CURVE DATA

CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
328-333	1851.58'	85.99'	02°39'40"	43.00'	S73°18'38"E	85.99'
400-402	1871.58'	93.48'	02°51'42"	46.75'	N73°18'55"W	93.47'

MINIMUM LOT SIZE CHART

LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
1	33,226 sq.ft.	0	33,226 sq.ft.	0	0	33,226 sq.ft.
2	25,770 sq.ft.	2524 sq.ft.	23,246 sq.ft.	0	0	23,246 sq.ft.
3	26,068 sq.ft.	3986 sq.ft	22,082 sq.ft.	0	0	22,082 sq.ft.
4	28,527 sq.ft.	5293 sq.ft.	23,235 sq.ft.	0	0	23,235 sq.ft.

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 (SURVEYOR)

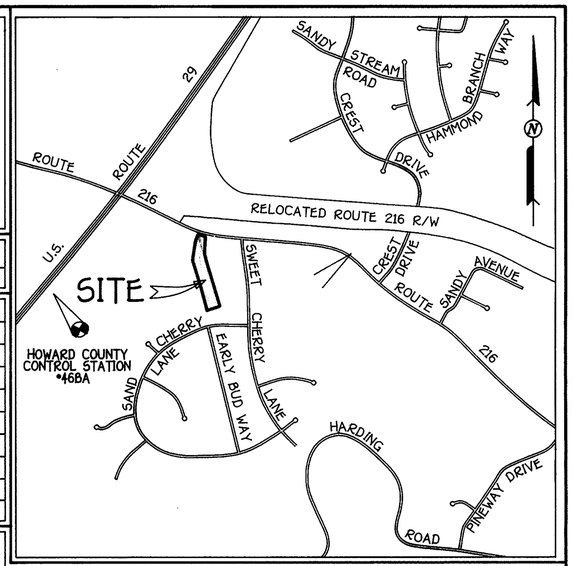
MICHAEL BALL, PARTNER
GILLEN PROPERTY PARTNERSHIP

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 1 THROUGH 4. ANY 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(S). 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 THE 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."

