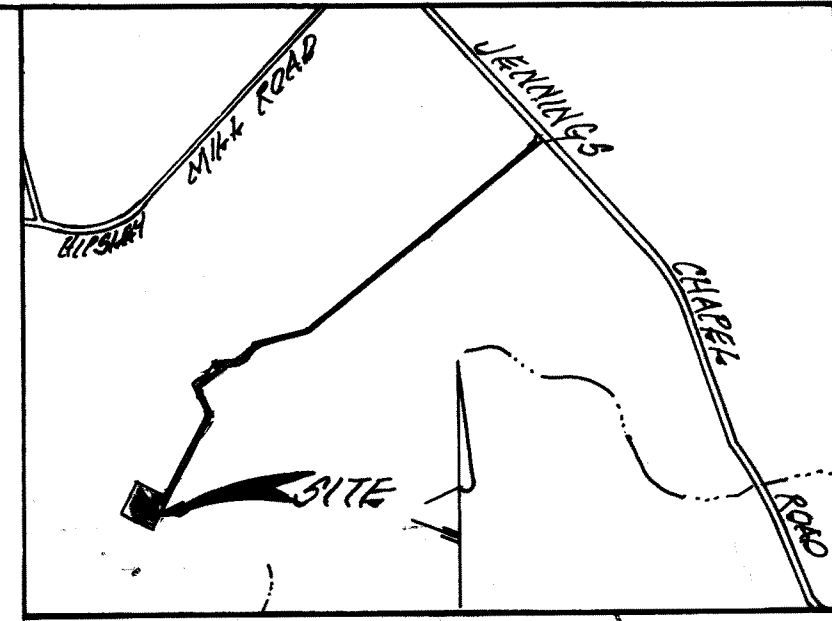
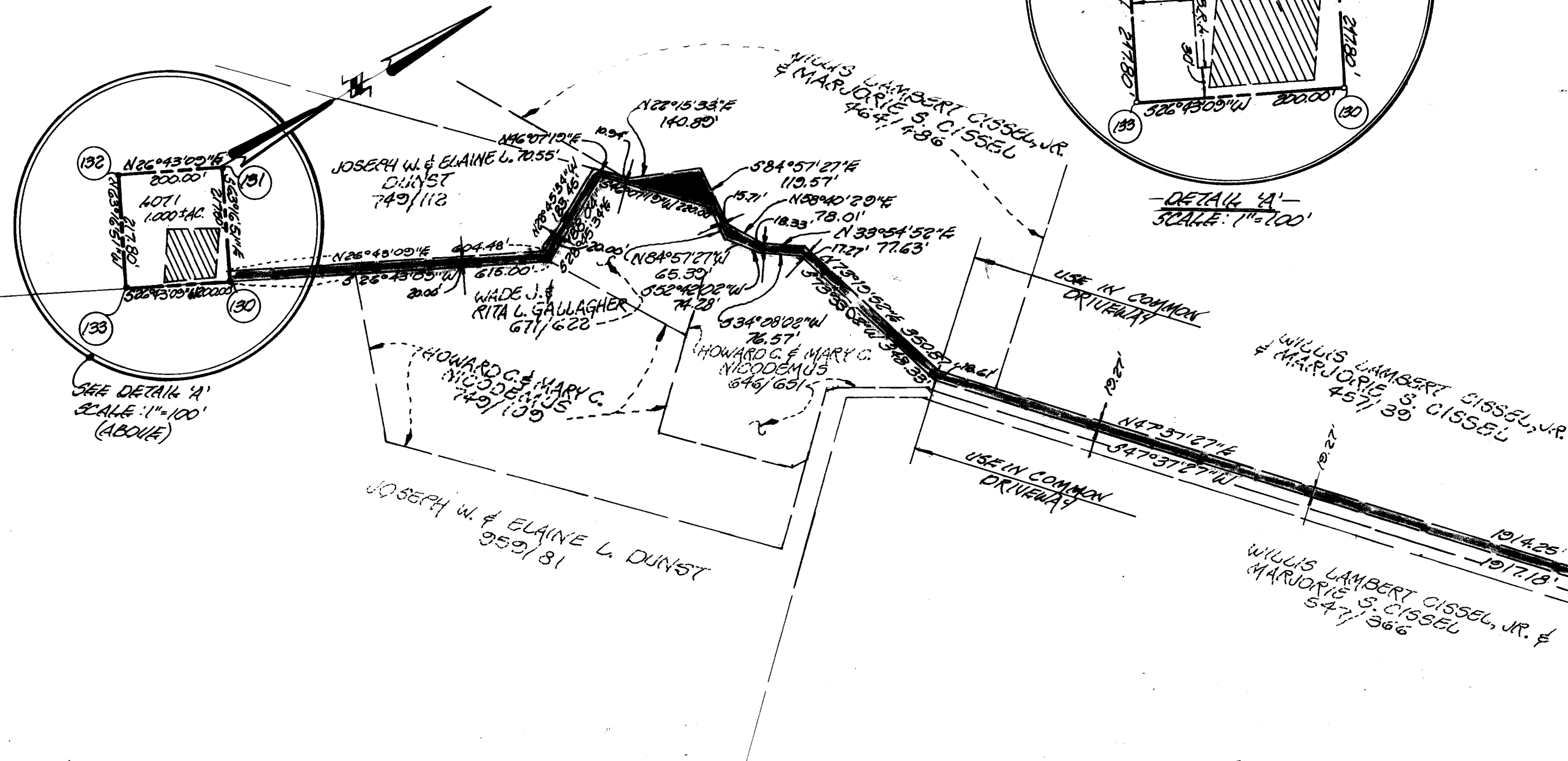
