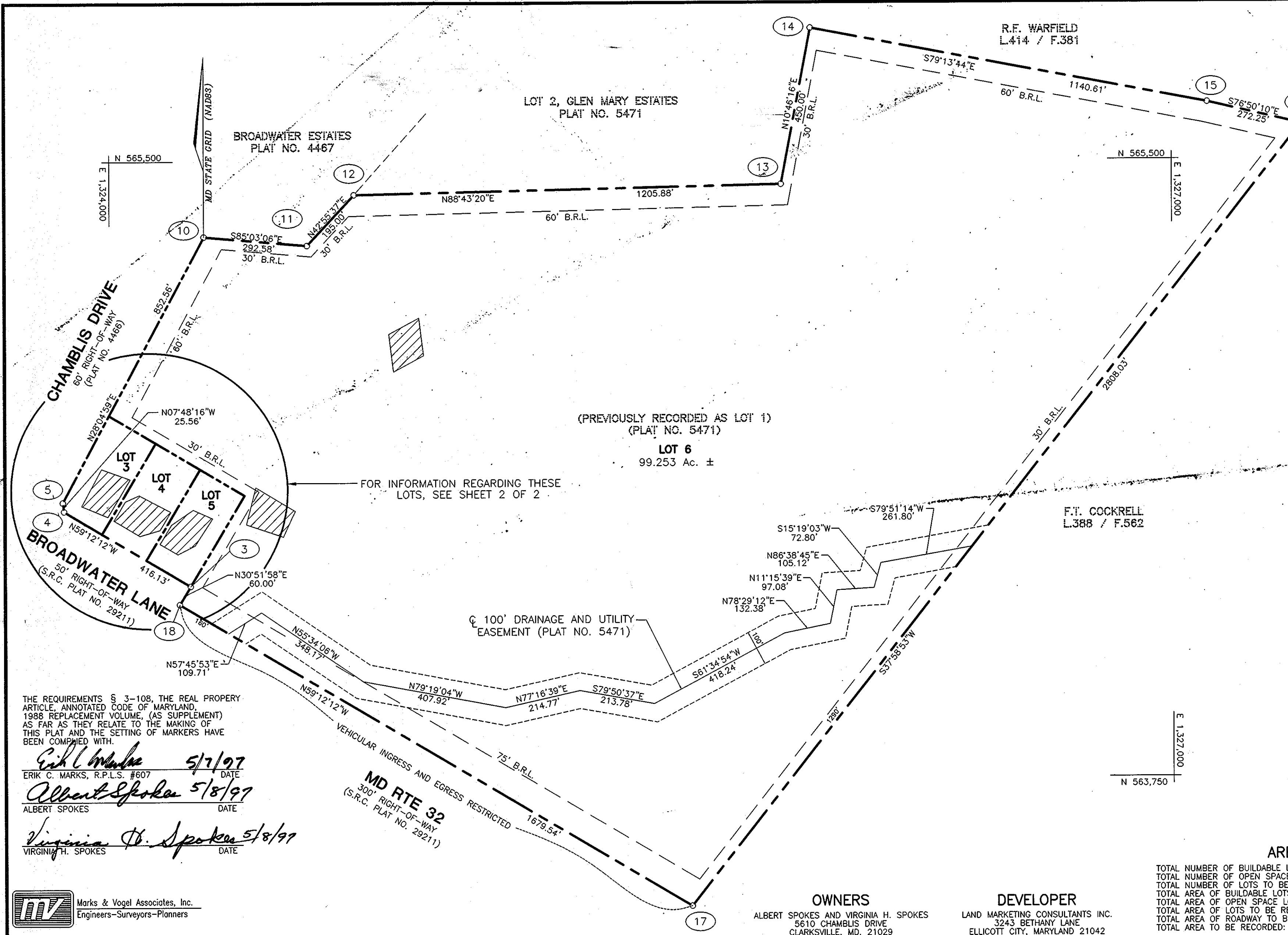


VICINITY MAP  
SCALE: 1"=2000'

COORDINATE TABLE		
POINT	NORTHING	EASTING
3	564296.889	1324226.700
4	564509.946	1323869.246
5	564535.265	1323865.776
10	565287.450	1324267.119
11	565262.213	1324658.005
12	565404.997	1324691.413
13	565431.887	1325896.993
14	565873.959	1325981.092
15	565660.795	1327101.606
16	565598.793	1327366.702
17	563385.474	1325638.625
18	564245.387	1324195.917



(PREVIOUSLY RECORDED AS LOT 1)  
(PLAT NO. 5471)

**LOT 6**  
99.253 Ac. ±

FOR INFORMATION REGARDING THESE LOTS, SEE SHEET 2 OF 2

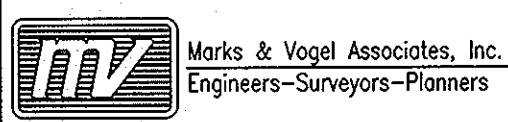
F.T. COCKRELL  
L388 / F.562

THE REQUIREMENTS § 3-108, 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* 5/7/97  
ERIK C. MARKS, R.P.L.S. #607 DATE

