

COORDINATES

NO.	NORTH	EAST
770	496111.23	878757.70
778	496162.60	878957.40
780	496055.79	878946.27
782	495866.53	878893.50
783	495846.40	878964.39
784	495805.12	878875.48
781	496039.52	879021.78
795	496294.75	878960.50
814	495993.79	878991.26
816	496370.91	879502.60
817	496350.99	879500.81
818	496384.13	879131.89
819	496360.03	879125.23
820	496373.63	878973.85
821	496285.76	878992.26
822	496144.78	879036.47
823	495990.00	879014.87
825	496007.82	878932.16
826	496132.56	878507.88
827	496115.70	878476.62
828	495934.07	878421.32
448	496197.42	878485.82
443	496117.01	878759.34
442	496429.73	878847.83
496	495938.17	878408.89
620	496191.68	878484.71

NOTES:

- HORIZONTAL AND VERTICAL CONTROL SHOWN HEREON IS BASED UPON HOWARD COUNTY GEODETIC CONTROL STATION NO. 2447002 AND NO. 2447006.
- SUBJECT PROPERTY ZONED R-12 PER 8-02-85 COMPREHENSIVE ZONING PLAN.
- 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 AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE FLAG OR PIPE STEM LOT DRIVE.
- PERCENTAGE OF OPEN SPACE: 28.1%
- TOTAL AREA OF COMMUNITY OPEN SPACE TO BE PROVIDED: 91,408 S.F. OR 0.210 AC., TOTAL AREA REQD. 29,543 S.F.
- WP 90-13 WAIVED SEC. 16.113, F.2 OF THE SUBDIVISION REGULATIONS REQUIRING TRUNCATION AT THE NORTHERN CORNER OF HANOVER RD. & HANOVER CROSSING WAY, AS APPROVED ON DEC. 12, 1990.

LEGEND:

- BOUNDARY LINE
- BUILDING RESTRICTION LINE
- COORDINATE POINT
- IRON PIPE SET
- CONCRETE MONUMENT SET
- MONUMENT FOUND
- N/R NON RADIAL LOT LINE
- (4) CURVE NUMBER (SEE TABLE FOR DATA)
- DRAINAGE AND UTILITY EASEMENT

8. THERE ARE NO AREAS OF STORMWATER MANAGEMENT, STEEP SLOPE OR FLOODPLAIN IN THE OPEN SPACE; AREA OF WETLANDS IN THE OPEN SPACE = ± 600. S.F.

DENSITY TABULATION CHART

GROSS AREA	5.1946 AC. ±
FLOODPLAIN, STEEP SLOPE	0.000 AC. ±
NET AREA	5.1946 AC. ±
FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	N/A
TOTAL NO. OF DWELLING UNITS PROPOSED	19

UTILITY ALLOCATION NOTE:
THIS SUBDIVISION IS SUBJECT TO SECTION 18.1228 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 8-31-92 ON WHICH DATE DEVELOPER AGREEMENT 14-1789-D WAS FILED AND ACCEPTED.

TOTAL NUMBER OF LOTS AND/OR PARCELS	17
BUILDABLE	15
OPEN SPACE	2
TOTAL AREA OF LOTS AND/OR PARCELS	4.4091 AC. ±
BUILDABLE	3.6041 AC. ±
OPEN SPACE	0.8050 AC. ±
TOTAL AREA OF ROADWAYS TO BE RECORDED	0.7295 AC. ±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.1946 AC. ±

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
J. J. Balcer 10/15/92
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED, HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
Joseph S. Smith 10/23/92
DIRECTOR DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James M. Shuman 10/13/92
DIRECTOR M.K. DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY H. SHIPLEY BEALMEAR AND FRIEDA BEALMEAR, HIS WIFE AND WILLIAM R. BEALMEAR AND DOROTHY M. BEALMEAR, HIS WIFE, TO J.N.D.C. LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP BY DEED DATED JULY 28, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1519 AT FOLIO 560 AND THAT ALL MONUMENTS ARE IN PLACE, OR WILL BE IN PLACE, PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND.

