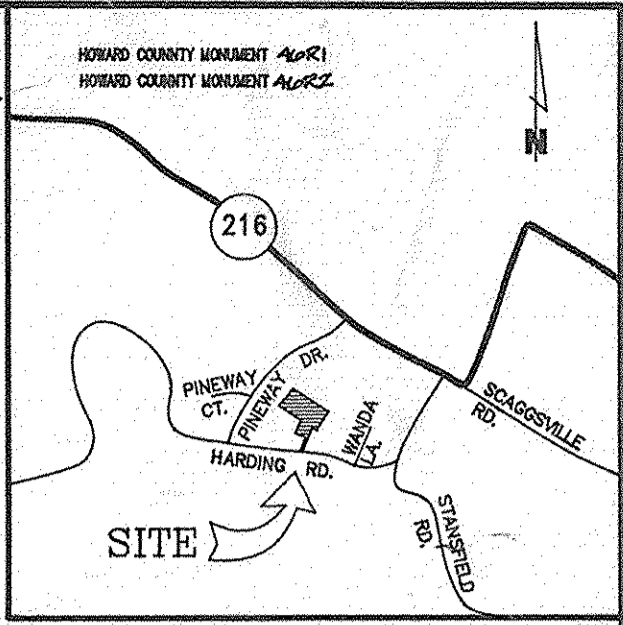
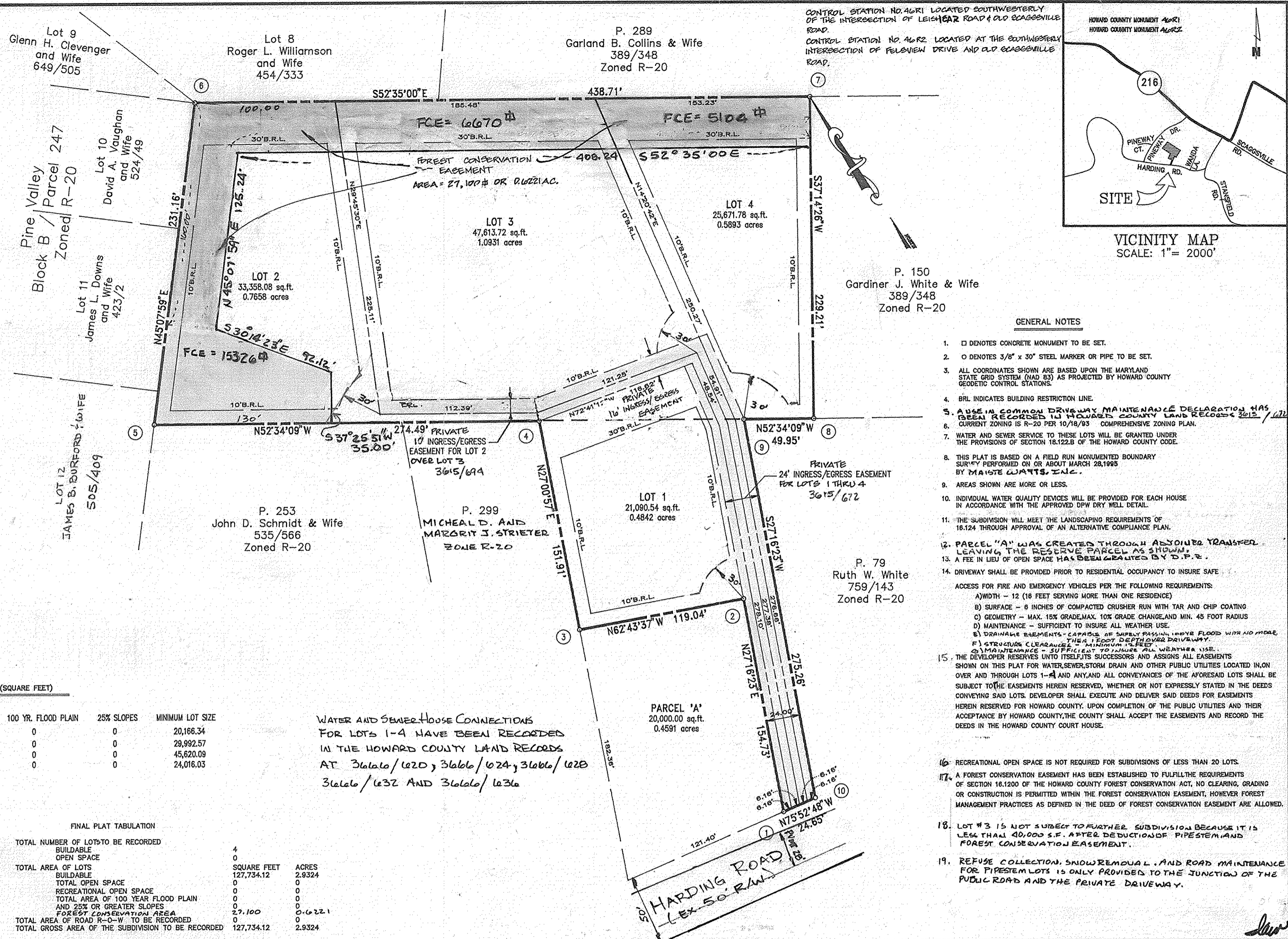


