

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	575.00'	23.93'	11.96'	23.92'	N 80°51'47"W	02°23'01"
2	575.00'	31.44'	15.76'	31.50'	N 83°37'29"W	03°08'23"
3	475.00'	90.96'	45.62'	90.82'	N 71°51'11"W	37°19'19"
4	525.00'	100.54'	50.42'	100.38'	N 10°17'30"E	10°58'19"
5	25.00'	31.13'	17.94'	29.16'	N 40°28'28"E	71°20'17"
6	50.00'	209.31'	86.86'	86.87'	N 43°46'59"W	239°51'11"
7	100.00'	20.04'	10.06'	20.01'	S 10°32'53"W	11°29'05"
8	525.00'	28.71'	14.39'	28.76'	N 83°37'29"W	03°08'23"

AA	S 67°38'57"W 33.27'
BB	N 71°51'11"W 37.19'
CC	S 60°04'00"W 71.60'
DD	S 27°07'01"E 2.00'
EE	N 62°52'54"E 75.30'
FF	S 71°51'11"E 37.04'
GG	N 67°38'57"E 36.53'

LOT No.	GROSS AREA	PIPESTEM	>25% SLOPES	NET AREA	% O.S. REQ'D	O. S. AREA
18	10,297.83	0	0	10,297.83	20%	2,059.57
19	10,896.64	0	0	10,896.64	10%	1,089.66
20	11,701.76	0	0	11,701.76	10%	1,170.18
21	13,896.41	1,551.63	0	12,344.78	8%	987.58
22	12,467.63	0	0	12,467.63	8%	997.41
23	12,094.67	1,357.51	0	10,737.16	20%	2,147.43
24	8,568.46	0	0	8,568.46	30%	2,570.54
25	8,861.92	0	0	8,861.92	30%	2,658.58
26	8,536.99	0	0	8,536.99	30%	2,561.10
27	8,470.00	0	0	8,470.00	30%	2,541.00
28	8,470.00	0	0	8,470.00	30%	2,541.00
29	12,007.66	2,200.00	0	9,807.66	20%	1,961.53
30	8,400.00	0	0	8,400.00	30%	2,520.00
31	11,084.98	2,400.00	0	8,684.98	30%	2,605.49
32	10,500.00	2,100.00	0	8,400.00	30%	2,520.00
33	8,400.00	0	0	8,400.00	30%	2,520.00
34	8,565.86	0	0	8,565.86	30%	2,569.76
35	8,642.38	0	0	8,642.38	30%	2,592.71
36	8,450.74	0	0	8,450.74	30%	2,535.22
37	15,058.93	0	0	15,058.93	8%	1,204.71
38	9,197.55	0	0	9,197.55	30%	2,759.27
39	11,302.15	0	0	11,302.15	10%	1,130.22
TOT.	225,872.57	9,609.14	0	216,263.43		46,242.96

LOT No.	GROSS OPEN SPACE	WETLANDS	NET OPEN SPACE
41	3,189.39 sq. ft.	0	3,189.39 sq. ft.
40	43,701.60 sq. ft.	22,654.27 sq. ft.	21,047.33 sq. ft.
TOTAL	46,890.99 sq. ft.	22,654.27 sq. ft.	24,236.72 sq. ft.

