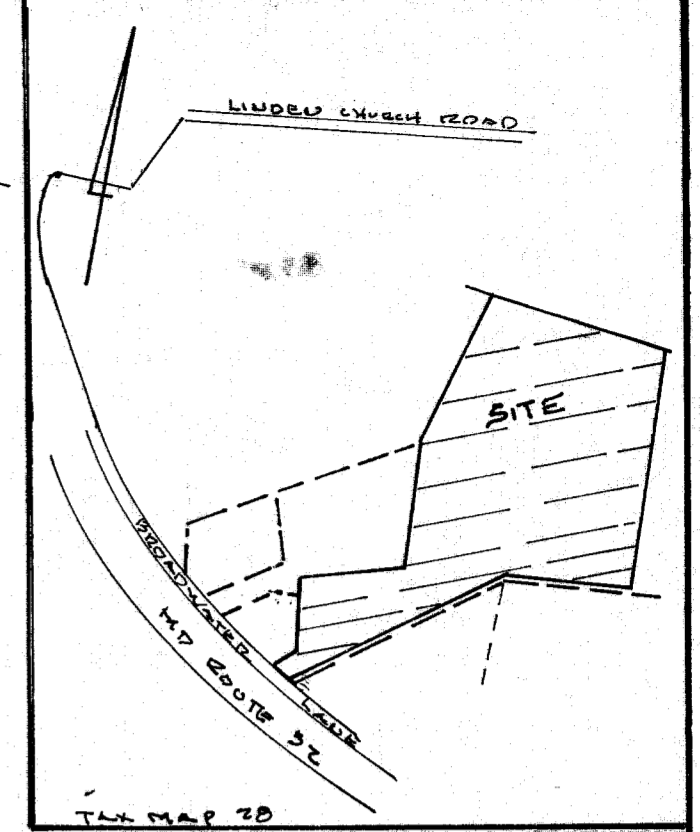
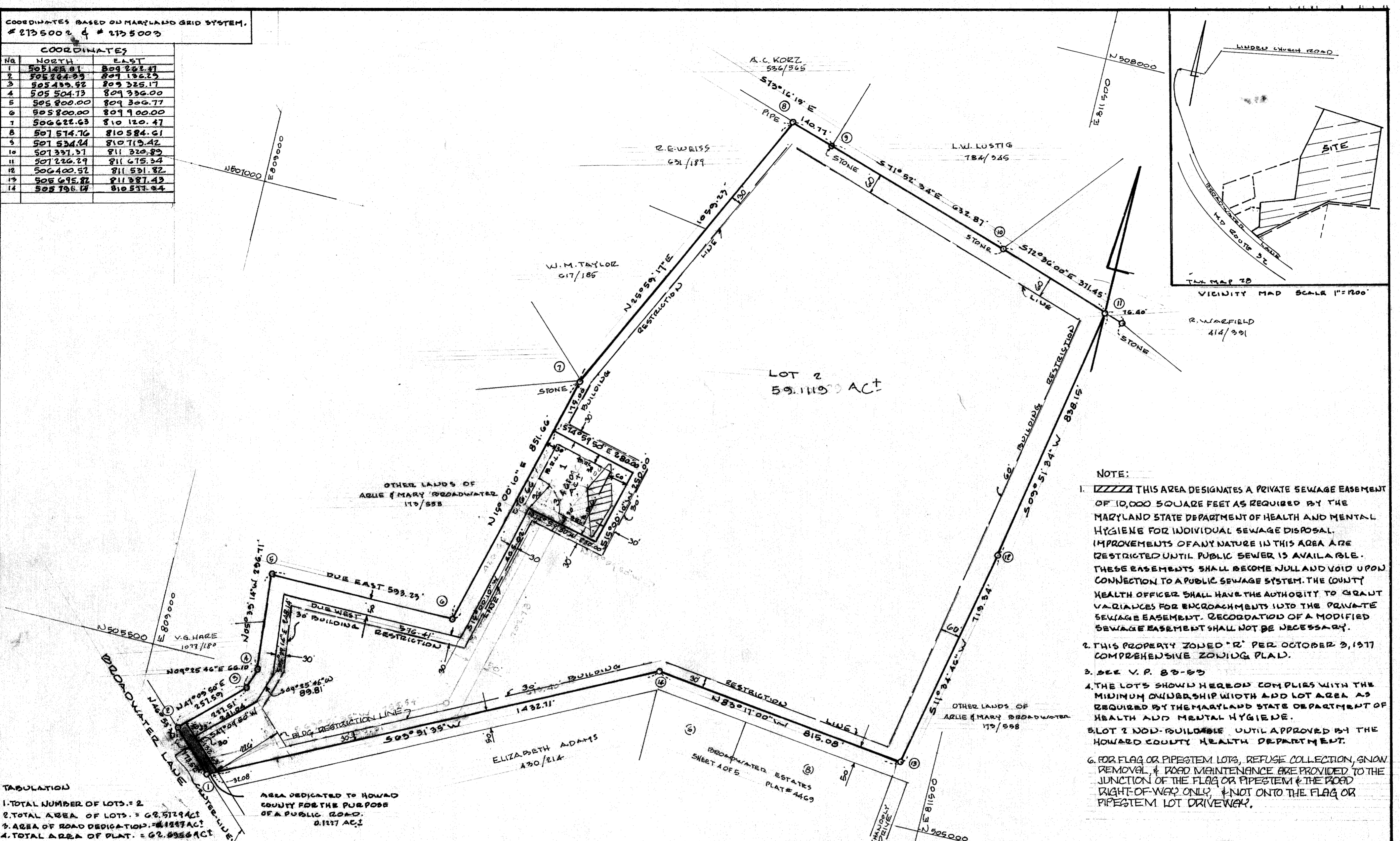


