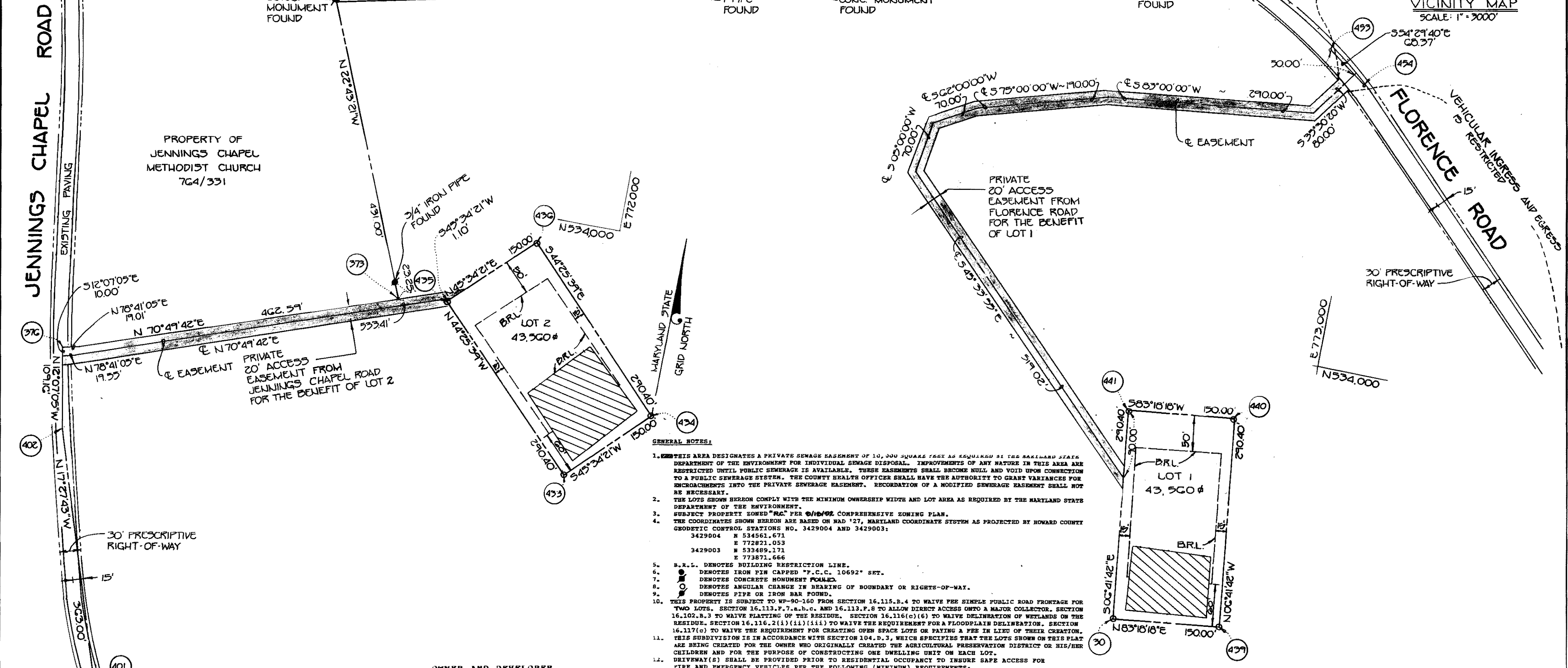
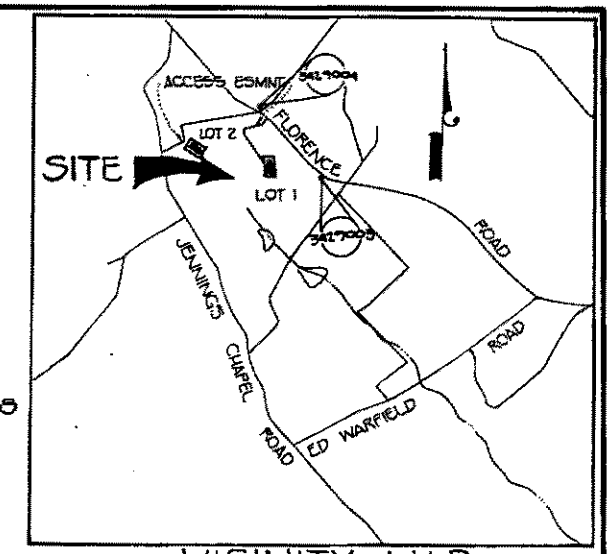


