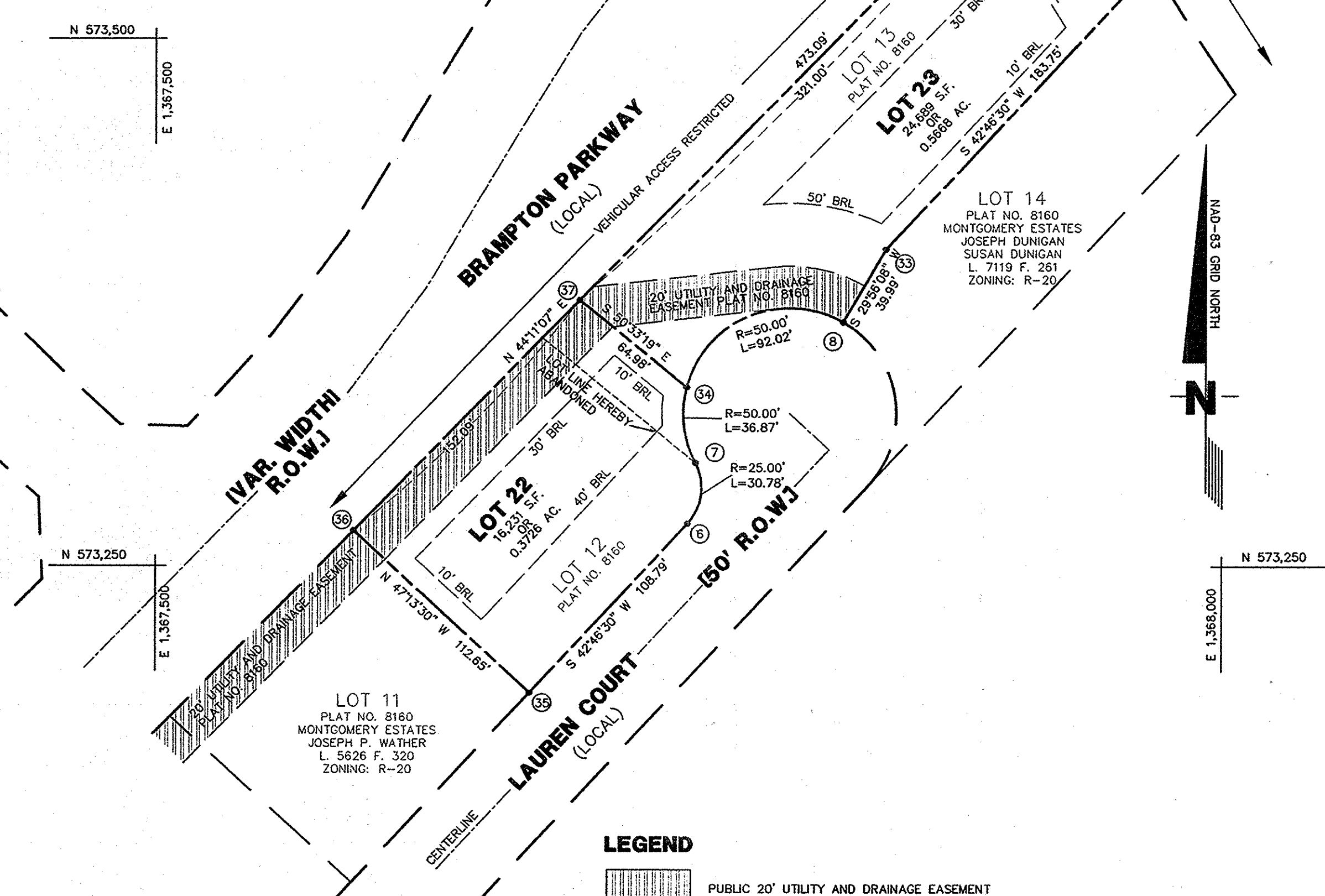
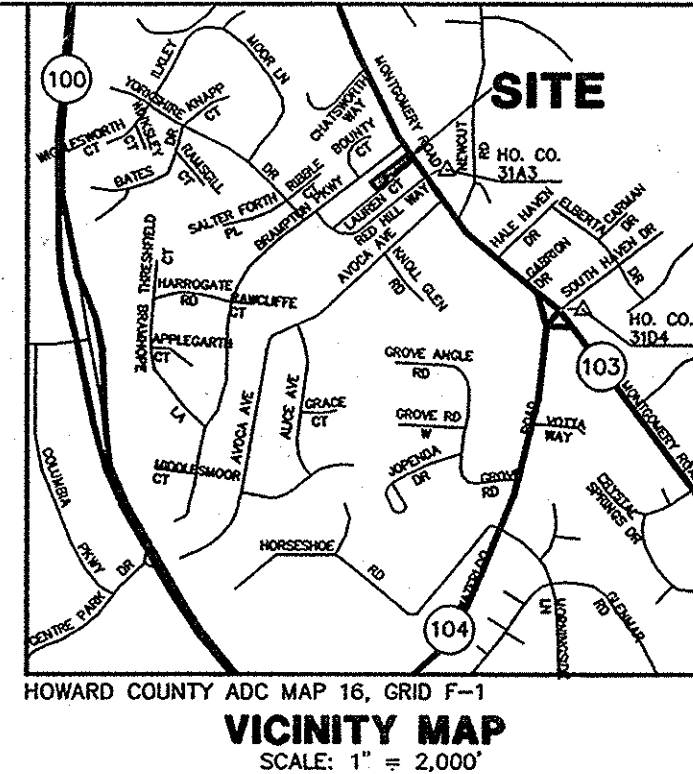


