

COORDINATES		
PT	NORTH	EAST
8	480158.055	850677.649
19	480018.790	850732.272
20	480091.542	850931.129
21	480202.569	850886.200
22	480039.129	850123.311
23	480114.881	850922.168

WETLANDS DATA			
FROM	TO	BEARING	DISTANCE
44	38	S 74° 43' 12" W	15.52'
38	39	S 49° 44' 59" W	28.95'
39	40	S 67° 19' 50" W	13.35'
40	41	N 67° 53' 45" W	15.49'
41	45	N 23° 22' 28" W	8.64'
45	44	N 78° 04' 44" E	60.64'

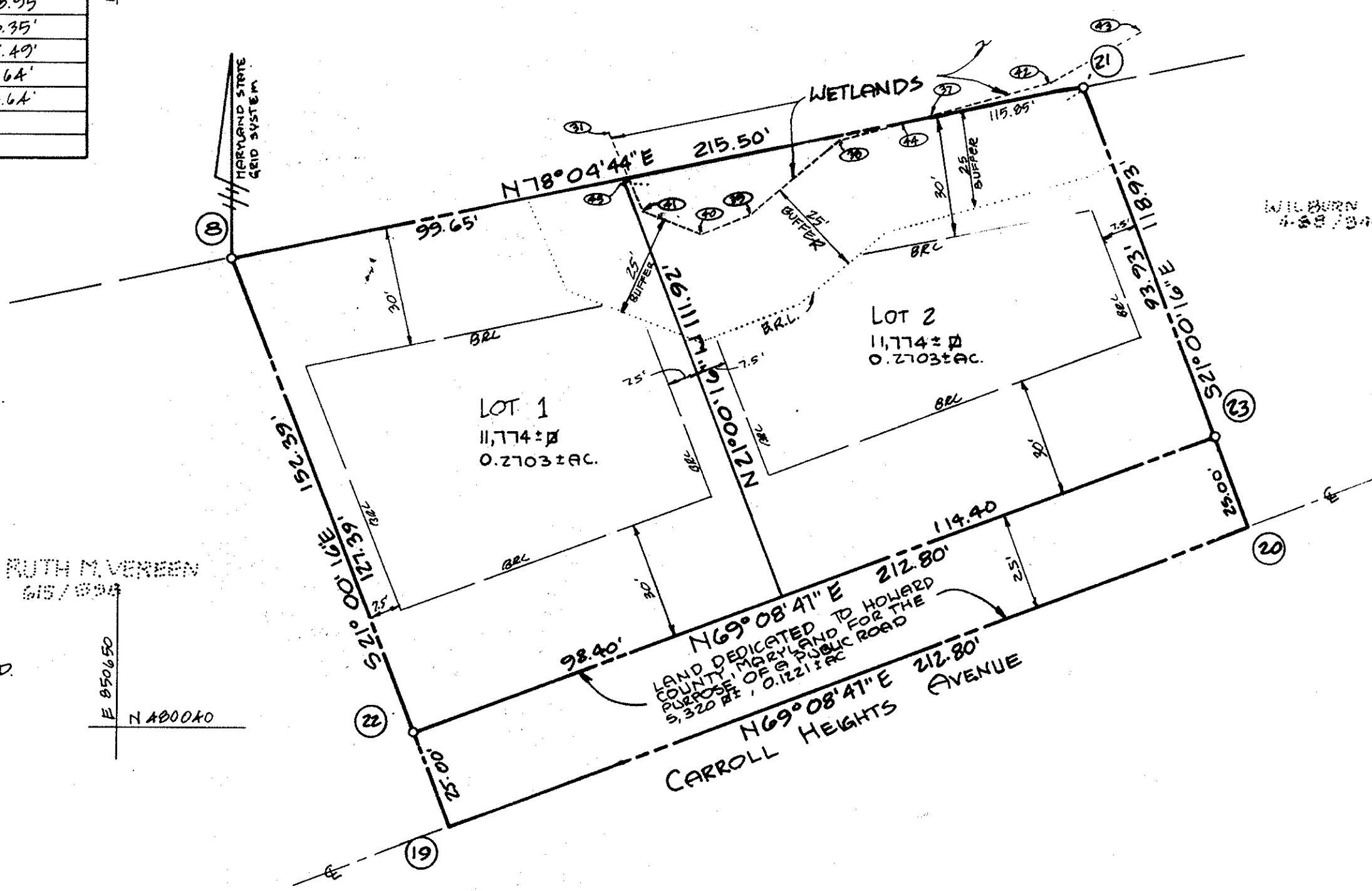
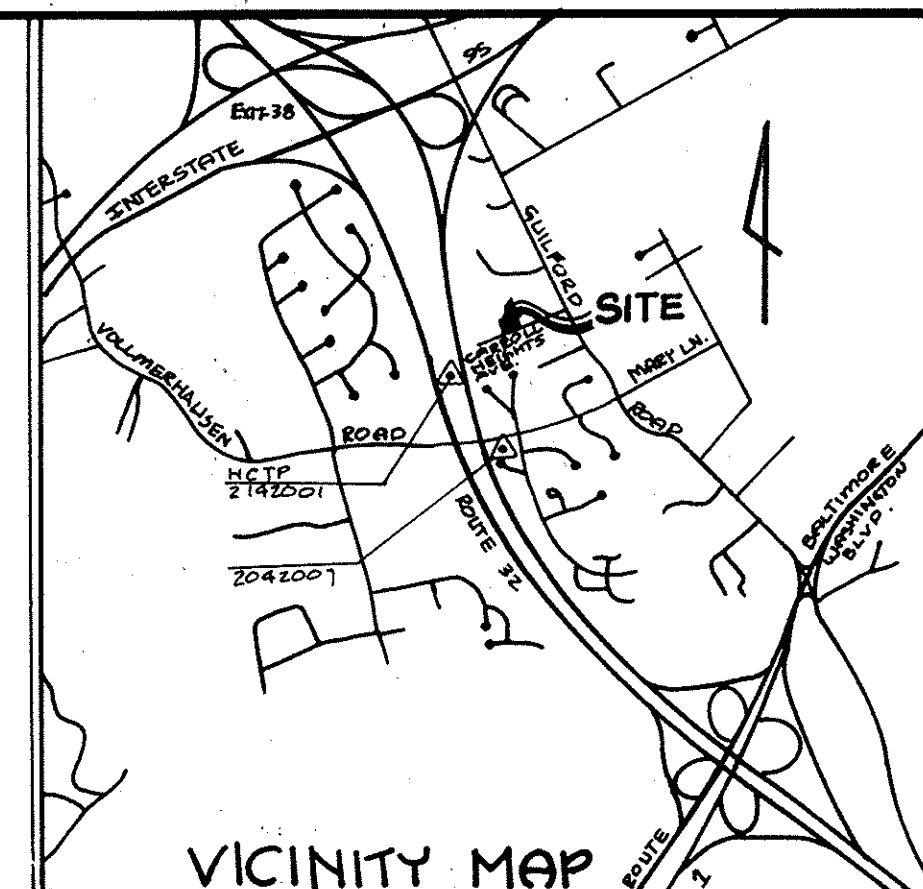
WETLANDS COORDINATES		
PT NO.	NORTH	EAST
31	480190.649	850771.085
37	480174.890	850850.128
38	480188.946	850828.372
39	480170.241	850806.278
40	480165.097	850793.959
41	480170.924	850779.612
42	480203.862	850880.440
43	480217.133	850902.578
44	480193.035	850843.337
45	480178.857	850776.183

