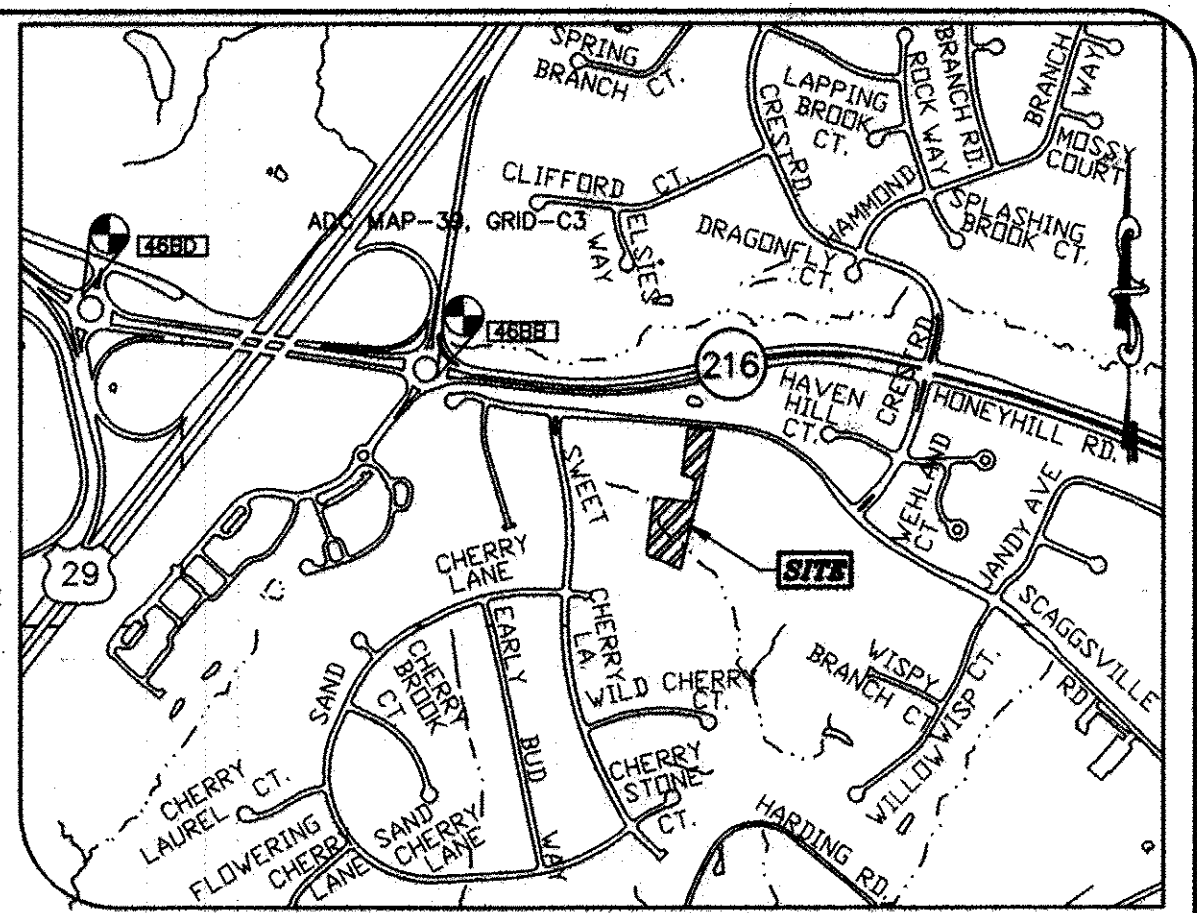
