PLAT-M.D.R. NO. 11710

COORDINATE SCHEDULE			
POINT	NORTHING	EASTING	
[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	
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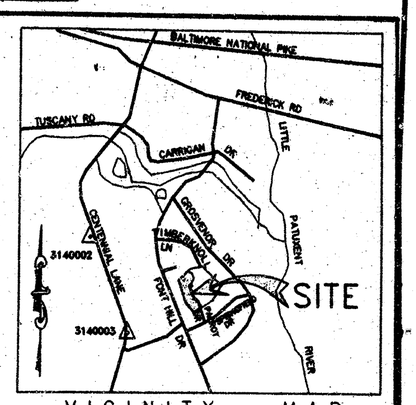
[illegible]	[illegible]	[illegible]	
[illegible]	[illegible]	[illegible]	

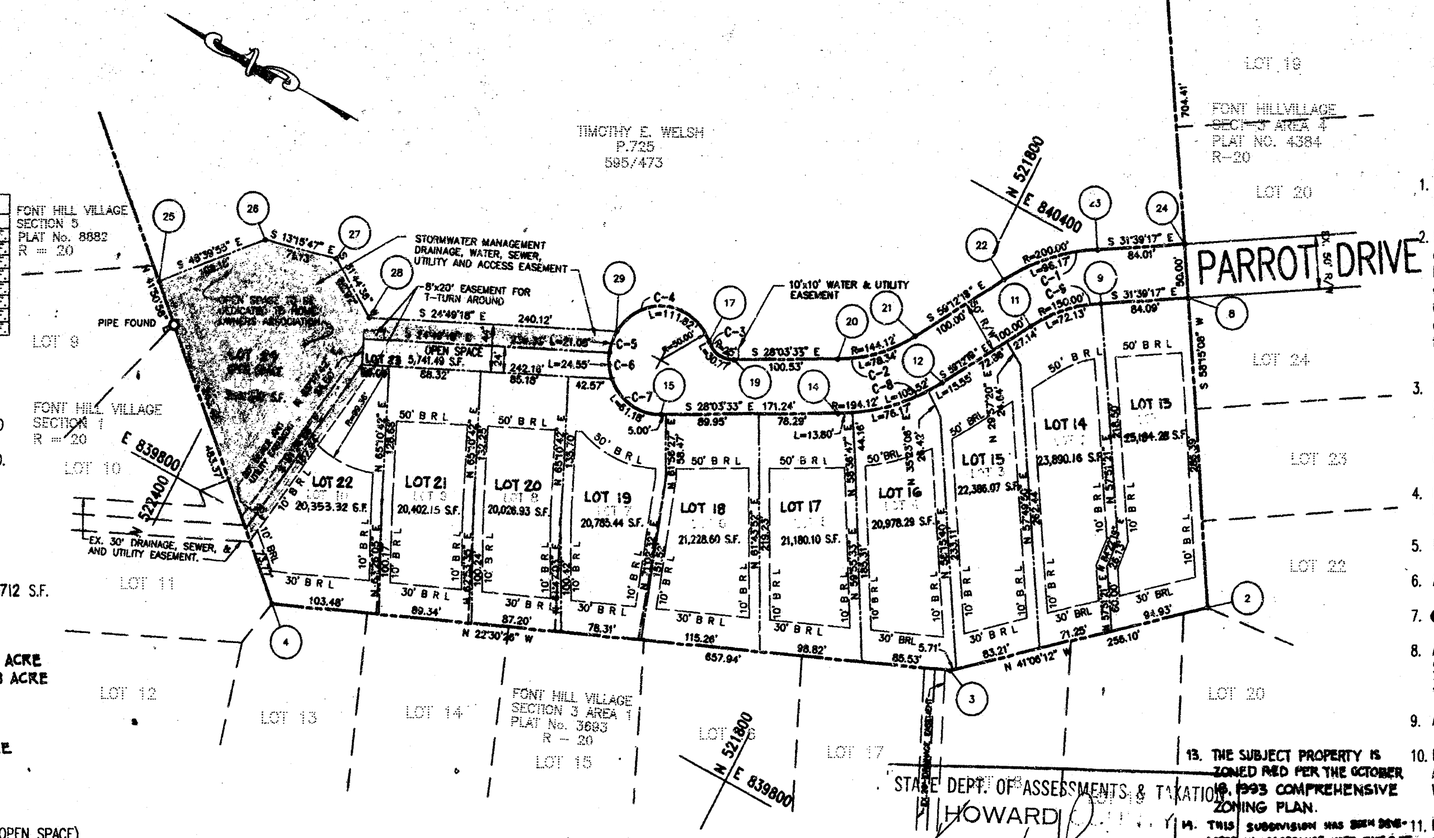
CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	200.00'	96.17'	49.03'	95.25'	N 45°25'47" W	27°33'00"
C-2	144.12'	75.34'	40.16'	77.38'	N 43°37'56" W	31°08'42"
C-3	25.00'	30.77'	17.68'	28.87'	N 07°12'14" E	70°31'35"
C-4	50.00'	111.82'	102.82'	89.93'	N 21°35'47" W	128°07'57"
C-5	50.00'	21.08'	10.70'	20.92'	S 82°15'34" W	24°09'16"
C-6	50.00'	24.55'	12.53'	24.30'	S 56°07'00" W	28°07'53"
C-7	50.00'	61.18'	35.08'	57.44'	S 06°59'45" W	70°06'37"
C-8	194.12'	105.52'	54.10'	104.23'	S 43°37'54" E	31°08'44"
C-9	149.99'	72.13'	36.78'	71.43'	S 45°25'46" E	27°33'09"

