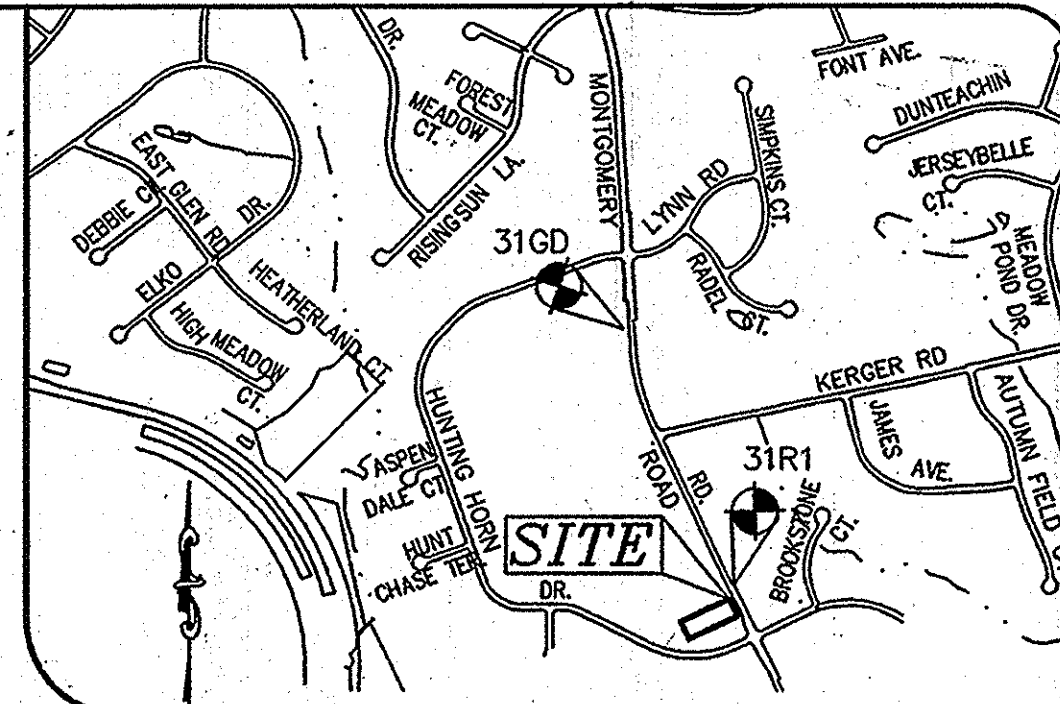
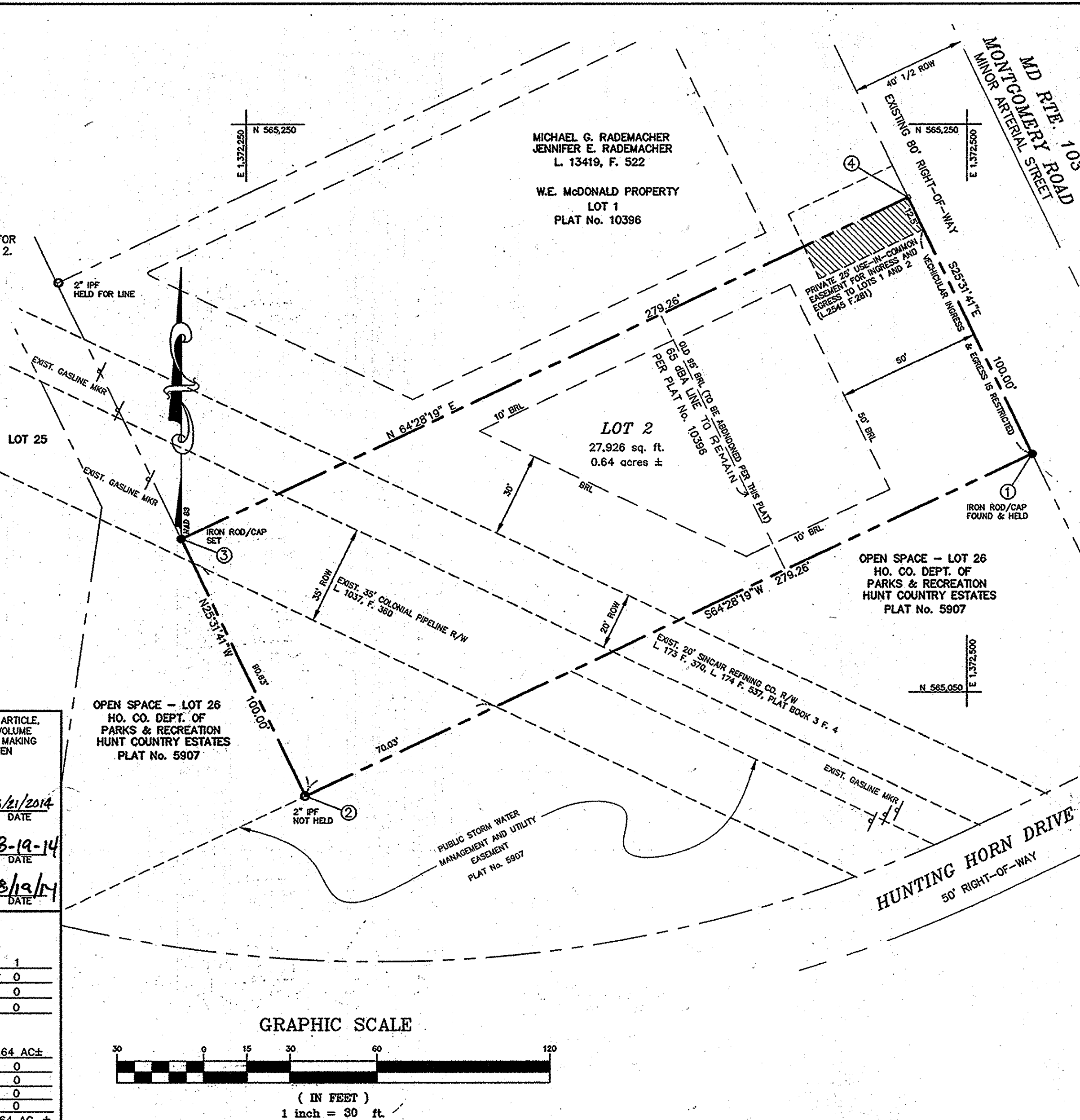


