

NO.	NORTHING	EASTING
1	562964.113	1383407.675
2	563461.356	1383181.054
3	563813.648	1383759.909
4	563509.591	1383853.448
5	563600.053	1383712.453
6	563547.871	1383678.972
7	563512.230	1383734.522
8	563539.163	1383751.802
9	563477.726	1383847.557
10	563414.127	1383867.122
11	563418.537	1383881.459
12	563136.043	1383968.365
13	563128.714	1383944.463
14	563411.187	1383857.564
15	563466.592	1383189.657
16	562967.070	1383417.317

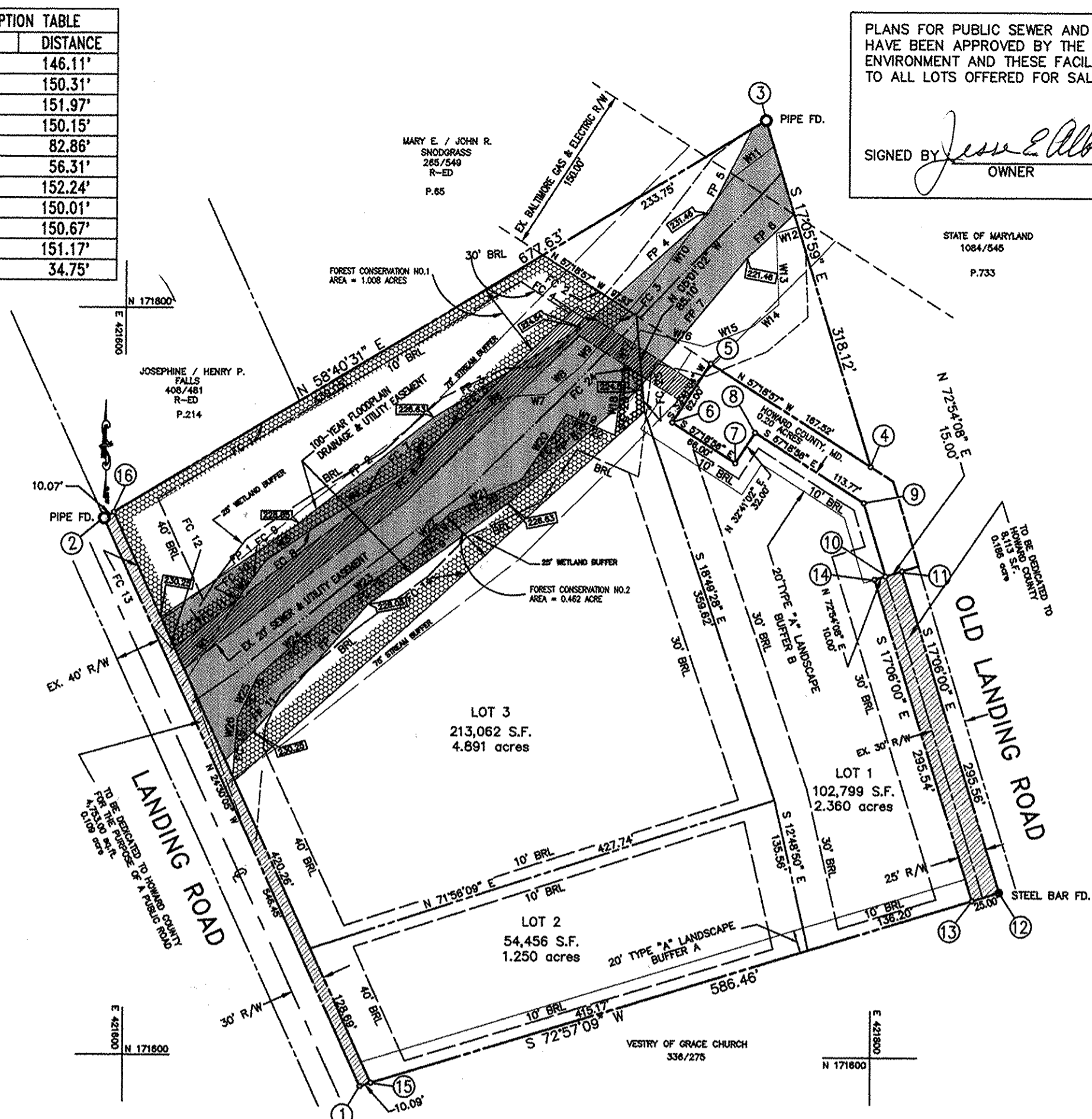
NO.	NORTHING	EASTING
1	171591.805	421663.503
2	171743.365	421594.429
3	171850.744	421770.864
4	171758.067	421799.375
5	171785.640	421756.400
6	171769.735	421746.195
7	171758.871	421763.126
8	171767.081	421768.393
9	171748.355	421797.580
10	171728.970	421803.543
11	171730.314	421807.913
12	171644.209	421834.402
13	171641.975	421827.117
14	171728.074	421800.630
15	171744.961	421597.051
16	171592.706	421666.442

