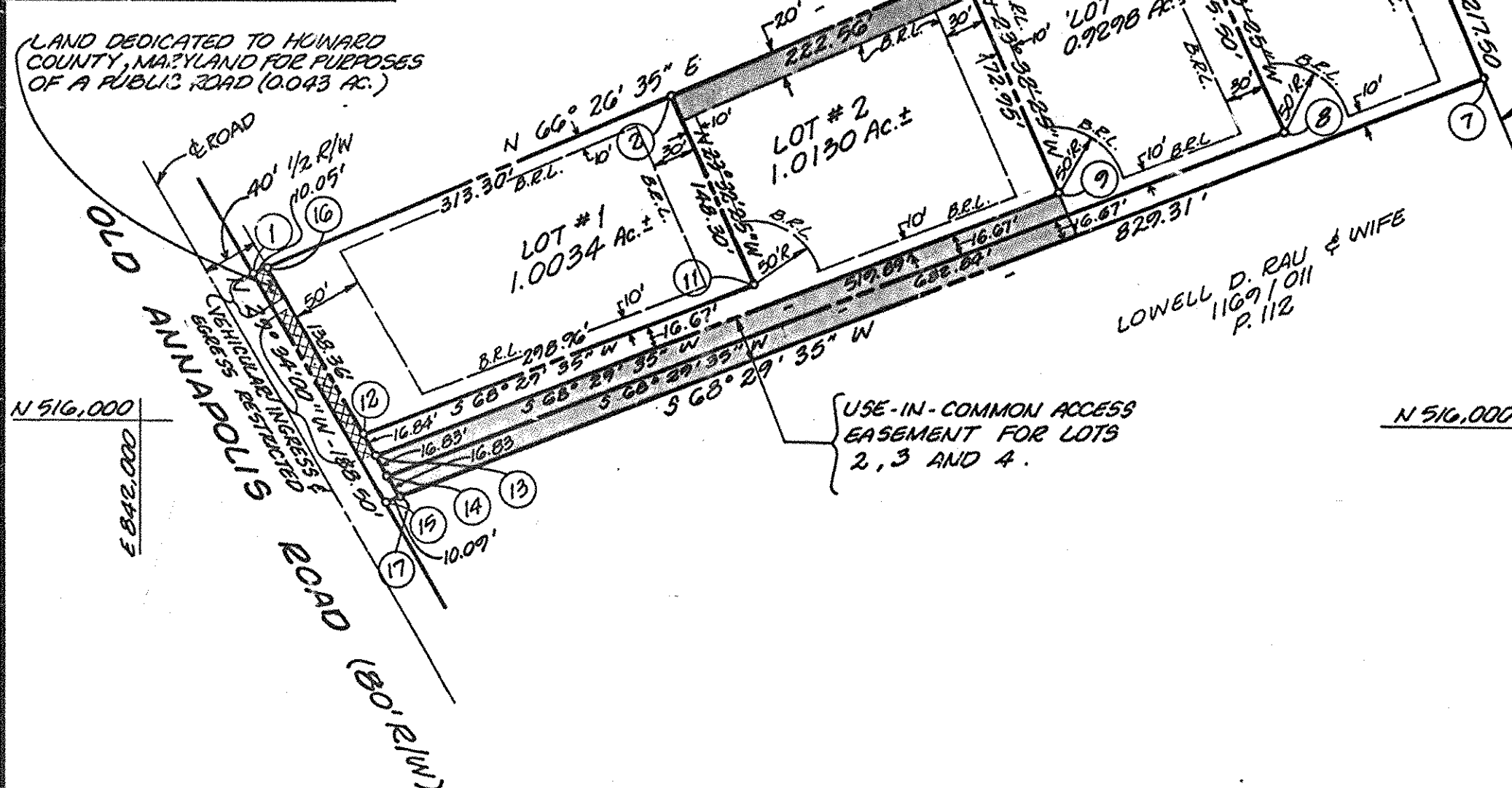


No.	NORTH	EAST
1	516,106.29	842,079.45
2	516,235.52	842,375.85
3		
4	516,324.47	842,579.86
5	516,390.24	842,730.70
6	516,450.18	842,868.20
7	516,250.07	842,953.48
8	516,211.03	842,808.83
9	516,165.91	842,648.94
10		
11	516,099.56	842,435.07
12	515,989.96	842,156.93
13	515,975.32	842,165.24
14	515,960.68	842,173.54
15	515,942.34	842,173.46
16	516,110.31	842,088.66
17	515,946.04	842,181.85



