

COORDINATES

NO	NORTH	EAST
1	474,724.79	835,812.35
2	474,813.86	835,693.34
3	474,731.02	835,676.79
4	474,810.75	835,804.67
5	474,710.54	835,817.17
6	474,817.94	835,799.96
7	474,891.75	835,721.08
8	474,811.87	835,716.74
9	474,756.98	835,703.71

COORDINATES BASED ON MARYLAND STATE PLANE SYSTEM.

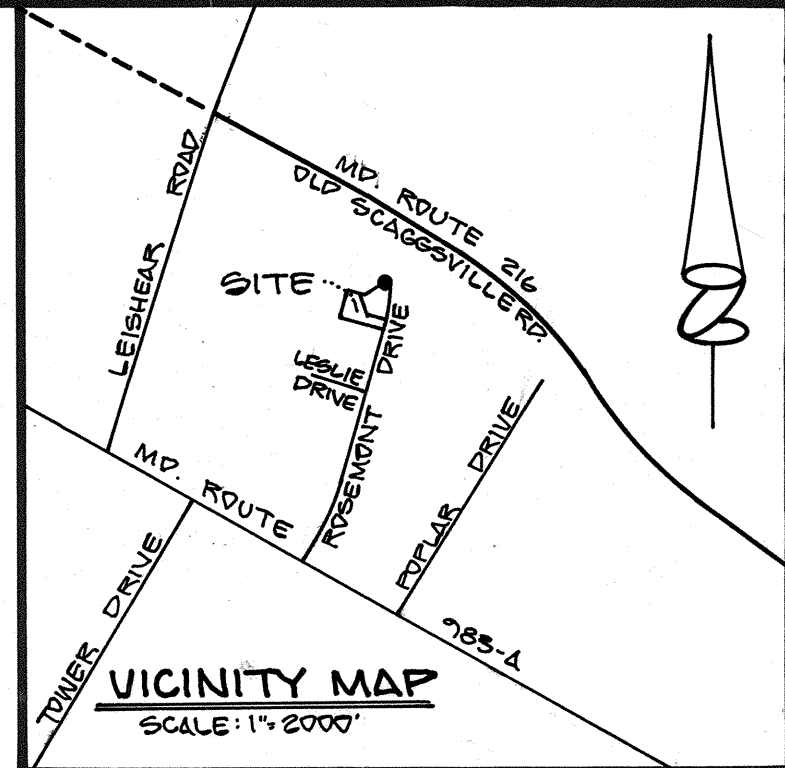
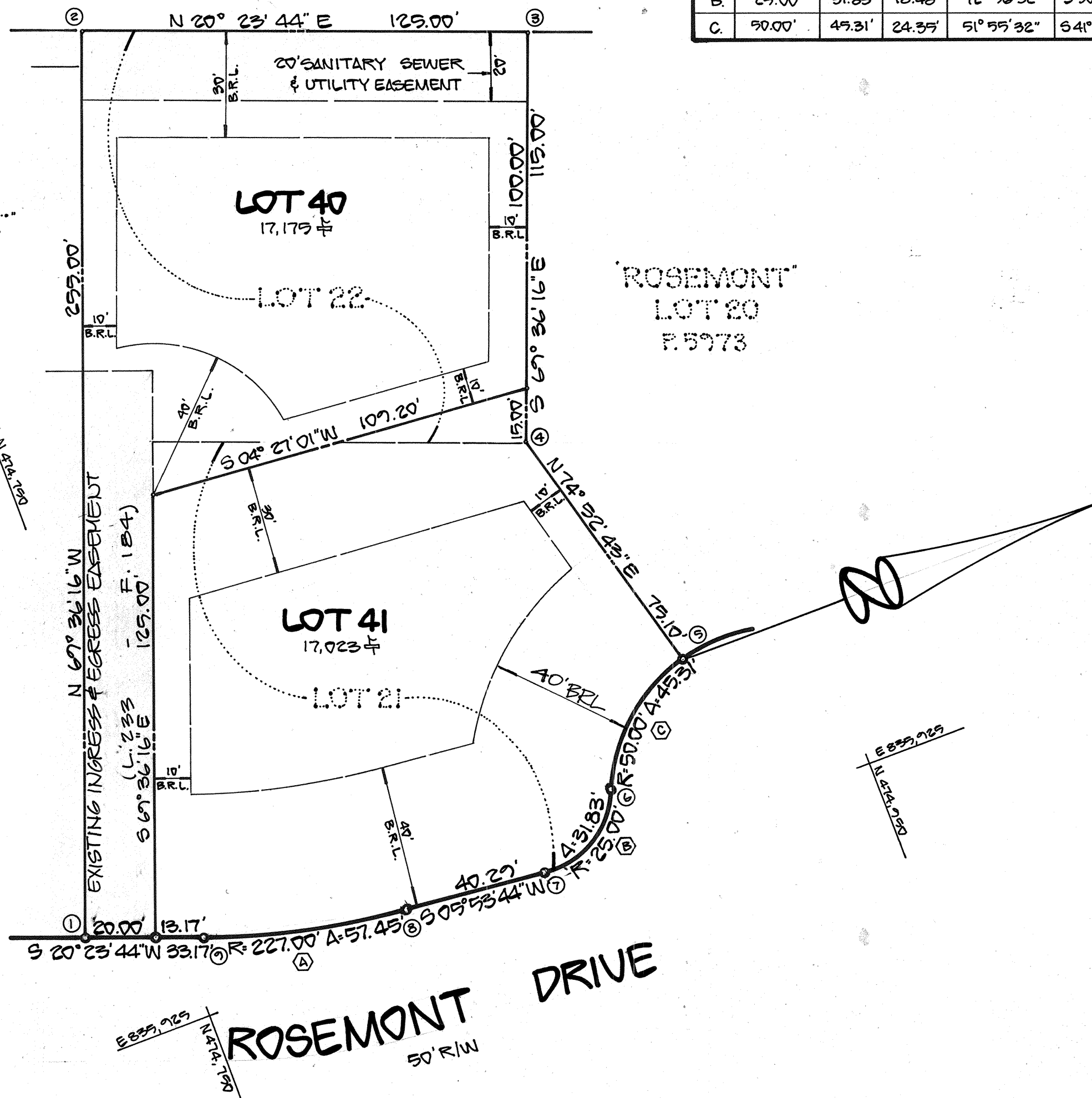
MD. & VA. MILK PROD. ASSOC. INC.
L. 302 F. 288