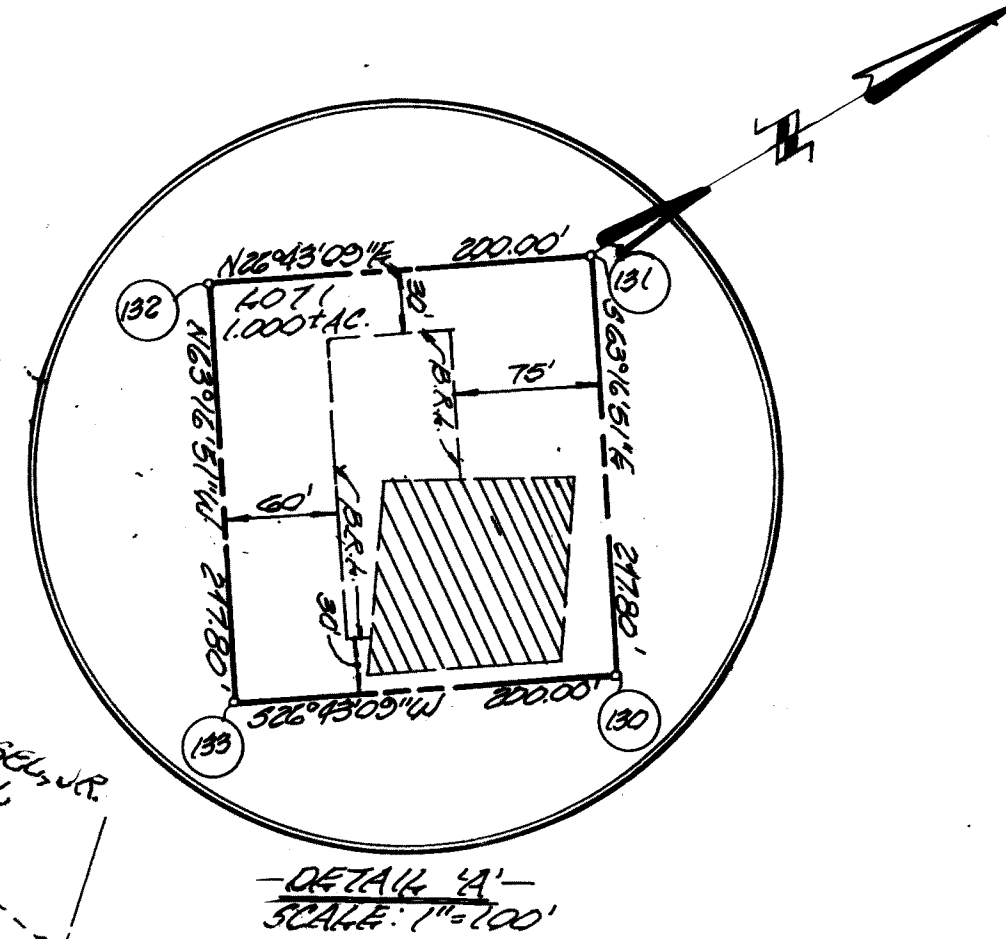


