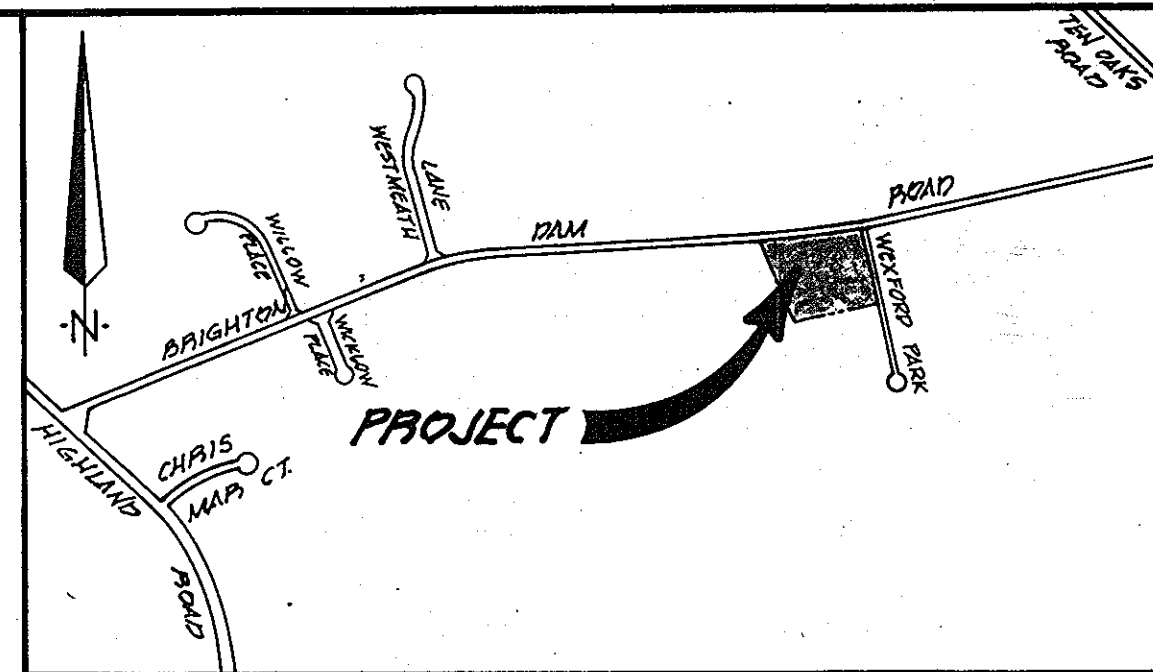
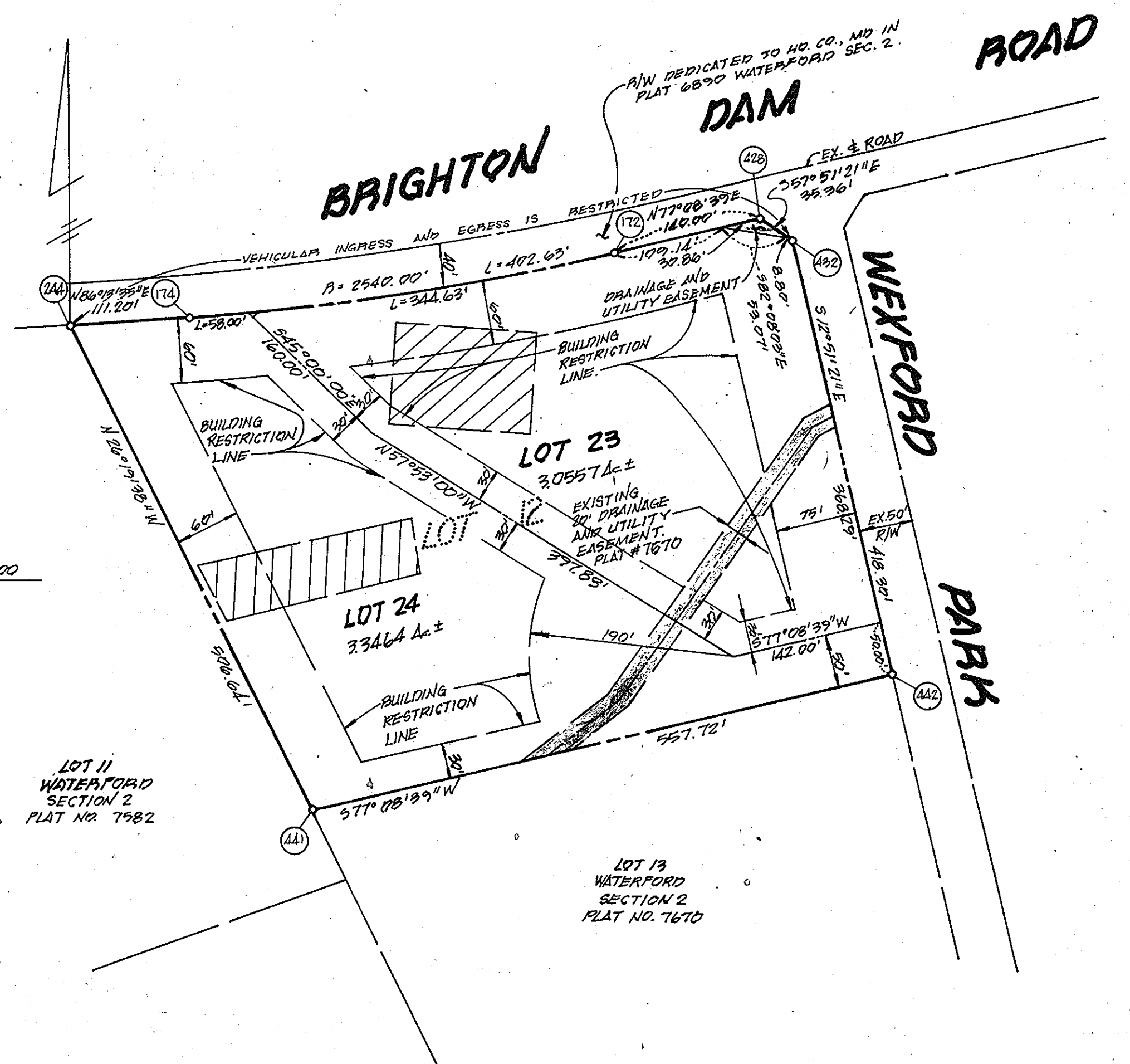


