

NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 07GA & 07GB

NO.	NORTH (M)	EAST (M)	NORTH (F)	EAST (F)
06C6	185667.3040	387333.4689	609143.4799	1270776.5559
06FA	184936.5945	387488.2637	606746.1438	1271284.4118
- SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND 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.
- DESIGNATES SUCCESSFUL PERC TEST
 DESIGNATES FAILED PERC TEST
- 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 THE MARKERS HAVE BEEN COMPLIED WITH.

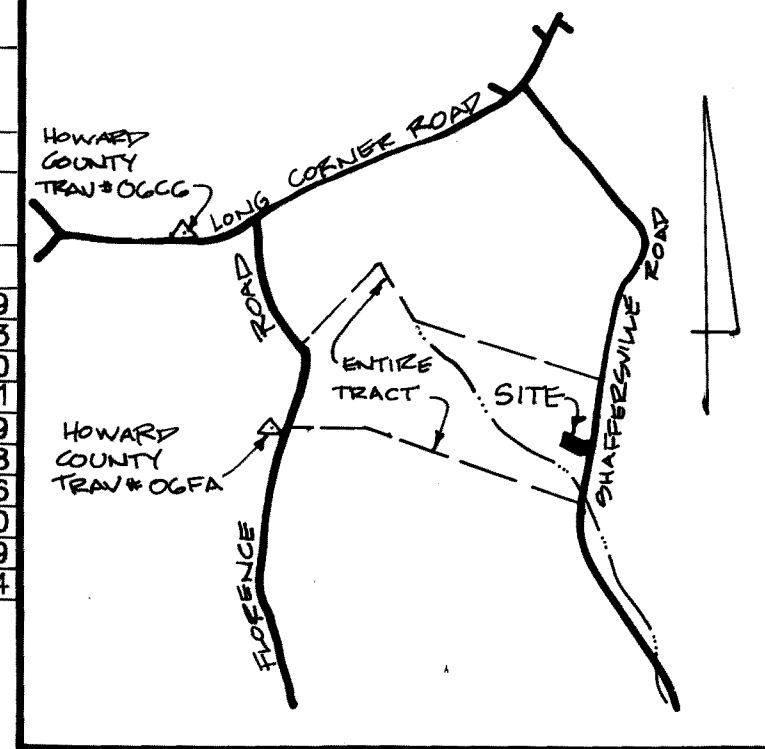
<i>G. Scott Shanaberger</i>	9/22/94		
G. SCOTT SHANABERGER	DATE		
<i>Truman L. Kelley</i>	9/22/94	<i>Lavinia W. Kelley</i>	9/22/94
TRUMAN L. KELLEY	DATE	LAVINIA W. KELLEY	DATE
- THIS PLAT IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED IN APRIL OF 1994. BY SHANABERGER AND LANE.
- THERE ARE NO STREAMS OR WETLANDS ON THE PROPERTY PER SITE INSPECTION & REPORT BY DENNIS LABARE, M.S., & ASSOCIATES.
- DESIGNATES IRON BAR & CAP SET
- AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND NEAREST 0.0001 ACRE.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE" AREA ON THE MASTER PLAN FOR WATER AND SEWER.
- LOT 1 AS SHOWN HEREON IS BEING ESTABLISHED IN ACCORDANCE WITH SECTION 104.E.6. OF THE HOWARD COUNTY ZONING REGULATIONS FOR THE DAUGHTER OF TRUMAN L. AND LAVINIA W. KELLEY.
- TREES WITHIN PRIVATE SIGHT DISTANCE EASEMENT TO BE CUT TO ACHIEVE BETTER SIGHT DISTANCE, TO THE EXTENT REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS.

