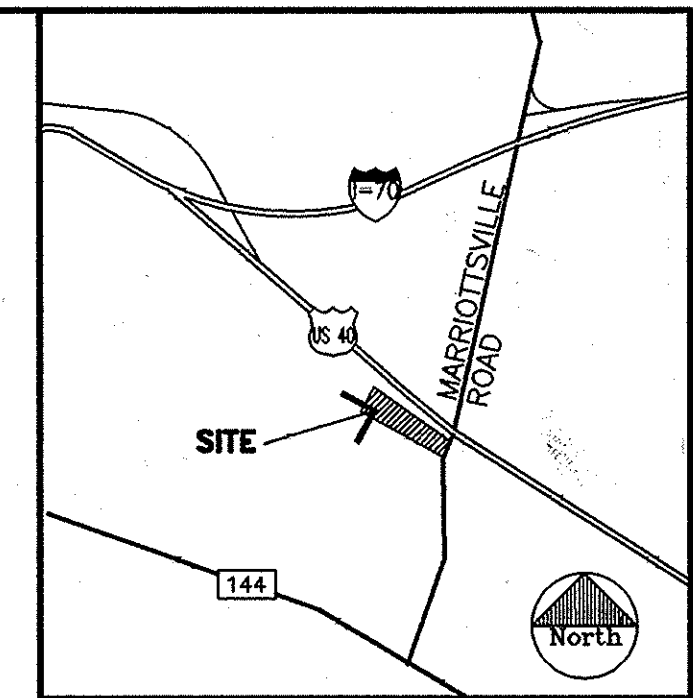


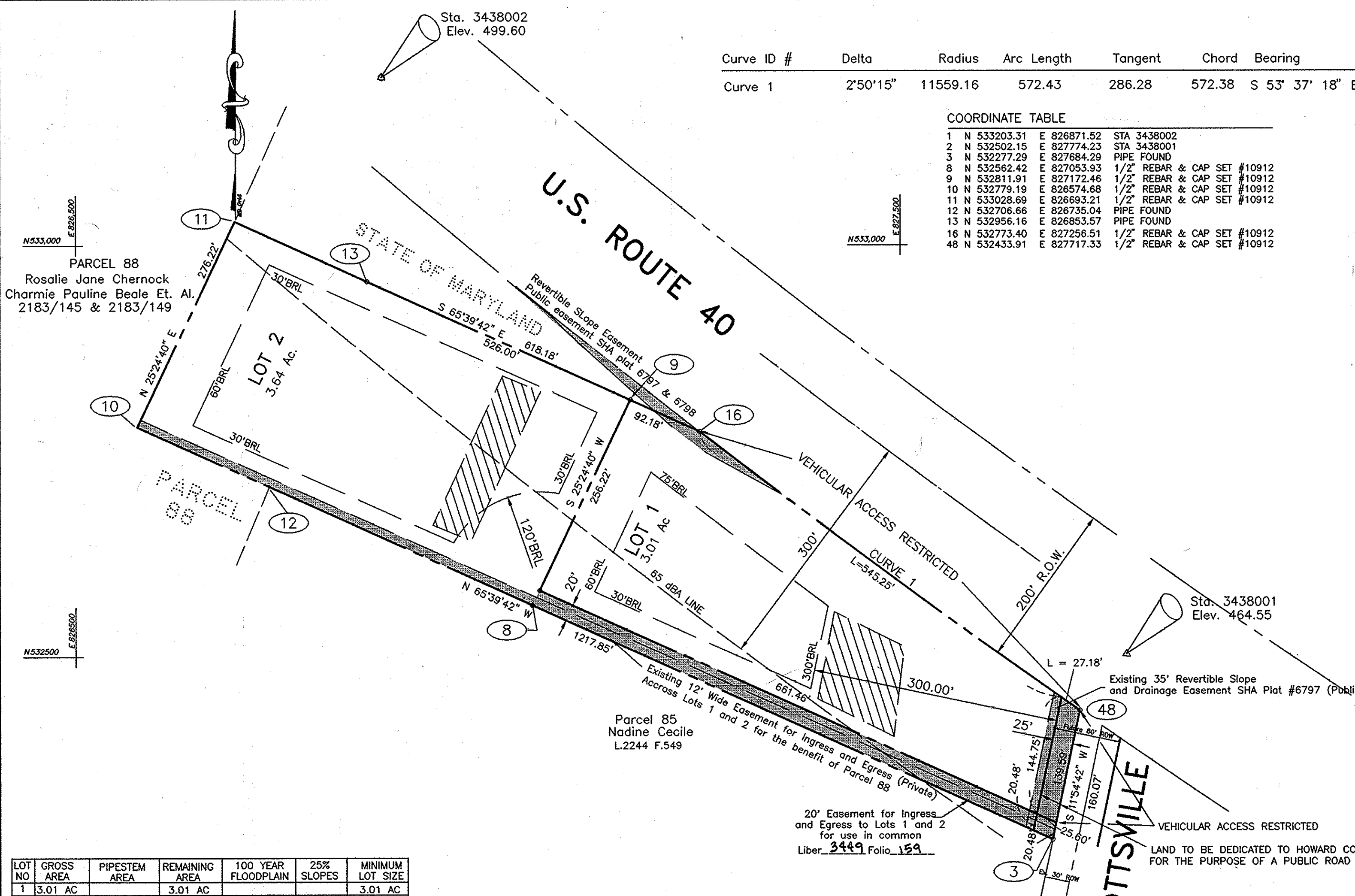
Curve ID #	Delta	Radius	Arc Length	Tangent	Chord	Bearing
Curve 1	2°50'15"	11559.16	572.43	286.28	572.38	S 53° 37' 18" E