LEGEND

FOREST CONSERVATION EASEMENT

COORDINATE TABLE

NO.	NORTHING	EASTING
1	162,206.5133	409,107.9920
2	162,424.0424	409,179.8942
3	162,488.8908	409,073.0875
4	162,423.9240	409,142.0905
5	162,180.7589	409,024.1214
6	162,988.8846	409,087.9668
7	162,487.2119	409,436.2864
8	162,504.1960	409,297.1800
9	162,598.1100	409,288.0300
10	162,290.4889	409,131.8972



GENERAL NOTES

- DENOTES CONCRETE MONUMENT TO BE SET.
- DENOTES 3/8" x 30" STEEL MARKER OR PIPE TO BE SET.
- ALL COORDINATES SHOWN ARE BASED UPON THE MARYLAND STATE GRID SYSTEM (MAD 83) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
- B.R.L. INDICATES BUILDING RESTRICTION LINE.
- A USE IN COMMON DRIVEWAY MAINTENANCE DECLARATION HAS BEEN RECORDED IN HOWARD COUNTY LAND RECORDS 2012 / 122.
- CURRENT ZONING IS R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH 28, 1995 BY MAISTE WATTS, INC.
- AREAS SHOWN ARE MORE OR LESS.
- INDIVIDUAL WATER QUALITY DEVICES WILL BE PROVIDED FOR EACH HOUSE IN ACCORDANCE WITH THE APPROVED DPW DRY WELL DETAIL.
- THE SUBDIVISION WILL MEET THE LANDSCAPING REQUIREMENTS OF 18.124 THROUGH APPROVAL OF AN ALTERNATIVE COMPLIANCE PLAN.
- PARCEL "A" WAS CREATED THROUGH AN ADJUDICATORY TRANSFER, LEAVING THE RESERVE PARCEL AS SHOWN.
- A FEE IN LIEU OF OPEN SPACE HAS BEEN GRANTED BY D.P.R.
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 A) WIDTH - 12 (18 FEET SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN WITH TAR AND CHIP COATING
 C) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE, AND MIN. 45 FOOT RADIUS
 D) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 F) STRUCTURE CLEARANCE - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAIN AND OTHER PUBLIC UTILITIES LOCATED IN, ON OVER AND THROUGH LOTS 1-4 AND ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER SAID DEEDS FOR EASEMENTS HEREBY RESERVED FOR HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS IN THE HOWARD COUNTY COURT HOUSE.
- RECREATIONAL OPEN SPACE IS NOT REQUIRED FOR SUBDIVISIONS OF LESS THAN 20 LOTS.
- A FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY 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 ARE ALLOWED.
- LOT #3 IS NOT SUBJECT TO FURTHER SUBDIVISION BECAUSE IT IS LESS THAN 40,000 S.F. AFTER DEDUCTION OF PIPESTEM AND FOREST CONSERVATION EASEMENT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR PIPESTEM LOTS IS ONLY PROVIDED TO THE JUNCTION OF THE PUBLIC ROAD AND THE PRIVATE DRIVEWAY.