**NOTES (CONT.)**

11. THE WETLANDS BUFFER INDICATED ON THIS PLAT DOES NOT EFFECT THE INITIAL CONSTRUCTION OF A RESIDENTIAL UNIT ON ANY LOT. IT DOES PROHIBIT SUBSEQUENT CLEARING, GRADING OR CONSTRUCTION IN THE BUFFER AREA. MAINTENANCE OF RESIDENCES, LANDSCAPING AND UTILITIES IS PERMITTED.

RUTH M. VAUGHAN  
615 / 894  
E 850650  
N 480040

NORTH ARDENBOROUGH  
SUBDIVISION  
PLAT 8842



WILLIAM B. MOORE  
4-23-1989

**NOTES**

- MARYLAND STATE GRID SYSTEM COORDINATE VALUES BASED ON HOWARD COUNTY TRAVERSE POINTS PT # 2142001 AND # 2042007.
- SUBJECT PROPERTY ZONED R-12 AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
- "BRL" DESIGNATES "BUILDING RESTRICTION LINE"
- o DESIGNATES IRON PIPE OR IRON BAR.
- THERE IS AN EXISTING DWELLING AND AN EXISTING GARAGE ON LOT 2. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- PLANS FOR PUBLIC WATER AND PUBLIC SEWER SYSTEM HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS FOR SALE.

