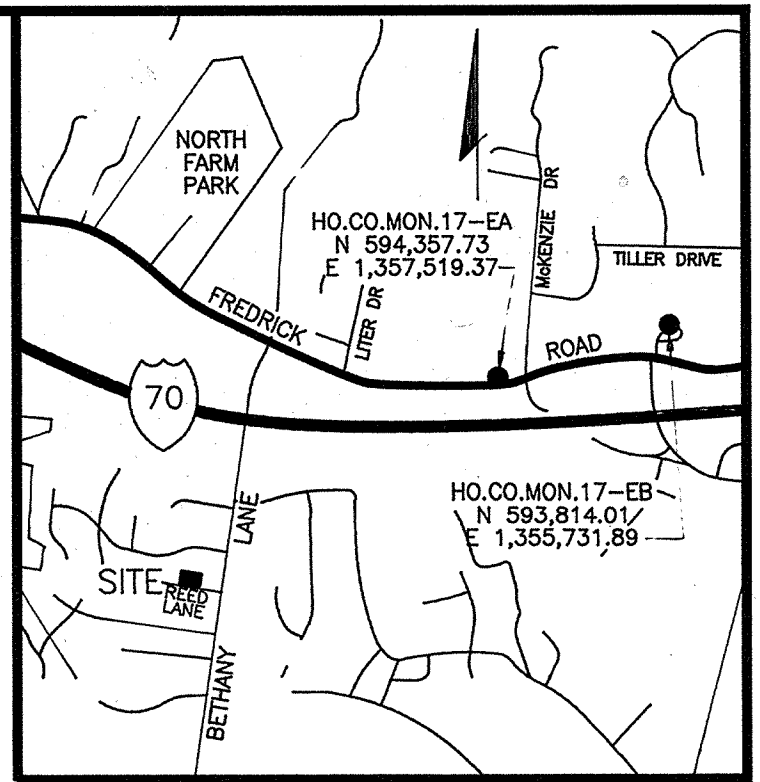
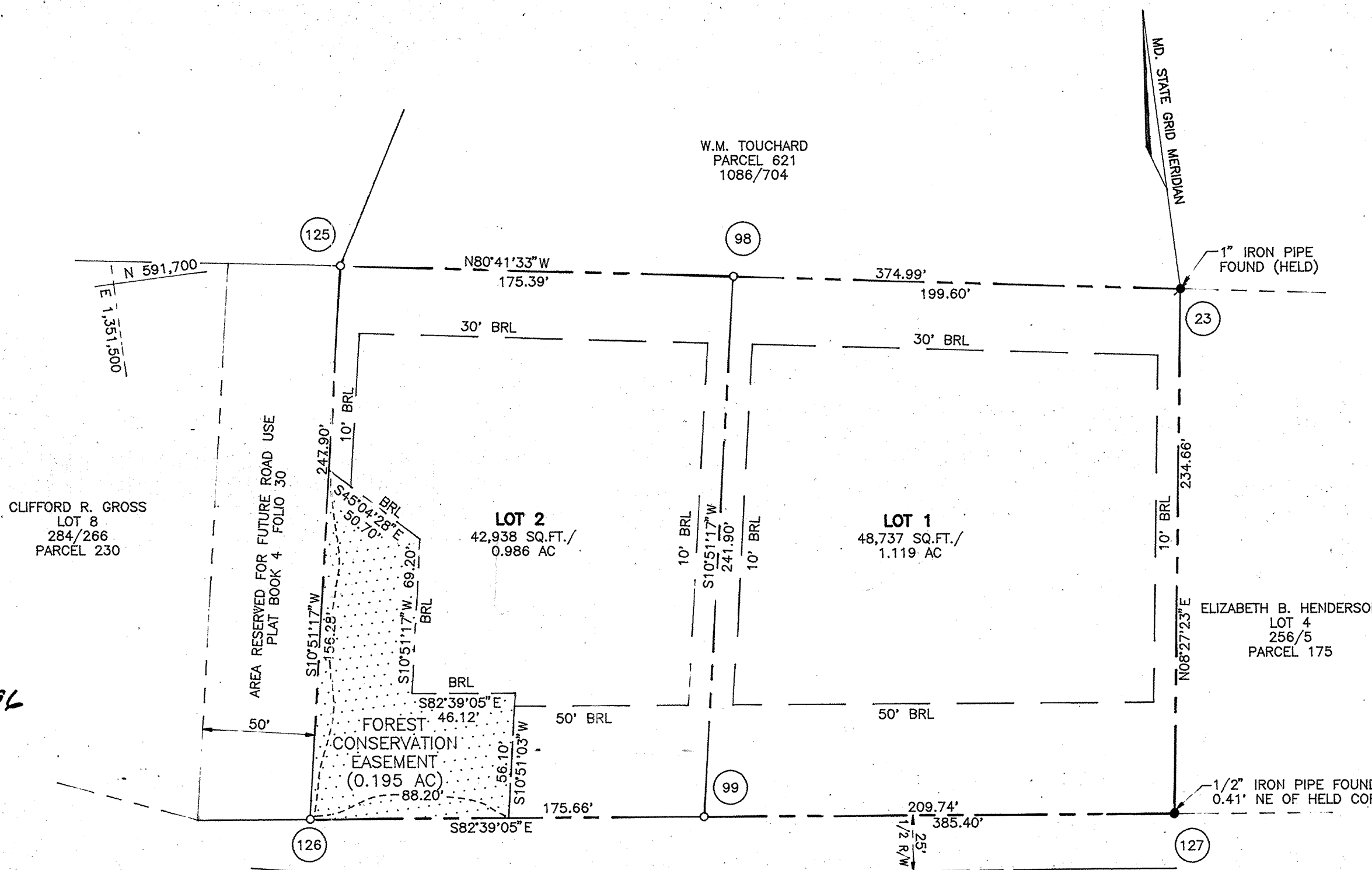


