

PUBLIC STORMWATER MANAGEMENT AND UTILITY EASEMENT		
1	S 59°23'18" E	12.88'
2	S 32°58'23" E	76.97'
3	S 30°46'11" E	43.10'
4	N 17°07'25" W	102.52'
5	N 04°08'18" W	10.22'

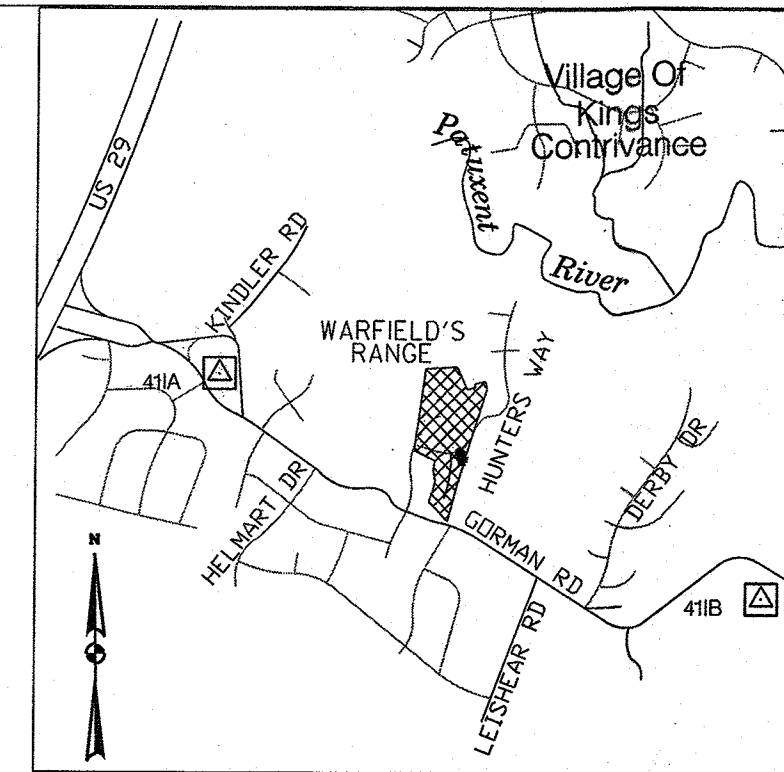
PUBLIC STORMWATER MANAGEMENT AND UTILITY EASEMENT AREA
2,103 SQ. FT. OR 0.0483 ACRES

100 YEAR FLOOD PLAIN, DRAINAGE, AND UTILITY EASEMENT					
A	S 39°20'05" W	113.16'	K	N 43°31'24" E	47.40'
B	S 13°12'09" W	85.41'	L	N 03°04'56" W	54.08'
C	S 39°20'05" W	77.47'	M	N 17°06'36" E	140.13'
D	S 24°07'26" W	90.87'	N	N 34°19'46" E	117.32'
E	S 34°43'19" W	102.08'	O	N 25°32'01" E	90.80'
F	S 21°03'12" W	150.99'	P	N 35°38'20" E	75.43'
G	S 10°26'33" E	38.64'	Q	N 18°47'48" E	83.52'
H	S 30°46'11" W	84.29'	R	N 05°00'22" W	65.39'
I	N 25°00'07" E	61.74'	S	N 26°12'35" E	47.00'
J	S 50°51'08" W	45.84'			