COORDINATES BASED ON MARYLAND GRID SYSTEM.
2735002 & # 2735003

COORDINATES		
No.	NORTH	EAST
1	505145.81	809222.41
2	505224.39	809196.23
3	505439.52	809325.17
4	505504.13	809336.00
5	505800.00	809306.77
6	505800.00	809900.00
7	506622.63	810120.47
8	507574.76	810584.61
9	507534.64	810719.42
10	507337.37	811320.89
11	507226.29	811675.34
12	506400.52	811531.82
13	505695.82	811387.42
14	505796.14	810533.24



- NOTE:
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - THIS PROPERTY ZONED "R" PER OCTOBER 3, 1977 COMPREHENSIVE ZONING PLAN.
 - SEE V. P. 83-53
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
 - LOT 2 NON-BUILDABLE UNTIL APPROVED BY THE HOWARD COUNTY HEALTH DEPARTMENT.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL & ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM & THE ROAD RIGHT-OF-WAY ONLY, & NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.

TABULATION
 1. TOTAL NUMBER OF LOTS = 2
 2. TOTAL AREA OF LOTS = 62.5729 ACT
 3. AREA OF ROAD DEDICATION = 1.1347 ACT
 4. TOTAL AREA OF PLAT = 62.8956 ACT

AREA DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD.
0.1127 ACT

APPROVED: FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY OFFICE OF PLANNING & ZONING.

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPT. OF PUBLIC WORKS.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY RICHARD C. CHAMBERS UNTO ABIE W. BROADWATER AND MARY M. BROADWATER BY DEED DATED MARCH 5, 1942 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 173 FOLD 558 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.

Walter Park
 WALTER PARK REG. PROF. LAND SURVEYOR
 # 5539
 May 9, 1983
 DATE

DEDICATION FOR INDIVIDUALS

WE, ABIE W. BROADWATER & MARY M. BROADWATER, 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 OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MD, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, (2) AND UNDER ALL ROADS AND STREETS, RIGHT OF WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (3) 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; (4) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (5) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAYS.

WITNESS OUR HANDS THIS MARCH 11, 1983.

Abie W. Broadwater
 Mary M. Broadwater
 Walter Park 3/11/83
 ABIE W. BROADWATER MARY M. BROADWATER WITNESS DATE

RECORDED ON 3-31-83 AS PLAT NO 5387 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FINAL PLAT
 BROADWATER FARMS
 LOTS 1 AND 2
 5th ELECTION DISTRICT HOWARD COUNTY, MD
 SCALE 1" = 200' MARCH 9, 1983
 TAX MAP 28 P.69

SURVEYORS
 HODKINS ASSOCIATES, INC.
 231 JOSEPH SQUARE
 COLUMBIA, MD 21044