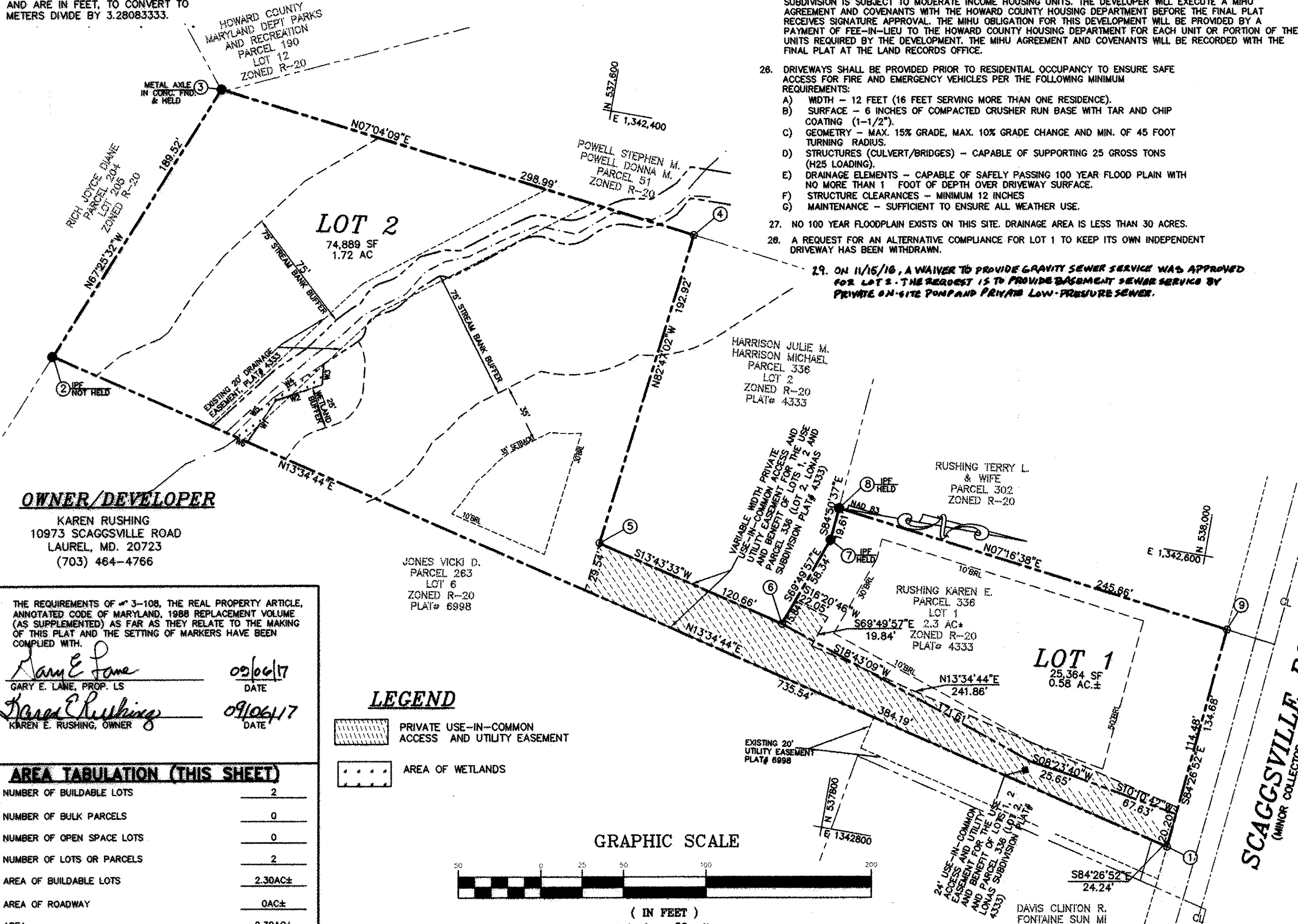