LEGEND

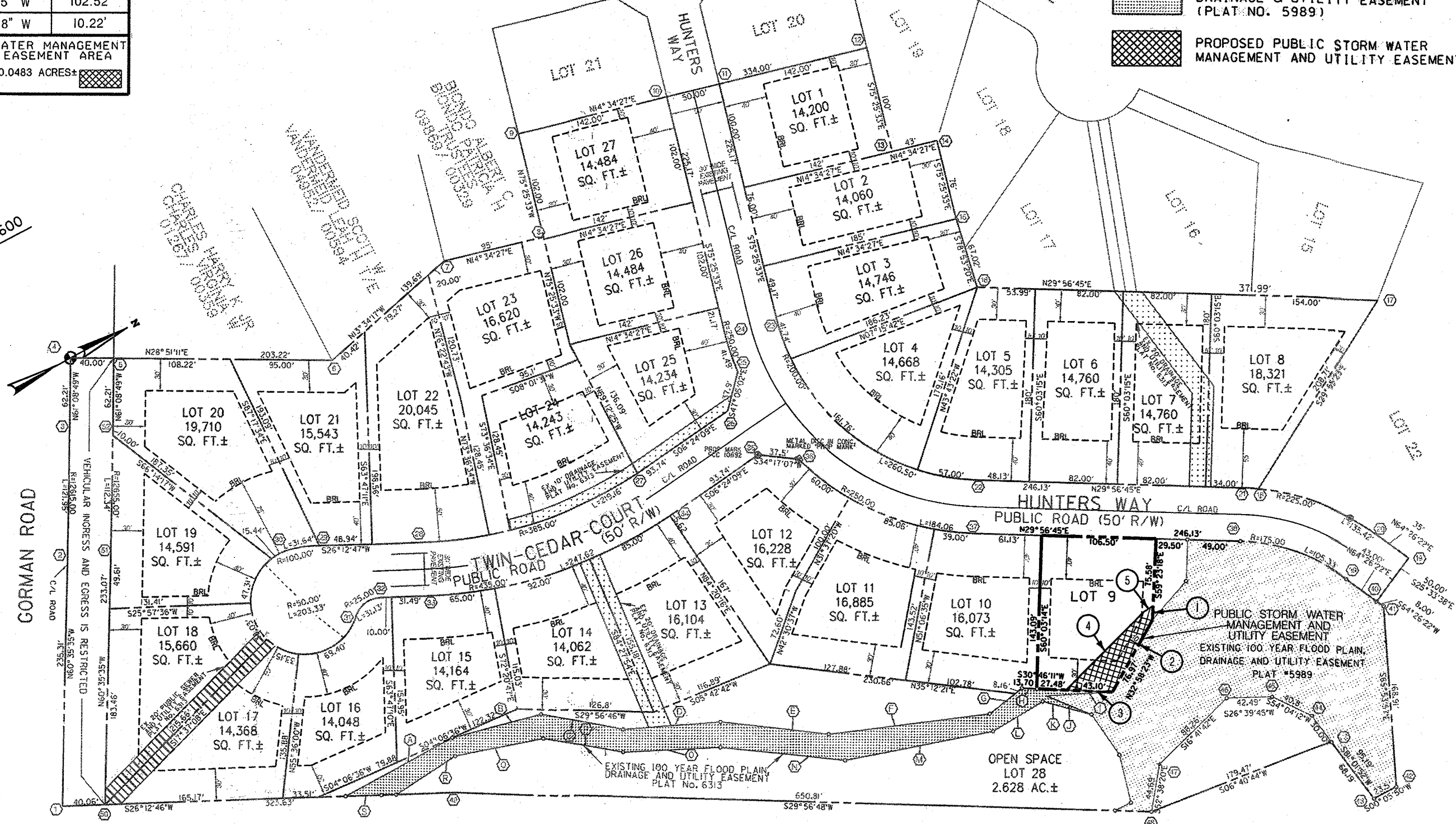
- EXISTING 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT (PLAT NO. 6313)
- EXISTING DRAINAGE & UTILITY EASEMENT (PLAT NO. 6313)
- EXISTING 20' SEWER & UTILITY EASEMENT (PLAT NO. 6313)
- EXISTING 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT (PLAT NO. 5989)
- PROPOSED PUBLIC STORM WATER MANAGEMENT AND UTILITY EASEMENT

