

COORDINATE TABLE (U.S. EQUIVALENT)	
No.	NORTHING EASTING
1	551392.776 1329720.587
2	551442.298 1329940.671
3	551496.990 1329880.046
4	551475.556 1329860.709
5	551445.207 1329725.837
6	553038.301 1329885.357
7	552916.972 1330736.772
8	552382.007 1330389.235
9	552246.496 1330301.908
10	551909.577 1330361.791
11	551865.119 1330721.667
12	551823.784 1331135.980
13	551038.125 1330777.672
14	551278.045 1330225.453
15	551183.625 1330203.112

COORDINATE TABLE (METRIC)	
No.	NORTHING EASTING
1	168064.854 405299.646
2	168079.949 405366.728
3	168096.619 405348.249
4	168090.086 405342.355
5	168080.835 405301.246
6	168568.411 405349.868
7	168529.375 405609.380
8	168366.397 405503.450
9	168325.069 405476.833
10	168222.376 405495.085
11	168208.976 405498.400
12	168135.266 405731.059
13	167956.757 405621.846
14	168029.884 405453.530
15	168001.105 405446.720

FLOODPLAIN DESCRIPTION TABLES		
LINE	DIRECTION	DISTANCE
FP 1	S 06°05'18" E	89.58'
FP 2	S 22°43'33" E	198.23'
FP 3	S 12°47'15" E	203.96'
FP 4	S 18°34'57" E	192.39'
FP 5	S 18°37'29" E	198.18'
FP 6	S 16°39'16" E	201.09'
FP 7	S 21°57'37" E	108.24'
FP 8	S 21°57'37" E	62.61'
FP 9	S 06°41'39" E	204.01'
FP 10	S 09°23'51" W	180.86'
FP 11	S 00°26'02" W	161.68'
FP 12	S 42°48'42" W	55.40'
FP 13	N 54°47'03" E	53.90'
FP 14	N 45°57'48" E	193.52'
FP 15	N 02°40'18" W	192.22'
FP 16	N 18°37'23" E	223.71'
FP 17	N 06°35'39" W	108.94'
FP 18	N 23°43'48" W	211.42'
FP 19	N 22°13'59" W	217.28'
FP 20	N 25°34'17" W	181.23'
FP 21	N 02°07'23" W	72.90'

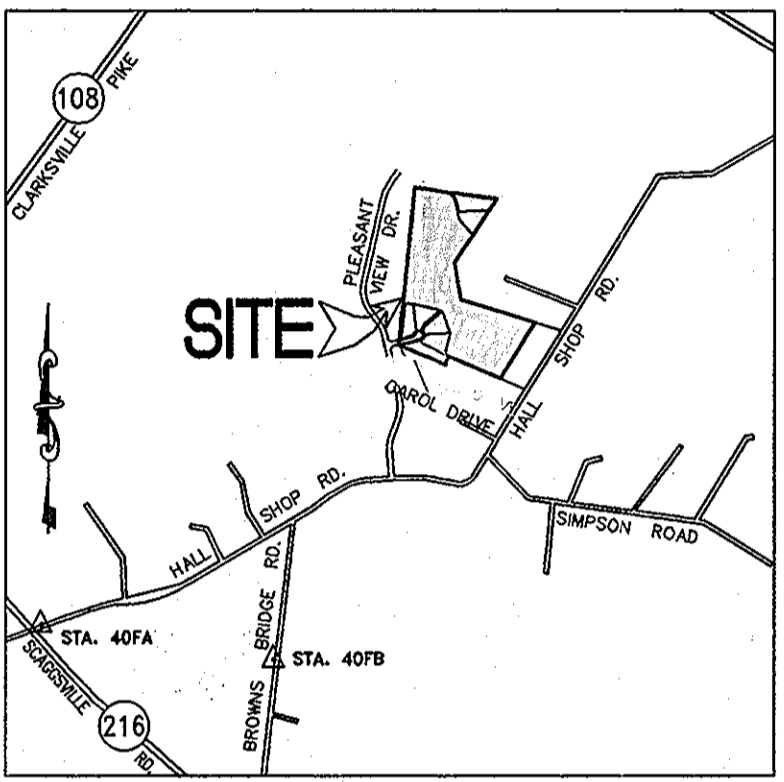
CURVE DATA					
LOT	CURVE	RADIUS	LENGTH	TANGENT	CHORD
4-8	C-1	30.00'	218.63'	70.71'	51.65'
8	C-2	25.00'	30.77'	17.68'	28.87'
9	C-3	325.00'	30.99'	15.51'	30.98'
9	C-4	135.00'	76.10'	39.09'	75.10'
10	C-5	310.00'	55.02'	27.58'	54.95'
10	C-6	120.00'	67.64'	34.75'	66.75'

