

**Coordinate Table**

POINT	NORTH (feet)	EAST (feet)
100	6552.7838	5396.7304
101	6567.2670	5547.1447
102	6507.6743	5662.6573
103	6482.6511	5677.0560
104	6333.4980	5417.8452

**Reservation Of Public Utility Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 8. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved. Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot, Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

**Curve Data Tabulation**

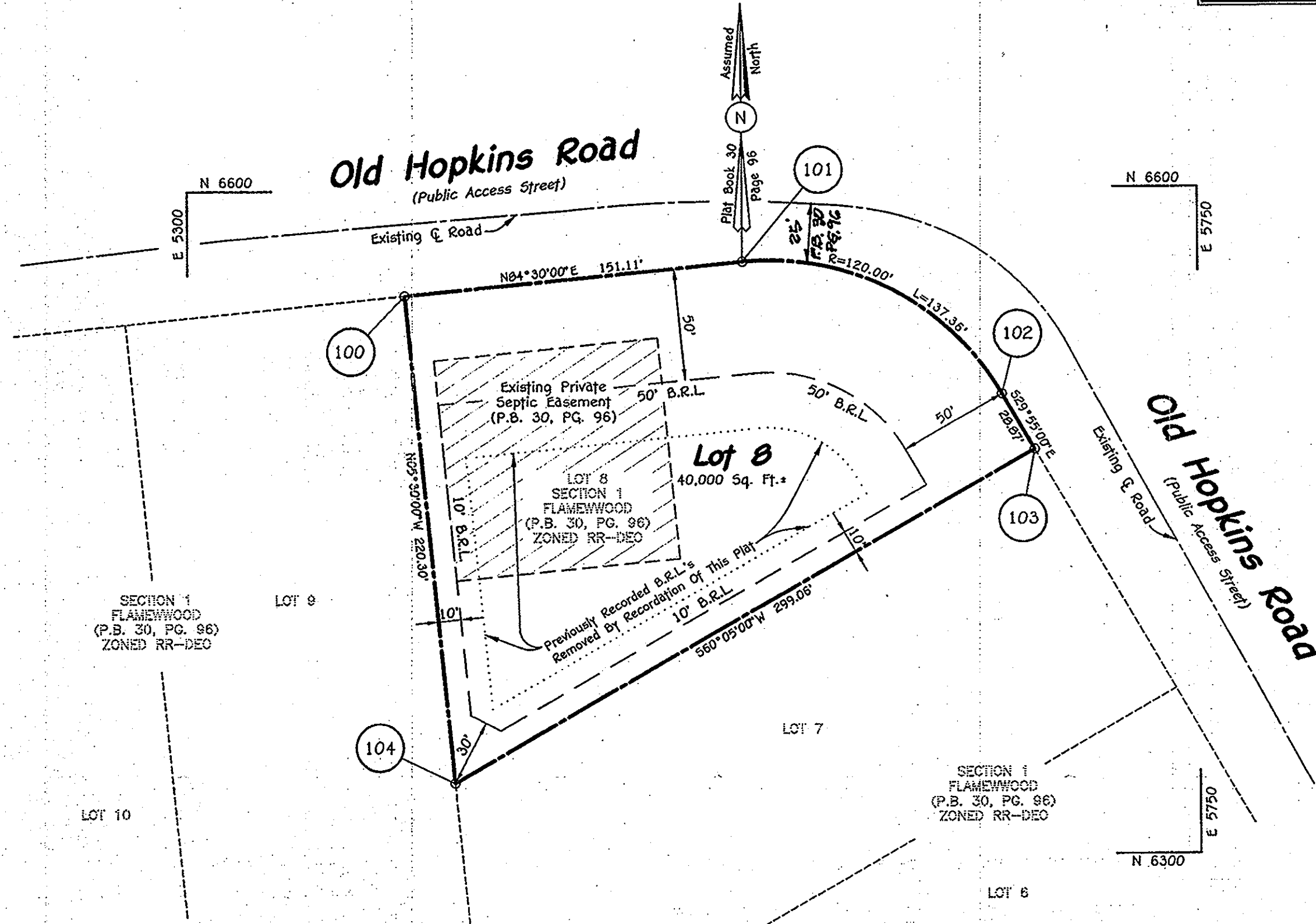
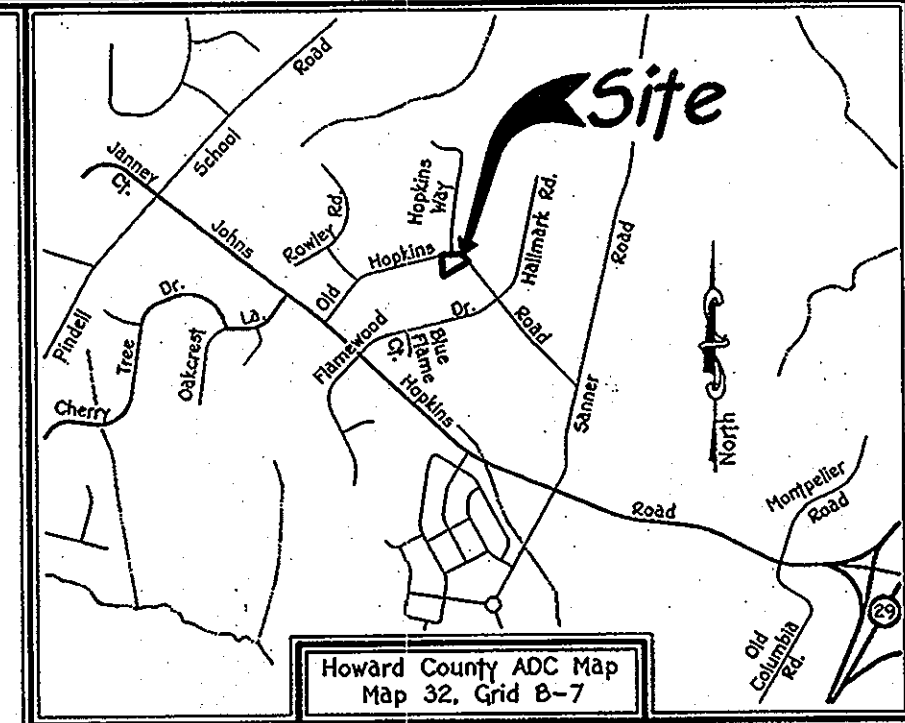
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
101-102	120.00'	137.36'	65°35'00"	77.31'	S 62°42'39" E 129.98'