COORDINATE TABLE

Sta	N	E	Notes
1	533203.31	826871.52	STA 3438002
2	532502.15	827774.23	STA 3438001
3	532777.29	827684.29	PIPE FOUND
8	532562.42	827053.93	1/2" REBAR & CAP SET #10912
9	532811.91	827172.46	1/2" REBAR & CAP SET #10912
10	532779.19	826574.68	1/2" REBAR & CAP SET #10912
11	533028.69	826693.21	1/2" REBAR & CAP SET #10912
12	532706.66	826735.04	PIPE FOUND
13	532956.16	826853.57	PIPE FOUND
16	532773.40	827256.51	1/2" REBAR & CAP SET #10912
48	532433.91	827717.33	1/2" REBAR & CAP SET #10912



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES:

- SUBJECT PROPERTY IS ZONED RC AS PER 10/18/93 COMPREHENSIVE ZONING PLAN.
 - THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL STATIONS:
Sta. 3438001 N532,502.146 E827,774.234
Sta. 3438002 N533,202.974 E826,871.528
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT 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.
 - ALL AREAS ARE MORE OR LESS, UNLESS NOTED OTHERWISE
 - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON 6/26/91 BY M.S. DALLAS FOR BAFITIS AND ASSOCIATES.
 - THIS PLAN IS IN COMPLIANCE WITH THE ALTERNATIVE COMPLIANCE PROVISION OF SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL.
 - THERE IS AN EXISTING DWELLING LOCATED ON LOT 2 TO REMAIN.
 - LOTS SHOWN ON THIS PLAT COMPLY WITH THE MINIMUM OWNER-SHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
 - THE 65 DBA NOISE CONTOUR FOR THE PROPOSED DWELLING ON LOT 1 HAS BEEN ESTABLISHED FOR THE YEAR 2010. IT WILL BE APPROXIMATELY 300 FEET FROM THE MEDIAN OF U.S. 40 (DUE TO HEAVY TRUCK TRAFFIC) AND 44 FEET FROM MARRIOTTSVILLE ROAD.
- THESE LOTS ARE IN THE NOISE SENSITIVE AREA AND PROLONGED OUTDOOR EXPOSURE MAY RESULT IN HEARING IMPAIRMENT.
- ANY PROPOSED PRINCIPAL DWELLING CONSTRUCTED ON THESE LOTS SHALL BE OF ARCHITECTURAL DESIGN TO REDUCE EXTERIOR NOISE LEVELS TO A MAXIMUM OF 45 dba WITHIN THE DWELLING.



LOT NO	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
1	3.01 AC		3.01 AC			3.01 AC
2	3.64 AC	0.30 AC	3.34 AC			3.34 AC

AREA TABULATIONS

NUMBER OF PARCELS TO BE RECORDED - 2 BUILDABLE
OPEN SPACE - NONE
AREA OF PARCELS TO BE RECORDED - 6.65 ACRES
AREA OF PIPE STEM = 0.30 ACRES
AREA FOR FUTURE RIGHT-OF-WAYS = 0.093
TOTAL AREA OF PLAT - 6.74 ACRES

This area designates a private sewage easement of 10,000 square feet (or 10,000 square feet per lot for shared drain fields) as required by the Maryland State Department of the Environment for individual sewage disposal (or Howard County Health Department for shared drain fields). Improvements of any nature in this area are restricted unless public sewage becomes 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.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

James M. Boyd 4/27/95
COUNTY HEALTH OFFICER DATE

James S. Gutter 5/1/95
PLANNING DIRECTOR DATE

James J. Shaw 3/27/95
DIRECTOR DATE

OWNER'S DEDICATION

We, Eric Polansky and Charmie Pauline Polansky, 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 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 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 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 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 erected on or over the said easements and right-of-ways.

Witness my/our hands this 5 day of March, 1991.
Eric Polansky *Charmie Polansky*

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of that parcel of land as conveyed by Rosalie Jane Chernock, Eric Polansky and Charmie Pauline Polansky (formerly Beale) to Eric Polansky and Charmie Pauline Polansky by deed dated September 28, 1990 and recorded among the Land Records of Howard County, Maryland in Liber 2244 at Folio 549.

The requirements of § 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.

William Michael Ray 3/4/94
William Michael Ray, PLS #516 Date

Charmie Polansky 3/5/95
Signature of Owner Date

Eric Polansky 3/5/95
Signature of Owner Date

RECORDED AS PLAT 11709 ON 5/4/95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

POLANSKY SUBDIVISION
LOTS 1 AND 2

TAX MAP 16 BLOCK 16 PARCEL 84
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE 1" = 100' ZONING - RC March 16, 1994

William N. Bafitis, P.E.
410-391-2336
Bafitis & Associates, Inc.
Civil Engineers/Land Planners/Surveyors
1249 Engleberth Rd. Baltimore, MD 21221