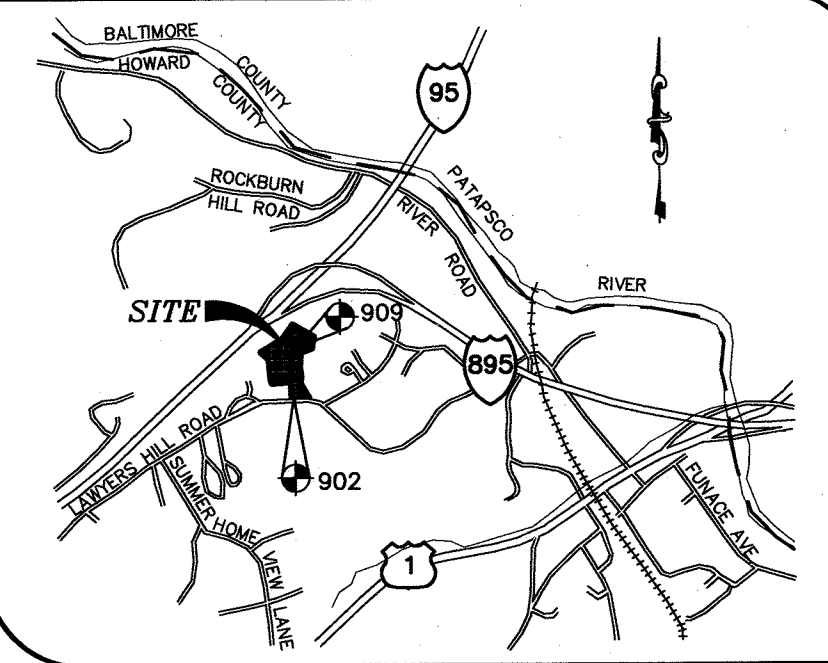


COORDINATE LIST		
NO.	NORTH	EAST
1	565,405.023	1,390,977.102
2	565,414.434	1,390,977.535
3	565,555.432	1,390,984.025
4	565,556.856	1,390,787.796
5	565,612.778	1,390,777.654
6	565,819.616	1,390,780.256
7	565,898.140	1,390,702.646
8	566,010.024	1,390,946.186
9	566,157.692	1,391,075.587
10	566,008.433	1,391,285.369
11	565,881.253	1,391,249.775
12	565,850.331	1,391,129.758
13	565,702.597	1,391,105.881
14	565,606.425	1,391,108.731
15	565,536.294	1,391,095.462
16	565,387.168	1,391,165.867
17	565,379.779	1,391,169.356

STREAM BUFFER		
S1	S47°38'27"E	9.90'
S2	R=120.00'; L=92.86'; Δ=44°20'11"; T=48.89'; CH=S25°28'21"E 90.56'	
S3	S03°18'16"E	105.04'
S4	S02°18'26"E	67.85'
S5	R=75.00'; L=87.79'; Δ=67°03'52"; T=49.70'; CH=S31°13'31"W 82.86'	
S6	R=453.61'; L=87.27'; Δ=11°01'25"; T=43.77'; CH=N10°08'51"E 87.14'	
S7	R=4065.69'; L=141.14'; Δ=1°59'21"; T=70.58'; CH=N16°39'14"E 141.13'	

WETLAND BUFFER		
W1	R=411.11'; L=64.30'; Δ=8°57'40"; T=32.22'; CH=N11°10'44"E 64.23'	
W2	R=4023.19'; L=126.02'; Δ=1°47'41"; T=63.01'; CH=N16°33'24"E 126.01'	

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
1	142,401 SQ.FT.	9,095 SQ.FT.	133,306 SQ.FT.



NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

BEARINGS & DISTANCES					
L1	N25°16'22"W	196.04'	L12	N10°42'51"E	75.70'
L2	N00°26'21"W	62.30'	L13	N01°41'52"W	96.18'
L3	N00°26'21"W	24.03'	L14	N09°11'52"E	92.14'
L4	N10°17'39"W	94.84'	L15	S17°16'07"E	77.76'
L5	N33°54'17"W	18.67'	L16	S23°43'30"E	102.39'
L6	N75°40'12"W	82.84'	L17	S05°20'17"E	114.78'
L7	S10°17'39"E	140.72'	L18	S05°36'30"W	83.04'
L8	S00°26'21"E	25.57'	L19	N05°36'30"E	80.20'
L9	N88°18'08"E	24.01'	L20	N05°20'17"W	109.63'
L10	N88°18'08"E	30.77'	L21	N23°43'30"W	100.28'
L11	N25°16'22"W	158.16'	L22	N17°16'07"W	68.10'

**OWNER AND DEVELOPER**  
TIMOTHY RAY AND SUSAN ANN COLEMAN  
6162 LAWYERS HILL ROAD  
ELKRIDGE, MARYLAND 21227  
(410) 379-6685

THE REQUIREMENTS OF 3-108, 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 WITH.

