

COORDINATES

No.	NORTH (METERS)	EAST (METERS)	NORTH (FEET)	EAST (FEET)
60	167,157.08	417,627.31	548,414.924	1,370,829.214
61	167,157.40	417,603.56	548,422.148	1,370,089.009
62	167,088.09	417,677.49	548,191.135	1,370,329.838
66	167,090.97	417,617.96	548,197.627	1,370,134.938
67	167,089.27	417,685.58	548,192.103	1,370,356.779
69	167,044.99	417,724.84	548,112.382	1,370,489.914
70	167,059.86	417,719.12	548,095.548	1,370,466.801

NOTES:

- COORDINATES BASED ON NAD 83, MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS.:
 POINT NORTH (M) EAST (M) NORTH (F) EAST (F)
 43 EA 166,602.182 418,680.744 546,893.992 1,373,621.741
 43 HB 165,557.562 418,975.589 543,166.768 1,374,425.036
- SUBJECT PROPERTY ZONED RSC PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
- THERE IS AN EXISTING COLLAPSED BUILDING ON LOT 6 TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDING ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- FOR FLAG OR PIPSTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPSTEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPSTEM LOT DRIVEWAY.
- THIS PLAN IS BASED ON A FIELD-RUN BOUNDARY SURVEY PERFORMED IN FEBRUARY OF 1994 BY SHANABERGER AND LANE.
- DENOTES CONCRETE MONUMENT FOUND
 ○ DENOTES REBAR & CAP TO BE SET AFTER RECORDATION OF PLAN.
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A.) WIDTH - 16 FEET (SERVING MORE THAN 1 RESIDENCE)
 B.) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH T&E CHIP COATING.
 C.) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 D.) STRUCTURES - (CULVERTS, BRIDGES) CAPABLE OF SUPPORTING 25 TONS (H2S LOADING)
 E.) DRAINAGE ELEMENTS - CAPABLE OF PASSING 100-YEAR FLOOD WITH MAXIMUM 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F.) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G.) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 2, 6 & 7 IS RECORDED IN LIBER 3526 FOLIO 184.
- AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND NEAREST 0.0001 ACRE.
- PAYMENT OF A FEE-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED ON 5/24/1995 BY DIRECTOR, DEPARTMENT OF PUBLIC WORKS.
- WATER CONTRACT NO. 44-1184
- SEWER CONTRACT NO. 616-5

TABULATION OF FINAL PLAN

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.9304 AC±
OPEN SPACE	0
TOTAL AREA OF FLOODPLAIN & 25% OR GREATER STEEP SLOPES	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED	1.9304 AC±