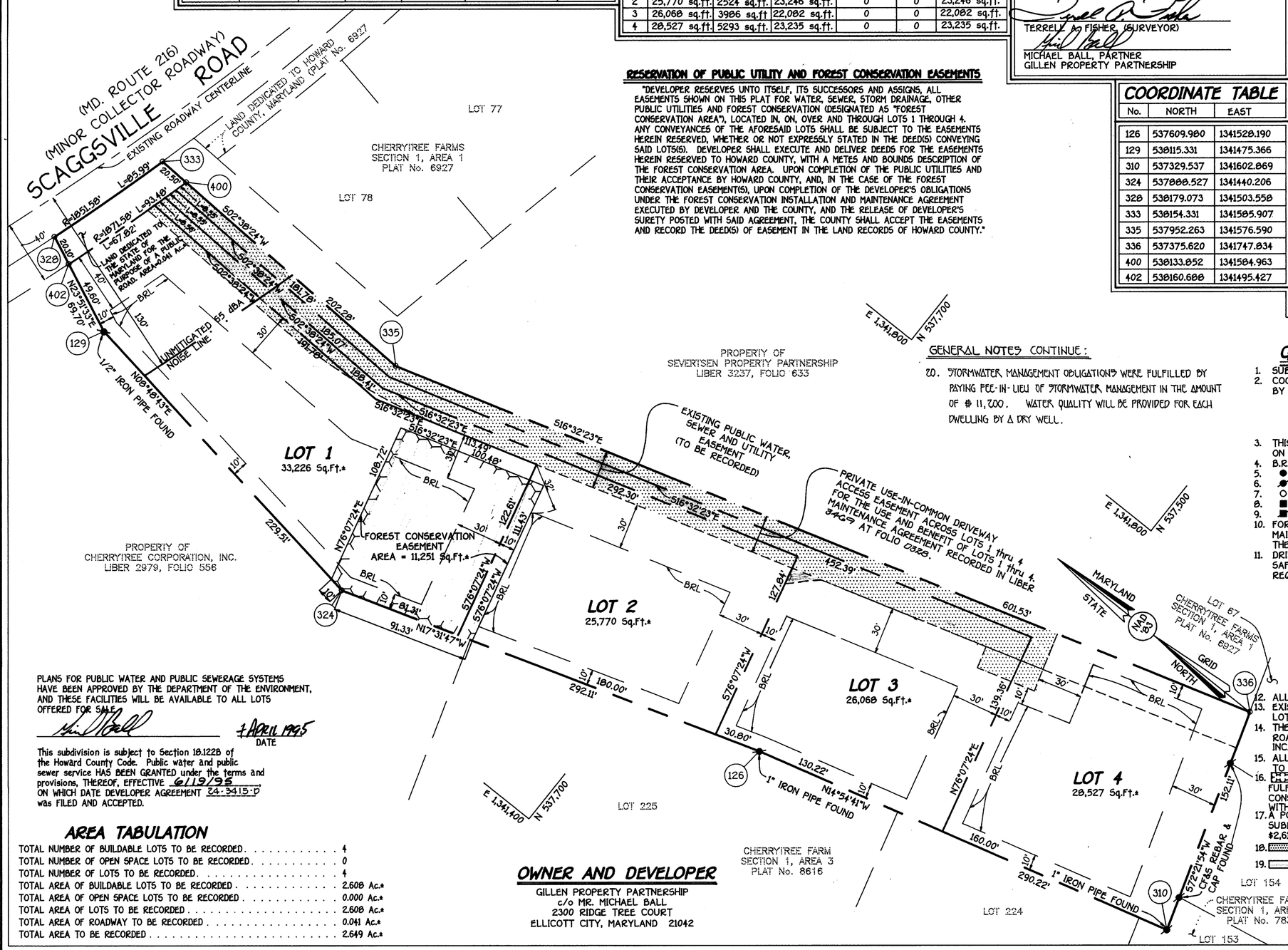
COORDINATE TABLE

No.	NORTH	EAST
126	537609.980	1341520.190
129	538115.331	1341475.366
310	537329.537	1341602.869
324	537888.527	1341440.206
328	538179.073	1341503.558
333	538154.331	1341585.907
335	537952.263	1341576.590
336	537375.620	1341747.834
400	538133.852	1341584.963
402	538160.688	1341495.427



VICINITY MAP

SCALE : 1" = 1200'



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

7 APRIL 1995
DATE

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 6/19/95, ON WHICH DATE DEVELOPER AGREEMENT 24-3415-D was FILED AND ACCEPTED.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.608 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	2.608 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.041 Ac.±
TOTAL AREA TO BE RECORDED	2.649 Ac.±

OWNER AND DEVELOPER

GILLEN PROPERTY PARTNERSHIP
c/o MR. MICHAEL BALL
2300 RIDGE TREE COURT
ELLICOTT CITY, MARYLAND 21042

GENERAL NOTES CONTINUE:

20. STORMWATER MANAGEMENT OBLIGATIONS WERE FULFILLED BY PAYING FEE-IN-LIEU OF STORMWATER MANAGEMENT IN THE AMOUNT OF $ 11,200. WATER QUALITY WILL BE PROVIDED FOR EACH DWELLING BY A DRY WELL.

GENERAL NOTES:

1. SUBJECT PROPERTY ZONED 'R-20' PER 10/18/93 COMPREHENSIVE ZONING PLAN.
2. COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION No. 2039002 AND No. 2039003.

46E3	N 163254.473 METERS E 407801.158 METERS	(NOT WITHIN VICINITY MAP)
46BA	N 163844.300 METERS E 408386.813 METERS	

3. THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 14, 1994 BY FISHER, COLLINS & CARTER, Inc.
4. B.R.L. DENOTES BUILDING RESTRICTION LINE
5. ● DENOTES IRON PIN SET CAPPED "FCC106."
6. DENOTES IRON PIPE OR IRON BAR FOUND.
7. ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
8. ■ DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "FCC106."
9. DENOTES STONE OR MONUMENT FOUND
10. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPESTEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPESTEM DRIVEWAY.
11. 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 (16 FEET SERVING MORE THAN ONE(1) RESIDENCE);
    b) SURFACE - SIX INCHES(6") 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 ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
    f) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
    g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
12. ALL LOT AREAS ARE MORE OR LESS. (±)
13. EXISTING HOUSE ON LOT 1 TO BE REMOVED. EXISTING GARAGES AND BARN ON LOTS 1 AND 2 TO BE REMOVED.
14. THE LOCATION OF THE PREDICTED AND UNMITIGATED 65dBA EXPOSURE TAKEN FROM ROADWAY TRAFFIC NOISE ANALYSIS REPORT PREPARED BY STAIANO ENGINEERING, INC.
15. ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
16. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT.
17. A PORTION OF THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (8,712 Sq.Ft.± OF AFFORESTATION) HAVE BEEN MET BY PAYMENT OF $2,613.60 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
18. DENOTES PRIVATE USE-IN-COMMON ACCESS EASEMENT.
19. DENOTES PUBLIC WATER, SEWER AND UTILITY EASEMENT.

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.

HOWARD COUNTY HEALTH OFFICER — DATE 6/30/95

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR — DATE 7/14/95

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

DIRECTOR — DATE 6/26/95

OWNERS CERTIFICATE

GILLEN PROPERTY PARTNERSHIP, BY MICHAEL BALL, PARTNER, 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 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 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 6TH DAY OF JUNE, 1995.

MICHAEL BALL, PARTNER
GILLEN PROPERTY PARTNERSHIP

WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF ALL THE PROPERTY CONVEYED BY CARLEEN M. GILLEN TO GILLEN PROPERTY PARTNERSHIP BY DEED DATED JUNE 30, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3297, FOLIO 139, 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.

STATE OF MARYLAND — TERRELL A. FISHER — No. 10692 — PROFESSIONAL LAND SURVEYOR

TERRELL A. FISHER, L.S. No. 10692 — DATE 6/6/95

RECORDED AS PLAT No. 11794 ON 7-19-95
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GILLEN PROPERTY

LOTS 1 thru 4

ZONING: 'R-20'

TAX MAP No. 46 PART of PARCEL No. 274

SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: FEBRUARY 22, 1995

0' 50' 100' 150'
Scale: 1" = 50'
SHEET 1 OF 1
F-95-62

F-95-62