

COORDINATE TABLE			CURVE DATA				
NO.	NORTH	EAST	CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING AND DISTANCE
1	522743.19	849265.53	14-15	902.10'	145.64'	72.98'	09°-15'-00" N 05°-05'-31" W, 145.48'
2	522737.79	849233.99	19-18	952.10'	153.71'	77.02'	09°-15'-00" N 05°-05'-31" W, 153.54'
3	522640.65	849032.10	15-16	25.00'	31.83'	18.48'	72°-56'-32" N 36°-00'-15" E, 29.72'
4	522714.49	849052.32	16-17	50.00'	203.33'	--	232°-59'-38" --

LETTER	BEARING AND DISTANCE
A	S 25°-17'-54" W, 25.69'
B	S 39°-22'-57" W, 43.34'
C	S 13°-18'-33" E, 47.78'
D	S 55°-49'-10" W, 80.99'
E	S 25°-23'-34" W, 87.45'
F	S 82°-56'-52" W, 48.87'
G	S 15°-16'-35" W, 48.00'
H	S 15°-16'-35" W, 69.66'
I	S 31°-41'-11" W, 47.59'
J	N 10°-00'-29" E, 172.63'
K	N 37°-01'-12" E, 76.40'
L	N 82°-08'-48" W, 43.91'
M	N 13°-14'-26" E, 61.12'
N	N 44°-35'-15" E, 73.65'
O	S 06°-36'-01" W, 59.59'
P	S 21°-18'-10" W, 85.33'
Q	S 41°-08'-54" W, 120.85'
R	N 41°-08'-54" E, 61.98'
S	N 20°-54'-08" E, 105.35'
T	N 13°-52'-11" E, 55.69'

LOT SIZE AND MANDATORY OPEN SPACE				
LOT SIZE (SQ. FT.)	NO. OF LOTS	AREA/LOTS (ACRES)	MANDATORY OPEN SPACE	AREA/OPEN SPACE (ACRES)
20,000 OR GREATER	3	2.078	6%	0.125
16,000 - 17,999	3	1.160	20%	0.232
14,000 - 15,999	13	4.131	30%	1.239
TOTALS	19	7.369	--	1.596

AREA OF TRACT WITHIN 100 YEAR FLOODPLAIN EASEMENT - 0.672 AC.+
 AREA OF OPEN SPACE ALLOWED WITHIN 100 YEAR FLOODPLAIN EASEMENT - 0.336 AC.+
 TOTAL AREA OF OPEN SPACE PROVIDED - 1.778 AC.±

DENSITY TABULATIONS:
 GROSS AREA - 10.497 AC.+
 FLOODPLAIN AREA - 0.672 AC.+
 NET AREA - 9.825 AC.+
 TOTAL NO. OF DWELLING UNITS ALLOWED - 21
 TOTAL NO. OF DWELLING UNITS PROPOSED - 19
 DENSITY PER ACRE - 1.93