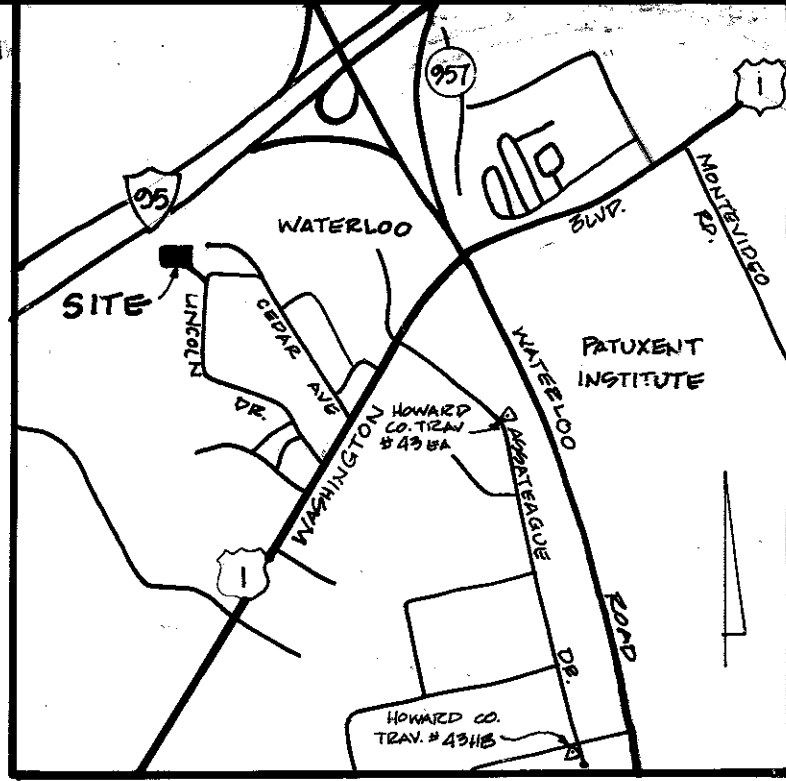
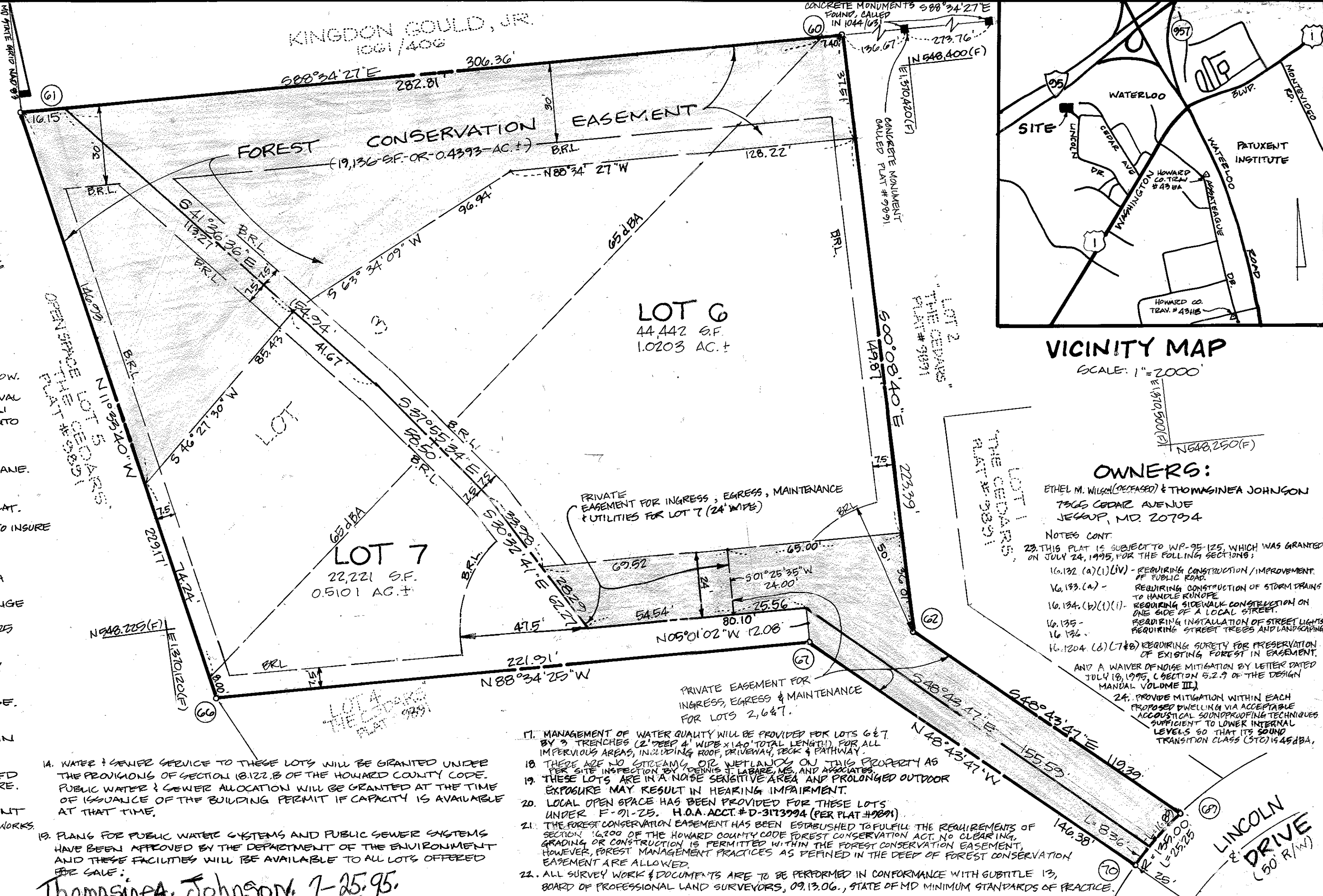
APPROVED: FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Bond... 10/6/95
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Development Engineering Division 10/5/95
 DATE

APPROVED: Thomasine Johnson - 7-25-95
 THOMASINE JOHNSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHEL M. WILSON DATE