*John B. Mildenberg* 9/24/97  
JOHN B. MILDENBERG, SURVEYOR  
*Timothy Ray Coleman* 11-11-97  
TIMOTHY RAY COLEMAN, OWNER  
*Susan Ann Coleman* 11/12/97  
SUSAN ANN COLEMAN, OWNER

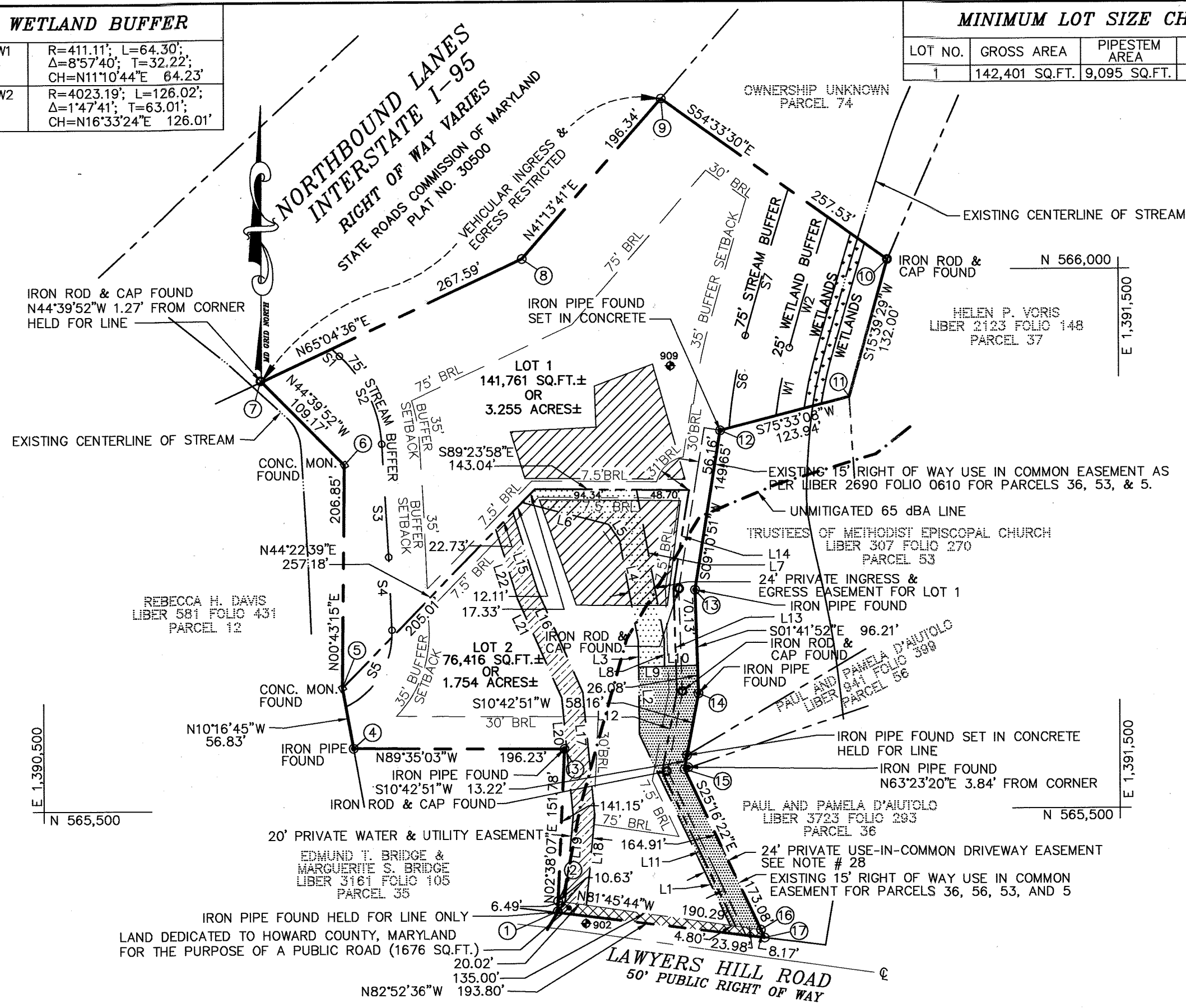
TOTAL AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF PRESERVATION PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.009 AC ±
TOTAL AREA OF PRESERVATION PARCELS	0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	5.009 AC ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.038 AC ±
TOTAL AREA TO BE RECORDED	5.047 AC ±