LOT NO.	GROSS SIZE		25% OR GREATER SLOPES		PIPESTEM		REMAINING MINIMUM LOT AREA	
	SQ. FT.	ACRES±	SQ. FT.	ACRES±	SQ. FT.	ACRES±	SQ. FT.	ACRES±
1	43,708.10	1.0034	----	----	----	----	43,708.10	1.0034
2	44,126.28	1.0130	----	----	4,983.66	0.1144	39,142.62	0.8986
3	40,502.09	0.9298	----	----	8,835.10	0.2028	31,666.99	0.7270
4	43,564.36	1.0001	----	----	11,551.14	0.2652	32,013.22	0.7349

- TABULATION DATA
- ④ TOTAL AREA OF SUBDIVISION : 3.9893 Ac.
  - ③ TOTAL AREA OF ROAD R/W DEDICATION : 0.043 Ac.
  - ① TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED : 4
  - ② TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED : 3.9463 Ac.

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

*Joseph M. Spinola* 1-12-93  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING,

*James M. Spinola* 1/15/93  
PLANNING DIRECTOR DATE

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

*James M. Spinola* 1/7/93  
DIRECTOR DATE

**OWNER'S STATEMENT**

I, JOSEPH M. SPINOLA, OWNER 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 DEPT. 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 RIGHT-OF-WAYS 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 FLOODPLAINS, 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 RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 9<sup>TH</sup> DAY OF DEC, 1992

*Joseph M. Spinola* (OWNER) *Robert St. Laurent* (WITNESS)

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JOSEPH M. SPINOLA AND FLORENCE SPINOLA TO JOSEPH M. SPINOLA BY DEED DATED 15 JULY 1991 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2363 AT FOLIO 662 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Alexander P. Ratych* 12-9-1992  
ALEXANDER P. RATYCH L.S. NO. 3633 DATE

STATE OF MARYLAND  
ALEXANDER PETER RATYCH  
REGISTERED  
LAND SURVEYOR

**APR ASSOCIATES, INC.**  
ENGINEERS - SURVEYORS  
7427 Harford Road • Baltimore, Maryland 21234 • (301) 444-4312

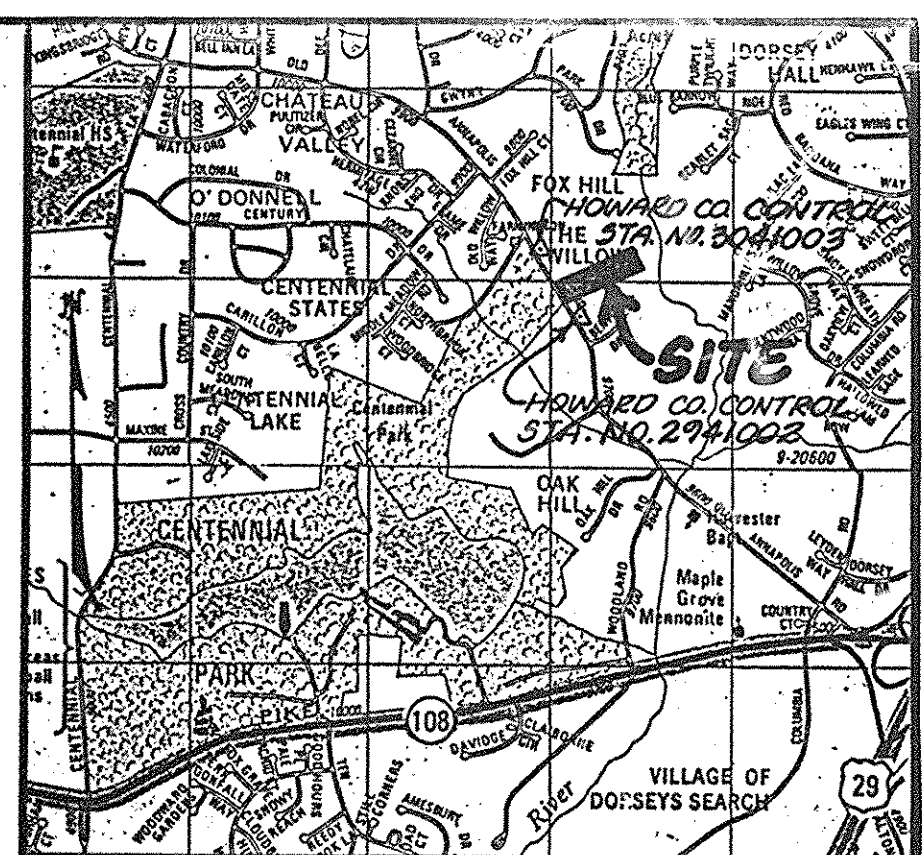
RECORDED AS PLAT 10691 ON 1/20/93  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**TERRA DI SPINOLA**  
**LOTS 1, 2, 3 & 4**