OWNERS:
 ETHEL M. WILSON (DECEASED) & THOMASINE JOHNSON
 7965 CEDAR AVENUE
 JESSUP, MD. 20794

- NOTES CONT.
- THIS PLAN IS SUBJECT TO WP-95-125, WHICH WAS GRANTED ON JULY 24, 1995, FOR THE FOLLOWING SECTIONS:
 16.192 (a)(1)(iv) - REQUIRING CONSTRUCTION/IMPROVEMENT OF PUBLIC ROAD.
 16.193 (a) - REQUIRING CONSTRUCTION OF STORM DRAINS TO HANDLE RUNOFF.
 16.194 (b)(1)(i) - REQUIRING SIDEWALK CONSTRUCTION ON ONE SIDE OF A LOCAL STREET.
 16.195 - REQUIRING INSTALLATION OF STREET LIGHTS.
 16.196 - REQUIRING STREET TREES AND LANDSCAPING.
 16.1204 (b)(1)(b) - REQUIRING SURETY FOR PRESERVATION OF EXISTING FOREST IN EASEMENT.
 AND A WAIVER OF NOISE MITIGATION BY LETTER DATED JULY 18, 1995, SECTION 5.2.9 OF THE DESIGN MANUAL VOLUME III.
 - PROVIDE MITIGATION WITHIN EACH PROPOSED DWELLING VIA ACCEPTABLE ACOUSTICAL SOUNDPROOFING TECHNIQUES SUFFICIENT TO LOWER INTERNAL LEVELS SO THAT ITS SOUND TRANSMISSION CLASS (STC) IS 45 DBA.

14. WATER & SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER & SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

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

16. THE REQUIREMENTS OF SUBSECTION 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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

- MANAGEMENT OF WATER QUALITY WILL BE PROVIDED FOR LOTS 6 & 7 BY 3 TRENCHES (2' DEEP & WIDE X 140' TOTAL LENGTH) FOR ALL IMPERVIOUS AREAS, INCLUDING ROOF, DRIVEWAY, DECK & PATHWAY.
- THERE ARE NO SETBACKS OR SETBACKS ON THIS PROPERTY AS PER THE SITE INSPECTION BY DENNIS J. LABARE, MS, AND ASSOCIATES.
- THESE LOTS ARE IN A NOISE SENSITIVE AREA AND PROLONGED OUTDOOR EXPOSURE MAY RESULT IN HEARING IMPAIRMENT.
- LOCAL OPEN SPACE HAS BEEN PROVIDED FOR THESE LOTS UNDER F-91-25, H.O.A. ACCT. # D-3173994 (PER PLAN # 9891).
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 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 PERFORMED IN THE DEEP OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- ALL SURVEY WORK & DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06., STATE OF MD MINIMUM STANDARDS OF PRACTICE.

CURVE DATA

FROM	TO	RADIUS	DELTA	LENGTH	TAN.	CHORD BEARING & DIST.
69	70	139.00	104°3'02"	29.25	12.66	S48°07'02"W 29.22'

MINIMUM LOT AREA CALCULATIONS

LOT NO.	GROSS LOT AREA	PIPESTEIN AREA	REMAINING AREA	100-YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
6	44,442#	19,679#	42,473#	-	-	42,473#
7	22,221#	2,229#	19,992#	-	-	19,992#

THE PURPOSE OF THIS RESUBDIVISION PLAN IS TO DIVIDE LOT 3 (PLAN # 9891) INTO 2 RESIDENTIAL LOTS.

RECORDED AS PLAN 11917 ON 10/13/95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

OWNER'S CERTIFICATE

I, THOMASINE JOHNSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHEL M. WILSON AND HERETOFOR, OWNER OF THE PROPERTY SHOWN & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF 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 IN AND UNDER ALL ROAD 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, MD 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 RIGHT-OF-WAY, WITNESS ONE HAND, THIS 10TH DAY OF MARCH, 1995.

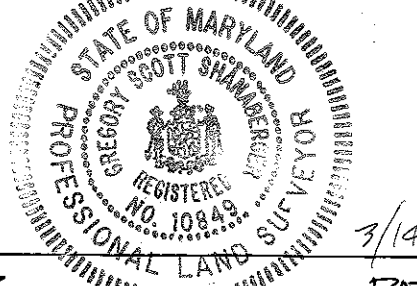
Thomasine Johnson - 7-25-95
 THOMASINE JOHNSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF ETHEL M. WILSON DATE

Thomasine Johnson - 7-25-95
 THOMASINE JOHNSON DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MARION E. FIELD TO ETHEL M. WILSON AND THOMASINE JOHNSON BY DEED DATED 9/21/79, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 667, FOLIO 542, 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
 PROFESSIONAL LAND SURVEYOR # 10849
 DATE 3/14/95



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

RESUBDIVISION PLAN "THE CEDARS" LOTS 6 & 7

A RESUBDIVISION OF LOT 3 "THE CEDARS" PLAN # 9891
 TAX MAP 43
 PART OF PARCEL 490
 ZONED: RSC
 6TH ELECTION DISTRICT
 HOWARD COUNTY, MD.
 SCALE: 1"=30'
 DATE: FEB. 19, 1994