MINIMUM LOT SIZE CHART

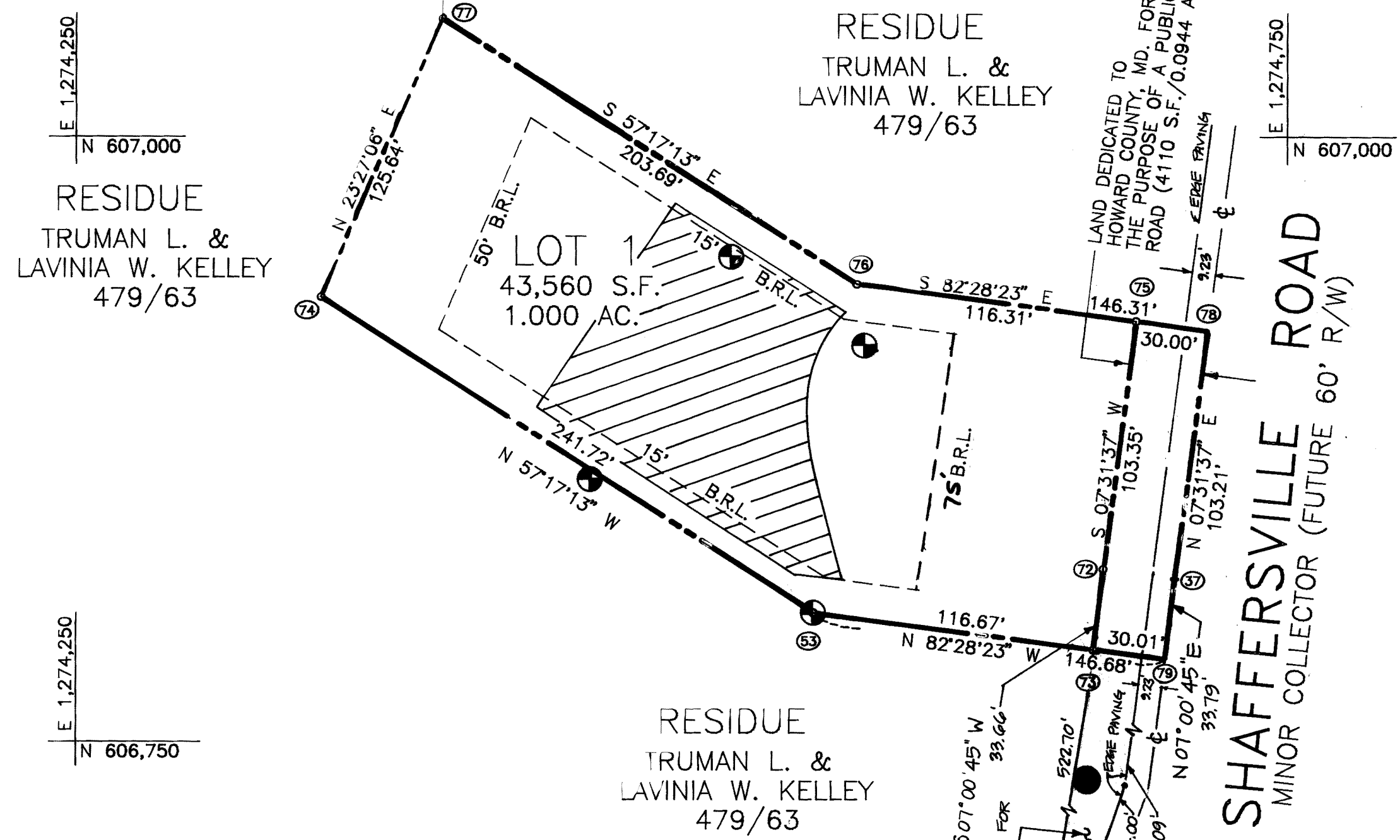
LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	FLOODPLAIN AREA	25% SLOPES	MINIMUM LOT AREA
1	43,560	0	43,560	0	0	43,560

COORDINATES

NO.	NORTH (M)	EAST (M)	NORTH (F)	EAST (F)
37	184958.181	388530.562	606816.965	1274704.019
53	184953.815	388484.983	606802.642	1274554.483
72	184959.338	388521.492	606820.762	1274674.260
73	184949.157	388520.240	606787.358	1274670.151
74	184993.633	388422.992	606933.277	1274351.099
75	184990.567	388525.618	606923.217	1274687.798
76	184995.211	388520.951	606938.453	1274572.486
77	185028.764	388438.233	607048.537	1274401.100
78	184989.369	388534.683	606919.287	1274717.539
79	184947.959	388529.305	606783.428	1274699.894



VICINITY MAP
SCALE: 1"=2000'



TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE.....	1
OPEN SPACE.....	0
TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE.....	1.000 AC. OR 43560 S.F.
OPEN SPACE.....	0
AREA AND % OF DRY GROUND AND USEABLE OPEN SPACE.....	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.0944 AC. OR 4110 S.F.
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	1.0944 AC. OF 47670 S.F.

OWNERS:

TRUMAN L. & LAVINIA W. KELLEY
HAPPY HILL FARM
1400 LONG CORNER RD.
MT. AIRY, MD. 21771-3821
(301) 829-0794

CONTRACT PURCHASER:

STEVE CAMPBELL
TERRI KELLEY-CAMPBELL
502 ELM STREET
FREDERICK, MD. 21701
(301) 695-1436

APPROVED FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

Jacqueline G. Miller 9-29-94
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

James S. Heath 10/17/94
DIRECTOR DATE

APPROVED FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

James J. Shaw 10/6/94
DIRECTOR DATE

OWNER'S CERTIFICATE

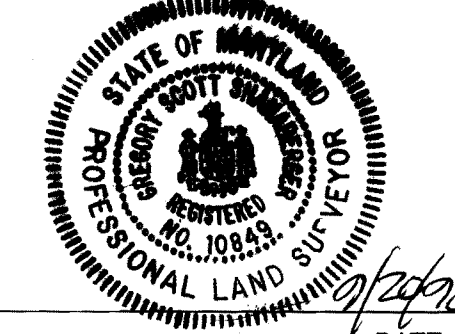
WE, TRUMAN L. KELLEY AND LAVINIA W. KELLEY, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MD., 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 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 SAID EASEMENTS AND RIGHTS-OF-WAYS, WITNESS OUR HANDS THIS DAY OF _____, 1994.

Truman L. Kelley 9/22/94
TRUMAN L. KELLEY DATE
Julie Smoller 9/22/94
WITNESS DATE

Lavinia W. Kelley 9/22/94
LAVINIA W. KELLEY DATE
Julie Smoller 9/22/94
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY LESLIE N. KELLEY AND MARGUERITE PENN KELLEY TO TRUMAN L. KELLEY AND LAVINIA W. KELLEY BY DEED DATED NOVEMBER 15, 1967, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 479, FOLIO 63, 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.



G. Scott Shanaberger
G. SCOTT SHANABERGER
PROFESSIONAL L.S. #10849 DATE

RECORDED AS PLAT NO. 11413
ON 10/20/94 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 104
ELLCOTT CITY, MD. 21043
(410) 461-9563

FINAL PLAT
CAMPBELL'S CORNER
LOT 1
TAX MAP 6
P/O PARCEL 39
ZONED RC-DEO
4TH ELECTION DISTRICT
HOWARD COUNTY, MD.
SCALE: 1"=50'
MAY 30, 1994
SHEET 1 OF 1