Theodore Vaughan  
OWNER  
5/26/89  
DATE

**TABULATION OF FINAL PLAT**

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED:	2	
TOTAL AREA OF LOTS AND/OR PARCELS:	23,548.00 ± sq	0.5404 ± AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPES:	5,320.00 ± sq	0.1221 ± AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	28,868.00 ± sq	0.6627 ± AC.

LOT AREA TABULATION					
LOT NO.	TOTAL LOT AREA	AREA OF SLOPE 2-25%	AREA OF WETLANDS	AREA OF ROAD DEDICATION TO SATISFY MINIMUM LOT SIZE REQUIREMENT	RESULTING LOT AREA (SEE NOTE #8)
1	11,774 sq	0	0 sq	+232 sq	12,006 sq
2	11,774 sq	0	-585 sq	+811 sq	12,000 sq

N479950  
E850950

- NO GRADING OR REMOVAL OF VEGETATIVE COVER IS PERMITTED WITHIN AREAS DESIGNATED "WETLANDS" OR "25' BUFFER".
- MINIMUM LOT SIZE REQUIREMENT OF 12,000 SQUARE FEET AS DESCRIBED IN SECTION 101.E.1. OF THE HOWARD COUNTY ZONING REGULATIONS HAS BEEN MET FOR LOT 1 AND FOR LOT 2 BY COUNTING 232 sq OF LAND FOR LOT 1 AND 802 sq OF LAND FOR LOT 2 AS "LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD" TO SATISFY THE MINIMUM LOT SIZE REQUIREMENT IN ACCORDANCE WITH SECTION 16.113.C.5 OF THE HOWARD COUNTY SUBDIVISION & LAND DEVELOPMENT REGULATIONS.
- IF GRADING OF THE SUBJECT LOT EQUAL TO OR EXCEEDS 5,000 SQUARE FEET THEN STORMWATER MANAGEMENT WILL BE REQUIRED BEFORE A GRADING PERMIT CAN BE ISSUED.
- ARE THERE ANY STREAMS ON THIS PROPERTY?  
NO  
RECORDED PLAT # 8842  
IN 9-15-89 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD!  
PLAT # 8842

APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWER FOR HOWARD COUNTY  
John J. ... 8-9-89  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
[Signature] 7.5.89  
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY DEPT OF PUBLIC WORKS  
James W. ... 8/3/89  
DIRECTOR DATE

**OWNER'S CERTIFICATE**  
I, THEODORE VAUGHAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY L. VAUGHAN, OWNER 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 RIGHTS TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, A OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROAD 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 STREET 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, MD. 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, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SEPTIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED WITNESS OUR HAND, THIS DAY OF 1989.  
Theodore Vaughan 5/26/89  
THEODORE VAUGHAN, PERSONAL REPRESENTATIVE DATE

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE PROPERTY WHICH BY WILL DATED FEBRUARY 11, 1987 AND RECORDED AMONG THE WILL RECORDS OF HOWARD COUNTY, MARYLAND IN ESTATE NO. 15-7074-403 WAS CONVEYED BY MARY L. VAUGHAN UNTO THEODORE VAUGHAN, PERSONAL REPRESENTATIVE OF THE ESTATE OF MARY L. VAUGHAN. PRIOR TO THE ACCEPTANCE OF THE STREET AND SUBDIVISION BY HOWARD COUNTY AS SHOWN IN CONFORMANCE WITH ANNOTATED CODE OF MARYLAND PROFESSIONAL LAND SURVEYOR  
Scott Shanaberger 5/24/89  
SCOTT SHANABERGER PROFESSIONAL LAND SURVEYOR #10845 DATE

SHANABERGER & LANE  
8726 TOWN & COUNTRY BLVD.  
SUITE 1061 107  
ELLCOTT CITY MD. 21043  
(301) 461-9563  
**FINAL PLAT VAUGHAN SUBDIVISION LOTS 1 + 2**  
6<sup>TH</sup> ELECTION DISTRICT  
HOWARD COUNTY, MD.  
TAX MAP 42 PARCEL 52  
ZONING - R-12  
SCALE: 1"=30'  
DATE:  
SHEET 1 OF 1