*Albert Spokes* 5/8/97  
ALBERT SPOKES DATE

*Virginia H. Spokes* 5/8/97  
VIRGINIA H. SPOKES DATE



**OWNERS**  
ALBERT SPOKES AND VIRGINIA H. SPOKES  
5610 CHAMBLIS DRIVE  
CLARKSVILLE, MD. 21029

**DEVELOPER**  
LAND MARKETING CONSULTANTS INC.  
3243 BETHANY LANE  
ELLCOTT CITY, MARYLAND 21042

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	102.253 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	102.253 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.000 AC
TOTAL AREA TO BE RECORDED:	102.253 AC

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

*Joseph B. ...* 5-22-97  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Alvin ...* 5/22/97  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Frank ...* 5/23/97  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, ALBERT SPOKES AND VIRGINIA H. SPOKES, OWNERS 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 PIPE 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 DAY OF 1997.

*Albert Spokes*  
ALBERT SPOKES

*Virginia H. Spokes*  
VIRGINIA H. SPOKES

*[Witness Signature]*  
WITNESS

*[Witness Signature]*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY EDWIN O. ADAMS, JR. AND LOUISE H. ADAMS TO ALBERT SPOKES AND VIRGINIA H. SPOKES BY DEED DATED JULY 15, 1983 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1177 AT FOLIO 598.

I FURTHER CERTIFY 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 THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Erik C. Marks*  
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR  
MARYLAND LICENSE NO. 607

DATE: 5/7/97

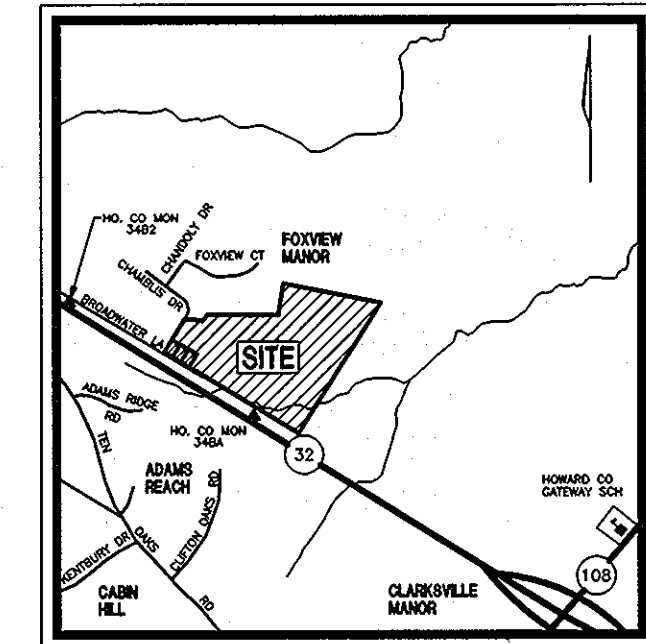
RECORDED AS PLAT NO. 12801 ON JUNE 4, 1997  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GLEN MARY ESTATES**  
LOTS 3, 4, 5, AND 6  
A RESUBDIVISION OF LOT 1  
GLEN MARY ESTATES LOTS 1 AND 2  
PLAT REF: PLAT NO. 5471, F-83-114  
TAX MAP NO:34 BLOCK:5 PARCEL NO:15  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: FEBRUARY 7, 1997