POINT	NORTH	EAST
30	533595.85	772783.49
215	534239.63	771547.12
373	533842.08	771713.60
376	533686.44	771258.03
401	533233.44	771389.87
402	533579.71	771280.94
433	533647.51	771985.62
434	533752.51	772092.74
435	533854.89	771782.34
436	533959.90	771889.46
439	533613.33	772932.47
440	533901.75	772898.61
441	533884.27	772749.64
453	534439.52	772934.55
454	534399.81	772990.21

MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
1	1.00AC.±	0	1.00AC.±	0	0	*1.00AC.±
2	1.00AC.±	0	1.00AC.±	0	0	*1.00AC.±



- GENERAL NOTES:**
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE BALTIMORE STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE 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.
  - SUBJECT PROPERTY SOWN "R-C" PER "R-C" COMPREHENSIVE ZONING PLAN.
  - THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3429004 AND 3429003:  
 3429004 N 534561.671  
 E 772821.053  
 3429003 N 533489.171  
 E 773871.666
  - B.R.L. DENOTES BUILDING RESTRICTION LINE.
  - DENOTES IRON BAR CAPPED "P.C.C." 10692" SET.
  - DENOTES CONCRETE MONUMENT FOUND.
  - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
  - DENOTES PIPE OR IRON BAR FOUND.
  - THIS PROPERTY IS SUBJECT TO WP-90-160 FROM SECTION 16.115.2.4 TO WAIVE FEE SIMPLE PUBLIC ROAD FRONTAGE FOR TWO LOTS. SECTION 16.113.F.7.a.b.c. AND 16.113.F.8 TO ALLOW DIRECT ACCESS ONTO A MAJOR COLLECTOR. SECTION 16.102.B.3 TO WAIVE PLATTING OF THE RESIDUE. SECTION 16.116(c)(6) TO WAIVE DELINEATION OF WETLANDS ON THE RESIDUE. SECTION 16.116.2(i)(ii)(iii) TO WAIVE THE REQUIREMENT FOR A FLOODPLAIN DELINEATION. SECTION 16.117(c) TO WAIVE THE REQUIREMENT FOR CREATING OPEN SPACE LOTS OR PAYING A FEE IN LIEU OF THEIR CREATION.
  - THIS SUBDIVISION IS IN ACCORDANCE WITH SECTION 104.D.3, WHICH SPECIFIES THAT THE LOTS SHOWN ON THIS PLAN ARE BEING CREATED FOR THE OWNER WHO ORIGINALLY CREATED THE AGRICULTURAL PRESERVATION DISTRICT OR HIS/HER CHILDREN AND FOR THE PURPOSE OF CONSTRUCTING ONE DWELLING UNIT ON EACH LOT.
  - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:  
 a) WIDTH - 12 FEET  
 b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING; (1 1/2 MIN.)  
 c) GEOMETRY - MAXIMUM 2% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.  
 d) STRUCTURE CLEARANCES - MINIMUM 12 FEET  
 e) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - FLOODPLAIN AND WETLAND DELINEATIONS SHALL BE REQUIRED PRIOR TO THE RECORDATION OF THE RESIDUE.
  - THE PROPERTY RESIDUE IS CONSIDERED LOT NO. 3 FOR THE PURPOSE OF ANY FUTURE SUBDIVISION.
  - FOR LOTS 1 AND 2, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF PRIVATE ACCESS EASEMENT AND PUBLIC ROAD (I.E. JENNINGS CHAPEL ROAD, AND FLORENCE ROAD).
  - THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER 15, 1990 BY FISHER, COLLINS & CARTER, INC.