LINE	DIRECTION	DISTANCE
FP 1	N 55°43'11" E	146.11'
FP 2	N 51°27'54" E	150.31'
FP 3	N 58°09'38" E	151.97'
FP 4	N 47°51'45" E	150.15'
FP 5	N 27°12'14" E	82.86'
FP 6	S 46°51'50" W	56.31'
FP 7	S 39°26'01" W	152.24'
FP 8	S 48°21'43" W	150.01'
FP 9	S 54°07'16" W	150.67'
FP 10	S 41°37'25" W	151.17'
FP 11	S 44°11'19" W	34.75'

LINE	DIRECTION	DISTANCE
FC1	N 58°40'31" E	444.08'
FC2	S 57°18'57" E	89.66'
FC3	S 40°08'57" W	22.19'
FC4	N 57°18'57" E	37.37'
FC5	S 45°45'00" W	182.01'
FC6	S 47°03'19" W	36.61'
FC7	S 58°24'31" W	79.54'
FC8	S 55°44'27" W	59.74'
FC9	S 36°09'45" W	38.50'
FC10	S 32°09'35" W	4.43'
FC11	S 52°51'00" W	68.59'
FC12	N 41°37'00" W	8.86'
FC13	N 24°30'05" W	120.87'
FC14	S 47°42'21" W	483.76'
FC15	N 24°30'05" W	4.27'
FC16	N 04°16'57" E	50.61'
FC17	N 25°03'11" E	41.83'
FC18	N 48°48'34" E	89.26'
FC19	N 53°25'30" E	80.99'
FC20	N 44°52'50" E	50.13'
FC21	N 64°28'01" E	69.61'
FC22	N 34°20'30" E	70.20'
FC23	S 66°37'37" E	46.07'
FC24	N 06°40'05" E	62.59'
FC25	S 57°18'57" E	18.36'
FC26	S 05°01'02" E	32.02'

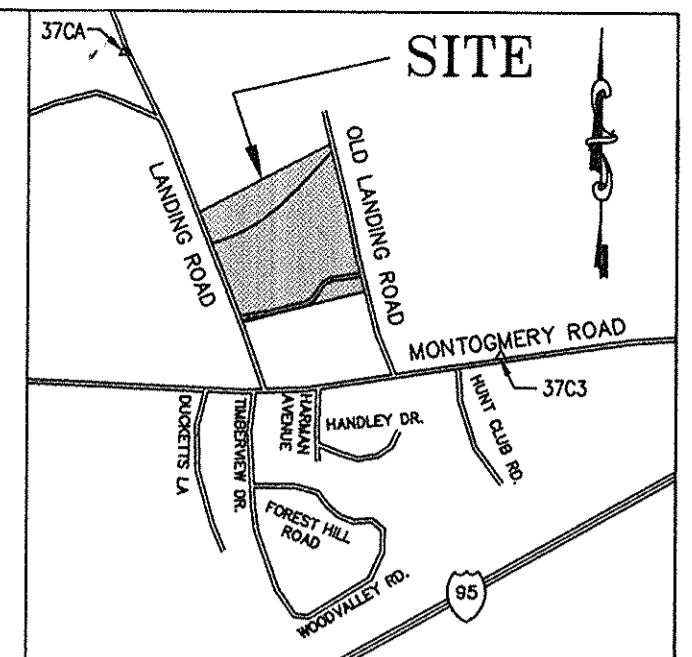
LINE	DIRECTION	DISTANCE
W1	N 32°09'35" E	94.62'
W2	N 36°09'45" E	38.50'
W3	N 55°44'27" E	59.74'
W4	N 58°24'30" E	79.54'
W5	N 47°03'19" E	69.72'
W6	N 64°19'50" E	51.83'
W7	N 86°38'50" E	31.03'
W8	N 50°09'45" E	37.82'
W9	N 40°08'56" E	96.72'
W10	N 37°13'09" E	117.01'
W11	N 52°24'32" E	45.12'
W12	S 72°54'01" W	19.85'
W13	S 02°17'06" E	62.41'
W14	S 49°36'52" W	31.04'
W15	S 67°34'48" W	45.02'
W16	N 76°00'46" W	58.15'
W17	S 24°40'52" W	34.21'
W18	S 06°40'05" W	62.59'
W19	N 66°37'37" W	46.07'
W20	S 34°20'30" W	70.20'
W21	S 64°28'01" W	69.61'
W22	S 44°52'50" W	50.13'
W23	S 53°25'30" W	80.99'
W24	S 48°48'34" W	89.26'
W25	S 25°03'11" W	41.83'
W26	S 04°16'57" W	61.00'