COORDINATE TABLE		
POINT	NORTH	EAST
130	524940.493	773111.140
131	525038.420	772916.597
132	524859.776	772826.673
133	524761.849	773021.216



- GENERAL NOTES:**
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE 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 THE ENVIRONMENT.
 - THE SUBJECT PROPERTY IS ZONED "R" AS PER 8/2/85 COMPREHENSIVE ZONING PLAN.
 - THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL STATIONS:
 STA. 3230001 N 524392.906 E 776989.847
 STA. 3230002 N 527597.775 E 775086.656
 - THIS PLAN IS SUBJECT TO WP 89-149 TO ALLOW: (1) THE CREATION OF A ONE-ACRE LOT IN THE AGRICULTURAL PRESERVATION DISTRICT WITHOUT THE REQUIRED 50 FOOT MINIMUM ROAD FRONTAGE (2) THE DRIVEWAY TO EXCEED 300 FEET IN LENGTH (3) THE FINAL PLAT TO BE RECORDED AT 1"=200' INSTEAD OF THE REQUIRED 1"=100', 1"=50' OR 1"=30'. (4) WAIVER OF RESIDUE PARCEL.
 - 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 PROPOSED LOTS SHALL BE USED IN ACCORDANCE WITH SECTION 104.D.3 OF THE HOWARD COUNTY ZONING REGULATIONS, SPECIFICALLY THAT THE LOTS ARE TO BE USED ONLY FOR THE PURPOSE OF THE CONSTRUCTION OF ONE DWELLING FOR THE OWNER WHO ORIGINALLY ESTABLISHED THE AGRICULTURAL PRESERVATION DISTRICT OR FOR ONE OF HIS/HER CHILDREN.



TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED...	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED...	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	1.000 AC.+
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.000 AC.+
TOTAL AREA OF LOTS TO BE RECORDED.....	1.000 AC.+
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.000 AC.+
TOTAL AREA TO BE RECORDED.....	1.000 AC.+

OWNER AND DEVELOPER
 JOSEPH W. & ELAINE L. DUNST
 3390 JENNINGS CHAPEL ROAD
 WOODBINE, MARYLAND 21797

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS &
 LAND SURVEYORS
 SUITE 100, 9171 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21043
 (301) 461-2855

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY DEPARTMENT OF THE ENVIRONMENT.
John Boyden 6/15/90
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
James R. Smith 7/16/90
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James R. Smith 7/16/90
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, JOSEPH W. DUNST AND ELAINE LOUISE DUNST, 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 DEPARTMENT 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 EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS 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 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-OF-WAY. WITNESS OUR HANDS THIS 4TH DAY OF DECEMBER, 1989.

Joseph W. Dunst
 JOSEPH W. DUNST

Elaine Louise Dunst
 ELAINE LOUISE DUNST

Earl C. Cole
 WITNESS

Earl C. Cole
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THAT LAND WHICH BY DEED DATED DECEMBER 19, 1975 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 749, FOLIO 112, WHICH WAS GRANTED AND CONVEYED BY HOWARD C. NICODEMUS AND MARY C. NICODEMUS, HIS WIFE, TO JOSEPH W. DUNST AND ELAINE LOUISE DUNST, HIS WIFE, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Terrell A. Fisher
 TERRELL A. FISHER, L.S. #10692

May 16, 1990
 DATE

RECORDED AS PLAT NO. 94-46 ON 7-18-90 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

DUNST PROPERTY
 LOT 1
 ZONING R
 TAX MAP 20 PART OF PARCEL 107
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: 1"=200' DATE: MAY 1, 1990
 SHEET 1 OF 1
 F-90-119

