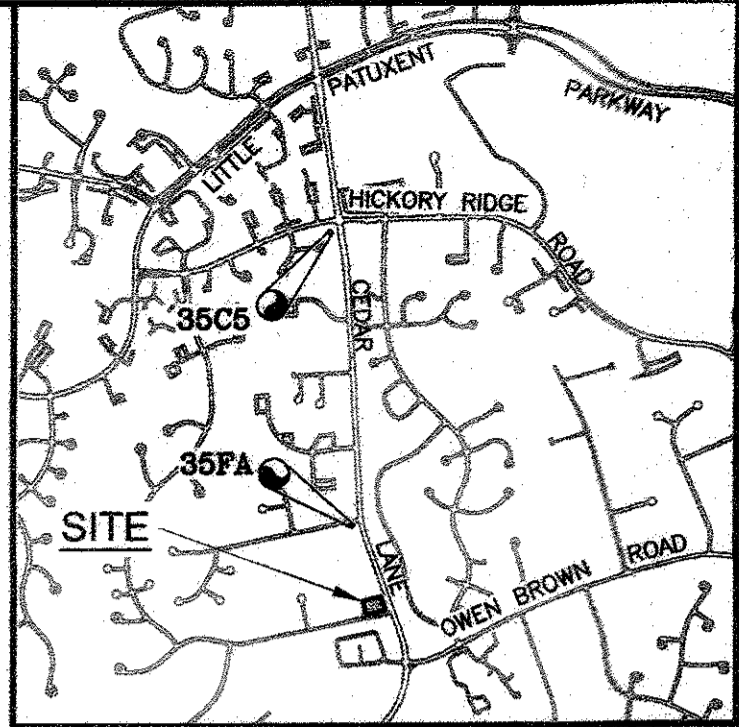
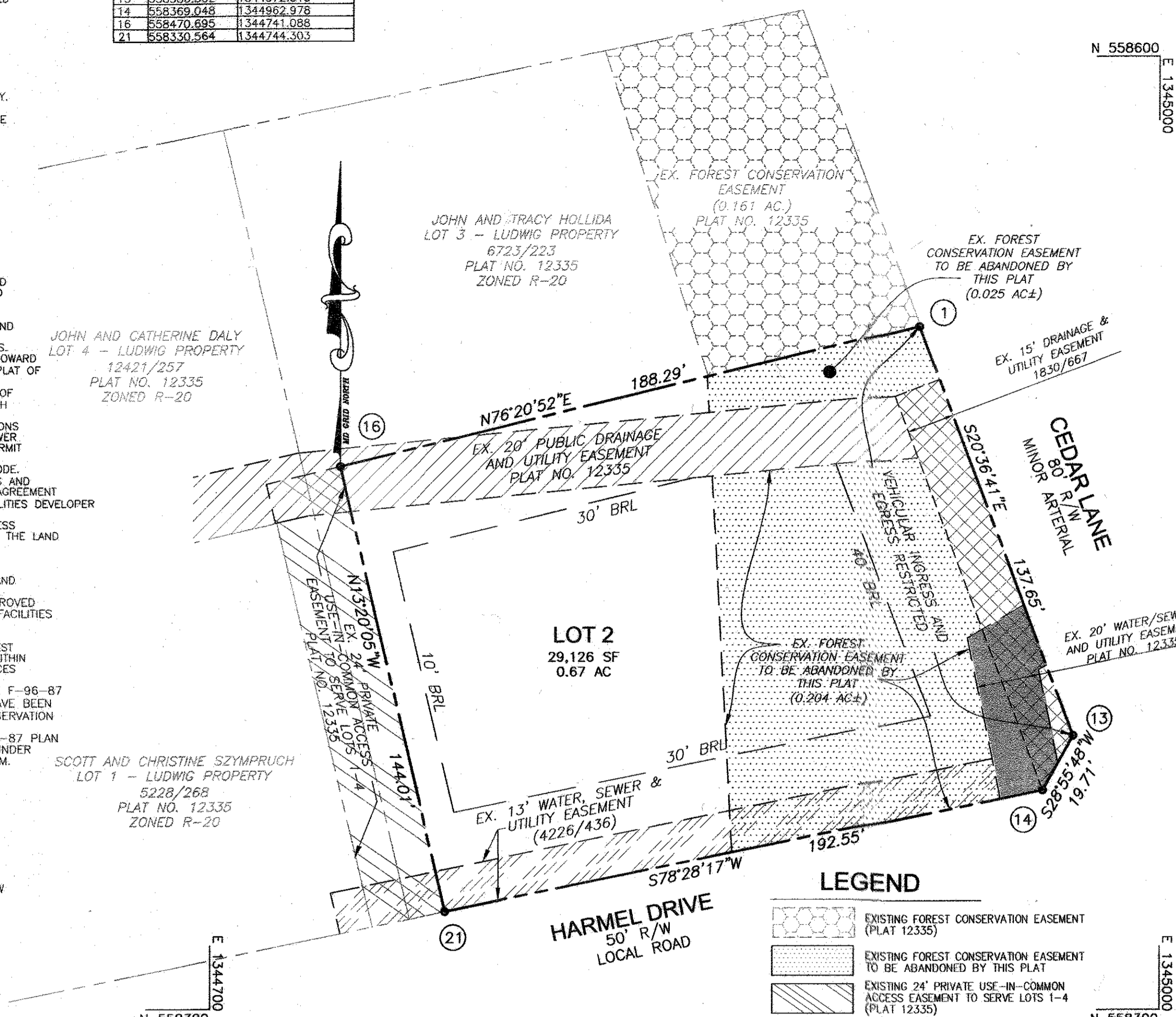


GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 35C5 AND 35FA. 35C5 N 592.148+116 E 1,344,654.506 35FA N 559,255.308 E 1,344,683.964
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS-VOGEL ASSOCIATES, INC. IN SEPTEMBER, 1995.
- BRL DENOTES BUILDING RESTRICTION LINE
- O DENOTES IRON PIN W/ CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND
- ▲ DENOTES ANGLE CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- ⊘ DENOTES STONE OR MONUMENT FOUND.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 16 FEET
B) SURFACE - SIX (6) INCHES OF COMPOSED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM).
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (225-LADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT OF WAY ONLY AND NOT ON TO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, F-96-87 FULFILLED ITS LANDSCAPING REQUIREMENTS BY RETAINING TREES ON THE NORTH AND WEST PROPERTY LINES. 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/PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
- FEES-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED BY THE DIRECTOR OF PUBLIC WORKS ON 2/12/96. WATER QUALITY DRYWELLS WILL BE PROVIDED WITH INDIVIDUAL HOUSE CONSTRUCTION IN ACCORDANCE WITH APPROVED DESIGN. WATER AND SEWER SERVICE TO LOTS 1-4 WERE GRANTED UNDER THE PROVISIONS OF SECTION 18-122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.12B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISION, THEREOF, EFFECTIVE JUNE 17, 1996, ON WHICH DATE DEVELOPER AGREEMENT # 24-3512-D WAS FILLED AND ACCEPTED AND A SUPPLEMENTAL MAJOR FACILITIES DEVELOPER AGREEMENT NO. 24-3512-DMS DATED MARCH 9, 1998.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1-4 IS RECORDED IN LIBER 4152 FOLIO 282 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THERE ARE NO WETLANDS ON THIS SITE.
- ALL AREAS ARE MORE OR LESS.
- FEES-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$4,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER UNDER F-96-87.
- PLANS FOR PUBLIC WATER AND PUBLIC SEWER FACILITIES HAVE BEEN APPROVED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- A PORTION OF THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THE F-96-87 SUBDIVISION (20,037 SQUARE FEET OF AFFORESTATION/REFORESTATION) HAVE BEEN MET BY A PAYMENT OF \$6,155.03 TO THE HOWARD COUNTY FOREST CONSERVATION FUND. SUCH PAYMENT IS ONLY FOR DEVELOPMENT OCCURRING UNDER THE F-96-87 PLAN ONLY. ANY FUTURE RESUBDIVISION OR CHANGE IN LAND USE MAY COME UNDER THE PROVISIONS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM.
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THE F-96-87 SUBDIVISION (2.1 ACRES OF FORESTED AREA) HAVE BEEN MET BY ALLOCATION OF 0.39 ACRE FOREST CONSERVATION EASEMENT AND A PAYMENT OF \$6,155.03 TO THE HOWARD COUNTY FOREST CONSERVATION FUND, SEE NOTE 22.
- THIS PLAT REMOVES 0.229 ACRES OF EASEMENT (PLAT 12335) FROM LOT 2. THE LOT 2 OBLIGATION HAS BEEN REPLACED WITH A PURCHASE OF EQUAL OBLIGATION CREDIT IN THE AFS FARM FOREST BANK, SDP-16-029.
- NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 2 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- PREVIOUS DPZ FILE NUMBERS: PB 4 FOLIO 11, F96-87.