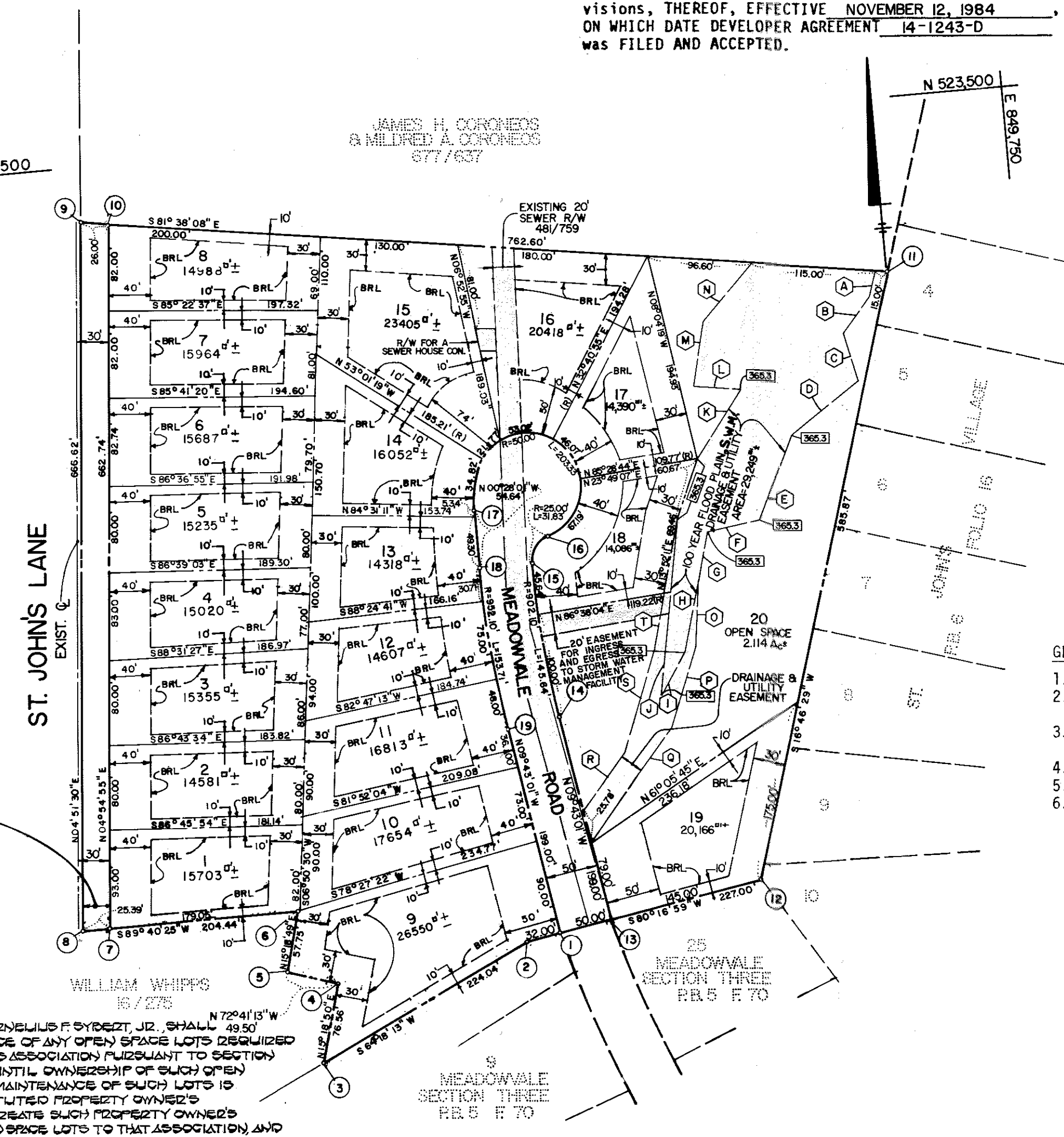
AREA TABULATIONS:
 1. TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED - 19
 2. TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED - 1
 3. TOTAL AREA OF BUILDABLE LOTS - 7.369 AC.±
 4. TOTAL AREA OF OPEN SPACE - 2.114 AC.±
 5. TOTAL AREA OF ROAD R/W - 1.014 AC.±
 6. TOTAL AREA OF SUBDIVISION - 10.497 AC.±

NOTE:
 THE DEVELOPER OF THIS SUBDIVISION, CORNELIUS F. SYBERT, JR., SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF ANY OPEN SPACE LOTS REQUIRED TO BE CONVEYED TO A PROPERTY OWNER'S ASSOCIATION PURSUANT TO SECTION 16.111 (1) OF THE HOWARD COUNTY CODE, UNTIL OWNERSHIP OF SUCH OPEN SPACE LOTS AND RESPONSIBILITY FOR MAINTENANCE OF SUCH LOTS IS TRANSFERRED TO THE LEGALLY CONSTITUTED PROPERTY OWNER'S ASSOCIATION. THE DEVELOPER SHALL CREATE SUCH PROPERTY OWNER'S ASSOCIATION, CONVEY TITLE OF ANY OPEN SPACE LOTS TO THAT ASSOCIATION, AND TRANSFER MAINTENANCE RESPONSIBILITY FOR SUCH LOTS TO THE PROPERTY OWNER'S ASSOCIATION, WHEN A MAJORITY OF THE LOTS IN THIS SUBDIVISION SHOWN ON THIS PLAN HAVE BEEN CONVEYED. THE DEVELOPER IS REQUIRED TO NOTIFY THE HOWARD COUNTY OFFICE OF PLANNING AND ZONING WHEN A MAJORITY OF THE LOTS IN THIS PLAN HAVE BEEN CONVEYED.