Gerardo P. de la Cruz 10/19/92
GERARDO P. DE LA CRUZ PROFESSIONAL LAND SURVEYOR NO. 20000

OWNER'S CERTIFICATE

J.N.D.C. LIMITED PARTNERSHIP BY JAMES L. NEWBURN, PRESIDENT NEWBURN DEVELOPMENT CORP., GENERAL PARTNER, OWNER OF PROPERTY "HANOVER CROSSING", SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. 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 EASEMENTS 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; 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 25 DAY OF JULY, 1988
J.N.D.C. LIMITED PARTNERSHIP
BY NEWBURN DEVELOPMENT CORPORATION, GENERAL PARTNER
BY: *James L. Newburn*
JAMES L. NEWBURN, PRESIDENT
ATTEST: *Joyce H. Ramelmeier*
JOYCE H. RAMELMEIER, VICE PRESIDENT

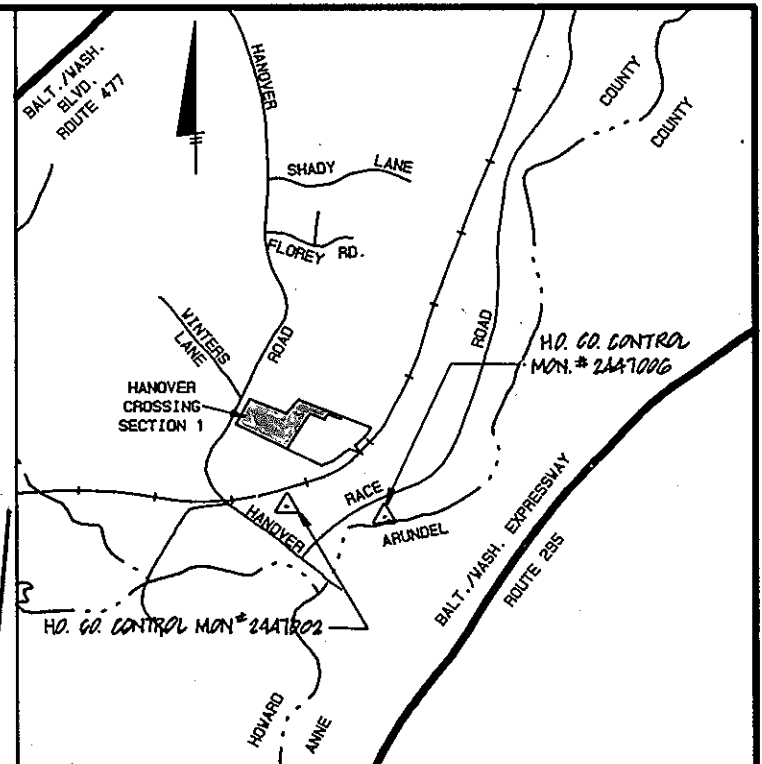
RECORDED AS PLAT 10558 ON 10/21/92 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

HANOVER CROSSING
SECTION ONE
LOTS 1 THRU LOTS 17

SHEET 1 OF 1
TAX MAP NO. 38 PARCEL NO. 266
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' NOVEMBER 21, 1988
DEPT. OF PLANNING & ZONING, P08-42, S08-04, WP-90-23.

ENGINEERING CONSULTANTS & ASSOCIATES

6400 BALTIMORE NATIONAL PIKE
SUITE 170-A-121
BALTIMORE, MARYLAND 21228



VICINITY MAP SCALE: 1"=2000

OWNER:
J.N.D.C. LTD. PARTNERSHIP
5570 STERRETT PL., SUITE 201
COLUMBIA, MD 21044

OPEN SPACE TABULATION

LOT SIZE	NO. OF LOTS	TOTAL AREA	REQ. SPACE	OPEN SPACE
8400-9599	7	61,838	30%	18,551
9600-10799	3	29,661	20%	5,932
10,800-11999	2	23,019	10%	2,302
12000-LARG.	3	43,962	6%	2,758

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CH. BEARING
1	575.00'	2°23'01"	23.92'	11.96'	23.92'	N80°51'47"W
2	575.00'	8°26'17"	84.68'	42.42'	84.61'	N77°50'09"W
3	525.00'	8°26'17"	77.32'	38.73'	77.25'	N77°50'09"W

MINIMUM LOT SIZE TABLE

LOT NO.	GROSS AREA	PIPE STEAM AREA	STEEP SLOPE AREA	FLOOD PLAIN AREA	NET AREA
1	10331*	N/A	N/A	N/A	10331
2	8712*	N/A	N/A	N/A	8712
3	16399*	2640*			13759
4	14889*	2640*			12249
5	8712*	N/A			8712
6	8712*	N/A			8712
7	8712*	N/A			8712
8	8712*	N/A			8712
9	14874*	2640*			12034
10	9706*	N/A			9706
11	9459*	N/A			9459
12	8819*	N/A			8819
13	11274*	2657*			8617
14	11745*	2683*			9062
15	9624*	N/A			9624
16	29787*	N/A	N/A	N/A	29787
17	(1621 S.F.)	N/A	N/A	N/A	1621