


GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO REVISE THE EXISTING DRAINAGE AND UTILITY EASEMENT AS SHOWN ON PLAT RECORDED IN PLAT BOOK 4 AT PAGE 70 AND SITUATED ON A PORTION OF LOT 6 AND LOT 7, WHICH CONSISTS OF 40.6547 ACRES AS RECORDED ON PLATS 7056 AND 7057, WHICH THE DATUM OF THE PLATS IS NAD 27. HORIZONTAL AND VERTICAL CONTROL WAS ESTABLISHED ON A PRIOR JOB IN 2007 FROM HOWARD COUNTY CONTROL MONUMENTS 4281 AND 4282 AND IS IN NAD 83/81 AND NAD 83 DATUM APPROXIMATELY 21 EXISTING PROPERTY CORNERS WERE RECOVERED AND LOCATED ON VARIOUS ADJACENT PROPERTIES FROM THE ESTABLISHED CONTROL. A MOSAIC WAS PREPARED FROM ALL THE CURRENT RECORD PLATS AND WAS SPATIALLY POSITIONED ON A BEST FIT OF THE EXISTING 21 PROPERTY CORNERS. THUS THE BEARING SHOWN ON THESE PLATS ARE NOW IN NAD 83/81 DATUM. THE WORDING IN THE SURVEYOR'S CERTIFICATION IS REQUIRED BY HOWARD COUNTY AND COULD BE CONSTRUED TO INDICATE THAT CORNERS WERE SET AND A BOUNDARY SURVEY PERFORMED; HOWEVER, A BOUNDARY SURVEY AS PER COMAR 09.13.06.03 WAS NOT PERFORMED.
- THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
- 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 THAT DOES NOT CREATE ANY NEW LOTS.
- 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)(VI) OF THE HOWARD COUNTY CODE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS NECESSARY FOR COUNTY MAINTENANCE AND REPAIRS WITHIN THE DRAINAGE AND UTILITY EASEMENT.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT(S) 6 AND 7 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.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT W THE LAND RECORDS OF HOWARD COUNTY.
- THE APPROVAL OF THIS "ORIGINALS ONLY" REQUEST IS SPECIFIC TO CREATE A PUBLIC DRAINAGE AND UTILITY EASEMENT ON LOT 6 AND LOT 7.
- EXISTING PUBLIC SEWER & UTILITY EASEMENT CONSISTS OF 0.1440 ACRES. PUBLIC DRAINAGE & UTILITY EASEMENT TO BE ACQUIRED CONSISTS OF 0.3010 ACRES FOR A TOTAL EASEMENT OF 0.4450 ACRES.
- AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 24027C0090D, EFFECTIVE NOVEMBER 6, 2013, THE FLOODPLAIN ELEVATION FOR FOUR CORNERS OF LOT 6 AND LOT 7 OR MORE SPECIFICALLY, THE BASE FLOOD ELEVATION (BFE) OF THE SPECIAL FLOOD HAZARD AREA (SFHA) AT THE FOUR CORNERS OF LOT 6 AND LOT 7 IS APPROXIMATELY 372.8 FEET. PLEASE CONSULT FEMA FIRM PANEL NUMBER 24027C0090D FOR MORE INFORMATION.

PUBLIC DRAINAGE AND UTILITY EASEMENT	
1	S 15° 06' 15" W 63.13'
2	S 17° 28' 33" W 71.25'
3	S 10° 56' 32" E 103.52'
4	S 28° 15' 07" E 97.57'
5	N 56° 12' 06" W 85.35'
6	N 28° 14' 47" W 28.63'
7	N 09° 57' 26" W 111.74'
8	N 16° 37' 53" E 68.57'
9	N 02° 31' 18" W 93.38'
10	R = 3029.99' L = 53.62' CHD. S 67° 07' 10" E 53.62'
11	R = 830.00' L = 11.74' CHD. S 68° 01' 53" E 11.74'
PERPETUAL EASEMENT AREA 13,111 SQ. FT. OR 0.3010 ACRES± SHOWN THIS: 	

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	2
TOTAL NUMBER OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL NUMBER OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	1.663 AC±
TOTAL AREA OF NON-BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF OPEN SPACE LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF PRESERVATION LOTS AND/OR PARCELS TO BE RECORDED	0.000 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.000 AC±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.663 AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*William J. Morrison* 1/12/2013  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

*Kent S. ...* 6-13-18  
DIRECTOR DATE

*Ch. ...* 6-7-18  
CHIEF, DEVELOPMENT ENGINEERING DIVISION WY DATE

OWNER'S INFORMATION

PAUL ARTHUR COMBS AND EVELYN N MILES COMBS, AND RUSSELL RODER AND CAROLYN RODER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS EASEMENT PLAT, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE 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) 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 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS, NOVEMBER 5TH, WITNESS MY/OUR HANDS THIS 8<sup>TH</sup> DAY OF December, 2017.

