

U.S. EQUIVALENT COORDINATE TABLE			METRIC COORDINATE TABLE		
PNT.	NORTH	EAST	PNT.	NORTH	EAST
266	597603.921	1347798.782	266	182150.041	410809.894
485	598594.800	1348425.574	485	182452.062	411000.941
1983	597919.672	1348000.340	1983	182246.282	410871.329
2954	598617.523	1348393.142	2954	182458.988	410991.056
3548	598113.446	1348193.268	3548	182311.441	410930.134
4215	597461.613	1347133.222	4215	182106.666	410607.031
4216	597423.093	1347118.885	4216	182094.925	410602.661
4217	597392.626	1347081.145	4217	182085.638	410591.158
4218	597388.636	1347038.053	4218	182084.422	410578.024
5569	598685.531	1348294.362	5569	182479.717	410960.948
5572	597772.710	1347385.524	5572	182201.488	410683.933
6855	597393.202	1346959.895	6855	182085.814	410554.201
6859	597354.424	1346987.080	6859	182073.994	410562.487
6945	598242.337	1348063.812	6945	182344.631	410890.676
6953	598276.392	1348355.503	6953	182355.011	410979.583
6964	598405.283	1348226.046	6964	182394.297	410940.125
6966	598290.565	1348369.614	6966	182359.331	410983.884
6970	598415.604	1348244.027	6970	182397.443	410945.605
6972	598527.571	1348355.505	6972	182431.570	410979.584

FLAG/PIPESTEM LOT AND MINIMUM LOT AREA TABULATION						
LOT No.	TOTAL LOT AREA	PIPESTEM AREA	NET AREA	FLOODPLAIN AREA	STEEP SLOPE AREA	RESULTING MINIMUM LOT AREA
153	22,916 Sq.Ft.*	3502 Sq.Ft.*	19,414 Sq.Ft.*	0 Sq.Ft.	0 Sq.Ft.	19,414 Sq.Ft.*

CURVE DATA TABULATION					
No.	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
266-1983	877.61'	377.50'	24°38'45"	191.72'	N32°33'07"E 374.60'
485-2954	2413.77'	39.60'	00°56'24"	19.80'	N54°59'01"W 39.60'

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE July 31, 1991 ON WHICH DATE DEVELOPER AGREEMENT 24-3115-D WAS FILED AND ACCEPTED.

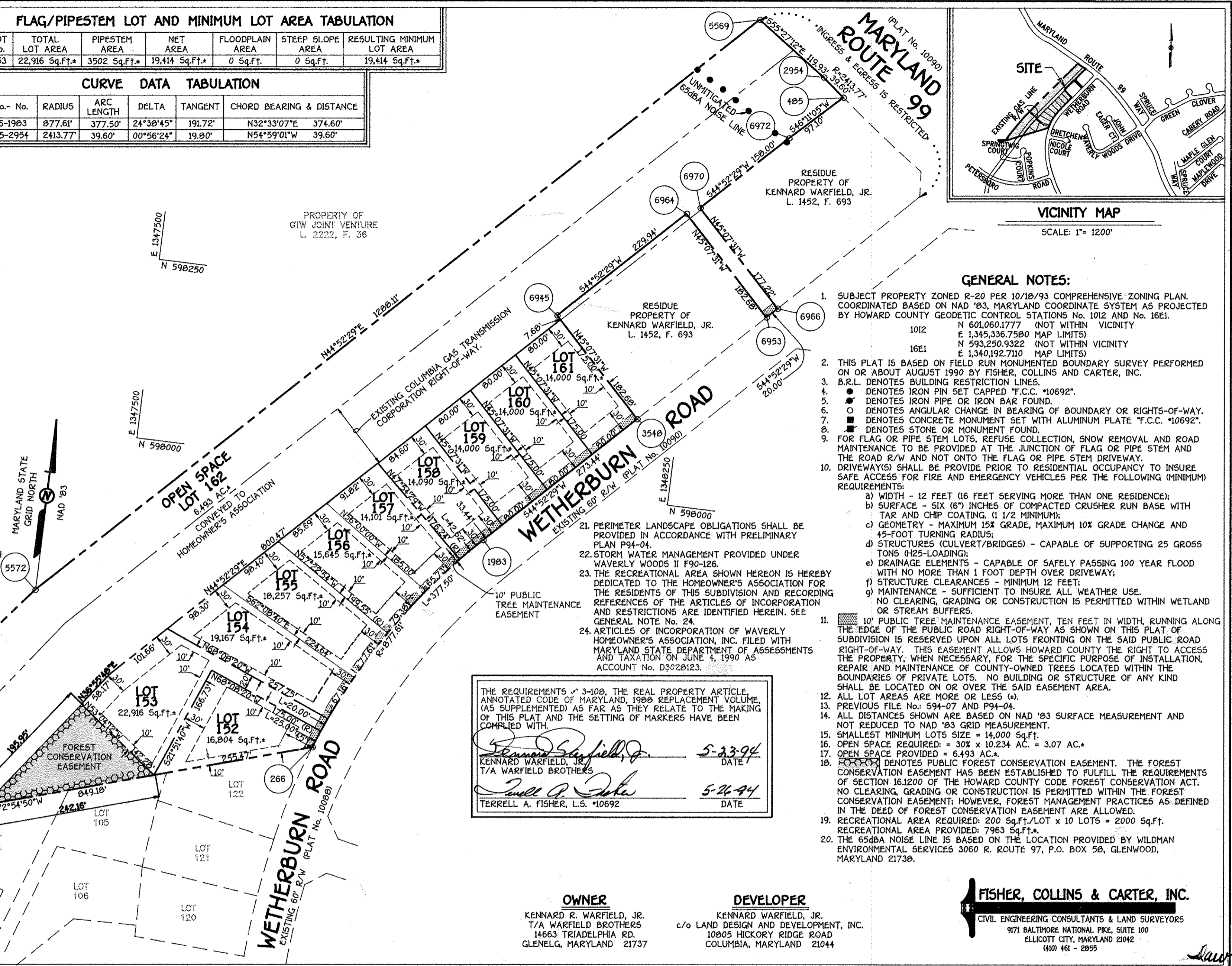
PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