COORDINATES TABLE		
POINT #	NORTHING	EASTING
1	565,133.896	1,372,522.603
2	565,013.548	1,372,270.605
3	565,103.786	1,372,227.511
4	565,224.134	1,372,479.508

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

LEGEND

PRIVATE USE-IN-COMMON EASEMENT FOR INGRESS AND EGRESS TO LOTS 1 AND 2.



VICINITY MAP
SCALE: 1"=1000'
ADC MAP 28, GRID A-7

GENERAL NOTES

- SUBJECT PROPERTY ZONED "R-20" PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- PROJECT BACKGROUND:
TAX MAP: 31
PARCEL: 200
GRID: 20
DEED REFERENCE: LIBER 3512 FOLIO 272
ELECTION DISTRICT: FIRST
ZONING: R-20
AREA: 27,926 SQ. FT. OR 0.64 ACRES
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY MILDENBERG BOENDER & ASSOCIATES, INC. ON OR ABOUT JUNE, 2014.
- COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 31R1 AND 31GD.
STA. 31R1 N565,303.507, E1,372,517.712 EL.400.941
STA. 31GD N571700.681, E1369606.396 EL.495.181
- DENOTES AN IRON PIN, OR IRON PIPE FOUND.
○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
□ DENOTES CONCRETE MONUMENT FOUND
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- PLAT NO. 10396 WAS SUBJECT TO WP 91-159 TO WAIVE SECTIONS 16.113(b)(8) AND 16.115 (b)(4) TO PROVIDE A SHARED RESIDENTIAL DRIVEWAY TO HAVE DIRECT ACCESS TO A MINOR ARTERIAL HIGHWAY, MONTGOMERY ROAD (MD RTE. 103) GRANTED ON 6/05/1991 WITH CONDITIONS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 10-1215 AND 132-W).
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISION OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- WATER SERVICE WILL BE PROVIDED BY A CONNECTION TO CONTRACT 132-W. SEWER SERVICE WILL BE PROVIDED BY A CONNECTION TO CONTRACT 10-1215.
- COVENANTS GOVERNING THE USE-IN-COMMON DRIVEWAY AS RECORDED IN THE HOWARD COUNTY LAND RECORDS IN LIBER 2545, FOLIO 281. THE DRIVEWAY WILL BE PRIVATELY MAINTAINED.
- STORMWATER MANAGEMENT REQUIREMENTS WERE MET UNDER THE ORIGINAL RECORD PLAT ENTITLED "W.E. McDONALD PROPERTY" AND RECORDED AS PLAT NO. 10396. ADDITIONAL STORMWATER MANAGEMENT MAY BE REQUIRED BEFORE ISSUING A BUILDING PERMIT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").
C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
F) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- FOREST CONSERVATION IS NOT REQUIRED BECAUSE THIS IS A "PLAT OF REVISION" WHICH IS NOT ADDING A NEW LOT(S) PER SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE.