The Requirements § 3-106, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 11/4/13  
Date  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)

*Michael V. Bork* 11/4/13  
Date  
Michael V. Bork, Owner

*Cynthia L. Bork* 11/4/13  
Date  
Cynthia L. Bork, Owner



**Plan**  
Scale: 1" = 50'

**General Notes:**

- The Subject Property Is Zoned RR-DEO In Accordance With The October 6, 2013 Comprehensive Zoning Regulations.
- This Plat And The Coordinates Shown Hereon Are Based On Assumed Datum, As Shown On A Plat Entitled "Section 1, Flamewood" Recorded Among The Land Record Of Howard County, Maryland In Plat Book 30 At Page 96.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Lot/Parcel Areas Are More Or Less (+).
- The Lots Shown Hereon Comply With The Minimum Lot Width And Lot Area As Required By The Maryland State Department Of The Environment.
- No Cemeteries Exist On This Site Based On Both A Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
- No Historic Structures Exist On The Subject Property.
- There Is An Existing Dwelling/Structure On Lot 8 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Constructed At A Distance Less Than The Zoning Regulation Requirements.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 2004 Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots 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.
- Previous Department Of Planning And Zoning File Numbers: F-75-58.
- This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots In Accordance With Section 16.1202(b)(1)(vii) Of The Howard County Code.
- This Property Is Located Outside Of The Metropolitan District.
- This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Lots/Parcel Divisions.
- There Is No 100 Year Floodplain Within This Site.
- This Area Designates An Existing Private Sewage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (COMAR 26.04.03). Improvements Of Any Nature In This Area Restricted Until Public Sewage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewage Easement. Recordation Of A Modified Sewage Easement Shall Not Be Necessary.

**Owner/Developer**  
Michael V. Bork And  
Cynthia L. Bork  
11337 Old Hopkins Road  
Clarksville, Maryland 21029  
Ph# 301-725-9057

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.918 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.918 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.918 Ac.±

**Legend**

..... Previously Recorded B.R.L.'s Removed By Recordation Of This Plat (P.B. 30, Pg. 96)

Existing Private Septic Easement (P.B. 30, Pg. 96)

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2955

**Purpose Statement**  
The Purpose Of This Plat Is To Revise Building Restriction Lines (B.R.L.'s) To Comply With Current Zoning (RR-DEO) Setbacks.

APPROVED: For Private Water And Private Sewerage Systems.  
Howard County Health Department.

*B. J. Rossman* 11/19/13  
Howard County Health Officer *B. J. Rossman* Date *11/19/13*

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Edmund* 11-21-13  
Chief, Development Engineering Division *Chad Edmund* Date  
*Kurt Schaefer* 11-22-13  
Director *Kurt Schaefer* Date

**Owner's Certificate**

Michael V. Bork And Cynthia L. Bork, 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 Easement Areas 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 Waterways 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 Easements And Rights-Of-Way. Witness My Hand This *4th* Day Of *November*, 2013.

*Michael V. Bork*  
Michael V. Bork  
*Cynthia L. Bork*  
Cynthia L. Bork

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By John C. Perfino To Michael V. Bork And Cynthia L. Bork By Deed Dated June 26, 2002 And Recorded Among The Land Records Of Howard County, Maryland In Liber 6300 At Folio 234; And Also Being Lot 8, As Shown On A Plat Entitled "Section 1, Flamewood" And Recorded Among The Land Records Of Howard County, Maryland In Plat Book 30 At Page 96; 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, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 11/13/13  
Terrell A. Fisher, Professional Land Surveyor No. #10692  
Expiration Date: December 13, 2013

RECORDED AS PLAT No. *22-588* ON *11/26/13*  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
Section 1  
Flamewood  
Lot 8

(Being A Revision To Lot 8, As Shown On A Plat Entitled "Section 1, Flamewood" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 30 At Page 96)

Zoned: RR-DEO  
Tax Map: 41, Parcel: 399, Grid: 15  
Fifth Election District - Howard County, Maryland  
Date: November 1, 2013 Scale: As Shown Sheet 1 Of 1

F-14-055