COORDINATE TABLE		
POINT	NORTH	EAST
1	N 541048.29	E 1348092.11
2	N 541163.83	E 1347887.12
3	N 541223.19	E 1347780.59
4	N 541253.21	E 1347726.11
5	N 541288.24	E 1347745.41
6	N 541466.24	E 1347843.48
7	N 541602.03	E 1347810.70
8	N 541693.97	E 1347834.60
9	N 541719.13	E 1347737.82
10	N 541856.56	E 1347773.55
11	N 541904.95	E 1347786.13
12	N 542042.39	E 1347821.86
13	N 542017.22	E 1347918.65
14	N 542058.84	E 1347929.47
15	N 542039.71	E 1348003.02
16	N 542026.80	E 1348068.79
17	N 542349.13	E 1348254.48
18	N 542168.24	E 1348358.60
19	N 542261.05	E 1348479.96
20	N 542245.95	E 1348448.38
21	N 542155.29	E 1348350.55
22	N 541942.02	E 1348227.69
23	N 541846.29	E 1348004.05
24	N 541799.90	E 1347991.47
25	N 541792.83	E 1348032.31
26	N 541767.03	E 1348060.07
27	N 541673.88	E 1348070.52
28	N 541460.89	E 1348033.33
29	N 541373.92	E 1347990.51
30	N 541344.26	E 1347979.87
31	N 541372.85	E 1348064.67
32	N 541401.61	E 1348059.88
33	N 541438.80	E 1348078.19
34	N 541679.45	E 1348120.21
35	N 541772.61	E 1348109.75
36	N 541803.92	E 1348131.10
37	N 541917.06	E 1348271.01
38	N 542130.33	E 1348393.87
39	N 542200.84	E 1348469.98
40	N 542215.95	E 1348501.54
41	N 542219.40	E 1348508.77
42	N 542150.43	E 1348662.96
43	N 542126.93	E 1348662.92
44	N 542112.08	E 1348568.88
45	N 542088.14	E 1348535.84
46	N 542050.17	E 1348516.79
47	N 541965.63	E 1348542.14
48	N 541938.51	E 1348577.64
49	N 541374.58	E 1348252.76
50	N 541084.23	E 1348109.81
51	N 54198.87	E 1347906.77
52	N 541258.22	E 1347799.89
53	N 542176.76	E 1348598.52



SCALE: 1" = 2000'
ADC MAP-39 GRID: F-1

- GENERAL NOTES
- COORDINATES BASED ON NAD83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 411A AND NO. 411B
411A = N 542333.817 E 1345783.955
411B = N 541494.291 E 1346924.858
 - THIS RETRACEMENT SURVEY OF PLAT NO. 6313 IS BASED ON A FIELD RUN SURVEY IN MARCH 2016
 - THE PURPOSE OF THIS PLAT IS TO ADD A PUBLIC STORMWATER MANAGEMENT EASEMENT TO THE ORIGINAL WARFIELD'S RANGE SECTION TWO AREA TWO PLAT, LOT 9, AS RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE AS PLAT NO. 6313
 - ALL LINES SHOWN ON THIS PLAT REPRESENTING WETLAND AREAS, OPEN SPACE, PUBLIC RIGHT OF WAYS, EASEMENTS, FOREST CONSERVATION EASEMENTS, FLOODPLAIN, DRAINAGE, UTILITY & STORMWATER MANAGEMENT CREDIT EASEMENTS HAVE BEEN CREATED BY THE WARFIELD'S RANGE SECTION TWO AREA ONE PLAT, (NO. 5989). SEE THE GENERAL NOTES ON PLAT NO. 5989 FOR ANY REQUIREMENTS RELATED TO ANY OF THE RIGHTS OF WAY OR EASEMENTS SHOWN.
 - 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 / 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)(iv) OF THE HOWARD COUNTY CODE
 - THE SUBJECT PROPERTY IS ZONED R-20 IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
 - DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: F-84-098, SDP-88-062, SDP-88-070
 - NO GRADING, REMOVAL OF VEGETATION 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.
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCE OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/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 IN THE LAND RECORDS OF HOWARD COUNTY.
 - THERE IS AN EXISTING DWELLING STRUCTURE LOCATED ON LOT 9 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.