LOT No.	GROSS AREA (S.F.)	100 YEAR FLOODPLAIN (S.F.)	25% SLOPE (S.F.)	REMAINING AREA (S.F.)	MINIMUM LOT AREA REQUIRED (S.F.)
1	101,839	12,041	0	89,798	20,000
3	213,062	48,383	0	164,679	20,000



PLANS FOR PUBLIC SEWER 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 *Jesse E. Albright* 12-7-95  
OWNER DATE



- GENERAL NOTES:
- THE PROJECT IS IN THE CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS.
  - PROJECT BACKGROUND :
    - TAX MAP 37 PARCEL 66 LIBER 2121 FOLIO 540
    - TOTAL AREA OF SUBDIVISION = 8.797 ACRES = 383,183 S.F.
    - C. NO. OF LOTS PROPOSED = 3
    - ZONING = RED PER THE COMPREHENSIVE ZONING PLAN OF OCT. 18, 1993.
    - THIS PROPERTY IS BEING DEVELOPED PURSUANT TO THE R-20 ZONING REGULATIONS IN ACCORDANCE WITH SECTION 107.01.b OF THE RED DISTRICT ZONING REGULATION.
  - BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY JOHN C. MELLEMA, INC. ON OR ABOUT JANUARY 1995.
  - PUBLIC SEWER AND PUBLIC WATER WILL BE UTILIZED.
  - THIS SUBDIVISION IS EXEMPTED FROM STORMWATER MANAGEMENT REQUIREMENT.
  - DENOTES PIPE FOUND, DENOTES STEEL BAR FOUND ●
  - ALL COORDINATES ARE BASED ON NAD 83, MARYLAND COORDINATES SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION 37CA AND 37C3.
  - ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
  - NO CLEARING OR GRADING ON CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR FOREST CONSERVATION AREAS.
  - AREA OF BGE RIGHT OF WAY: 32,616 S.F. = .749 ACRE
  - THERE ARE EXISTING DWELLINGS ON LOT 1 & LOT 2 THAT ARE TO REMAIN.
  - ANY FUTURE SUBDIVISION OF THE PARCELS OF THIS PROPERTY WILL REQUIRE ROAD IMPROVEMENTS TO THE LANDING ROAD AND OLD LANDING ROAD BY THE DEVELOPER(S).

AREA TABULATIONS

TOTAL NUMBERS OF LOTS TO BE RECORDED : 3

TOTAL AREA OF LOTS TO BE RECORDED : 370,317 S.F. = 8.501 ACRES

TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS : 12,866 S.F. = .295 ACRE

TOTAL AREA OF FLOODPLAIN TO BE RECORDED : 60,424 S.F. = 1.387 ACRES

TOTAL AREA OF SUBDIVISION TO BE RECORDED : 383,183 S.F. = 8.797 ACRES

OWNER :  
J. ED ALBRIGHT  
1821 FAIRVIEW AVENUE  
BALTIMORE, MD 21227

PLAN  
SCALE 1" = 100'

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 WITH.

*John C. Mellama* 9-25-95  
SURVEYOR DATE

*Jesse E. Albright* 10-5-95  
SIGNATURE OF OWNER 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 LOT 3. ANY CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPERS 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 FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

● DENOTES PUBLIC FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF THE 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 AREA ALLOWED.

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

*Joyce M. Boyd* 12/22/95  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED : HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*John C. Mellama* 12/19/95  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*James B. Rye* 12/29/95  
DIRECTOR DATE

OWNER'S STATEMENT

WE, JESSE E. ALBRIGHT & CHARLOTTE J. ALBRIGHT, OWNERS OF 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 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, TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS 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 RIGHT-OF-WAY.

WITNESS MY/OUR HANDS THIS DAY OF

*Jesse E. Albright*  
WITNESS

*Charlotte J. Albright*  
WITNESS

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS SUBDIVISION OF THE LANDS CONVEYED BY CHARLES H. REUWER & NORMA LOUISE REUWER TO JESSE E. ALBRIGHT & CHARLOTTE J. ALBRIGHT BY DEED DATED JAN. 17, 1989 AND RECORDED IN THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND IN LIBER 2121, FOLIO 540 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*John C. Mellama* 9-25-95  
PROPERTY LINE SURVEYOR DATE

RECORDED AS PLAT 11978 ON 1-4-96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

ALBRIGHT PROPERTY  
LOTS 1 THRU 3

TAX MAP : 37  
TAX MAP PARCEL NO. : 66  
EXISTING ZONING : R-ED  
ELECTION DISTRICT : 1ST. HOWARD COUNTY, MD.  
SCALE : 1" = 100'  
DATE : MAY 16, 1995  
D, P & Z :

**Voria Engineering Inc.**  
CONSULTING ENGINEERS  
8307 MAIN ST., HISTORIC ELLICOTT CITY, MD.

TEL. 410-465-0400 FAX. 410-465-0489