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	558515.137	1344924.060
13	558386.302	1344972.515
14	558369.048	1344962.978
16	558470.695	1344741.088
21	558330.564	1344744.303



VICINITY MAP
SCALE 1" = 2000'
ADC MAP 15-C9

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT 2, OR PORTION THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

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.

Eric David Salmi 10/19/2016
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Paul P. Rivers 11/1/2016
PAUL P. RIVERS DATE

Sandra Rivers 11/1/2016
SANDRA RIVERS DATE

PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS:
-TO ABANDON THE FOREST CONSERVATION EASEMENT AREAS FROM LOT 2 (0.229 AC.) PLAT 12335.
-TO NOTE THE FOREST CONSERVATION OBLIGATION IS MET THROUGH THE PURCHASE OF CREDIT IN AFS FARM FOREST BANK, SDP-16-029.
-THE EXISTING 20 FOOT PUBLIC DRAINAGE AND UTILITY EASEMENT WILL BE DEEDED TO HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS AS PART OF THIS PLAT.

AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF PARCELS AND LOTS TO BE RECORDED	1
AREA OF BUILDABLE LOTS TO BE RECORDED	0.67 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.00 AC
AREA OF PARCELS AND LOTS TO BE RECORDED	0.67 AC
AREA OF ROADWAY TO BE RECORDED	0.00 AC
AREA TO BE RECORDED	0.67 AC

OWNER / DEVELOPER
PAUL AND SANDRA RIVERS
PO BOX 218
COLUMBIA MARYLAND
21045-0218
407-592-7018

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT (PLAT 12335)
- EXISTING FOREST CONSERVATION EASEMENT TO BE ABANDONED BY THIS PLAT
- EXISTING 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO SERVE LOTS 1-4 (PLAT 12335)
- EXISTING 20' PUBLIC DRAINAGE AND UTILITY EASEMENT (PLAT 12335)
- EXISTING 15' DRAINAGE AND UTILITY EASEMENT (1830/667)
- EXISTING 13' WATER, SEWER & UTILITY EASEMENT (4226/436)
- EXISTING 15' WATER/SEWER AND UTILITY EASEMENT (PLAT 12335)

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Wifon for Maria Roszman 11/21/2016
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Kent Shadwick 11/22/16
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kent Shadwick 1-3-17
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, PAUL P. AND SANDRA RIVERS, OWNER OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;

- 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;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 1 DAY OF NOVEMBER, 2016.

Paul P. Rivers
PAUL P. RIVERS

Sandra Rivers
SANDRA RIVERS

Megan Piggier
MEGAN PIGGIER

Megan Piggier
MEGAN PIGGIER

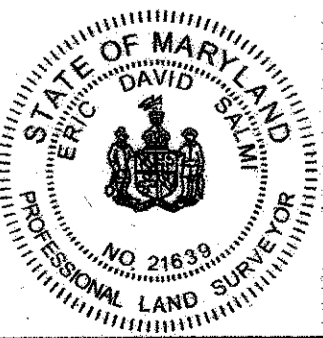
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND HAS AMENDED THE LANDS CONVEYED FROM JOHN DOUGLAS GRIMES AND KATHY LEE GRIMES TO PAUL P. RIVERS AND SANDRA RIVERS BY DEED DATED DECEMBER 8, 2006, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 10413, FOLIO 465.

I HEREBY CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2018.

Eric David Salmi 10/19/2016
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639



ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLWOOD CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.5961

RECORDED AS PLAT No. 24019 ON 11/17/17
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CORRECTION

LUDWIG PROPERTY LOT 2

A CORRECTION TO LOT 2, "LUDWIG PROPERTY - LOTS 1-4" PLAT 12335
ZONED R-20

TAX MAP 35, GRID 17, PARCEL 100
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 30' OCTOBER 19, 2016