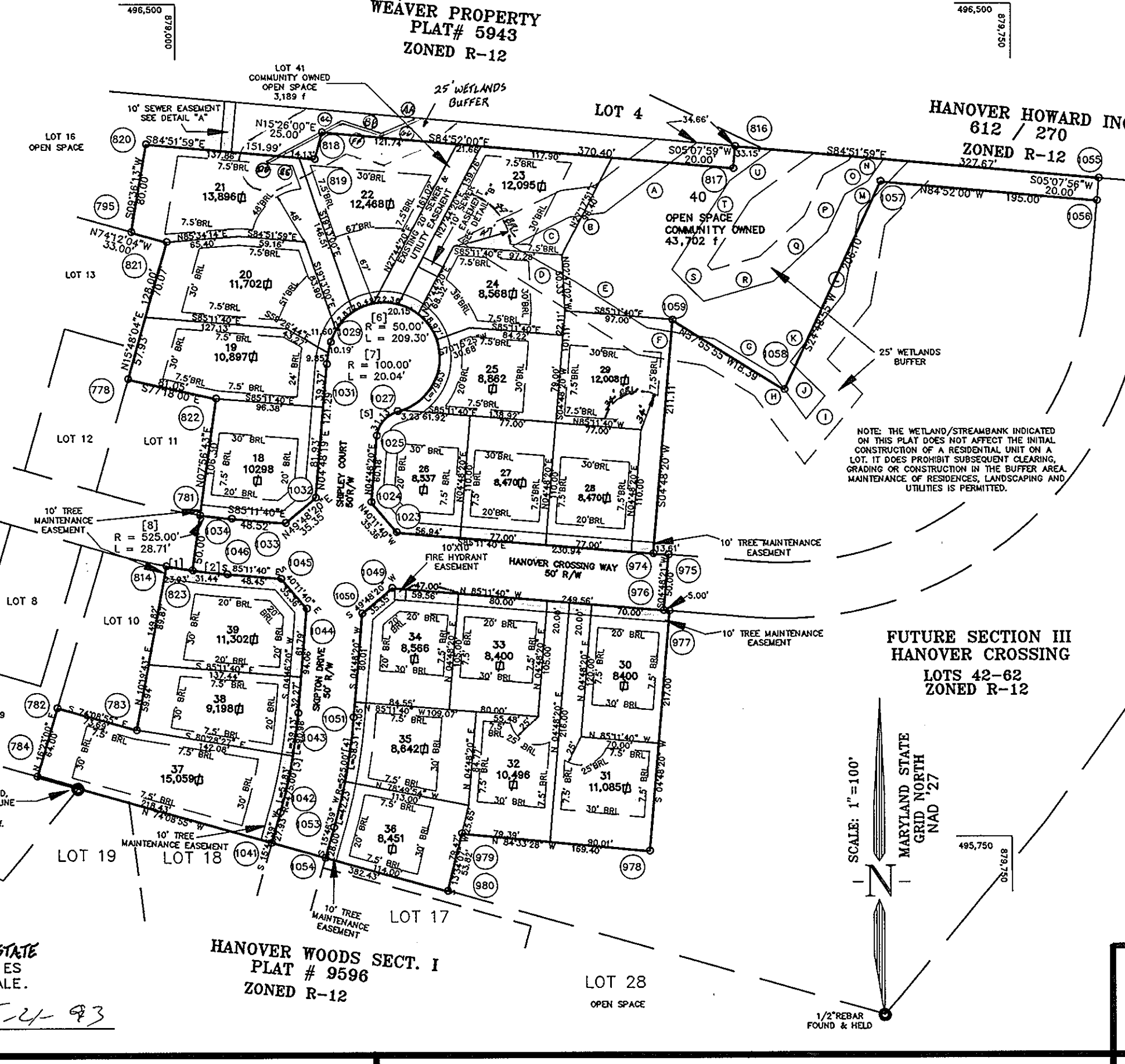
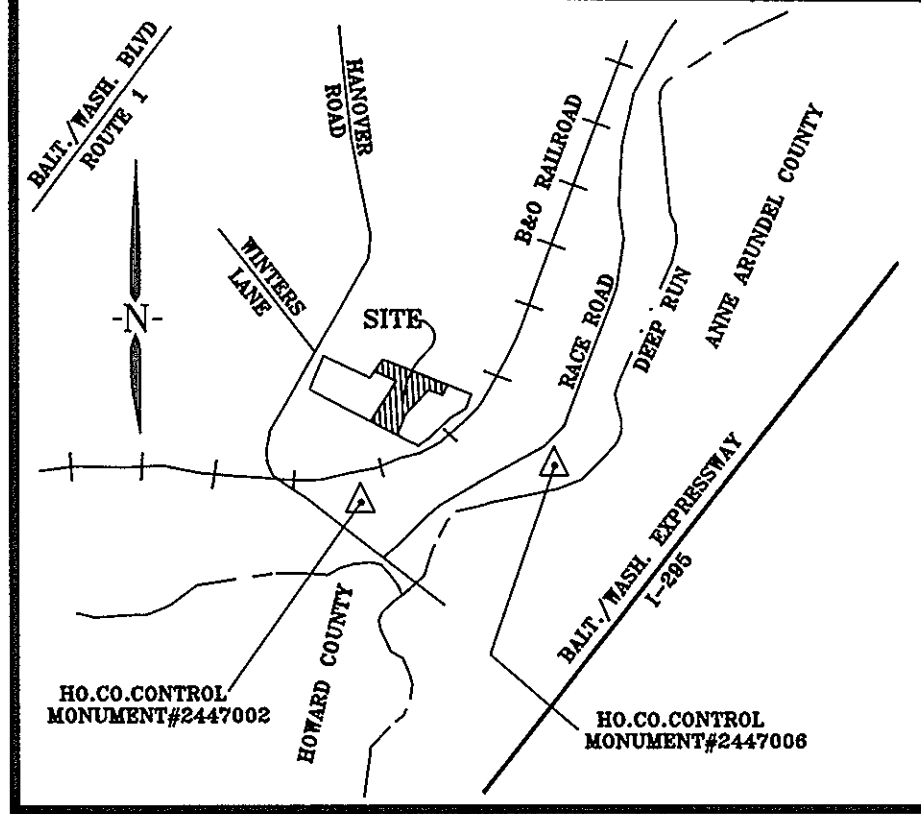
No.	NORTH	EAST	No.	NORTH	EAST
778	496162.600	878957.400	1029	496195.627	879139.490
781	496039.520	879021.780	1031	496185.698	879137.123
782	495866.530	878893.500	1032	496055.072	879125.649
783	495846.400	878964.390	1033	496032.260	879098.650
784	495805.120	87875.450	1041	495744.780	879085.380
795	496294.750	878960.500	1042	495772.338	879093.164
814	495993.790	878991.260	1043	495861.698	879109.390
816	496370.910	879502.600	1044	495955.432	879117.215
817	496350.990	879500.810	1045	495982.442	879094.395
818	496384.130	879131.890	1046	495986.500	879046.115
819	496360.030	879125.230	1049	495974.058	879194.101
820	496373.630	878973.850	1050	495951.246	879167.103
821	496285.760	878992.260	1051	495857.517	879159.223
822	496144.780	879036.470	1053	495758.746	879141.288
823	495990.000	879014.870	1054	495731.190	879133.500
974	496004.538	879428.428	1055	496341.588	879828.944
975	496003.398	879441.891	1056	496321.668	879827.155
976	495953.574	879437.802	1057	496339.116	879632.937
977	495931.155	879442.785	1058	496152.046	879546.438
978	495736.920	879424.810	1059	496214.906	879446.113
979	495752.984	879255.965			
980	495700.666	879243.338			
1023	496023.881	879198.298			
1024	496050.891	879175.477			
1025	496110.860	879180.519			
1026	496110.860	879180.519			
1027	496133.912	879202.553			