*Edward Warfield, Jr.* 5-23-94  
KENNARD WARFIELD, JR. date

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS**  
DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS 152 THROUGH 162. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	10
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	11
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.741 AC.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	6.493 AC.*
TOTAL AREA OF LOTS TO BE RECORDED	10.234 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.
TOTAL AREA TO BE RECORDED	10.234 AC.*



- GENERAL NOTES:**
- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN. COORDINATED BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 1012 AND No. 16E1.
    - 1012 N 601,060.177' (NOT WITHIN VICINITY)
    - E 1,345,336.750' MAP LIMITS
    - 16E1 N 593,250.932' (NOT WITHIN VICINITY)
    - E 1,340,192.710' MAP LIMITS
  - THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 1990 BY FISHER, COLLINS AND CARTER, INC.
  - B.R.L. DENOTES BUILDING RESTRICTION LINES.
  - 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".
  - DENOTES STONE OR MONUMENT FOUND.
  - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
  - DRIVEWAYS 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 (16 FEET SERVING MORE THAN ONE RESIDENCE);
    - b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 1/2" MINIMUM);
    - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
    - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
    - e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY;
    - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
    - g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
  - 10' PUBLIC TREE MAINTENANCE EASEMENT, TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE PUBLIC ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY, WHEN NECESSARY, FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OF PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
  - ALL LOT AREAS ARE MORE OR LESS (±).
  - PREVIOUS FILE No.: 594-07 AND P94-04.
  - ALL DISTANCES SHOWN ARE BASED ON NAD '83 SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
  - SMALLEST MINIMUM LOTS SIZE = 14,000 Sq.Ft.
  - OPEN SPACE PROVIDED = 30% x 10.234 AC. = 3.07 AC.\*
  - OPEN SPACE PROVIDED = 6.493 AC.\*
  - DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
  - RECREATIONAL AREA REQUIRED: 200 Sq.Ft./LOT x 10 LOTS = 2000 Sq.Ft. RECREATIONAL AREA PROVIDED: 7963 Sq.Ft.\*
  - THE 654BA NOISE LINE IS BASED ON THE LOCATION PROVIDED BY WILDMAN ENVIRONMENTAL SERVICES 3060 R. ROUTE 97, P.O. BOX 58, GLENWOOD, MARYLAND 21738.

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.

*Edward Warfield, Jr.* 5-23-94  
KENNARD WARFIELD, JR. date  
T/A WARFIELD BROTHERS

*Terrell A. Fisher* 5-26-94  
TERRELL A. FISHER, L.S. \*10692 date

**OWNER**  
KENNARD R. WARFIELD, JR.  
T/A WARFIELD BROTHERS  
14663 TRIADELPHIA RD.  
GLENELG, MARYLAND 21737

**DEVELOPER**  
KENNARD WARFIELD, JR.  
c/o LAND DESIGN AND DEVELOPMENT, INC.  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
9171 BALTIMORE NATIONAL PIKE, SUITE 100  
ELLICOTT CITY, MARYLAND 21042  
(410) 461 - 2855

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Joyce M. Boyd* 8/11/94  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*Joseph A. Smith* 8/16/94  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER, PUBLIC SEWERAGE, STORM DRAINAGE SYSTEMS AND PUBLIC ROADS.

*James M. Eppson* 8/12/94  
DIRECTOR OF PUBLIC WORKS DATE

**OWNER'S CERTIFICATE**

KENNARD WARFIELD, JR., T/A WARFIELD BROTHERS, 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 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 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 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 STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 23RD DAY OF MAY, 1994.

*Edward Warfield, Jr.*  
KENNARD WARFIELD, JR. T/A WARFIELD BROTHERS

*Mark A. Reil*  
WITNESS

**SURVEYOR CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF (1) PART OF THE LAND CONVEYED BY WARFIELD BROTHERS, A MARYLAND GENERAL PARTNERSHIP, TO WARFIELD BROTHERS, A MARYLAND GENERAL PARTNERSHIP, BY DEED DATED MARCH 24, 1986 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1452 AT FOLIO 693, SAID WARFIELD BROTHERS, A MARYLAND GENERAL PARTNERSHIP, BEING REORGANIZED BY A CORRECTED MODIFIED PLAN OF REORGANIZATION AS RECORDED IN LIBER 1774 AT FOLIO 337 ALLOWING KENNARD WARFIELD, JR., TRADING AS WARFIELD BROTHERS (2) ALL OF THAT LAND CONVEYED BY GTW JOINT VENTURE TO KENNARD WARFIELD, JR. BY DEED DATED MAY 18, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3284 AT FOLIO 340 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 MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Terrell A. Fisher* 5-26-94  
TERRELL A. FISHER, L.S. \*10692 DATE

RECORDED AS PLAT No. 11333 ON August 19, 1994 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**WAVERLY WOODS**  
SECTION 3 AREA 1  
LOTS 152 THRU 162

ZONING: R-20  
TAX MAP No. 16 PART OF PARCEL No. 21  
THIRD ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: JULY 28, 1994

0' 100' 150' 200'  
SCALE: 1" = 100'  
SHEET 1 OF 1

30450P2  
F-91-125