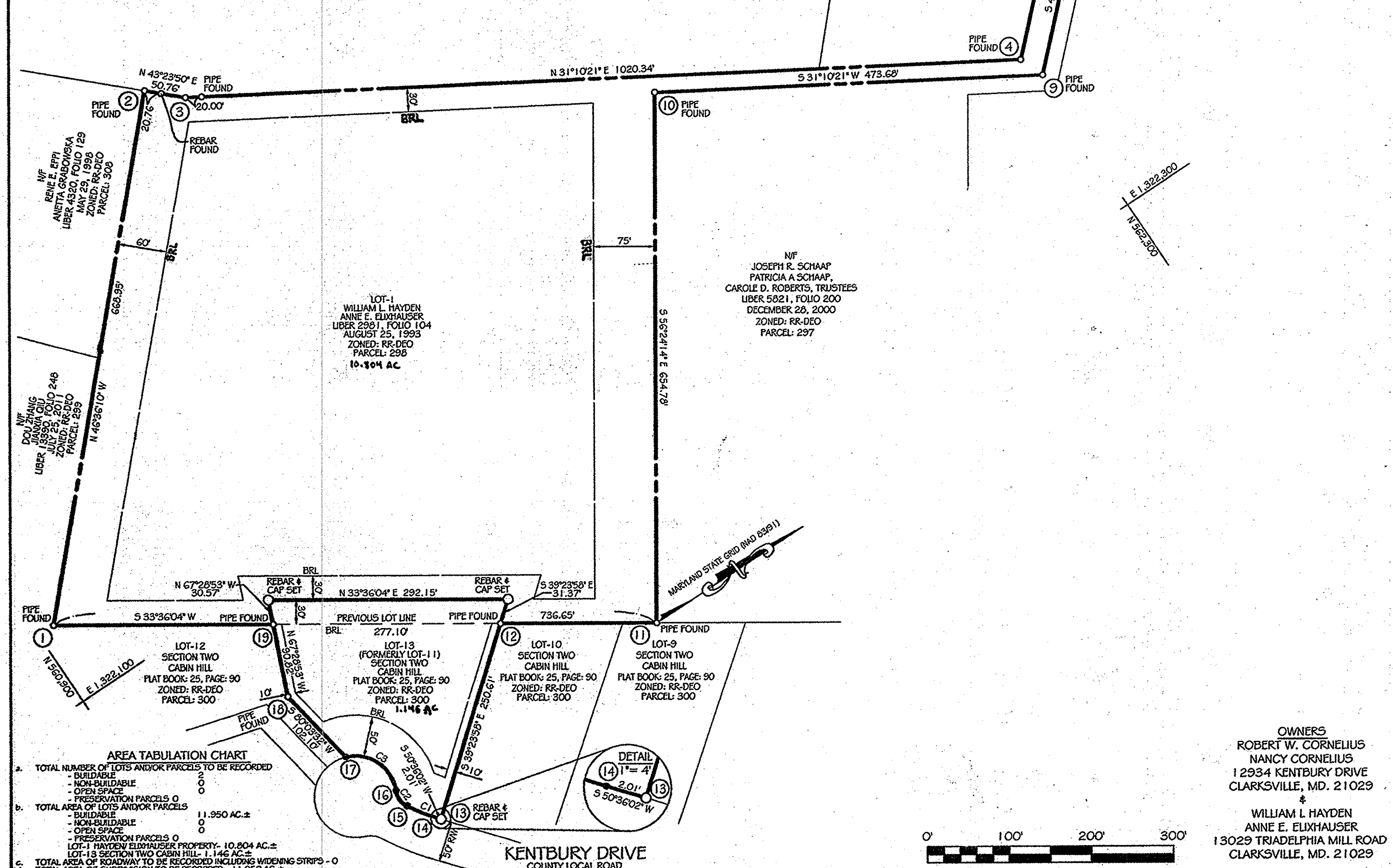


COORDINATE TABLE		
POINT	NORTHING	EASTING
1	560921.534	1322002.211
2	561381.136	1321516.146
3	561418.019	1321551.021
4	562291.036	1322079.164
5	562485.030	1321891.385
6	563047.463	1322130.626
7	563036.831	1322147.836
8	562499.385	1321919.269
9	562302.697	1322109.656
10	561897.410	1321864.472
11	561535.098	1322409.878
12	561376.518	1322304.513
13	561182.862	1322463.582
14	561181.586	1322462.028
15	561157.510	1322427.032
16	561156.635	1322403.977
17	561128.562	1322335.630
18	561110.935	1322235.060
19	561145.718	1322151.165

CURVE TABLE							
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT	
C1	250.00'	42.53'	S 55°29'26" W	42.48'	9°44'50"	21.32'	
C2	25.00'	23.98'	S 87°49'36" W	23.07'	54°57'29"	13.00'	
C3	50.00'	83.14'	S 67°40'12" W	73.89'	95°16'17"	54.83'	

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	10.804 AC. ±	0.673 AC. ±	10.131 AC.



