

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	50.00	41.66'	47°44'09"	22.12'	N 32°27'34" W	40.46'
C2	200.00'	80.00'	22°55'03"	40.54'	N 29°31'28" E	79.47'

**LEGEND**

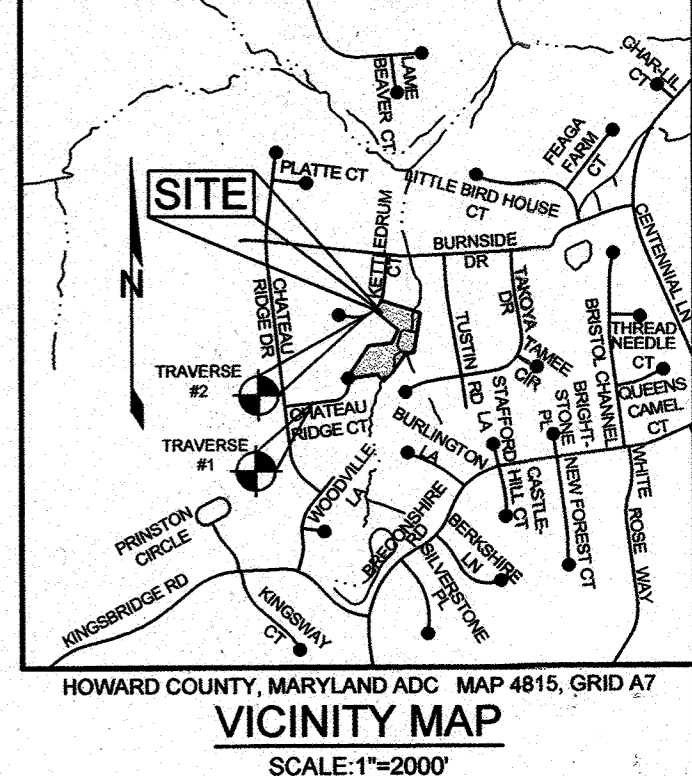
EXISTING PARK DRAINAGE & UTILITY EASEMENT PLAT 4619

EX. 20' R/W FOR SANITARYSEWER PB: 22 P: 82

EX. 5' UTILITY EASEMENT PB: 22 P: 82

**TRAVERSE POINTS**

NUMBER	NORTHING	EASTING	ELEVATION
1	583,135.1814	1,348,293.4821	432.33'
2	583,689.8342	1,348,669.7330	413.01'



- GENERAL NOTES**
- THIS PROPERTY IS ZONED R-20 PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
  - THE COORDINATE SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODESIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 (2011), AS DETERMINED BY RTN OBSERVATIONS (SMARTNET NORTH AMERICA) ON 7/28/2021
  - THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2021, BY SEG LAND SURVEYING, LLC
  - BRL INDICATED BUILDING RESTRICTION LINE
  - PROPERTY CORNERS FOUND:
    - DENOTES PIPE/REBAR & CAP
    - DENOTES PIPE/REBAR IN CONCRETE
  - ALL AREAS SHOWN HEREON ARE MORE OR LESS
  - NO GRADING, REMOVAL OF VEGETATIVE 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.
  - 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.
  - NO HISTORIC STRUCTURES OR CEMETERIES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
  - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH LOTS 16 AND 31. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. 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/STRUCTURES LOCATED ON LOT(S) 1, AND 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.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM:
    - A. WIDTH = 12' (16' SERVING MORE THAN ONE RESIDENCE);
    - B. SURFACE = 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
    - C. GEOMETRY = MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
    - D. STRUCTURES (CULVERTS/BRIDGES) = CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
    - E. DRAINAGE ELEMENTS = CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
    - F. MAINTENANCE = SUFFICIENT TO INSURE ALL WEATHER USE.
  - THIS RE-SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION UNDER SECTION 1.3.1.6, WHICH STATES: RE-SUBDIVISIONS THAT CREATE NO ADDITIONAL LOTS, DEED JOINDERS, PROPERTY CONSOLIDATIONS, RECONFIGURATIONS AND CORRECTION PLATS.
  - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A RE-SUBDIVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.

