

COORDINATE TABLE

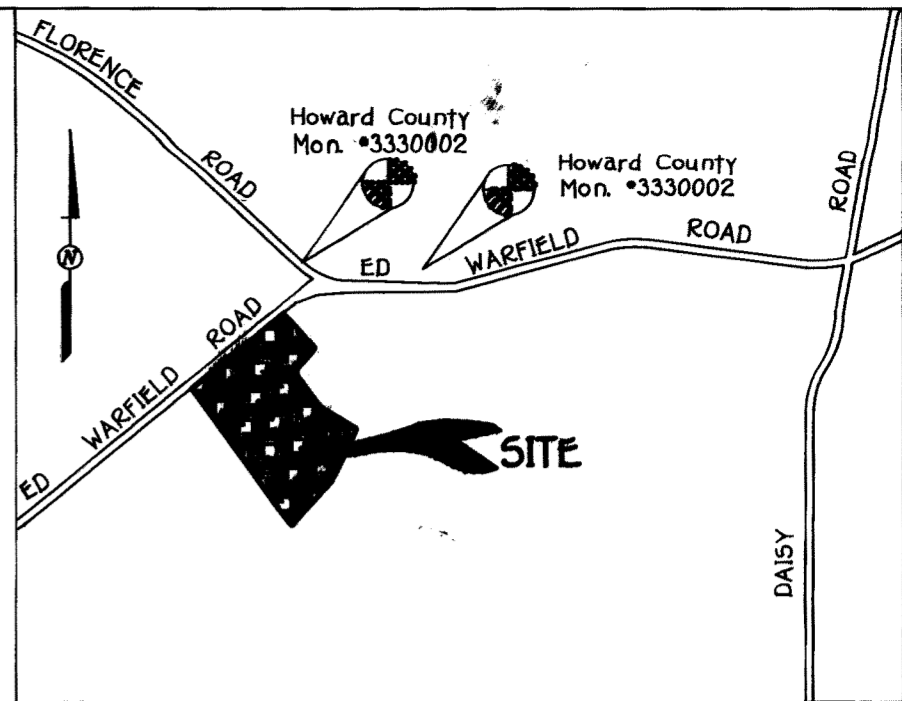
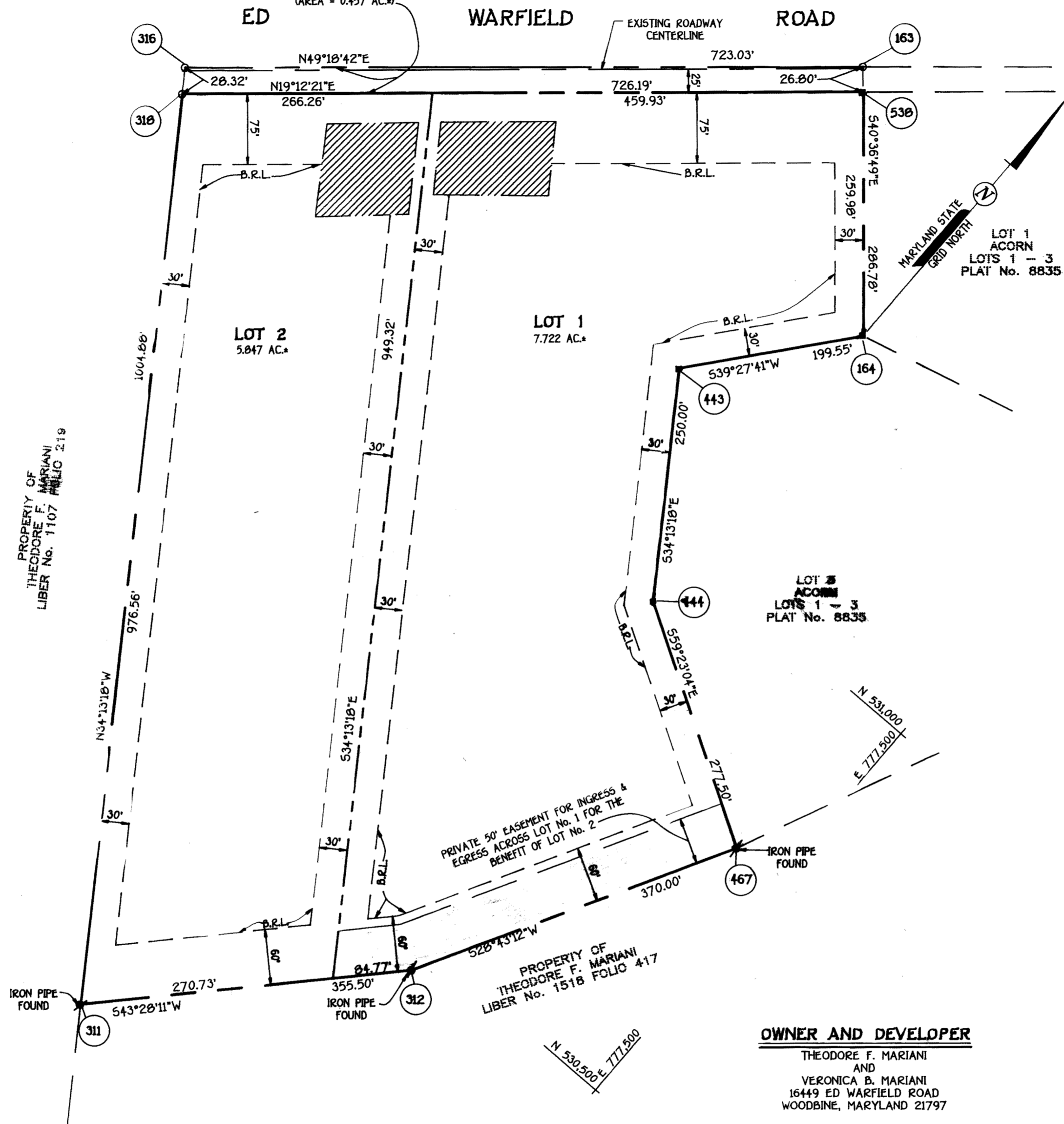
POINT	NORTH	EAST
163	531512.793	777006.496
164	531295.096	777193.174
311	530210.512	777023.309
312	530468.510	777267.963
316	531041.410	776458.247
318	531017.999	776474.176
443	531141.031	777066.346
444	530934.314	777206.945
467	530792.992	777445.759
536	531492.449	777023.942