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

SIGNED BY [signature] 3-22-95
OWNER DATE



VICINITY MAP
SCALE : 1" = 2000'



LOT AREA TABULATION				
LOT No.	AREA S.F.	PIPE STEM AREA	25% SLOPE	NET AREA
12	25,184.28 S.F.		800 S.F.	24,384.28 S.F.
13	22,386.07 S.F.		165 S.F.	22,221.07 S.F.
14	20,978.29 S.F.		240 S.F.	20,738.29 S.F.
15	21,180.10 S.F.		152 S.F.	21,028.10 S.F.
16	21,228.60 S.F.		536 S.F.	20,692.60 S.F.
17	20,785.44 S.F.		744 S.F.	20,041.44 S.F.
18	20,402.15 S.F.		400 S.F.	20,002.15 S.F.
19	20,353.32 S.F.		352 S.F.	20,001.32 S.F.

NOTE : NO STEEP SLOPES (25% OR GREATER EXIST ON LOTS 2 AND 8).

NOTE :
THIS SUBDIVISION IS SUBJECT TO SECTION 18.1222B OF THE HOWARD COUNTY PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE PROVISIONS, THEREOF, EFFECTIVE 8-26-93 ON WHICH DATE DEVELOPER AGREEMENT NO. 24-5227 WAS FILED AND ACCEPTED.

DRY GROUND RECREATION AREA TABULATION
1. TOTAL AREA OF SECTION 1 = 290,300.68S.F. OR 6.66 ACRES
2. MINIMUM LOT AREA = 20,000 S.F.
3. OPEN SPACE REQUIRED = 6% OR .400 ACRES OR 17,424 S.F.
4. DRY USEABLE OPEN SPACE REQUIRED = 50% OR 0.200 ACRE OR 8,712 S.F.
5. TOTAL OPEN SPACE PROVIDED = 41,353.56 S.F. OR .949 ACRES
6. DEDUCTIONS =
   a. AREA OF SWM = 9,980 S.F. = .229 ACRE
   b. NON-CREDITED OPEN SPACE (LOT 2&) = 5,741.49 S.F. = .132 ACRE
   c. AREA OF 25% SLOPE = 3,389 S.F. = .078 ACRE
   d. AREA OF FLOOD PLAIN = 0
   e. AREA OF WETLANDS = 0
   TOTALS
7. NET USEABLE OPEN SPACE AREA = 22,242.97 S.F. = .511 ACRE

AREA TABULATIONS

TOTAL NUMBERS OF LOTS TO BE RECORDED : 12 (10 BUILDABLE & 2 OPEN SPACE)

TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED : 216,415.34 S.F. = 4.97 ACRES

TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS : 32,531.78 S.F. = .747 ACRE

TOTAL AREA OF OPEN SPACE TO BE RECORDED : 41,353.56 S.F. = .95 ACRE

TOTAL AREA OF FLOODPLAIN TO BE RECORDED : 0

TOTAL AREA OF SUBDIVISION TO BE RECORDED : 290,300.68 S.F. = 6.66 ACRES

THE REQUIREMENTS S-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF THE 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.

John C Mellema Jr 4-14-95
SURVEYOR DATE
[signature] 3-22-95
TIMOTHY E. WELSH, OWNER DATE
[signature] 3-22-95
SUSAN WELSH, OWNER DATE

PLAN
SCALE 1" = 100' DATE: 5-5-95 PLAT: _____
FILED MAY 08 1995

STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD
RECEIVED B. [signature]

OWNER : TIMOTHY E. WELSH & SUSAN WELSH
P.O. BOX 1447
ELLICOTT CITY, MD. 21041-1447

13. THE SUBJECT PROPERTY IS ZONED RED PER THE OCTOBER 6, 1993 COMPREHENSIVE ZONING PLAN.
14. THIS SUBDIVISION HAS BEEN DONE IN ACCORDANCE WITH THE BULK ZONING DISTRICT REGULATIONS PER SECTION 107.6.1.B OF THE HO. CO. ZONING REGS.