**COORDINATE LIST**

**LINE TABLE**

NO.	NORTH	EAST	LINE	LENGTH	BEARING
1	538007.7933	1342775.2527	W1	30.14'	S65°18'43"E
2	537292.8141	1342602.5614	W2	29.52'	S28°15'40"E
3	537365.5690	1342427.5580	W3	12.60'	N83°52'51"E
4	537662.2853	1342464.3532	W4	37.00'	N43°31'15"W
5	537638.0515	1342655.7472	W5	32.82'	N52°45'24"W
6	537755.2657	1342684.3772	W6	9.72'	S13°34'44"W
7	537775.3784	1342629.6141			
8	537777.1418	1342610.0844			
9	538020.8241	1342641.2029			

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



**GENERAL NOTES VICINITY MAP**  
SCALE: 1" = 1000'

- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE 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.
- SUBJECT PROPERTY ZONED R-20 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. IN FEBRUARY 2016.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS. NO. 46BB & 46BD.  
STA. No. 46BB N 538,306.5015 E 1,341,329.1564 EL. 422.637  
STA. No. 46BD N 538,656.7632 E 1,339,461.5542 EL. 431.169
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,500.00.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- ALL AREAS SHOWN ARE MORE OR LESS (±)
- WETLANDS AND ITS BUFFER EXIST ON SITE AS CERTIFIED IN THE WETLAND AND FSD LETTER PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON FEBRUARY 25, 2016.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC (CONTRACT# 354-W, 530-S).
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION OBLIGATION REQUIREMENTS. IT IS A MINOR SUBDIVISION THAT CREATES ONE LOT AND HAS NO FUTURE SUBDIVISION POTENTIAL PER SECTION 16.1201(b)(vii) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THERE IS NO FOREST STAND DELINEATION REQUIRED FOR THIS SITE.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANTS AND A MAINTENANCE AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES. STORMWATER MANAGEMENT FACILITY WILL BE PRIVATELY OWNED AND MAINTAINED.
- LANDSCAPING FOR THIS SUBDIVISION WILL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE. LANDSCAPING FOR LOT 2 WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 2.
- NO HISTORIC STRUCTURES EXIST ON SITE AND THE SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 1 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.
- USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 OF THIS SUBDIVISION AND PARCEL 336 (LOT 2 OF LONAS SUBDIVISION PLAT #4333) WILL BE RECORDED WITH THIS PLAT.

THIS SUBDIVISION IS SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

**OWNER/DEVELOPER**  
KAREN RUSHING  
10973 SCAGGSVILLE ROAD  
LAUREL, MD. 20723  
(703) 464-4766

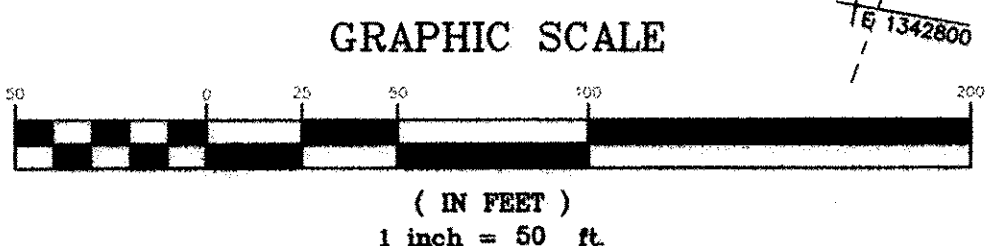
THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Gary E. Lane* 09/06/17  
GARY E. LANE, PROP. LS DATE  
*Karen Rushing* 09/06/17  
KAREN E. RUSHING, OWNER DATE

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	2
NUMBER OF BULK PARCELS	0
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	2.30AC±
AREA OF ROADWAY	0AC±
AREA	2.30AC±

**LEGEND**  
PRIVATE USE-IN-COMMON ACCESS AND UTILITY EASEMENT  
AREA OF WETLANDS



**OWNER'S STATEMENT**

I, KAREN E. RUSHING OWNER 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-WAYS 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 6 DAY OF September, 2017

*Karen E. Rushing*  
KAREN E. RUSHING, OWNER  
*[Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF, ALL OF THAT LAND CONVEYED BY JULIE M. HARRISON TO KAREN E. RUSHING, IN A DEED RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY AS LIBER 16917 FOLIO 5; 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.

*Gary E. Lane*  
GARY E. LANE, PROP. LS MD REG. NO. 514 DATE 09/06/17  
EXPIRATION 03/21/19

THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE LOT 1 OF LONAS SUBDIVISION LOTS 1 & 2 (PLAT# 4333) INTO KAREN RUSHING PROPERTY LOTS 1 AND 2.

RECORDED AS PLAT 24388 ON 09/23/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**KAREN RUSHING**  
PROPERTY  
LOTS 1 AND 2  
SHEET 1 OF 1

A RESUBDIVISION OF LOT 1 OF LONAS SUBDIVISION  
TAX MAP 46 6TH ELECTION DISTRICT SCALE: 1"=50'  
PARCEL NO. 336 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER 2017  
GRID 5 EX. ZONING R-20 DPZ FILE NOS. ECP-16-062

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