COORDINATE TABLE		
NO.	NORTH	EAST
172	498810.74	810391.87
174	498752.57	809993.89
244	498745.25	809882.94
428	498841.69	810528.36
432	498823.07	810550.30
441	498291.17	810107.63
442	478415.26	810651.37

CURVE DATA					
NO.	RADIUS	LENGTH	TAN	Δ	CHD. BRG. & DIST.
174-172	2540.00'	402.63'	201.74'	09°04'56"	N81°41'07"E, 402.71'



VICINITY MAP
SCALE: 1" = 1200'



GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWER DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- 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.
- SUBJECT PROPERTY ZONED "R" PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- THE COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED BY HOWARD COUNTY TRAVERSE STATION AS FOLLOWS:
2535008 N 498728.763
E 808128.664
2535002 N 498149.280
E 806734.529
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE THE EXISTING LOT 12 INTO TWO (2) NEW LOTS.

FLAG-PIPESTEM LOT TABULATION			
LOT NO.	TOTAL LOT AREA, Ac ±	PIPESTEM AREA, Ac ±	RESULTING MIN. LOT AREA, Ac ±
24	3.3464	0.1630	3.1834

AREA TABULATION
TOTAL NUMBER OF LOTS TO BE RECORDED: 2
TOTAL AREA OF LOTS: 6.4021 Ac ±
TOTAL AREA OF ROAD DEDICATION: NONE
TOTAL AREA OF FLOODPLAIN: NONE
TOTAL AREA OF SUBDIVISION: 6.4021 Ac ±

OWNER AND DEVELOPER

THE BRIGHTON GROUP
SUITE 304, 5570 STEARRETT PLACE
COLUMBIA, MARYLAND 21044

FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERS AND LAND SURVEYORS
8388 COURT AVENUE
ELLCOTT CITY, MARYLAND 21043
TELE. (301) 461-2066

RECORDED PLAT 8373
ON 1-24-89 AMONG THE LAND RECORDS
HOWARD COUNTY, MD

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
[Signature] 11-14-88
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
[Signature] 1.18.89
DIRECTOR DATE LKS

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
[Signature] 1/2/89
DIRECTOR DATE

OWNER'S CERTIFICATE
WE, THE BRIGHTON GROUP, 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
WITNESS OUR HANDS THIS 25 DAY OF August, 1988.
[Signature] LOWRIE SARGENT, GENERAL PARTNER
[Signature] Aldo M. Vitucci, WITNESS

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 TO THE BRIGHTON GROUP, AS MARYLAND GENERAL PARTNERSHIP, BY DEED DATED DECEMBER 10, 1986 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 1593 AT FOLIO 663, 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, AS AMENDED.
[Signature] 10/2/88
DATE
CHARLES J. GARDNER, REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 10763 REGISTERED
S. #10692

WATERFORD
SECTION 2 LOTS 23 & 24
A RESUBDIVISION OF LOT 12
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 34 PARCEL 261
SCALE: 1" = 100' JULY 14, 1988
SHEET 1 OF 1
5-87-89 P-87-25 F-87-199