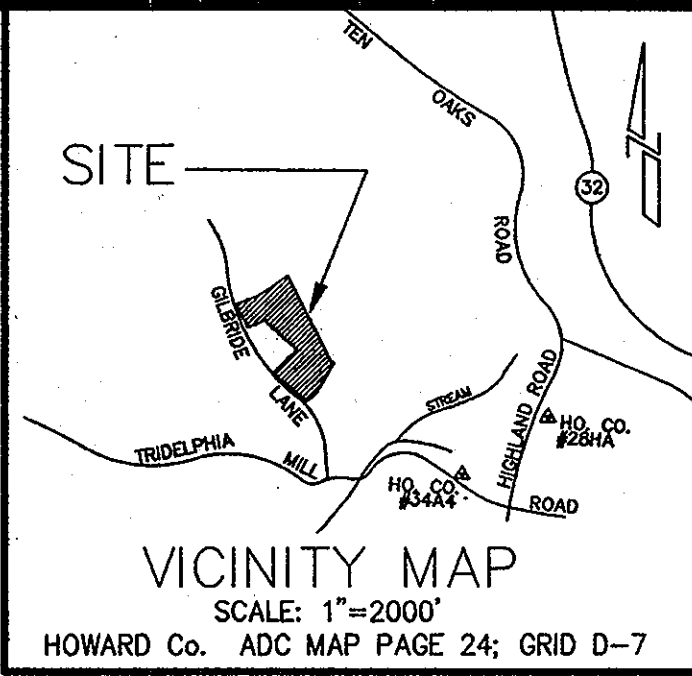


POINT	NORTH	EAST
50	504941.353	804098.946
51	504850.912	803999.474
52	505150.207	803656.599
53	505390.814	803901.305
54	505698.663	803563.131
55	505626.722	803385.120
56	505870.234	803270.521
57	505965.005	803505.003
58	506162.713	803806.058
91	504936.321	803909.417
96	505079.860	803733.731
209	505806.529	803296.268
214	505673.079	803366.384
350	505288.006	804239.036
354	505249.186	804276.796



- GENERAL NOTES:**
- THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF 10,000 SQ.FT. (OR 10,000 SQ.FT. PER LOT FOR SHARED DRAINFIELD ASSOCIATED WITH A SHARED SEWER DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENT OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION OF 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.
 - THE PRIVATE SEWAGE EASEMENTS SHOWN HEREON ARE BASED ON THE EXISTING PLATS OF SUBDIVISION KNOWN AS "HEDGEROW SECTION ONE, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLATS NUMBER 8932 AND 8933.
 - ALL AREAS SHOWN HAVE BEEN ROUNDED OFF AND ARE MORE OR LESS.
 - IRON PIPES ARE SHOWN AS (o).
 - THE SUBJECT PROPERTY IS ZONED "RR-DEO" IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATION.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTHS AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
 - LOT 3 WHICH IS DIVIDED BY THIS PLAT IS VACANT.
 - THERE IS AN EXISTING DWELLING ON LOT 31 AND 32 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 - B.R.L. INDICATE BUILDING RESTRICTION LINE.
 - COORDINATES BASED ON THE EXISTING PLATS OF SUBDIVISION KNOWN AS "HEDGEROW SECTION ONE, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLATS NUMBER 8932 AND 8933.
 - THE EXISTING PRIVATE SEWAGE EASEMENT FOR LOT 3 IS HEREBY ABANDONED UPON RECORDATION OF THIS PLAT.
 - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
 - THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A RESUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF HOWARD COUNTY CODE.
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBER S-88-47, P-88-74, WP-88-69.
 - THE ARTICLE OF INCORPORATION OF HEDGEROW HOMEOWNERS ASSOCIATION WAS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2028 AT FOLIO 822.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS	2
TOTAL AREA OF BUILDABLE LOTS	12.181 ACRES
TOTAL AREA ROADWAY DEDICATION	0
TOTAL AREA OF THIS PLAT	12.181 ACRES