PARCEL No. 477 TAX MAP No. 24 & 30  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' JANUARY 31, 1992

- GENERAL NOTES
- TAX MAP: 24 & 30, PARCEL 477.
  - DEED REFERENCE: 2363/662.
  - COORDINATES BASED ON NAD 27' MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 2941002 AND NO. 30041003.
  - THE SUBJECT PROPERTY IS ZONED R-20' PER 8-02-85 COMPREHENSIVE ZONING PLAN.
  - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
  - B.R.L. - DENOTES BUILDING RESTRICTION LINE SHOWN IN EACH LOT. (o: DENOTES IRON PIPE OR RE-BAR W/IDENTIFICATION CAP.)
  - ON MAY 22, 1992, A WAIVER (FILE NO. WP-92-120) WAS APPROVED FOR A WAIVER FROM THE FOLLOWING REQUIREMENTS:  
SECTION 16.115(b) (3) TO REDUCE THE REQUIRED PUBLIC ROAD FRONTAGE FROM 25 FEET TO 16 FEET EACH FOR LOTS 2, 3 AND 4; FROM SECTION 16.115 (c) (1) TO ALLOW 3 ADJOINING PIPE STEM LOTS; FROM SECTION 16.113 (c) (13) TO WAIVE THE PUBLIC ROAD FRONTAGE FOR THE OPEN SPACE LOT; FROM SECTIONS 16.113 (f) (7) AND 16.115 (c) (4) TO ALLOW DIRECT ACCESS ONTO AS MAJOR COLLECTOR, OLD ANNAPOLIS ROAD, AT THE EXISTING DRIVEWAY FOR LOT 1 AND A USE -IN-COMMON DRIVEWAY FOR LOTS 2, 3 AND 4; AND SECTION 16.115 (b) (5) TO ALLOW A PRIVATE ROAD/DRIVEWAY TO EXCEED 200 FEET IN LENGTH.
  - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON SEPTEMBER 25, 1991 BY ALEXANDER P. RATYCH OF APR ASSOCIATES, INC.
  - THIS SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN. THERE ARE NO WETLANDS ON SITE.
  - AN EXISTING DWELLING IS LOCATED ON LOT 1.
  - A USE IN COMMON DRIVEWAY SHALL BE CONSTRUCTED WITHIN THE USE IN COMMON ACCESS EASEMENT IN CONFORMANCE WITH THE HOWARD COUNTY FIRE DEPARTMENT MINIMUM DRIVEWAY REQUIREMENTS FOR FIRE AND EMERGENCY SERVICE VEHICLE ACCESS.
  - A HOUSE NUMBER IDENTIFICATION SIGN SHALL BE PROVIDED WHERE THE USE IN COMMON DRIVEWAY ENTRANCE MEETS THE PUBLIC STREET IN CONFORMANCE WITH THE HOUSE NUMBERING SYSTEM AND SIGN DESIGN STANDARDS.
  - DECLARATION OF MAINTENANCE OBLIGATION FOR USE IN COMMON ACCESS EASEMENT FOR LOTS 2, 3 AND 4, LIBER 2672 FOLIO 366.
  - A FEE IN LIEU OF PROVIDING STORMWATER MANAGEMENT APPROVED BY DPW ON NOV. 23, 1992.
  - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER & SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE DEC. 7, 1992 ON WHICH DATE DEVELOPER AGREEMENT NO. 24-3226-D WAS FILED AND EXECUTED.
  - Plans for public water and sewage systems have been approved by the Maryland Department of the Environment and these facilities will be available to all lots offered for sale.



VICINITY MAP  
SCALE: 1" = 2,000'

**OWNER / DEVELOPER**  
**MR. JOSEPH M. SPINOLA**  
9790 OLD ANNAPOLIS ROAD  
ELLCOTT CITY, MARYLAND  
21042