SIGHT DISTANCE NOTE:

THE DEVELOPER SHALL BE RESPONSIBLE TO CLEAR EXISTING TREES ALONG ED WARFIELD ROAD, SO AN UNOBSTRUCTED LINE OF SIGHT OF 435 FEET TO THE RIGHT AND 405 FEET TO THE LEFT WILL BE PROVIDED FOR EACH OF THE PROPOSED INDIVIDUAL DRIVEWAYS OF LOT NOS. 1 AND 2. THE LINE OF SIGHT SHALL BE PROJECTED BEGINNING AT A POINT 10 FEET FROM THE SOUTHEASTERMOST EDGE OF THE EXISTING PAVING ALONG ED WARFIELD ROAD.

THE CLEARING OF THE TREES SHALL TAKE PLACE PRIOR TO ISSUING A PERMIT OF OCCUPANCY.

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD. (AREA = 0.457 AC.)



VICINITY MAP

SCALE: 1" = 1200'

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 SEWER DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE 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 EASEMENT SHALL NOT BE NECESSARY.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 3330002 AND No. 3330003:
 STA. 3330002 N 531725.537 E 777236.065
 STA. 3330003 N 531683.725 E 777990.906
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY 26, 1983, BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET CAPPED "F.C.C. 10692".
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 10692".
- 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 IS ZONED RC AS PER 9/18/92 COMPREHENSIVE ZONING PLAN.
- 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 (6 FEET SERVICING MORE THAN 1 RESIDENTIAL LOT)
 b) SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 c) GEOMETRY - MAXIMUM OF 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 d) STRUCTURE CLEARANCE - MINIMUM 12 FEET.
 e) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

THE REQUIREMENTS # 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Terrell A. Fisher 0/29/92 DATE
 TERRELL A. FISHER (SURVEYOR)
Theodore F. Mariani 11-10-92 DATE
 THEODORE F. MARIANI (OWNER)
Veronica B. Mariani 11-10-92 DATE
 VERONICA B. MARIANI (OWNER)

TOTAL SHEET AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.	0
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TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	13.569 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.	0.000 AC.
TOTAL AREA OF LOTS TO BE RECORDED.	13.569 AC.
TOTAL AREA OF ROADWAY WIDENING TO BE RECORDED.	0.457 AC.
TOTAL AREA TO BE RECORDED.	14.026 AC.

OWNER AND DEVELOPER

THEODORE F. MARIANI
 AND
 VERONICA B. MARIANI
 16449 ED WARFIELD ROAD
 WOODBINE, MARYLAND 21797

FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 917 BALTIMORE NATIONAL PIKE, SUITE 100
 ELLICOTT CITY, MARYLAND 21042
 (410) 481-2825

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

Joseph B. Adams 1-22-93 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

James B. Smith 3/13/93 DATE
 DIRECTOR

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

James B. Smith 1/29/93 DATE
 DIRECTOR

OWNER'S CERTIFICATE

THEODORE F. MARIANI AND VERONICA B. MARIANI, 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 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 AS 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 EASEMENTS 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 OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 23RD DAY OF DECEMBER, 1991.

Theodore F. Mariani
 THEODORE F. MARIANI

Veronica B. Mariani
 VERONICA B. MARIANI

Zacharia Y. Fisch
 WITNESS

Zacharia Y. Fisch
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF 1) ALL OF THE LANDS CONVEYED BY EDWIN WARFIELD, III, TO THEODORE F. MARIANI AND VERONICA B. MARIANI, HUSBAND AND WIFE, BY DEED DATED FEBRUARY 23, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1234, FOLIO 30; AND 2) ALL OF THE LAND CONVEYED BY EDWIN WARFIELD, III, TO THEODORE F. MARIANI AND VERONICA B. MARIANI, HIS WIFE, BY DEED DATED JULY 29, 1988 AND RECORDED IN THE AFORESAID LAND RECORDS IN LIBER No. 1862, FOLIO 168 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

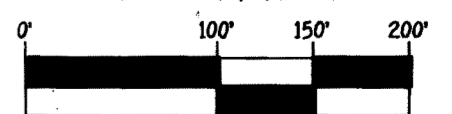
Terrell A. Fisher 1/16/92 DATE
 TERRELL A. FISHER, L.S. 1183

RECORDED AS PLAT No. 10715 ON 2/08/93 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MARIANI PROPERTY

LOTS 1 AND 2
 ZONING RC

TAX MAP 13 PARCEL 317
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



Scale in Feet
 DATE: DECEMBER 11, 1991

SHEET 1 OF 1

F-92-89

F-92-89