OWNERS
 LOT 1 AND LOT 3 (PROPOSED LOT 31):
 DANIEL J. SHAW AND DAWN R. SHAW
 13622 GILBRIDE LANE
 CLARKSVILLE, MD 21029
 PHONE (301) 343-2466

LOT 4 (PROPOSED LOT 32):
 JOHN G. RICHARDSON AND CRYSTAL L. RICHARDSON
 13640 GILBRIDE LANE
 CLARKSVILLE, MD 21029
 PHONE (410) 952-5556

CURVE DATA

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
51-91	124.23'	840.00'	124.12'	N 46°30'49" W	8°28'25"
96-52	104.46'	960.00'	104.41'	N 47°38'01" W	6°14'04"

THE REQUIREMENTS SECTION 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 COMPLIED WITH.

(SURVEYOR) *M. Naib Roshan* DATE 11-22-2013

(OWNER) *Dawn Shaw* DATE 11-24-2013

(OWNER) *D.J. Shaw* DATE 11-24-2013

(OWNER) *John G. Richardson* DATE 11-24-2013

(OWNER) *Crystal Richardson* DATE 12-5-13

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAT IS TO ELIMINATE LOT 3 OF PLAT NUMBER 8932 AND DIVIDE THE AREA OF LOT 3 INTO TWO EQUAL SHARES AND ADD EACH PART TO LOT 1 OF THE SAME PLAT AND LOT 4 OF PLAT NUMBER 8933.

APPROVED: FOR PRIVATE WATER AND SEWER SYSTEM.
 HOWARD COUNTY HEALTH DEPARTMENT

B. Dyer for Maria Roshan 1/14/2014
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edwards 1-16-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kat Sheehy 1-17-14
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE FOLLOWING LOTS OF LAND, ALL PART OF HEDGEROW SECTION ONE, PLATS NUMBER 8932 AND 8933, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

o) LOT 1 CONVEYED TO DANIEL J. SHAW AND DAWN R. SHAW BY DEED DATED MARCH 7, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3681, AT FOLIO 78.

o) LOT 3 CONVEYED TO DANIEL J. SHAW AND DAWN R. SHAW BY DEED DATED MARCH 3, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5399, AT FOLIO 21.

o) LOT 4 CONVEYED TO JOHN G. RICHARDSON AND CRYSTAL L. RICHARDSON BY DEED DATED AUGUST 10, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4852, AT FOLIO 683.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

M. Naib Roshan 11-22-2013
 M. NAIB ROSHAN
 MARYLAND REGISTERED SURVEYOR #11049

OWNER'S CERTIFICATE

WE, DANIEL J. SHAW, DAWN R. SHAW, JOHN G. RICHARDSON AND CRYSTAL L. RICHARDSON, OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT TO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 24th DAY OF Nov. 2013.

Dawn Shaw 11-24-2013 *Alex Shaw* 11/24/13
 (OWNER) (WITNESS) DATE DATE

D.J. Shaw 11-24-2013 *Alex Shaw* 11/24/13
 (OWNER) (WITNESS) DATE DATE

John G. Richardson 11-24-2013 *John G. Richardson* 11/24/13
 (OWNER) (WITNESS) DATE DATE

Crystal Richardson 11-24-2013 *Emily Richardson* 11/25/13
 (OWNER) (WITNESS) DATE DATE

RECORDED AS PLAT NUMBER 22647 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON Jan 17, 2014

RESUBDIVISION PLAT
HEDGEROW SECTION ONE LOTS 31 AND 32

A RESUBDIVISION OF LOTS 1, 3 AND 4, HEDGEROW, SECTION ONE PLATS 8932 AND 8933
 TAX MAP 28, GRID 20, PARCEL 30
 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SHEET 1 OF 1
 NOVEMBER 20, 2013 SCALE: 1" = 100' ZONE: RR-DEO

NJR & ASSOCIATES, LLC.
 LAND SURVEYING AND PLANNING
 1813 MONTEVIDEO ROAD
 JESSUP, MARYLAND 20794
 TEL: (240) 508-3200 FAX: (410) 799-0093