COORDINATE TABLE		
POINT	NORTHING	EASTING
6	573,270.125	1,367,749.418
7	573,298.753	1,367,753.189
8	573,365.366	1,367,822.388
17	573,606.151	1,367,922.708
32	573,534.902	1,367,967.135
33	573,400.025	1,367,842.347
34	573,334.550	1,367,749.028
35	573,190.271	1,367,675.536
36	573,266.774	1,367,592.848
37	573,375.833	1,367,698.849

CURVE DATA TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
7-6	25.00'	30.78'	70°32'02"	28.87'	S 07°30'21" W
34-7	50.00'	36.87'	42°14'50"	36.04'	S 06°37'51" E
8-34	50.00'	92.02'	105°26'34"	79.57'	S 67°12'51" E
17-32	7,079.89'	83.96'	00°40'46"	83.96'	S 31°56'44" E



- GENERAL NOTES**
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - THE SUBJECT PROPERTY ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATION.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31A3 AND NO. 31D4.
 STA. NO. 31A3 N 573,217.916
 E 1,368,237.725
 STA. NO. 31D4 N 571,700.701
 E 41,369,606.351
 - BOUNDARY SURVEY COMPLETED BY ANAREX, INC. ON OR ABOUT APRIL 7, 2014 PER RECORD PLAT (PB NO. 8160).
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - DRIVEWAY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 B) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1-1/2" MINIMUM);
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' RADIUS;
 D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER SURFACE;
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
 - ALL LOT AREAS ARE MORE OR LESS (+/-).
 - THERE IS AN EXISTING DWELLING/STRUCTURES LOCATED ON LOTS 22 AND 23 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.
 - THIS SUBDIVISION 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.
 - 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 PLAT IS EXEMPT FOR PROVIDING STORMWATER MANAGEMENT SINCE THIS IS A PLAT OF REVISION TO MODIFY THE SIZE OF LOTS 22 AND 23 WITH NO SITE IMPROVEMENTS PROPOSED.

AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS:	2
TOTAL AREA OF BUILDABLE LOTS:	40,920 SQUARE FEET OR 0.9394 ACRE
TOTAL AREA OF ROAD DEDICATION:	0 SQUARE FEET OR 0 ACRES
TOTAL AREA OF THIS PLAT:	40,920 SQUARE FEET OR 0.9394 ACRE

M.A.F. & ASSOCIATES, LLC

526 HOODS MILL ROAD
 WOODBINE MD. 21797
 PHONE: 410-552-5541
 FAX: 410-552-5546

LEGEND

PUBLIC 20' UTILITY AND DRAINAGE EASEMENT

OWNER/DEVELOPER

LOT 22
 EARL D. SPANGENBERG
 DEBORAH A. SPANGENBERG
 4829 LAUREN COURT
 ELLICOTT CITY, MD. 21043
 410-461-0912

LOT 23
 HARRIET MARY ROBERTS
 4833 LAUREN COURT
 ELLICOTT CITY, MD. 21043
 410-461-6628

GRAPHIC SCALE

50 25 0 50 100
 SCALE: 1" = 50'

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAT IS TO UPDATE THE BUILDING RESTRICTION LINES AND REVISE THE COMMON LOT LINE BETWEEN LOT 12 AND LOT 13 TO INCREASE THE SIZE OF LOT 12, AS SHOWN ON PLATS ENTITLED MONTGOMERY ESTATES SUBDIVISION, LOTS 1-21 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBERS 8160 AND 8161) AND CREATE LOTS 22 AND 23

APPROVED: FOR PUBLIC WATER & SEWER AGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND

William for Maissa Rossman 5/9/2014
 HOWARD COUNTY HEALTH DEPARTMENT DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Phil Church 5.6.14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Keith Sheehy 5-19-14
 DIRECTOR DATE

DEDICATION BY OWNERS

WE EARL D. SPANGENBERG, DEBORAH A. SPANGENBERG AND HARRIET MARY ROBERTS, 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; (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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) 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 OPENSOURCE 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHT-OF-WAY. WITNESS MY HAND THIS 8 DAY OF APRIL 2014.

Earl D. Spangenberg LOT 12
Deborah A. Spangenberg LOT 12
Harriet Mary Roberts LOT 13

Matthew G. [Signature] WITNESS
Matthew G. [Signature] WITNESS
Matthew G. [Signature] WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT THIS IS A RESUBDIVISION OF ALL THE LANDS CONVEYED BY THE STRUTT GROUP, INC. TO EARL D. SPANGENBERG AND DEBORAH A. SPANGENBERG BY DEED DATED APRIL 25, 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 2161 AT FOLIO 198 AND ALSO ALL THE LANDS CONVEYED BY ANTHONY J. NATOLI, JR. AND TONYA M. NATOLI TO HARRIET MARY ROBERTS BY DEED DATED OCTOBER 15, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 5961 AT FOLIO 308, AND THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF LOTS 12 AND 13 OF MONTGOMERY ESTATES SUBDIVISION AS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY AS PLAT# 8160, AND THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE FROM THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, COMPLETED AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Melvin L. Mitchell
 MELVIN L. MITCHELL PROPERTY LINE SURVEYOR #525
 EXP. DATE FEB. 16, 2015

REVISION PLAT

MONTGOMERY ESTATES SUBDIVISION

LOTS 22 AND 23

(BEING A REVISION TO LOTS 12 AND 13, AS SHOWN ON PLATS ENTITLED MONTGOMERY ESTATES SUBDIVISION, LOTS 1-21 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBERS 8160 AND 8161)

ZONED: R-20
 TAX MAP: 31 PARCEL: 14 GRID: 7
 2ND. ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
 DATE: APRIL 7, 2014 SCALE: AS SHOWN SHEET 1 OF 1

F-14-117