COORDINATE TABLE		
POINT	NORTH	EAST
23	591,633.992	1,351,971.266
98	591,666.274	1,351,774.284
99	591,428.707	1,351,728.740
125	591,694.641	1,351,601.212
126	591,451.174	1,351,554.526
127	591,401.879	1,351,936.757

MINIMUM LOT SIZE CHART						
LOT NO.	GROSS AREA	PIPE STEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
1	48,737 S.F.	0 S.F.	48,737 S.F.	0 S.F.	0 S.F.	48,737 S.F.
2	42,938 S.F.	0 S.F.	42,938 S.F.	0 S.F.	0 S.F.	42,938 S.F.



VICINITY MAP
SCALE: 1"=2000'



GENERAL NOTES

- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- SUBJECT PROPERTY ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON M.D. '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 17-EA AND 17-EB
17-EA N 594,357.726 E 1,357,519.374
17-EB N 593,814.005 E 1,355,731.885
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS & VOGEL ASSOCIATES, INC. IN MARCH, 1996.
- BRL DENOTES BUILDING RESTRICTION LINE.
- IP DENOTES IRON PIN W/CAP SET
- IP DENOTES IRON PIPE OR IRON BAR FOUND.
- AC DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- SM DENOTES STONE OR MONUMENT FOUND.
- 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
B) SURFACE - SIX (6) INCHES 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 (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- EXISTING HOUSE ON LOT 1 TO REMAIN.
- FEE-IN-LIEU OF STORMWATER MANAGEMENT WAS APPROVED (\$2,361.60) BY THE DIRECTOR OF PUBLIC WORKS ON 5/8/96. WATER QUALITY TRENCHES AND DRYWELLS WILL BE PROVIDED WITH INDIVIDUAL HOUSE CONSTRUCTION.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18-122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR FOREST CONSERVATION AREAS.
- THE EXISTING HOUSE ON LOT 1 IS SERVED BY PUBLIC WATER (CONTRACT #44-1787) AND PUBLIC SEWER (CONTRACT #20-1067).
- ALL AREAS ARE MORE OR LESS.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS BY RETAINING EXISTING TREES ALONG THE NORTHERN AND SOUTHEASTERN PERIMETER ALSO THE ADDITION OF THE REQUIRED PLANTINGS ALONG THE REMAINDER OF THE PROPERTY OUTLINE.
- FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO PARTIALLY FULFILL THE REQUIREMENTS OF 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 DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. AREA=8,494 SQ.FT. OR 0.195 AC. THE REMAINDER OF THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (4,792 SQUARE FEET OF REFORESTATION) HAVE BEEN MET BY PAYMENT OF \$1,437.60 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00, WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.

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

Betty L. Jones June 10, 1996
BETTY L. JONES DATE

THE REQUIREMENTS § 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Erik C. Marks 6/11/96
ERIK C. MARKS, R.P.L.S. #607 DATE
Betty L. Jones June 10, 1996
BETTY L. JONES DATE

REED LANE (50' R/W)
(PUBLIC ROAD)

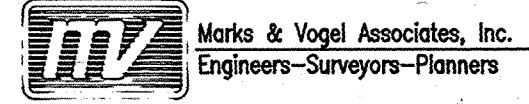
AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	2.105 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	2.105 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.000
TOTAL AREA TO BE RECORDED:	2.105 AC

OWNER/DEVELOPER

BETTY S. JONES
10070 REED LANE
ELLICOTT CITY, MARYLAND 21042
TELEPHONE: (410) 465-4287

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 6 REED SUBDIVISION INTO LOTS 1 AND 2 JONES SUBDIVISION.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

Joyce M. Boyd 6/18/96
JOYCE M. BOYD, HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John J. Rutter 6/19/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
James S. Rutter 6/20/96
DIRECTOR DATE

OWNER'S CERTIFICATE

BETTY L. JONES OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS 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 THE STREETS AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 10th DAY OF June, 1996.

Betty L. Jones
BETTY L. JONES
Katherine A. Bishop
WITNESS

SURVEYOR'S CERTIFICATE

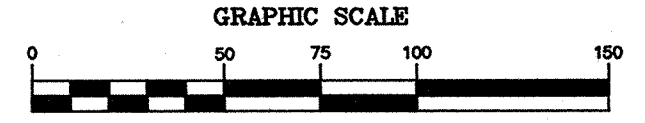
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY; JACK R. PHILLIPS AND BARBARA L. PHILLIPS, HIS WIFE, PARTY OF THE FIRST PART, GRANTOR, TO WILSON C. JONES (SINCE DECEASED) AND BETTY L. JONES, HIS WIFE, BY DEED DATED NOVEMBER 12, 1955 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 274, FOLIO 598 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.

Erik C. Marks 6/11/96
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR
MARYLAND LICENSE NO. 607 DATE

RECORDED AS PLAT No. 12217 ON JUNE 21, 1996 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

THE BETTY L. JONES PROPERTY
LOTS 1 & 2
A RESUBDIVISION OF LOT 6 REED SUBDIVISION
ZONED R-20

TAX MAP NO47 PARCEL NO174
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: MARCH, 1996



SCALE: 1"=50'
SHEET 1 OF 1
F 96-132