AREA OF OPEN SPACE REQ'D: 46,242.96 sq ft
 AREA OF OPEN SPACE PROVIDED: 46,890.99 sq ft
 % DRY OPEN SPACE REQ'D: 50.0%
 % DRY OPEN SPACE PROVIDED: 51.7%
 AREA OF DRY OPEN SPACE REQ'D: 23,445.49 sq.ft.
 AREA OF DRY OPEN SPACE PROVIDED: 24,236.72 sq.ft.
 AREA OF WETLANDS WITHIN OPEN SPACE: 22,654.27 sq.ft.
 AREA OF FLOODPLAIN WITHIN OPEN SPACE: 0 sq.ft.
 AREA OF FLOODPLAIN WITHIN OPEN SPACE: 0 sq.ft.

THE REQUIREMENTS SECTION 8-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, THE RELEVANT VOLUMES (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Wm. F. Murphy, Sr. & W.L. L. 421, F. 441

J.N.D.C. LIMITED PARTNERSHIP 5-24-93
 James L. Newburn, Pres. Newburn Development Corp.



- GENERAL NOTES**
- COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 2447002 AND 2447006.
 - SUBJECT PROPERTY ZONED R-12 PER THE 8-2-85 COMPREHENSIVE ZONING PLAN.
 - FOR FLAG OR PIPESTEM LOTS REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT AND THE ROAD RIGHT-OF-WAY LINE, AND NOT TO THE FLAG OR PIPESTEM LOT DRIVE.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - ARTICLES OF INCORPORATION FOR THE HANOVER CROSSING H.O.A. WERE RECORDED WITH THE STATE DEPARTMENT OF ASSESSMENTS & TAXATION ON JULY 21, 1989, LIBER 0096 FOLIO 0466.
 - 0-DESIGNATES IRON PIN SET.
 - WP-90-09 WAIVED SECTION 18.118.8 OF THE 1978 EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO GRANT A SIX MONTH EXTENSION TO THE PRELIMINARY PLAN APPROVAL. IT WAS APPROVED BY THE DIRECTOR OF PLANNING & ZONING ON DECEMBER 21, 1989.
 - SECTION 1, F-89-18 PROVIDES STORM WATER MANAGEMENT FOR THIS SECTION.
 - THIS PLAN (P-88-55) WAS APPROVED ON 3/28/88 AND IS NOT SUBJECT TO THE PROVISIONS OF BILL # 88-66.
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 18, 1988 BY DEWBERRY AND DAVIS.
- 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 May 13, 1993 ON WHICH DATE DEVELOPER AGREEMENT #14-9230-2 WAS FILED AND ACCEPTED.
- WATER AND SEWER NOTE:**
- PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND STATE DEPT. OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
- Wm. F. MURPHY, Sr. & W.L. L. 421, F. 441
- J.N.D.C. Limited Partnership
 ZONED R-12 1519/580
 HANOVER CROSSING
 SECTION ONE
 PLAT # 10558 & 10765

LIMIT OF WETLANDS BEARING & DIST.