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

*Joyce M. Bond* 12/10/97  
JOYCE M. BOND, HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*John S. Rutter* 12/4/97  
JOHN S. RUTTER, CHIEF, DEVELOPMENT ENGINEERING DIVISION  
*John S. Rutter* 12/11/97  
DIRECTOR



- DRIVEWAY MAINTENANCE AGREEMENT FOR PARCELS 36 AND 53 & HURSLEY MANOR ESTATES, LOTS 1 & 2 ARE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- THE SITE IS LOCATED WITHIN THE HISTORIC DISTRICT BOUNDARY AS PER ZB948M.
- THE EXISTING HOUSE TO REMAIN ON LOT 1 KNOWN AS 6162 LAWYERS HILL ROAD, ELKRIDGE, MARYLAND 21227, IS LISTED ON THE HOWARD COUNTY HISTORIC SITES SURVEY AS HO-446, THE DOBBIN-WARNER HOUSE / HURSLEY.
- REQUEST TO WAIVE SECTION 16.120(b)(5)(i) TO NOT BE REQUIRED TO CONSTRUCT A NOISE MITIGATION WALL OR FENCE FOR A NOISE IMPACTED RESIDENTIAL LOT & SUBDIVISION APPROVED ON JULY 25, 1997 UNDER WP-97-80.
- THESE LOTS ARE IN A NOISE SENSITIVE AREA AND PROLONGED OUTDOOR EXPOSURE MAY RESULT IN HEARING IMPAIRMENT.
- ANY PROPOSED PRINCIPAL DWELLING CONSTRUCTED ON LOT 2 SHALL BE OF ARCHITECTURAL DESIGN TO REDUCE EXTERIOR NOISE LEVELS TO A MAXIMUM OF 45 dBA WITHIN THE DWELLING AND IN ACCORDANCE WITH HUD NOISE MITIGATION REQUIREMENTS.
- WP-96-99 & S-96-11 WERE WITHDRAWN.
- THE OWNER OF LOT 1 WILL BE RESPONSIBLE FOR ANY DRIVEWAY REPAIR NECESSITATED BY REPAIRS TO THE SEPTIC EASEMENT FOR LOT 2.
- THIS AREA DESIGNATES WETLANDS.
- THIS AREA DESIGNATES A 20' PRIVATE WATER & UTILITY EASEMENT.
- THIS AREA DESIGNATES A PRIVATE INGRESS & EGRESS EASEMENT FOR LOT 1, MINIMUM 24' WIDTH.
- THE PROJECT IS IN THE METROPOLITAN DISTRICT.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE RIGHT OF WAY LINE, AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVeways.
- 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 (16 FEET IF SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C) GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/BRIDGES)-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.

**OWNER'S STATEMENT**

WE, TIMOTHY RAY COLEMAN & SUSAN ANN COLEMAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY 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 AND OTHER MUNICIPAL UTILITIES AND SERVICES, AND UNDER ALL RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS AND THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR 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. 2) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY 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 ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 17th DAY OF NOVEMBER, 1997

*Timothy Ray Coleman* TIMOTHY RAY COLEMAN, OWNER  
*Susan Ann Coleman* SUSAN ANN COLEMAN, OWNER  
*John B. Mildenberg* JOHN B. MILDENBERG, SURVEYOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY FREDERICK SINGLEY KOONTZ, PERSONAL REPRESENTATIVE OF THE ESTATE OF THOMAS V. ZEIMIS, DECEASED, TO TIMOTHY RAY COLEMAN AND SUSAN ANN COLEMAN BY DEED DATED SEPTEMBER 10, 1992, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 2690 AT FOLIO 0610 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.

*John B. Mildenberg* 9/24/97  
JOHN B. MILDENBERG, S.S. No. 10718

RECORDED AS PLAT 13000 ON 12-17-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**HURSLEY MANOR ESTATES, LOTS 1 & 2**

TAX MAP 32 PARCEL NO. 5 BLOCK 21  
ELECTION DISTRICT FIRST HOWARD COUNTY, MARYLAND EX. ZONING R-ED  
SCALE: 1"=100' DATE: JAN 1997 DPZ FILE NOS. S-96-11; WP-96-99; WP-97-80

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.