BY: *Paul A. Combs* Paul Arthur Combs and  
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BY: *Russell Roder* Russell Roder and  
*Carolyn Roder* Carolyn Roder (Owners)  
9513 Long View Drive  
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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE LANDS CONVEYED BY GREENWAY CONSTRUCTION CO., INC. BY DEED DATED NOVEMBER 9, 1961, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 376 AT FOLIO 134 AND A PART OF THE LANDS CONVEYED BY DAVID R. CANDIA BY DEED DATED AUGUST 21, 2015, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16406 AT FOLIO 329, AND VERIFICATION OF EXISTING MONUMENTS OR SETTING NEW MONUMENTS WAS NOT PERFORMED SINCE A BOUNDARY SURVEY PER COMAR 09.13.06.03 WAS NOT THE PURPOSE OF THIS PLAT.


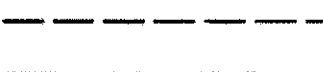



*C. Vernon Kelly* 22 NOV '17  
C. VERNON KELLY DATE  
PROFESSIONAL LAND SURVEYOR  
LICENCE No. 10977 (EXP. 7/25/2018)  
AB CONSULTANTS, INC.  
9450 ANNAPOLIS RD.  
LANHAM, MD 20706  
(301) 306-3091

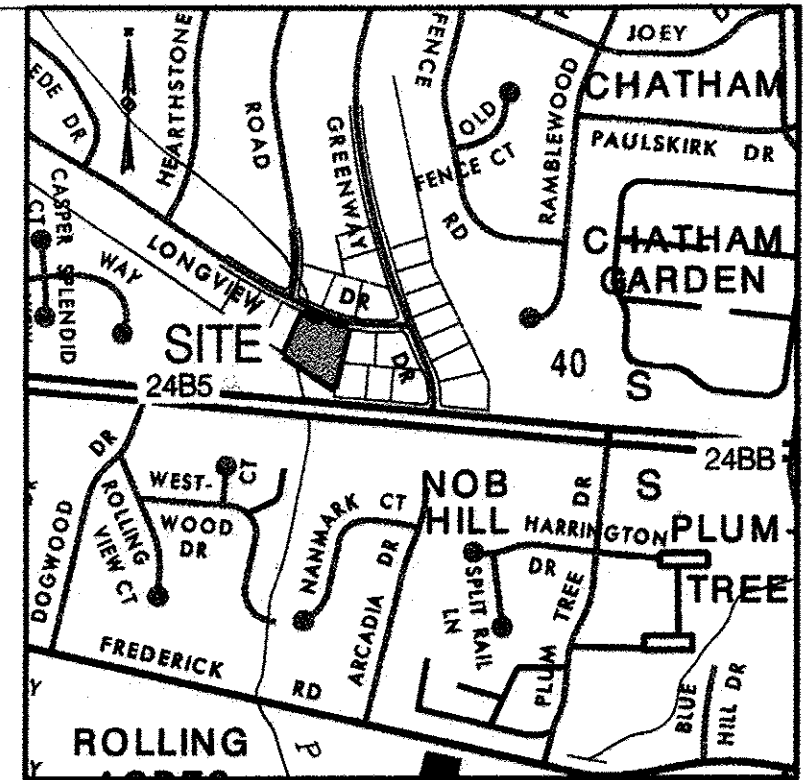
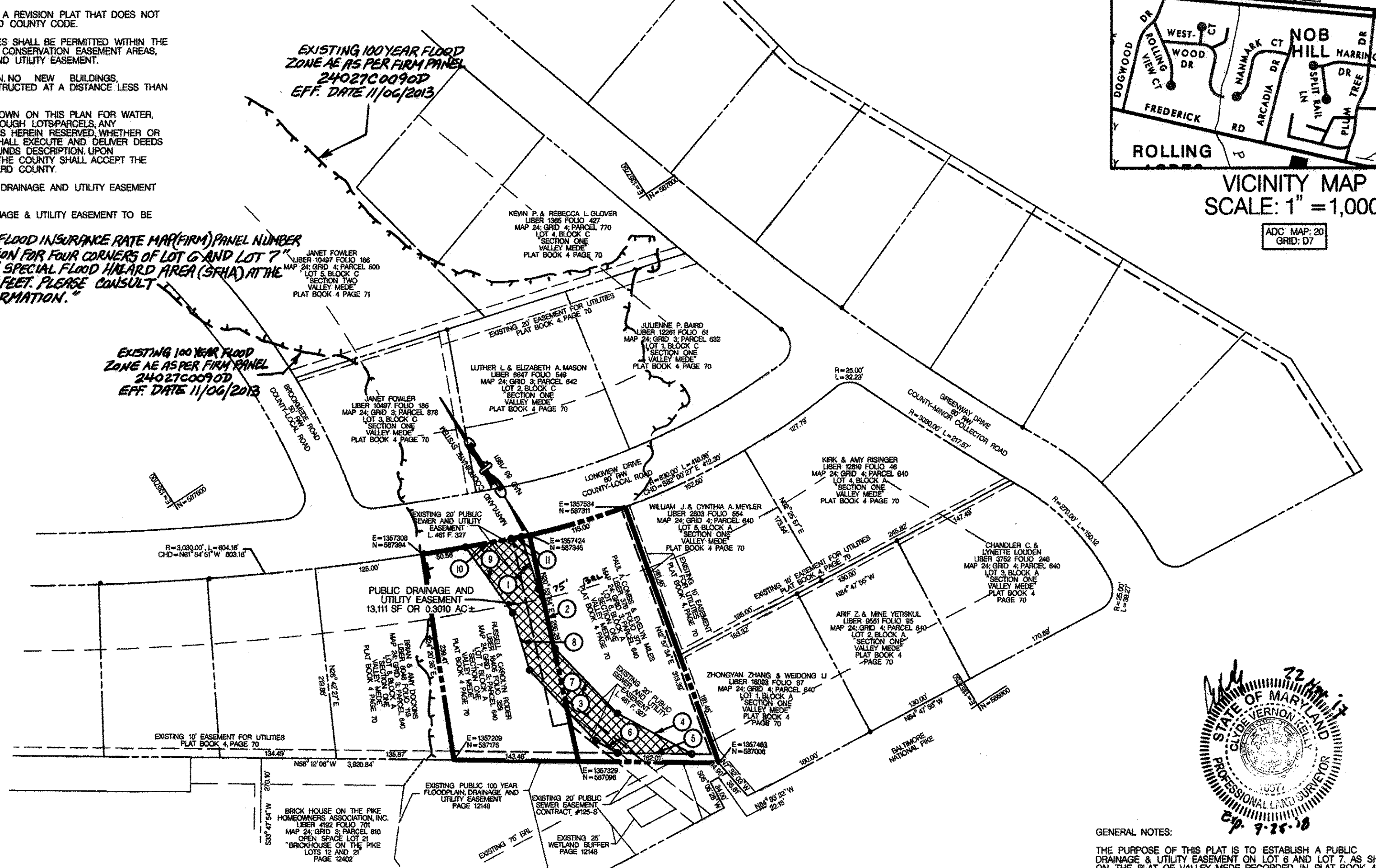
RECORDED AS PLAT NUMBER 24657  
ON 6/14, 2018 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT  
VALLEY MEDE  
SECTION ONE  
LOTS 6 AND 7  
TAX MAP 24 PARCEL 640

BLOCK 3 - ELECTION DISTRICT 02  
SCALE: 1"=100'  
DATE: OCTOBER 13, 2017  
SHEET No. 1 OF 1  
CURRENT ZONING: R-20

LEGEND

- PUBLIC DRAINAGE & UTILITY EASEMENT 
- EXISTING DRAINAGE & UTILITY EASEMENT 
- EXISTING S.W.M., DRAINAGE & UTILITY EASEMENT 
- EXISTING 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT 
- LOTS 6 AND 7 BOUNDARY LINE 



VICINITY MAP  
SCALE: 1" = 1,000'

ADC MAP: 20  
GRID: D7



GENERAL NOTES:  
THE PURPOSE OF THIS PLAT IS TO ESTABLISH A PUBLIC DRAINAGE & UTILITY EASEMENT ON LOT 6 AND LOT 7, AS SHOWN ON THE PLAT OF VALLEY MEDE, RECORDED IN PLAT BOOK 4, PAGE 70. THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE PROJECT BOUNDARY.

100' 0 100' 200'  
SCALE: 1" = 100'