MINIMUM LOT SIZE CHART (SQUARE FEET)

LOT NO.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YR. FLOOD PLAIN	25% SLOPES	MINIMUM LOT SIZE
1	21,090.54	924.20	20,166.34	0	0	20,166.34
2	33,358.08	3,365.51	29,992.57	0	0	29,992.57
3	47,813.72	1,993.63	45,820.09	0	0	45,820.09
4	25,671.78	1,655.75	24,016.03	0	0	24,016.03

WATER AND SEWER HOUSE CONNECTIONS FOR LOTS 1-4 HAVE BEEN RECORDED IN THE HOWARD COUNTY LAND RECORDS AT 36666/620, 36666/624, 36666/628, 36666/632 AND 36666/636

THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

FINAL PLAT TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED	4	
BUILDABLE OPEN SPACE	0	
TOTAL AREA OF LOTS BUILDABLE	127,734.12	ACRES 2.9324
TOTAL OPEN SPACE	0	
RECREATIONAL OPEN SPACE	0	
TOTAL AREA OF 100 YEAR FLOOD PLAIN AND 25% OR GREATER SLOPES	0	
FOREST CONSERVATION AREA	27,100	0.6221
TOTAL AREA OF ROAD R-O-W TO BE RECORDED	0	
TOTAL GROSS AREA OF THE SUBDIVISION TO BE RECORDED	127,734.12	2.9324

Joni A. DeBaldo 10/18/95
 DATE
 OWNER
Juri Maiste 6-6-95
 DATE
 JURI MAISTE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEM IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE IN HOWARD COUNTY.

Joyce M. Boyd MD, PH.D. 3-12-96
 COUNTY HEALTH OFFICER CW DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.

Joseph R. Butler 3/14/96
 DIRECTOR DATE

William J. Cummings 2/5/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 VJC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT. THAT ALL THE LAND OBTAINED BY: JONI A. DeBALDO FROM JONI A. DeBALDO BY DEED DATED SEPTEMBER 26, 1995 AND RECORDED AMONG THE LAND RECORDS IN LIBER 3085 FOLIO 601 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Juri Maiste 6-6-95
 DATE
 JURI MAISTE
 PROFESSIONAL LAND SURVEYOR
 PROPERTY LINE SURVEYOR #009 MAISTE & WATTS, INC.
 2013 CHENDAK AVENUE
 BALTIMORE, MARYLAND 21224
 (800) 822-0321

OWNER'S DEDICATION

I, JONI A. DeBALDO OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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, MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREETS RIGHT OF WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND OR ROADS, FLOOD PLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS AND OF ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES; (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE 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 ERRECTED OVER THE SAID EASEMENTS AND RIGHT OF WAY. WITNESS OUR HANDS THIS 18 DAY OF NOVEMBER, 1995.

Joni A. DeBaldo OWNER
Frank B. Paddalio WITNESS

RECORDED AS PLAT 12097 ON 3/20/96 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

DeBALDO PROPERTY
 LOTS 1-4
 A SUBDIVISION OF PARCEL NO. 214

F-95-176
 ZONED: R-20
 ELECTION DISTRICT No. 10
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 TAX MAP No. 46
 DATE: 3-27-95
 CENSUS TRACT #

OWNER
 JONI DeBALDO
 10710 HARDING ROAD
 LAUREL, MARYLAND 20723

American Land Development and Engineering Inc.
 17-A MAIN STREET
 LAUREL, MARYLAND 20707
 PHONE: (410) 801-1222
 FAX: (410) 801-3030