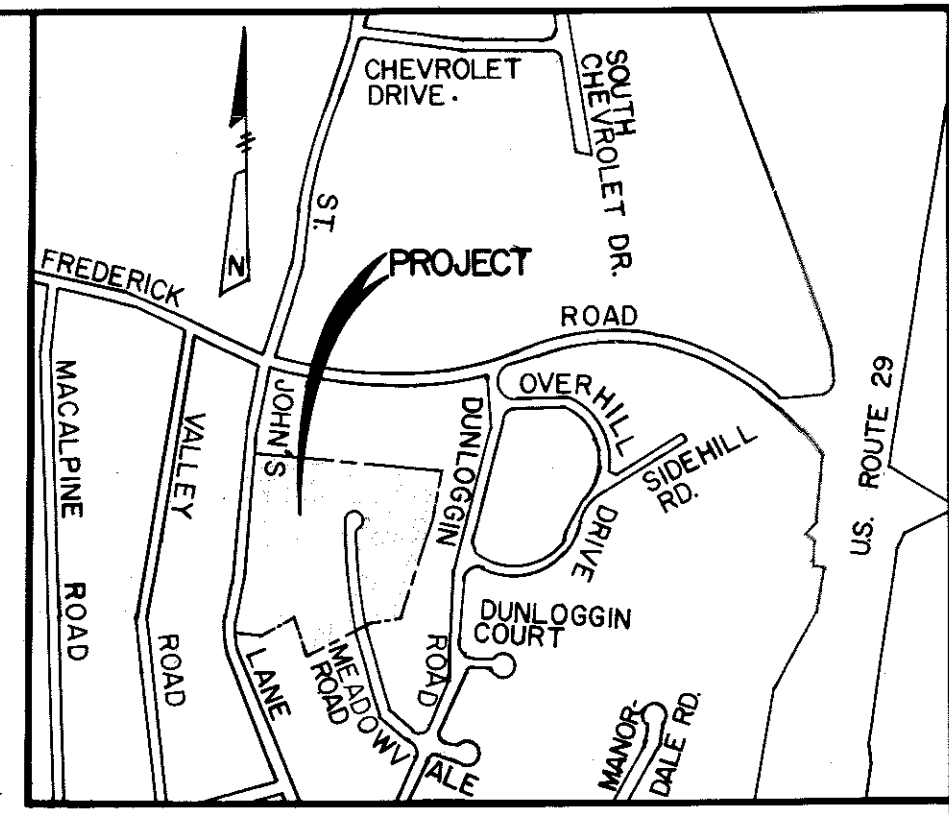
Cornelius F. Sybert, Jr.
 CORNELIUS F. SYBERT, JR. DATE

Charles Hammond
 WITNESS

JAMES H. CORONEOS
 & MILDRED A. CORONEOS
 677/637



This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE NOVEMBER 12, 1984 ON WHICH DATE DEVELOPER AGREEMENT 14-1243-D was FILED AND ACCEPTED.



VICINITY MAP
 SCALE: 1"=600'

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Cornelius F. Sybert, Jr.
 CORNELIUS F. SYBERT, JR. DATE

- GENERAL NOTES:**
1. PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP #24-PARCEL 245
 2. SUBJECT PROPERTY IS ZONED R-20 PER 10/3/77 COMPREHENSIVE ZONING PLAN.
 3. THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM.
 4. B.R.L. WITHIN THE LOTS = BUILDING RESTRICTION LINE.
 5. THIS PLAN IS SUBJECT TO VP 84-90 & VP 85-48
 6. 365.3 DENOTES ELEVATION OF 100 YEAR FLOOD LEVEL.

OWNER AND DEVELOPER
 P&N PARTNERSHIP
 9025 CHEVROLET DRIVE
 SUITE L
 ELLICOTT CITY, MARYLAND 21043

FISHER, COLLINS AND CARTER, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 8388 COURT AVENUE
 ELLICOTT CITY, MARYLAND 21043

RECORDED PLAT 6049
 ON 11-30-84 AMONG THE LAND RECORDS OF
 HOWARD COUNTY MD

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
Joyce Boyles 11-29-84
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas H. ... 11-30-84
 DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS
... 11-26-84
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, P&N PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, 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, 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, THE 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; AND (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 OUR HANDS THIS 9th DAY OF JULY, 1984

Cornelius F. Sybert, Jr.
 CORNELIUS F. SYBERT, JR. WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY MILLICENT C. HAMMOND TO P&N PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED MARCH 1, 1984 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1235 AT FOLIO 511 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.

Charles Hammond, Sr.
 CHARLES H. HAMMOND, SR. L.S. NO. 10763 DATE 7/1/84

BEDFORD SQUARE
 LOTS 1-21
 SECOND ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

TAX MAP: 24
 PARCEL 245

SCALE: 1"=100'
 S 84-27
 F 85-18

SHEET 1 OF 1