- GENERAL NOTES**
- THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
  - THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JULY 17, 2013 BY RTF ASSOCIATES, INC.
  - LEGEND
    - = IRON PIPE FOUND/ REBAR & CAP FOUND
    - = REBAR & CAP SET
  - ALL AREAS ARE MORE OR LESS (±)
  - DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENTS
  - PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: N/A
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
  - THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT-13 CABIN HILL & LOT-1 HAYDEN/ELIXHAUSER PROPERTY 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.
  - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(VII) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
  - THE DEPARTMENT OF PLANNING AND ZONING HAS DETERMINED THAT THE DELINEATION OF FLOOD PLAIN LIMITS, WETLANDS, STREAMS AND ASSOCIATED BUFFERS IS NOT NECESSARY FOR THIS LOT LINE ADJUSTMENT.
  - THE WETLANDS, STREAMS OR BUFFERS WILL NOT BE IMPACTED BY THE PROPOSED LOT LINE ADJUSTMENT PER SECTION 16.116 OF THE HOWARD COUNTY CODE.
  - ANY FUTURE RESUBDIVISION TO CREATE NEW LOTS WILL REQUIRE ENVIRONMENTAL ANALYSIS STUDIES, DELINEATION OF THE ENVIRONMENTAL RESOURCES AND AN EVALUATION OF ROAD DEDICATION ALONG TRIADELPHIA MILL ROAD.
  - MARYLAND STATE PLANE COORDINATE SYSTEM IS BASED ON GEODETIC SURVEY CONTROL POINT 34CD AND BACK SIGHT STATION 34FD.
  - NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT.
  - NO NOISE STUDY IS REQUIRED FOR THIS PROJECT.
  - STORM WATER MANAGEMENT IS NOT REQUIRED.
  - THE PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT.

THE PURPOSE FOR THIS RESUBDIVISION PLAT IS SOLELY TO ADJUST THE COMMON PROPERTY LINE BETWEEN LOT-1 HAYDEN/ELIXHAUSER PROPERTY AND LOT-13 SECTION TWO CABIN HILL (PREVIOUSLY LOT-11) WITH AN 8,539 SQ. FT. LAND TRANSFER TO CORRECT A SETBACK ENCROACHMENT AND NO ADDITIONAL LOTS OR DEVELOPMENT ACTIVITY IS PROPOSED WITH THE PROCESSING OF THIS RESUBDIVISION PLAT.

**FINAL PLAT  
OF  
LOT-1 HAYDEN/  
ELIXHAUSER PROPERTY  
&  
LOT-13, SECTION TWO  
CABIN HILL  
(A RESUBDIVISION OF LOT-11)**

5th ELECT. DIST. HOWARD CO., MD.  
TAX MAP: 34, GRID: 10 & 11, PARCELS: 298 & 300  
PREVIOUSLY RECORDED IN PLAT BOOK: 25, PAGE: 90  
ZONED: RR-DEO

**OWNERS**  
ROBERT W. CORNELIUS  
NANCY CORNELIUS  
12934 KENTBURY DRIVE  
CLARKSVILLE, MD. 21029

WILLIAM L. HAYDEN  
ANNE E. ELIXHAUSER  
13029 TRIADELPHIA MILL ROAD  
CLARKSVILLE, MD. 21029

RECORDED AS PLAT NO. 23717 ON 4/21/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**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
  - BUILDABLE 11.950 AC. ±
  - 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 - 11.950 AC. ±

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division: *Chad Edwards* 3/31/14

Director: *Kurt DeLambert* 4/02/14

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

County Health Officer: *Wilson for Maury Roszman* 3/27/2014

**OWNER'S CERTIFICATE**

WE ROBERT & NANCY CORNELIUS, AND WILLIAM HAYDEN & ANNE ELIXHAUSER OWNERS, OF THE PROPERTIES 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:

- 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 AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS OUR HANDS THIS 7 DAY OF JANUARY, 2014

ROBERT W. CORNELIUS & NANCY CORNELIUS DATE 4/1/14 WILLIAM L. HAYDEN & ANNE E. ELIXHAUSER DATE 4/1/14

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY CABIN HILL, INC. TO ROBERT AND NANCY CORNELIUS BY DEED DATED DECEMBER 3, 1974 AND RECORDED IN LIBER 705, FOLIO 112 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND PART OF THE LANDS CONVEYED BY CLARE GUERNSEY TO WILLIAM L. HAYDEN AND ANNE E. ELIXHAUSER BY DEED DATED AUGUST 25, 1993 AND RECORDED IN LIBER 2991, FOLIO 104 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND 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.

*John E. Lemmerman* 1-22-14  
JOHN E. LEMMERMAN, PROF. L.S.#21096 EXP. 8-3-15 DATE



142 EAST MAIN STREET  
WESTMINSTER, MD 21157  
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FAX# 410-840-8387  
EMAIL: RTF142@VERIZON.NET  
WWW.RTFSURVEYING.COM

**RTF Associates, Inc.**  
LAND SURVEYORS & PLANNERS

CHECKED BY: *JEL*  
DATE: 10-21-13  
DRAWN BY: *NCC*  
DATE: 10-21-13  
SCALE: 1"=100'  
R.T.F. JOB #: 13-91  
SHEET 1 OF 1