THE PURPOSE OF THIS PLAT IS TO CORRECT PROPERTY LINES, DUE TO THE LATEST BOUNDARY SURVEY.

GENERAL NOTES:

1. THE PROJECT IS IN THE CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
2. PROJECT BACKGROUND :
   a. TAX MAP 24, PARCEL 725, LIBER 595, FOLIO 473
   b. TOTAL AREA OF SUBDIVISION = 20.48 ACRES
   c. TOTAL AREA OF THIS SUBMISSION = 6.66 ACRES
   d. NO. OF LOTS PROPOSED = 10 BUILDABLE AND 2 OPEN SPACES
   e. SKETCH PLAN WAS APPROVED ON NOVEMBER 12, 1991
   f. PRELIMINARY PLAN FOR SECTION 1 WAS APPROVED ON MARCH 17, 1992.
3. THIS PLAT IS SUBJECT TO WP-92-131 WHICH WAIVED THE REQUIREMENTS OF SECTION 16.115(b)(5) TO PERMIT PRIVATE ROADS MAXIMUM 200' TO BE INCREASED TO 225' TO SERVE LOTS 8-10 AND SECTION 16.129(1) TO NOT CONSTRUCT THE REQUIRED SIDEWALK ON ONE SIDE OF THE CUL-DE-SAC PRIVATE ROAD.
4. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY JOHN C. MELLEMA, INC. ON OR ABOUT MAY 15, 1992.
5. PUBLIC SEWER AND PUBLIC WATER WILL BE UTILIZED.
6. AN EXTENDED DETENTION POND IS PROPOSED FOR STORMWATER MANAGEMENT.
7. ○ DENOTES PIPE FOUND. ⊡ DENOTES STONE FOUND.
8. ALL COORDINATES ARE BASED ON NAD 27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 3140002 AND 3140003.
9. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
10. MAINTENANCE OF THE OPEN SPACE DEDICATED TO THE HOMEOWNER'S ASSOCIATION IS AS SET FORTH IN THE ARTICLES OF INCORPORATION WHICH WERE RECORDED ON 11-2-89 IN LIBER 0096 FOLIO 0593.
11. MAINTENANCE AGREEMENT FOR PREVIOUS OPEN SPACE LOT 11 (NOW LOT 2) USE FOR COMMON DRIVEWAY WAS RECORDED ON 11-2-89 IN LIBER 0096 AND FOLIO 0593.
12. 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' (16' FOR MORE THAN ONE RESIDENCE)
   b). SURFACE - 6' OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
   c). GEOMETRY - MAXIMUM 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' RADUIS.
   d). STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
   e). MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

APPROVED : FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

[signature] 5/3/95
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[signature] 5/5/95
PLANNING DIRECTOR DATE

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

[signature] 5/1/95
DIRECTOR DATE

OWNER'S STATEMENT

WE, TIMOTHY E. WELSH & SUSAN WELSH, OWNER OF THE THE SAID PROPERTY SHOWN AND DESCRIBED, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING TO 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 RIGHT-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 THE 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 WATERWAY AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHT-OF-WAY.

WITNESS MY/OUR HANDS THIS 25th DAY OF March, 1995

[signature] [signature]
WITNESS WITNESS

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE FINAL PLAT SHOWN HEREON IS CORRECT, IS A SUBDIVISION OF THE LANDS CONVEYED BY J. DAWSON REEDER, TRUSTEE TO TIMOTHY E. WELSH BY DEED DATED JUNE 2, 1972 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 595 AND FOLIO 473 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTED CODE OF MARYLAND, AS AMENDED.

John C Mellema 3-9-95
PROPERTY LINE SURVEYOR DATE

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

CORRECTION PLAT

FONT HILL MANOR FARM ESTATES SECTION 1, LOTS 13-24

A Resubdivision of Lots 1-12

TAX MAP : 24
TAX MAP PARCEL NO. : 725
EXISTING ZONING : R-ED
ELECTION DISTRICT : 2ND HOWARD COUNTY, MD.
SCALE : 1"=100'
DATE : 3-8-95
D, P & Z : F-93-16, P-92-12, S-92-07

Loria Engineering Inc.
CONSULTING ENGINEERS
8307 MAIN ST., HISTORIC ELLICOTT CITY, MD.
TEL 410-465-0460 FAX 410-465-0489

SHEET 1 OF 1

F 95-147
MSA CSU 2125-338