OWNER
JOHN AND LINDA W. BARAN
5534 MONTGOMERY ROAD
ELLCOTT CITY, MD 21042
(410) 997-0296

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 COMPLIED WITH.

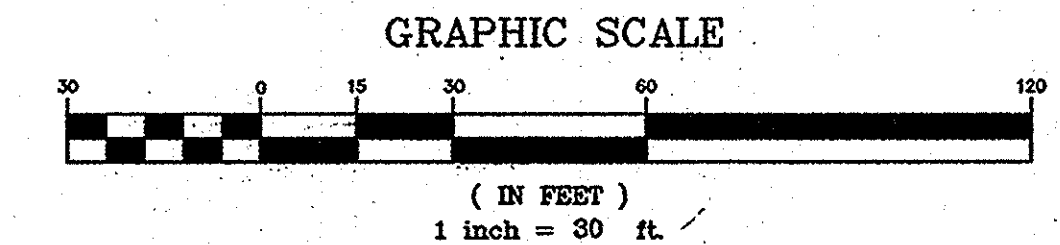
Todd M. Hill 8/21/2014
TODD M. HILL, PROF. LAND SURVEYOR DATE

John Baran 8-19-14
JOHN BARAN, OWNER DATE

Linda W. Baran 8/19/14
LINDA W. BARAN, OWNER DATE

AREA TABULATION CHART

TOTAL NUMBER OF LOTS TO BE RECORDED:	
BUILDABLE	1
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS TO BE RECORDED:	
BUILDABLE	0.64 AC±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED	0
TOTAL AREA OF SUBDIVISION	0.64 AC. ±



PURPOSE OF THIS PLAT IS TO REVISE THE FRONT BUILDING RESTRICTION LINE OF LOT 2, W.E. McDONALD PROPERTY, PLAT NO. 10396, FROM THE 65DBA LINE TO A 50' BRL PER ZONING REGULATIONS.

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

Michael J. Davis 10/1/14
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Phil Edmondson 9.10.14
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kristal.../H... 10-09-14
DIRECTOR DATE

OWNER'S STATEMENT

WE, JOHN BARAN AND LINDA W. BARAN, 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 SEWER, DRAIN, 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 19th DAY OF August, 2014.

John Baran
JOHN BARAN, OWNER

Linda W. Baran
LINDA W. BARAN, OWNER

Witness
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF MARYLAND LICENSE NO. 21351, EXPIRATION DATE 07/15/2015; THAT THE REVISION PLAT SHOWN HEREON IS CORRECT, THAT IT IS ALL OF THE LANDS CONVEYED BY WILLIAM E. McDONALD AND MARIE C. McDONALD TO JOHN BARAN AND LINDA W. BARAN BY A DEED DATED MAY 23 1995 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3512, FOLIO 272; 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.

Todd M. Hill 8/21/2014
TODD M. HILL
PROFESSIONAL LAND SURVEYOR No. 21351
FOR MILDENBERG, BOENDER & ASSOC., INC. REG. NO. 315 DATE

RECORDED AS PLAT 23010 ON 10/10/14 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT
W. E. McDONALD PROPERTY
LOT 2

SHEET 1 OF 1

TAX MAP 31
PARCEL 200
GRID 20
DPZ FILE#S: F-91-84

1ST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING R-20

SCALE: 1"=30'
DATE: JULY, 2014

MILDENBERG BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, MD 21044
(410) 997-0296 Fax (410) 997-0298 Fax

14-012 BARAN, PROP.DWG.012-BWS.DWG