MINIMUM LOT SIZE CHART				
LOT No.	AREA	PERCENT	WETLAND	25% SLOPE
10	48,420.97 SQ. FT.	3,420.97 SQ. FT.	0	7.0
				45,000.00 SQ. FT.

WETLAND DESCRIPTION TABLES					
LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
W 1	N 58°52'14" E	33.13'	W 49	S 67°32'31" E	47.47'
W 2	N 68°35'54" E	84.43'	W 50	S 83°35'29" E	54.55'
W 3	N 65°58'49" E	54.66'	W 51	S 26°50'28" E	52.72'
W 4	N 51°51'19" E	46.47'	W 52	N 61°16'55" E	59.47'
W 5	N 63°57'19" E	46.21'	W 53	S 71°00'11" E	54.26'
W 6	S 35°19'00" E	27.03'	W 54	S 01°03'57" E	56.27'
W 7	S 75°24'26" E	51.05'	W 55	S 27°03'06" W	47.51'
W 8	S 05°10'10" W	38.55'	W 56	S 23°47'57" E	33.59'
W 9	S 09°22'54" W	48.42'	W 57	N 55°58'09" E	46.37'
W 10	S 27°00'28" E	109.28'	W 58	S 04°20'10" E	43.47'
W 11	S 53°41'57" E	30.43'	W 59	S 09°38'21" E	46.93'
W 12	S 19°21'25" E	51.17'	W 60	S 77°59'29" E	39.05'
W 13	S 04°03'55" W	67.94'	W 61	N 33°10'33" E	65.81'
W 14	S 04°51'19" E	63.60'	W 62	N 02°19'33" E	76.26'
W 15	S 27°00'28" E	109.28'	W 63	N 27°17'13" E	24.95'
W 16	S 19°30'56" E	59.20'	W 64	S 23°35'49" E	31.53'
W 17	S 12°45'11" E	318.63'	W 65	S 05°51'15" E	42.48'
W 18	S 05°51'33" E	55.41'	W 66	S 26°43'48" E	58.70'
W 19	S 37°51'09" E	63.17'	W 67	N 25°53'48" E	46.48'
W 20	S 00°23'58" W	62.23'	W 68	S 68°05'41" E	40.13'
W 21	S 06°55'51" E	88.38'	W 69	S 42°31'36" E	87.75'
W 22	S 15°03'11" E	64.76'	W 70	N 33°20'55" W	84.06'
W 23	S 28°28'48" E	72.67'	W 71	N 03°19'58" W	26.17'
W 24	S 32°43'22" E	47.23'	W 72	S 82°14'50" E	40.04'
W 25	S 37°34'43" E	59.12'	W 73	N 50°14'03" E	29.05'
W 26	S 18°29'45" W	30.53'	W 74	N 23°33'38" W	17.70'
W 27	S 73°58'39" W	24.23'	W 75	N 47°43'58" W	62.53'
W 28	S 41°39'14" W	43.89'	W 76	N 32°21'02" W	28.03'
W 29	S 64°38'11" W	50.35'	W 77	N 44°08'00" W	63.83'
W 30	S 65°56'50" W	42.44'	W 78	N 46°46'53" W	51.99'
W 31	S 11°57'37" W	57.71'	W 79	N 35°49'25" W	42.87'
W 32	S 23°03'59" W	53.63'	W 80	N 14°05'17" E	106.37'
W 33	N 28°37'05" E	68.64'	W 81	N 23°31'18" W	22.89'
W 34	S 59°47'17" E	71.05'	W 82	N 43°00'10" W	72.12'
W 35	N 78°44'31" E	36.37'	W 83	N 56°37'36" W	36.52'
W 36	N 27°29'12" E	85.12'	W 84	N 09°54'42" E	36.24'
W 37	N 15°02'58" E	56.67'	W 85	N 20°46'28" W	46.58'
W 38	N 45°26'37" W	84.11'	W 86	N 17°56'59" W	47.73'
W 39	N 61°15'10" E	26.87'	W 87	N 07°18'55" E	51.04'
W 40	N 38°12'12" E	36.89'	W 88	S 34°09'43" E	117.69'
W 41	N 07°43'37" W	46.34'	W 89	S 20°47'13" E	85.55'
W 42	N 05°21'00" W	49.11'	W 90	S 01°45'16" W	73.20'
W 43	N 01°40'28" W	46.68'	W 91	S 30°24'04" W	45.19'
W 44	N 34°22'47" E	39.72'	W 92	S 60°36'12" W	44.58'
W 45	N 69°57'04" E	38.49'	W 93	S 89°57'04" W	54.26'
W 46	N 12°42'55" W	55.39'	W 94	S 80°59'44" W	38.41'
W 47	N 35°26'48" W	39.50'	W 95	N 80°13'33" W	42.68'
W 48	N 48°16'41" E	24.11'			