CURVE DATA

LET.	RADIUS	ARC.	TAN.	Δ	CHD. BRNG.	CHORD
A.	227.00'	57.45'	28.88'	14° 30' 00"	S 13° 08' 44" W	57.29'
B.	29.00'	31.83'	18.48'	72° 56' 32"	S 30° 34' 32" E	29.72'
C.	90.00'	49.31'	24.37'	51° 55' 32"	S 41° 05' 02" E	45.78'

ROSEMONT LOT 38 P. 6779

ROSEMONT LOT 20 P. 5973



GENERAL NOTES

- PROPERTY ZONED: R-20, PER 8-2-85 COMPREHENSIVE ZONING PLAN.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18-122B OF THE HOWARD COUNTY CODE. PUBLIC WATER & PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF, EFFECTIVE ON WHICH DATE A DEVELOPER AGREEMENT # WAS FILED AND ACCEPTED.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM LOT DRIVEWAY.
- EXISTING STRUCTURES ON LOTS 40 & 41.
- O.P. #2. FILE NO'S SDP 85-72
- B.R.L. = BUILDING RESTRICTION LINE.
- PLANS FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS FOR SALE.
- PROPERTY MARKERS WILL BE SET WHERE INDICATED AND SHOWN AS THUS: ○
- COORDINATES BASED ON MD. STATE PLANE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STA No 219-4001 AND STA No 219-4002
- STORM WATER MANAGEMENT PROVIDED FOR THIS SUBDIVISION UNDER PLAN No 84-124.
- O.P. #2. FILE NO'S P-84-12 & F84-124

TOTAL AREA TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED = 2
TOTAL AREA OF LOTS TO BE RECORDED = 34,198.6
TOTAL AREA OF ROADWAY TO BE DEDICATED = 9
TOTAL AREA OF THIS SUBMISSION = 34,198.6 ± 0.7851 AC

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.

LOTS 40 & 41 RESUBDIVIDED AT OWNERS REQUEST FOR DRIVEWAY APPURTENANCES.

John F. Cleary
OWNER
11/28/86
DATE

○ - DENOTES IRON BAR OR IRON PIPE TO BE SET.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MARYLAND.
Thomas J. Davis
12-11-86
HOWARD COUNTY HEALTH OFFICER'S DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING
Thomas J. Davis
12-15-86
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS, STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
John F. Cleary
12-5-86
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, JOHN F. CLEARY, JUDY A. CLEARY, ARMOND M. BUCKNER AND PATRICIA M. BUCKNER OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT 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 RIGHTS OFWAYS 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 PLAIN AND OPEN SPACE, WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEESIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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 RIGHTS OFWAYS.
WITNESSE OUR HANDS THIS 16 DAY OF APRIL 1986.
John F. Cleary *Judy A. Cleary* *Armond M. Buckner* *Patricia M. Buckner*
JOHN F. CLEARY JUDY A. CLEARY ARMOND M. BUCKNER PATRICIA M. BUCKNER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY CONSOLIDATED HOME BUILDING CORPORATION TO
(1) JOHN F. CLEARY AND JUDY A. CLEARY BY DEED DATED JANUARY 31, 1986 AND RECORDED IN LIBER 1438 AT FOLIO 739 AND
(2) ARMOND M. BUCKNER AND PATRICIA M. BUCKNER BY DEED DATED AUGUST 14, 1986 AND RECORDED IN LIBER 1518 AT FOLIO 716 BOTH RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY THE HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.
Jefferson D. Lawrence
JEFFERSON D. LAWRENCE
REG. PROF. LAND SURVEYOR #5216

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON Dec. 17, 1986 AS PLAT NUMBER 7028

LOTS 40 & 41

A RESUBDIVISION OF LOTS 21 & 22 "ROSEMONT" PLAT 57124 5713, TAX MAP 64
"ROSEMONT"
GUILFORD (6TH) ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1" = 30' APRIL, 1986

OWNER

JOHN AND JUDY CLEARY
10447 ROSEMONT DRIVE
LAUREL, MD. 20707
ARMOND AND PATRICIA BUCKNER
10493 ROSEMONT DRIVE
LAUREL, MD. 20707

DEVELOPMENT CONSULTANTS GROUP, INC.
17904 GEORGIA AVE. S-102
OLNEY, MARYLAND 20832
301-724-4970