

COORDINATES

N.O.	NORTHING	EASTING
12.	542,348.20	782,404.37
5.	542,254.10	783,400.23
21.	541,823.00	783,432.30
22.	541,871.95	782,788.14
17.	541,459.24	782,714.21
23.	541,898.90	782,429.10
24.	541,875.70	782,730.29

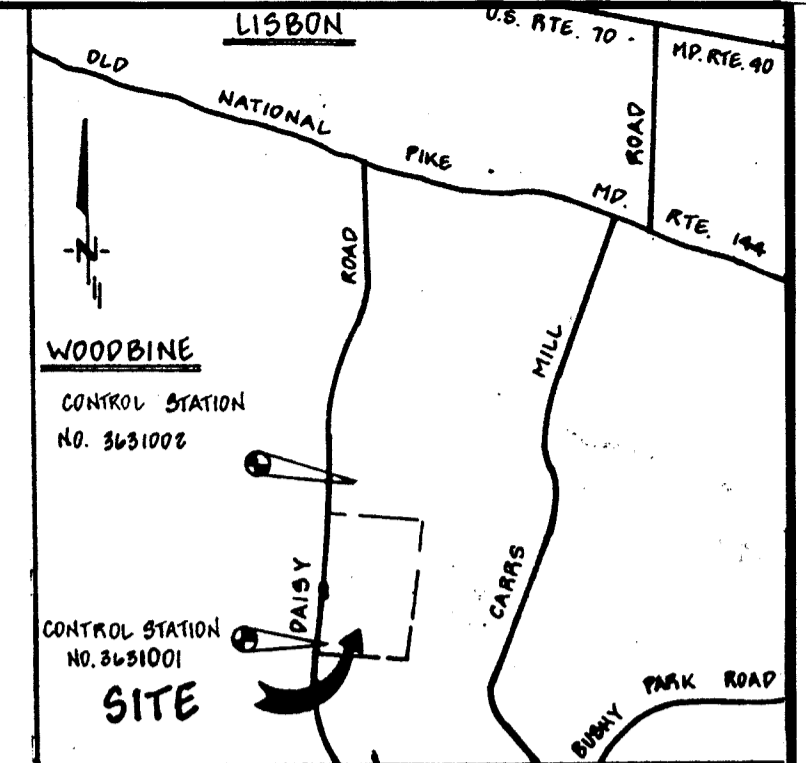
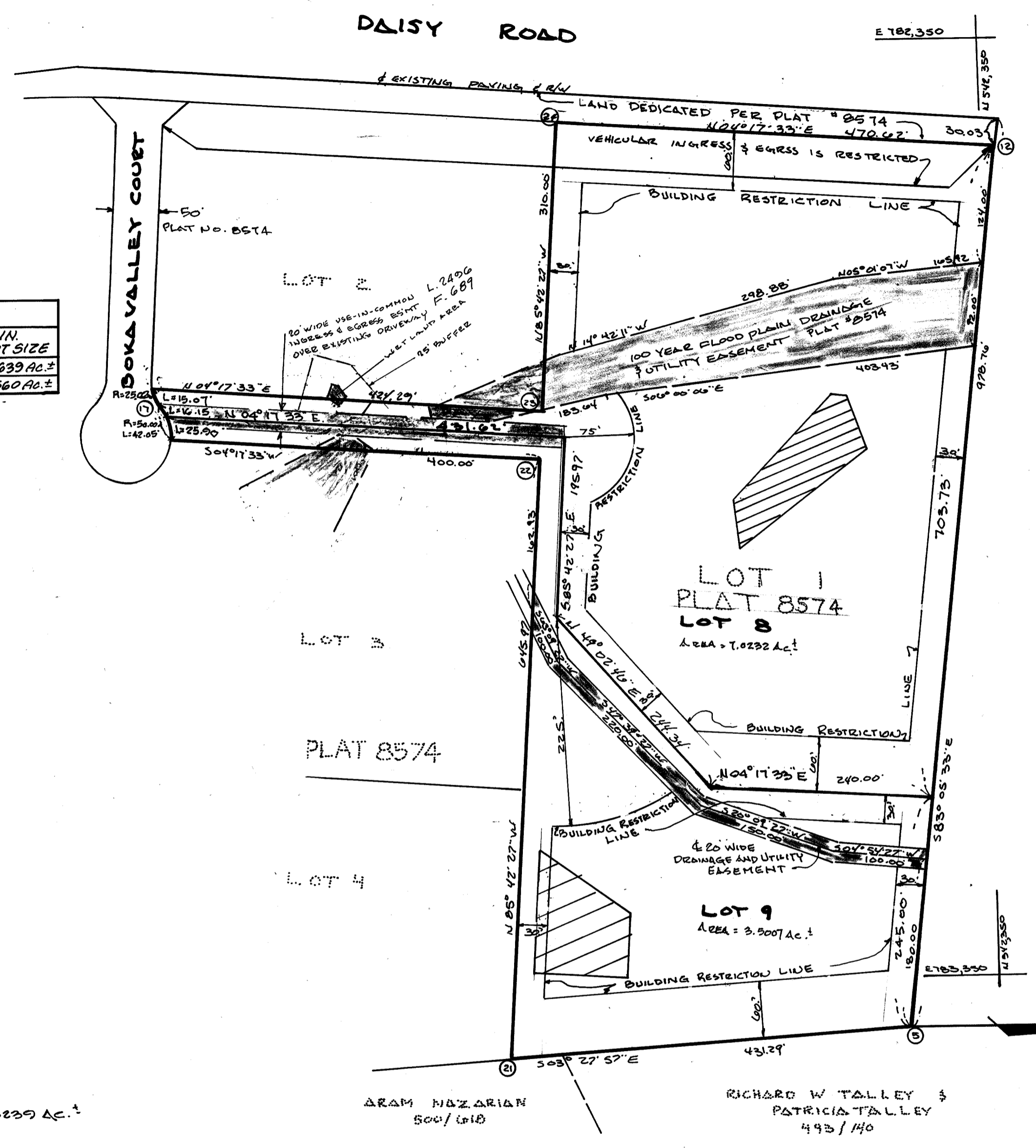
COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATES GRID SYSTEM AS PROJECTED BY HOWARD COUNTY CONTROL STATION NO. 33631001 AND 3631002

