

PARCEL CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.88'	50.00'	29°39'28"	N37°25'17"W	25.59
C2	20.75'	50.00'	23°46'53"	N64°08'28"W	20.60

AREA TABULATION FOR SHEET 1

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED..	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.52 AC ±
TOTAL AREA OF OPEN SPACE TO BE RECORDED.....	0 AC
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0 AC
TOTAL AREA TO BE RECORDED.....	1.52 AC ±

Tax Map 17, Grid 2, Parcel 631
Nadine Holovach & Cesar Medina
Deed Ref. 17802/423
Plat No. 3344 Lot 66

Tax Map 17, Grid 2, Parcel 346
Jerry E. & Patricia M. Wolfarth
Deed Ref. 2504/334

Lot 99
Lot 109
32,075 sq.ft.
0.74 Ac.

Tax Map 17, Grid 2, Parcel 631
Elizabeth Ann & Philip Michael Lacombe
Deed Ref. 19081/152
Plat No. 6243 Lot 71

Tax Map 17, Grid 2, Parcel 346
Craig R. & Tracey Ann Cyr
Deed Ref. 18321/222
Plat No. 8562 Lot 100

Tax Map 17, Grid 2, Parcel 346
George D. & Kathleen M. Belleville
Deed Ref. 2318/690

Lot 98
Lot 108
33,860 sq.ft.
0.78 Ac.

Tax Map 17, Grid 8, Parcel 30
Howard County Department
Recreation Parks
Deed Ref. 1883/746
Plat No. 8098 Lot 72

Tax Map 17, Grid 2, Parcel 346
Atalero & Carol S. Ridgely
Deed Ref.
Plat No. 8562 Lot 97

CONTROL POINTS			
POINT #	NORTHING	EASTING	DESCRIPTION
100	597663.8471	1353182.7102	Rebar
101	597702.6908	1353381.5415	Rebar & Cap
102	597753.4744	1353389.0793	Rebar & Cap
103	597859.9729	1353448.5852	Rebar & Cap
104	597926.1608	1353423.5746	Rebar & Cap
105	598019.6660	1353388.1236	Rebar & Cap
106	597866.4728	1353145.4281	Rebar & Cap
107	597782.6824	1353200.5716	Rebar & Cap
108	597693.1592	1353148.6145	Rebar & Cap
109	597684.1724	1353167.1561	Rebar

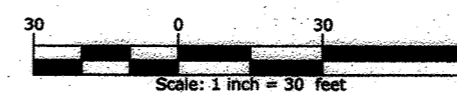
VICINITY MAP 1 inch = 2,000 feet
Tax Map - 17, Parcel - 346
Acct No's: 02-343924, 02-343932
ADC Map 20 Grid B2

GENERAL NOTES:

- This survey was prepared without the benefit of a title report, which may reveal additional easements, right-of-ways, and building restriction lines that are not shown hereon.
- For reference see:
PARCEL 346
Tax Map - 17, Grid - 2, Parcel - 346
Account Number(s): 02-343932
Deed Book 2504, Page 334
PARCEL 346
Tax Map - 17, Grid - 2, Parcel - 346
Account Number 02-343924
Deed Book 2318, Page 690
- The surveying for this plat was completed in April 2022 by BPR, LLC, Westminster, Maryland office.
- The horizontal datum is assumed to be based on NAD83/91, Maryland State Grid System, and was derived using Howard County Control Monuments 17 DC and 17 DB.
- The bearings shown hereon are based on NAD83/91.
- There is an existing dwelling/structure(s) located on Lot 98 & Lot 99 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 require.
- 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 easements areas.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provide to the junction of the flag or pipestem and road right-of-way line and not onto the pipestem lot driveway.
- The Subject property is zoned Residential:Single (R-20) per the 10/6/2013 Comprehensive Zoning Plan
- 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.
- 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 requirements:
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 1-foot depth over driveway surface;
f. Maintenance - sufficient to insure all weather use.
- This plat is exempt from the forest conservation requirements because it is a revision plat that does not create new lots in accordance with Section 16.1202(b)(1)(vi) of the Howard County Code.

LEGEND	
EXISTING 20' SEWER & UTILITY EASEMENT	---
EXISTING 20' DRAINAGE & UTILITY EASEMENT	---
CENTER LINE OF DIVERSIFIED LANE	---

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
LOT 109	29,978 SQ FT	2,097 SQ FT	20,000 SQ FT



RECORDED AS PLAT NO. 21159 ON 10-21-23 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

PURPOSE NOTE

The purpose of this plat is to revise the common lot line between Lots 98 & 99 as created on the plat entitled Bridgewater - Section 2 and recorded in Land Records as plat number 8562.

DATE	ISSUE	BY
8/13/23	UPDATED PLAT PER DPZ COMMENTS	J.J.M.

BPR LAND SURVEYING & LAND PLANNING
150 Airport Drive, Suite 4
Westminster, Maryland 21157
410-857-9030
WWW.BPRSURVEYING.COM

Surveyed By	S. M. Landis
Computed By	S. M. Landis
Drawn By	J. R.G. / M.D.M.
Checked By	S. M. Landis
Date:	05/5/2022
Scale:	1 inch = 30 feet
BPR Project No.	21-1202

SHEET 1 OF 1

TAX MAP 17, PARCEL 346 Zoned R-20 Brunswick Planning Region

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

[Signature]
Howard County Health Officer
Date: 10/10/23

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature]
Chief, Development Engineering Division
Date: 10/11/23

[Signature]
Director
Date: 10/19/23

OWNERS CERTIFICATE

"We Jerry E. Wolfarth and Patricia M. Wolfarth, and George D. Belleville and Kathleen M. Belleville, owners of the properties shown and described herein, 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-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 erected on or over the said easements and right-of-ways."
Witness my four hands this 22 day of August, 2023.

[Signatures]
JERRY E. WOLFARTH DATE 8/15/23 WITNESS DATE
PATRICIA M. WOLFARTH DATE 8/28/23 WITNESS DATE

SURVEYOR'S CERTIFICATE

This is to certify that this Boundary survey was personally prepared by me or that I was in responsible charge over it's preparation and the surveying work reflected in it and that this Boundary & Topography Survey is in compliance with COMAR Sections 09.13.06.12 of the Minimum Standards of Practice as now adopted by the board for Professional Land Surveyors.

[Signature]
Date: 9/15/2023

Scott M. Landis
Professional Land Surveyor - Maryland# 21613
Expires/Renews: August 18, 2025

"BRIDGEWATER"
SECTION 2
LOT 108 & LOT 109

A RESUBDIVISION OF LOTS 98 & 99
PREVIOUSLY RECORDED IN PLAT 8562
2nd Election District, Howard County, Maryland

F-24-021