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 1 THROUGH 10, ANY CONVEYANCES OF THE AFORESAID LOTS 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."



- GENERAL NOTES:**
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENFORCEMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
 - SUBJECT PROPERTY ZONED "RR-DEO" PER 10-18-93 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 40FB AND No. 40FA.
 - THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST, 1995, BY JOHN C. MELLEMA SR.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN SET CAPPED.
 - DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OR RIGHTS-OF-WAY.
 - DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE.
 - DENOTES CONCRETE MONUMENT OR STONE FOUND.
 - FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING;
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE (1) FOOT DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - ALL AREAS ARE MORE OR LESS (±).
 - ALL DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD '83 GRID MEASUREMENT.
 - PREVIOUS PLANNING & ZONING FILE No. S-98-08, F-96-77 & W-95-56.
 - DENSITY TABULATION FOR DEVELOPMENT RIGHTS:
 - TOTAL AREA OF SUBDIVISION = 34.18 ACRES
 - DEVELOPMENT RIGHTS ALLOWED: 34.18/4.25 = 8 LOTS
 - PROPOSED NO. OF LOTS = 7 (BUILDABLE) + 1 PRES. PARCEL
 - DEVELOPMENT RIGHTS REQUIREMENT FROM SENDIG PARCEL = 0
 - THE PURPOSE OF THE RESUBDIVISION OF LOTS 1, 2, & 3 IS TO DELETE PIPE STEMS, CONVERT THE USE IN COMMON DRIVING TO A PUBLIC ROAD & TO ADJUST B.R.L.'S AS STATED IN W-95-12.
 - THE USE IN COMMON DRIVEWAY WILL BE RECORDED AT A LATER DATE.
 - THE SWM, DRAINAGE & UTILITY EASEMENT WILL BE PRIVATELY MAINTAINED.
 - THE EASEMENT HOLDERS OF PRESERVATION PARCEL A ARE FULTON MANOR HOMEOWNERS ASSOCIATION INC. of HOWARD COUNTY
 - 9.56 ACRES OF PRESERVATION PARCEL SUPPORT 3 LOTS RECORDED ON F-97-77.

THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO 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 AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

AREA TABULATIONS (TOTAL)

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	7
TOTAL NUMBER OF OPEN SPACE TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	7.36 ACRES
TOTAL AREA OF OPEN SPACE TO BE RECORDED	0 ACRES
TOTAL AREA OF PRESERVATION PARCEL TO BE RECORDED	26.43 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0.39 ACRES
TOTAL AREA OF FLOODPLAIN TO BE RECORDED	4.02 ACRES
TOTAL AREA OF SUBDIVISION	34.18 ACRES

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

SURVEYOR: *John C. Mellema Sr.* DATE: 2-6-97

OWNERS: *Gerald W. Bowen* DATE: 12-18-96, *Patricia Bowen* DATE: 12-18-96, *Richard L. Brohawn* DATE: 12/23/96, *Melanie D. Brohawn* DATE: 12/23/96, *Walter G. Belleza* DATE: 12/23/96, *Donnie P. Belleza* DATE: 12/23/96, *Mitchell M. Caplan* DATE: 12/23/96, *Diane E. Caplan* DATE: 12/23/96



PURPOSE: RESUBDIVISION IS TO RESUBDIVIDE LOTS 1, 2, & 3 OF FULTON MANOR EAST TO LOT 4, 5, & 6.

OWNERS: GERALD & PATRICIA BOWEN, RICHARD & MELANIE BROHAWN, WALTER & DONNIE BELLEZA, MITCHELL & DIANE CAPLAN, C/O LAND DESIGN & DEVELOPMENT INC. 10805 HICKORY RIDGE ROAD COLUMBIA, MD. 21044

DEVELOPERS: DONALD R. REUNER, JR. LAND DESIGN & DEVELOPMENT INC. 10805 HICKORY RIDGE ROAD COLUMBIA, MD. 21044

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

John M. Boyle 3-6-97 DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Walter D. Reunert 2/25/97 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

James A. Smith 3/13/97 DATE
DIRECTOR

OWNER'S STATEMENT

WE, GERALD W. BOWEN & PATRICIA BOWEN, RICHARD L. BROHAWN & MELANIE D. BROHAWN, WALTER G. BELLEZA & DONNIE P. BELLEZA, MITCHELL M. CAPLAN & DIANE E. CAPLAN, 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, 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHT-OF-WAY.

WITNESS MY/OUR HANDS THIS DAY OF *February* 12-18-96 *Gerald W. Bowen* DATE: 12/23/96 *Walter G. Belleza* DATE: 12/23/96

Patricia Bowen DATE: 12/23/96 *Melanie D. Brohawn* DATE: 12/23/96 *Donnie P. Belleza* DATE: 12/23/96 *Mitchell M. Caplan* DATE: 12/23/96 *Diane E. Caplan* DATE: 12/23/96

WITNESS DATE WITNESS DATE WITNESS DATE WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY MARGARET E. BRANSON TO GERALD W. BOWEN AND PATRICIA BOWEN BY DEED DATED MARCH 2, 1988 AND RECORDED AMONG THE LAND RECORDS OF THE HOWARD COUNTY, MD. IN LIBER 1783, FOLD 503, AND THE LAND CONVEYED BY GERALD W. BOWEN & PATRICIA BOWEN TO: 1) RICHARD L. BROHAWN AND MELANIE D. BROHAWN, BY DEED DATED APRIL 18, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3743, FOLD 003; 2) WALTER G. BELLEZA AND DONNIE P. BELLEZA, BY DEED DATED JUNE 18, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3817, FOLD 017; 3) MITCHELL M. CAPLAN AND DIANE E. CAPLAN, BY DEED DATED NOVEMBER 8, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3831, FOLD 017; 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, MARYLAND, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John C. Mellema Sr. 2-6-97 DATE
JOHN C. MELLEMA SR., SURVEYOR