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. F.P.	25% OR > S.S.	MIN. LOT SIZE
8	7.0232 AC.±	0.2383 AC.±	6.7849 AC.±	0.9210 AC.±	0.000 AC.±	5.8639 AC.±
9	3.5007 AC.±	0.3437 AC.±	3.1570 AC.±	0.0010 AC.±	0.000 AC.±	3.1560 AC.±

NOTES (CON'T)

6. COVENANTS GOVERNING THE USE-IN-COMMON DRIVEWAY AS RECORDED IN THE HOWARD COUNTY LAND RECORDS IN LIBER 2496 FOLIO 689. THE DRIVEWAY WILL BE PRIVATELY MAINTAINED FOR LOTS 8 & 9.
7. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH: 12 FT. (10 FT. SERVING MORE THAN ONE RESIDENCE)
 - B. SURFACE: 6 INCHES OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - C. GEOMETRY: MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FT. TURNING RADIUS.
 - D. STRUCTURES: CULVERT/BRIDGES CAPABLE OF SUPPORTING 25 GROSS TONS - H25 LOADING.
 - E. DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE FT. DEPTH OVER DRIVEWAY SURFACE.
 - F. STRUCTURE CLEARANCES: MINIMUM 12 FT.
 - G. MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE



VICINITY MAP
SCALE: 1" = 2000'

NOTES

- 1) SUBJECT PROPERTY ZONED 'R' PER 8-2-1985 COMPREHENSIVE ZONING PLAN
- 2) THIS AREA DESIGNATES SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT 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.
- 3) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF Health Regulations.
- 4) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND BOLD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
5. A. PLAT 8574 - F. 89-97
5. O.P.T. FILE NOS. S-88-111, P-89-03, WP 88-141 SHOWING RESIDUE OF TALLEY PROPERTY.

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1 INTO LOTS 8 AND 9.

OWNER
H.T. BROWN
201 WASHINGTON BLVD
LAUREL, MD 20707

TABULATION OF FINAL PLAT

- 1) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 2
- 2) TOTAL AREA OF LOTS AND/OR PARCELS 10.5239 AC.±
- 3) TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0
- 4) TOTAL AREA OF SUBDIVISION TO BE RECORDED 10.5239 AC.±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
[Signature]
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
[Signature]
DIRECTOR 6/13/92 DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPT. OF PUBLIC WORKS.
[Signature]
DIRECTOR 6/13/92 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 VISION BUILDERS, INC. TO HOLLIS T. BROWN AND SUSAN F. BROWN HIS WIFE BY DEED DATED NOV. 22, 1989, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN L-2090 F-0027, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
[Signature]
WALTER PARK
REGISTERED LAND SURVEYOR
1/7/1990 DATE
WATER PARK REG. L.S. #5539

OWNER'S CERTIFICATE
WE, HOLLIS T. BROWN AND SUSAN F. BROWN OWNERS OF PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPT. OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, ALL EASEMENTS OF RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION. WITNESS OUR HANDS THIS 22ND DAY OF JAN. 1990
[Signature]
PRESIDENT
[Signature]
WITNESS

RECORDED AS PLAT NO. 10365 ON 6/29/92 IN AND AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

BOKA VALLEY
LOTS 8 AND 9
A RESUBDIVISION OF LOT 1
TAX MAP B, PART OF PARCEL 43
4TH ELECTION DISTRICT,
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE 12/24/1989
LAND DESIGN ENGINEERING, INC.
10020 GUILFORD ROAD, SUITE 210
JESSUP, MARYLAND 20794
(WASH.) 301-664-6267 (BALTO.) 800-0034