A	N52°55'25"E	103.41'
B	S82°47'13"W	32.44'
C	N55°44'00"E	68.85'
D	N60°14'07"W	65.01'
E	S57°15'25"E	78.19'
F	S50°35'37"E	61.39'
G	N55°58'37"E	49.63'
H	N55°58'37"E	61.81'
I	S23°27'54"W	28.91'
J	N45°01'44"W	48.95'
K	S55°24'41"W	78.13'
L	N10°28'33"E	74.53'
M	S44°24'47"W	62.94'
N	N55°40'47"E	24.09'
O	N60°11'55"E	23.78'
P	N20°18'02"E	37.65'
Q	S47°31'20"W	65.00'
R	S74°08'06"W	65.39'
S	N44°49'22"W	40.51'
T	N55°06'57"E	65.45'
U	S55°58'53"W	46.78'

THIS PROPERTY IS LOCATED IN THE AIRPORT NOISE ZONE AND WAS APPROVED FOR SUBDIVISION PURSUANT TO COMAR, ARTICLE TRANSPORTATION, SECTION 5-222, AS EVIDENCED BY AIRPORT ZONING PERMIT NO. 278, APPROVED ON DECEMBER 14, 1992. FUTURE RESIDENTIAL CONSTRUCTION WILL REQUIRE APPROVAL FROM THE BOARD OF AIRPORT ZONING APPEALS PRIOR TO ISSUANCE OF A BUILDING PERMIT.

OWNER

J.N.D.C. Limited Partnership
 5570 Sterrett Place, Suite 201
 Columbia, Maryland 21044
 (410) 997-3815
 (301) 596-3877

DEVELOPER

NEWBURN DEVELOPMENT CORPORATION
 5570 Sterrett Place, Suite 201
 Columbia, Maryland 21044
 Phone: (410) 997-3815
 (301) 596-3877

AREA TABULATION

TOTAL No. OF LOTS (Buildable) - 22
TOTAL No. OF LOTS (Open Space) - 2
TOTAL AREA OF LOTS (Buildable) - 5,185.3 acres
TOTAL AREA OF OPEN SPACE - 1,076.5 acres
AREA OF FLOODPLAIN: 0.00 sq ft
TOTAL AREA OF ROAD DEDICATION: 1.1105 acres
TOTAL AREA OF SUBDIVISION - 7.3723 acres

OWNER'S SIGNATURE: *James L. Newburn* DATE: 5-24-93

APPROVED: FOR PUBLIC WATER AND SEWERAGE SYSTEMS,
 HOWARD COUNTY DEPARTMENT OF HEALTH

John E. Blythe 6-10-93
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David R. Butler 6/21/93
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC ROADS, PUBLIC WATER, AND PUBLIC SEWER. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

Donald D. Johnson 6/7/93
 DIRECTOR 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 FRIDA 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, 1986 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 ANNOTED CODE OF MARYLAND, AS AMENDED.

Alan Vann Shackelford 5/21/93
 ALAN VANN SHACKELFORD, REG. NO. 598 DATE

OWNER'S STATEMENT

J.N.D.C. LIMITED PARTNERSHIP BY JAMES L. NEWBURN, PRESIDENT, NEWBURN DEVELOPMENT CORP., GENERAL PARTNER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 GRANTS 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 21 DAY OF May, 1993

BY: NEWBURN DEVELOPMENT CORPORATION GENERAL PARTNER.
 J.N.D.C. LIMITED PARTNERSHIP
 BY: *James L. Newburn*
 JAMES L. NEWBURN, PRESIDENT
Christine A. Richards 5-21-93
 ATTEST DATE

RECORDED AS PLAT NUMBER 10840
 ON 6/23/93 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MARYLAND

HANOVER CROSSING
 SECTION 2
 LOTS 18 THRU 41
 1st Election District
 Howard County, Maryland
 Tax Map 38 Parcel No. 266
 SCALE: 1"=100' DATE: APRIL 1993
 Current Zoning R-12
 S-88-04, P-88-55, WP-90-09, F-91-04 SHEET 1 OF 1

PREPARED BY
 ALAN VANN SHACKELFORD, PROPT. L. S.
 P.O. BOX 1443
 COLUMBIA, MARYLAND 21044
 (410)964-1648

F-91-04