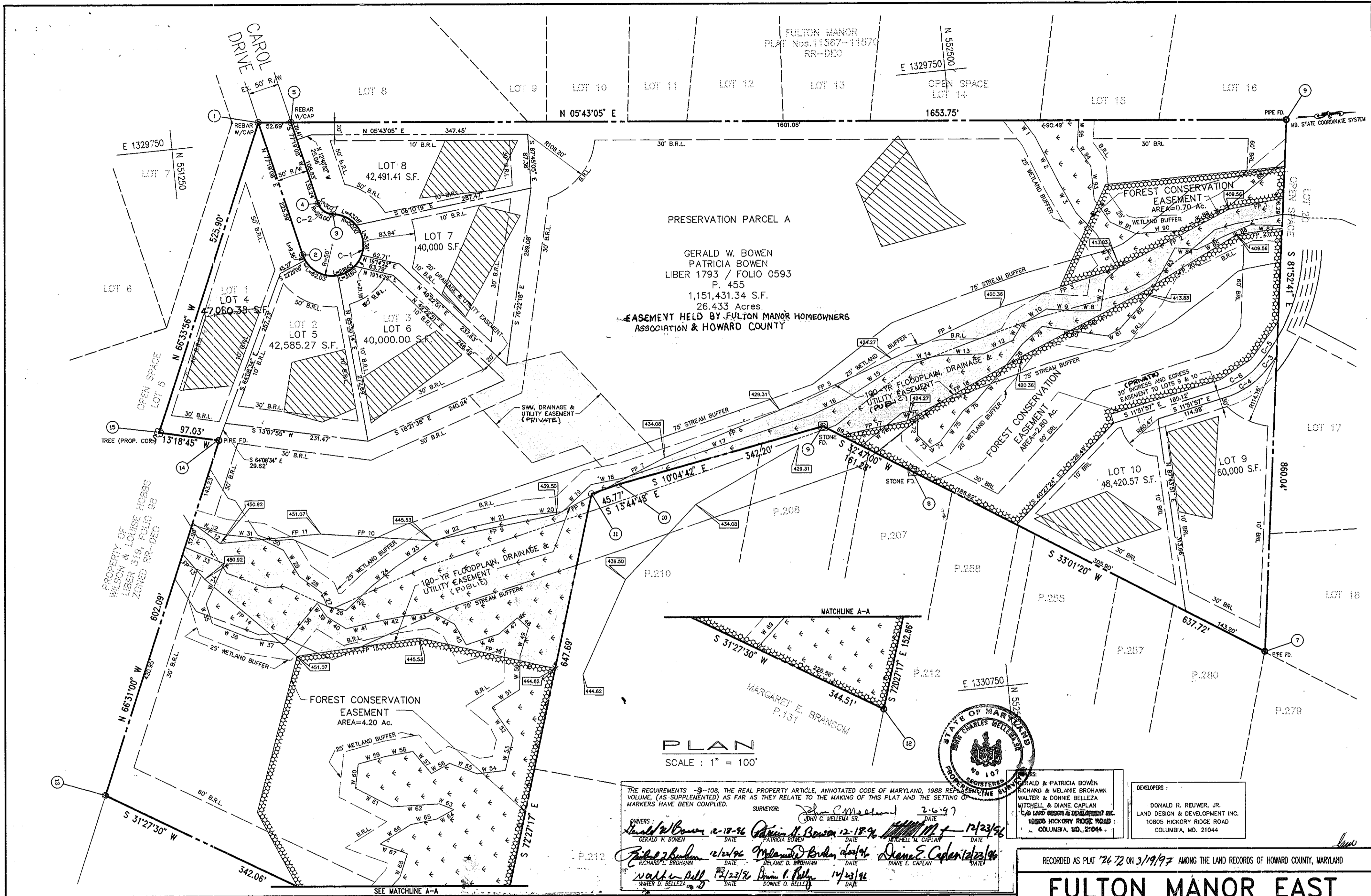
RECORDED AS PLAT 2671 ON 3/19/97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FULTON MANOR EAST
LOTS 4 THRU 10 & PRESERVATION PARCEL 'A'

A RESUBDIVISION OF LOTS 1, 2, & 3 OF FULTON MANOR EAST AND THE BOWEN PROPERTY

TAX MAP : 41 GRID : 1
TAX MAP PARCEL NO. : 131
EXISTING ZONING : RR-DEO
ELECTION DISTRICT : 5th HOWARD COUNTY, MD.
SCALE : 1" = 100'
DATE : NOV. 1995
D, P & Z : S-96-06

Voria Engineering Inc.
CONSULTING ENGINEERS
8307 MAIN ST., HISTORIC ELLICOTT CITY, MD. 21043
TEL 410-465-0400 FAX 410-465-0489
SHEET 1 OF 2



PLAN
SCALE: 1" = 100'

THE REQUIREMENTS - §-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLENISHED VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED.