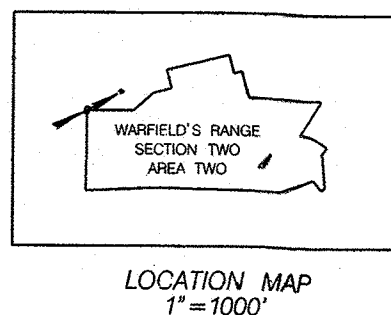
CURVE DATA						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRNG.
2-3	12615.00	121.95'	00°33'14"	60.96'	121.95'	N60°52'34"W
20-21	225.00'	135.42'	34°29'05"	69.83'	133.39'	N47°11'20"E
22-23	200.00'	260.50'	74°37'42"	152.44'	242.47'	N67°15'41"E
24-25	250.00'	41.49'	09°30'30"	20.79'	41.44'	S80°10'48"E
27-28	385.00'	219.16'	32°36'55"	112.64'	218.21'	S09°54'18"W
29-30	100.00'	31.64'	18°07'40"	15.95'	31.51'	N19°44'02"E
30-31	50.00'	203.33'	232°59'38"	17.94'	29.16'	N09°27'34"W
31-32	25.00'	31.13'	71°20'19"	17.94'	29.16'	N09°27'34"W
33-34	435.00'	247.62'	32°36'55"	127.27'	244.29'	S09°54'18"W
38-37	250.00'	184.06'	42°10'56"	94.42'	179.93'	N51°02'16"E
38-39	175.00'	105.33'	34°29'05"	54.31'	103.75'	N47°11'20"E
51-52	12655.00	122.34'	00°33'14"	61.17'	122.34'	N60°52'09"W

MCCLUNG PATRICIA J ET AL
024417 00462

THE REQUIREMENTS * 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.

WJH
(Signature of Platting Surveyor) 09/3/2019
Date

JM Denison 10/29/2019
(Signature of Owner) Date



OWNER/DEVELOPER
JAMES M. DENNISON
10532 HUNTERS WAY
LAUREL, MARYLAND 20723-5724

THE PURPOSE OF THIS PLAT IS TO CREATE A PUBLIC STORMWATER MANAGEMENT AND UTILITY EASEMENT AS ORIGINALLY SHOWN ON THE PLAT OF WARFIELD'S RANGE SECTION TWO AREA TWO PLAT NO. 6313.

THE PURPOSE OF THIS PLAT DOES NOT INCLUDE RECORDATION OF THE PROJECT BOUNDARY OF LOT 9.

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS/PARCELS TO BE RECORDED = 1
 TOTAL NUMBER OF NON-BUILDABLE LOTS/PARCELS TO BE RECORDED = 0
 TOTAL NUMBER OF OPEN SPACE LOTS/PARCELS TO BE RECORDED = 0
 TOTAL NUMBER OF PRESERVATION LOTS/PARCELS TO BE RECORDED = 0
 TOTAL AREA OF BUILDABLE LOTS/PARCELS TO BE RECORDED = 0
 TOTAL AREA OF NON-BUILDABLE LOTS/PARCELS TO BE RECORDED = 0.3218 AC. +/-
 TOTAL AREA OF OPEN SPACE TO BE RECORDED = 0
 TOTAL AREA OF PRESERVATION LOTS/PARCELS TO BE RECORDED = 0
 TOTAL AREA OF ROADWAYS TO BE RECORDED = 0
 TOTAL AREA OF SUBDIVISION TO BE RECORDED = 0

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

B Wilson for Maureen Roseman 11/14/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/2/20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 8/5/20
DIRECTOR DATE

OWNER'S DEDICATION

JAMES M. DENNISON, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF RESUBDIVISION, 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 FLOOD PLAINS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY OWN HANDS THIS 29 DAY OF OCT, 2019.

BY: *JM Denison* TITLE: OWNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF WARFIELD'S RANGE SECTION TWO AREA TWO (PLAT NO. 6313) THE LANDS CONVEYED, BY JAMES M. DENNISON AND ROSEMARIE DENNISON (PART OR ALL OF) TO JAMES M. DENNISON, BY QUIT CLAIM DEED

DEED DATED FEBRUARY 3, 2015 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16058, FOLIO 62, AND THAT ALL MONUMENTS WERE REQUIRED TO BE IN PLACE OR WERE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

WJH
C. VERNON KELLY 09-03-2019
PROFESSIONAL LAND SURVEYOR DATE
MD REG. 10977 (EXP. 07/25/2020)
AB CONSULTANTS, INC.
7020 TUDSBURY ROAD
BALTIMORE, MD 21244

RECORDED AS PLAT 2535 ON 2/14/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

WARFIELD'S RANGE
SECTION TWO AREA TWO
LOT 9

TAX MAP NO. 41 PART OF PARCEL 454

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100'
SHEET No. 1 OF 1 DATE: 09-03-2019

CURRENT ZONING: R-20

AB CONSULTANTS, INC.
7020 TUDSBURY ROAD,
BALTIMORE, MARYLAND 21244