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	2.000 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.000 AC.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	2.000 AC.±

**OWNER AND DEVELOPER**  
**MARSHALL W. NICHOLS**  
**CHERRY GROVE FARM**  
**2937 JENNINGS CHAPEL ROAD**  
**WOODBINE, MARYLAND**  
**21197**

**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 SEWAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT  
*James Bogdan* 10-13-92  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*James Rutter* 11/6/92  
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*James J. ...* 10/16/92  
 DIRECTOR DATE

**OWNERS CERTIFICATE**

WE, MARSHALL W. NICHOLS, TRUSTEE OF THE NICHOLS FAMILY CHERRY GROVE TRUST AGREEMENT AND MARSHALL NICHOLS, INDIVIDUALLY, 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 OR 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 ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 2nd DAY OF October, 1992

*Marshall Nichols* *Zacharia Y. Fisch*  
 MARSHALL W. NICHOLS, TRUSTEE OF THE NICHOLS FAMILY CHERRY GROVE TRUST AGREEMENT  
 WITNESS DATE 10-2-92

*Marshall Nichols* *Zacharia Y. Fisch*  
 MARSHALL W. NICHOLS, INDIVIDUALLY  
 WITNESS DATE 10-2-92

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF : (1) A PART OF THE LANDS CONVEYED BY GRACE C. NICHOLS, LUCINDA N. STUART AND MARSHALL W. NICHOLS, PERSONAL REPRESENTATIVES OF THE ESTATE OF ARTHUR G. NICHOLS, JR. TO GRACE C. NICHOLS, LUCINDA N. STUART AND MARSHALL W. NICHOLS, BY DEED DATED NOVEMBER 13, 1989 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MARYLAND IN LIBER NO. 2090 OF FOLIO 403; (2) A PART OF THE LANDS CONVEYED BY GRACE C. NICHOLS TO MARSHALL W. NICHOLS, TRUSTEE OF THE NICHOLS FAMILY CHERRY GROVE TRUST AGREEMENT BY DEED DATED APRIL 27 1990 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 2164 OF FOLIO 745; (3) A PART OF THE LANDS CONVEYED BY LUCINDA N. STUART TO MARSHALL W. NICHOLS INDIVIDUALLY BY DEED DATED APRIL 27, 1990 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 2269 OF FOLIO 754 AND (4) A PART OF THE LANDS CONVEYED BY GRACE C. NICHOLS TO MARSHALL W. NICHOLS, TRUSTEE OF THE NICHOLS FAMILY CHERRY GROVE TRUST AGREEMENT BY DEED DATED APRIL 27 1990 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 2090 OF FOLIO 403. THE SUBDIVISION IS IN ACCORDANCE WITH SECTION 104.D.3, WHICH SPECIFIES THAT THE LOTS SHOWN ON THIS PLAN ARE BEING CREATED FOR THE OWNER WHO ORIGINALLY CREATED THE AGRICULTURAL PRESERVATION DISTRICT OR HIS/HER CHILDREN AND FOR THE PURPOSE OF CONSTRUCTING ONE DWELLING UNIT ON EACH LOT.

*Charles J. ...* 10/2/92  
 CHARLES J. ... S.R., L.S. # 10765 DATE

RECORDED AS PLAT NO. 10679 ON JANUARY 12, 1993 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**NICHOLS PROPERTY**

LOTS 1-2  
 ZONING R-C  
 TAX MAP 13 PARCEL 170 PARCEL 46  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100' SEPTEMBER 29, 1992

SHEET 1 OF 1  
 F-92-38