**AREA TABULATION CHART**

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:
  - A. BUILDABLE: 2
  - B. NON-BUILDABLE: 0
  - C. OPEN SPACE: 0
  - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS:
  - A. BUILDABLE: 2.5246 AC
  - B. NON-BUILDABLE: 0.0000 AC
  - C. OPEN SPACE: 0.0000 AC
  - D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 2.5246 AC

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
3	583,738.2862	1,348,732.7542
4	583,807.4327	1,348,771.9143
5	583,751.3879	1,348,943.7328
6	583,724.5851	1,349,026.3432
7	583,460.9365	1,348,981.6637
8	583,451.5667	1,348,927.1652
9	583,328.7358	1,348,839.3899
10	583,275.2545	1,348,781.1093
11	583,319.1250	1,348,739.7101
12	583,295.6634	1,348,584.4250
13	583,329.8048	1,348,562.7084
14	583,506.4131	1,348,680.3252
15	583,524.5954	1,348,836.8419
16	583,611.9725	1,348,878.1476

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1996 REPLACEMENT VERSION, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

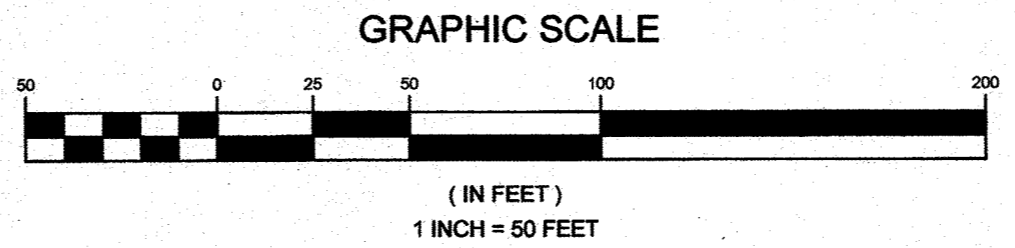
*Richard Dennis Harrity, Jr.* 11/5/2021  
 SURVEYOR

*Brian Bare* 5 Nov 2021  
 DATE

*Susan Bare* 5 Nov 2021  
 DATE

*Gregory Bissonette* 5 Nov 2021  
 DATE

*Jessica Albert* 11/5/21  
 DATE



**OWNER**

LOT 1  
 GREGORY BISSONETTE & JESSICA ALBERT  
 3762 CHATEAU RIDGE COURT  
 ELLICOTT CITY MARYLAND 21042

**OWNER**

LOT 2  
 BRIAN & SUSAN BARE  
 10315 KETTLEDRUM COURT  
 ELLICOTT CITY MARYLAND 21042

THE PURPOSE OF THIS PLAT IS TO TRANSFER LAND BETWEEN LOT 16 AND LOT 31 OF CHATEAU RIDGE

**SEG LAND SURVEYING, LLC**

16005 Frederick Road, 2nd Floor Phone: 443.325.5076  
 Woodbine, Maryland 21797 Fax: 410.696.2022  
 Email: info@seglandsurveying.com

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

*[Signature]* 11/13/21  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 12-1-21  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 12/1/21  
 DIRECTOR DATE

**DEDICATION FOR INDIVIDUALS**

WE, BRIAN BARE, SUSAN BARE, GREGORY BISSONETTE & JESSICA ALBERT, 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 SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROAD AND STREET RIGHTS-OF-WAY 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 5<sup>th</sup> DAY OF NOV. 2021.

*Brian Bare* 5 Nov 2021  
 DATE

*Susan Bare* 5 Nov 2021  
 DATE

*Gregory Bissonette* 5 Nov 2021  
 DATE

*Jessica Albert* 11/5/21  
 DATE

*[Witness Signatures]* 11/5/2021  
 WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY WILLIAM JOSEPH NICHOLAS JR. AND AGNES P. NICHOLAS TO BRIAN BARE AND SUSAN BARE BY DEED DATED NOVEMBER 26TH, 1996 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3875, FOLIO 402 AND ALSO ALL THE LANDS CONVEYED BY ANTONIO FERRARA JR. TO GREGORY BISSONETTE & JESSICA ALBERT BY DEED DATED JULY 17, 2015 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 16346, FOLIO 416, 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.

*[Signature]* 11/5/2021  
 RICHARD DENNIS HARRITY, JR. PROFESSIONAL LAND SURVEYOR DATE  
 MD. REG. NO. 21301 EXPIRATION DATE JUNE 27, 2022

RECORDED AS PLAT NUMBER 25934 ON 12/13/21  
 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**RE-SUBDIVISION PLAT**

**BISSONETTE & BARE PROPERTY**

LOTS 1 AND 2

A RE-SUBDIVISION OF LOT 16 BLOCK "C", CHATEAU RIDGE, SECTION 2, PLAT 4619, TAX MAP 24, PARCEL 1155, AND LOT 31, BLOCK "C", CHATEAU RIDGE, SECTION 6, PLAT BOOK 22 PAGE 82, TAX MAP 23, PARCEL 97  
 2ND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50'  
 DATE: NOVEMBER 4, 2021

SHEET 1 OF 1