OWNERS: Gerald W. Bowen 12-18-96, Patricia Bowen 12-18-96, Richard L. Brohann 12-23-96, Walter G. Belleza 12-23-96, Mitchell M. Caplan 12-23-96, Diane E. Caplan 12-23-96, Margaret E. Bransom P.131, John C. Mellema Sr. 2-6-97

SURVEYOR: JOHN C. MELLEMA SR., DATE: 2-6-97



DEVELOPERS: DONALD R. REUWER, JR., LAND DESIGN & DEVELOPMENT INC., 10805 HICKORY RIDGE ROAD, COLUMBIA, MD. 21044

RECORDED AS PLAT 2672 ON 3/19/97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

FULTON MANOR EAST

LOTS 4 THRU 10 & PRESERVATION PARCEL 'A'
A RESUBDIVISION OF LOTS 1, 2, & 3 OF FULTON MANOR EAST AND THE BOWEN PROPERTY

TAX MAP: 41 GRID:
TAX MAP PARCEL NO.: 131
EXISTING ZONING: RR-DEO
ELECTION DISTRICT: 5th HOWARD COUNTY, MD.
DATE: NOV. 1995
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oria Engineering Inc.
CONSULTING ENGINEERS
8307 MAIN ST., HISTORIC ELLICOTT CITY, MD. 21043
TEL. 410-465-0400 FAX 410-465-0489
SHEET 2 OF 2

OWNERS' STATEMENT

WE, GERALD W. BOWEN & PATRICIA BOWEN, RICHARD L. BROHANN & MELANIE D. BROHANN, WALTER G. BELLEZA & DONNIE P. BELLEZA, MITCHELL M. CAPLAN & DIANE E. CAPLAN, 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, 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 BUILDINGS OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHT-OF-WAY.

Witness	DATE	Witness	DATE	Witness	DATE	Witness	DATE
Richard L. Brohann	12/18/96	Melanie D. Brohann	12/18/96	Walter G. Belleza	12/23/96	Mitchell M. Caplan	12/23/96
Gerald W. Bowen	12/18/96	Patricia Bowen	12/18/96	Walter D. Belleza	12/23/96	Diane E. Caplan	12/23/96
John C. Mellema Sr.	12/18/96	John C. Mellema Sr.	12/23/96	John C. Mellema Sr.	12/23/96	John C. Mellema Sr.	12/23/96

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS OWNED BY MARGARET E. BRANSOM, TO GERALD W. BOWEN AND PATRICIA BOWEN BY DEED DATED MARCH 2, 1988 AND RECORDED AMONG THE LAND RECORDS OF THE HOWARD COUNTY, MARYLAND LIBER 1793 FOLIO 0593, AND THE LAND OWNED BY GERALD W. BOWEN & PATRICIA BOWEN TO RICHARD L. BROHANN AND MELANIE D. BROHANN BY DEED DATED APRIL 18, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3743 FOLIO 003; 2) WALTER G. BELLEZA AND DONNIE P. BELLEZA, BY DEED DATED JUNE 18, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3831 FOLIO 017; 3) MITCHELL M. CAPLAN AND DIANE E. CAPLAN, BY DEED DATED NOVEMBER 8, 1996 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3831 FOLIO 017; AND THAT ALL INSTRUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS BY THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

JOHN C. MELLEMA SR., SURVEYOR DATE: 2-6-97

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DATE: 9-6-97
DATE: 2/25/97
DATE: 3/13/97