GRAPHIC SCALE  
0 200 300 400 500

SCALE: 1"=200'  
SHEET 1 OF 2  
F 97-130

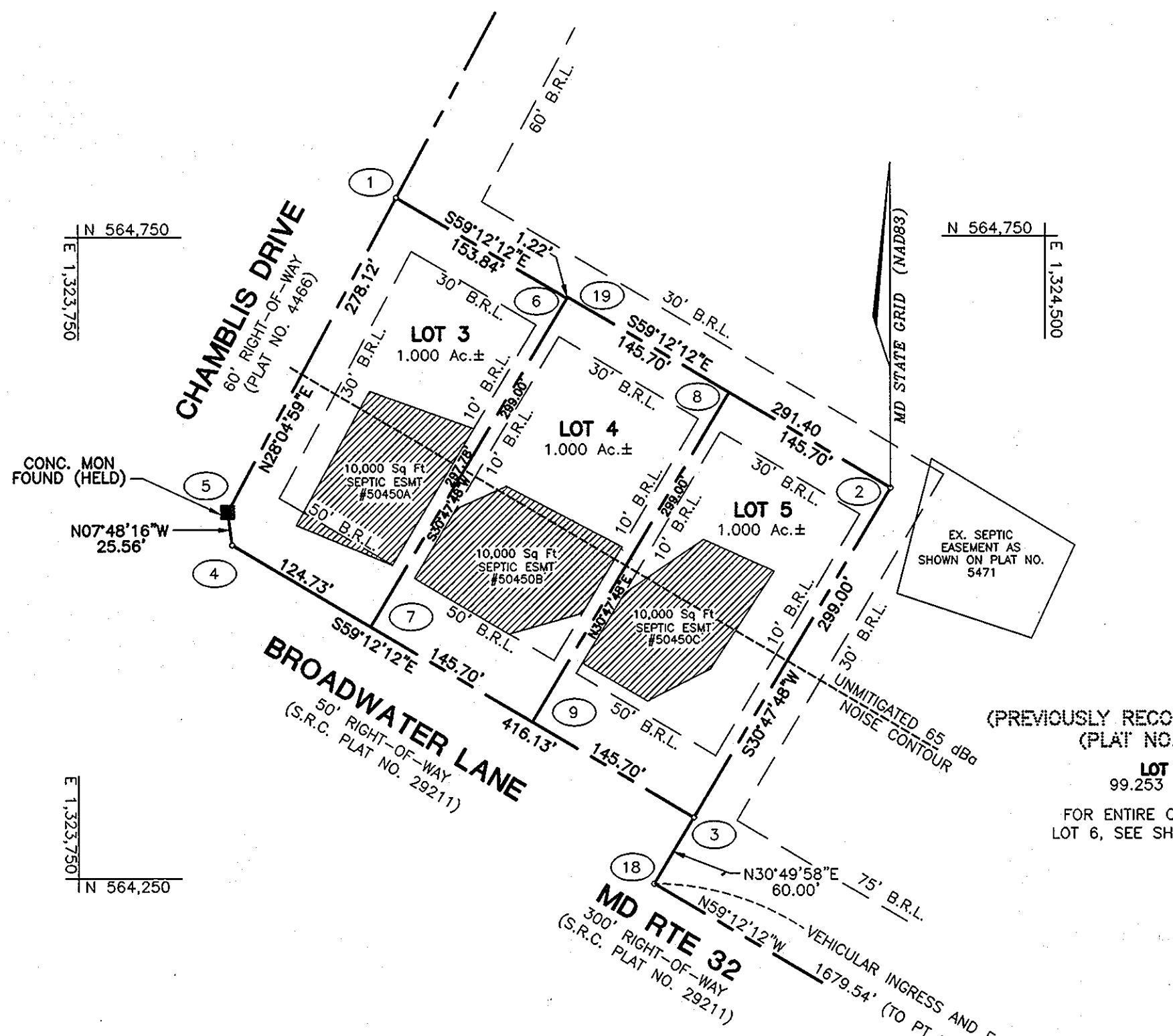
COORDINATE TABLE		
POINT	NORTHING	EASTING
1	564780.638	1323996.699
2	564553.727	1324379.785
3	564296.889	1324226.700
4	564509.946	1323869.246
5	564535.265	1323865.776
6	564701.871	1324128.849
7	564446.084	1323976.390
8	564628.324	1324254.631
9	564371.487	1324101.545
19	564702.922	1324129.476



VICINITY MAP  
SCALE: 1"=2000'

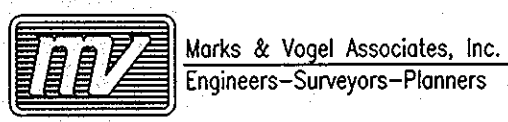
GENERAL NOTES

- SITE REFERENCE: GLEN MARY ESTATES, LOTS 1 AND 2, PLAT NO. 5471, AND F-83-114
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A PLAT ENTITLED "GLEN MARY ESTATES, LOTS 1 AND 2" AND FIELD VERIFIED BY MARKS AND VOGEL ASSOCIATES INC., ON OR ABOUT NOVEMBER 11, 1996.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
34B2 (N) 565,468.155 (E) 1,321,931.507  
34BA (N) 563,852.454 (E) 1,324,672.172
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- ◻ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. 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 ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- FOR LOTS 3, 4, AND 5, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED ON BROADWATER LANE.
- 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.
- PLAT IS SUBJECT TO WAIVER WP 97-88 DATED MARCH 21, 1997 WHICH APPROVED THE FOLLOWING:  
A) WAIVE SECTION 16.147(C) REQUIRED INFORMATION OF FINAL PLAT (PLAT SCALE).  
B) WAIVE SECTION 16.132(A)(1)(iv) ROAD IMPROVEMENTS FOR A SUBDIVISION OF PROPERTY WHICH WAS PART OF PREVIOUS MINOR SUBDIVISION.
- THE EXISTING HOUSE LOCATED ON FORMER LOT 1 TO REMAIN, THERE IS NO IMPACT TO THE EXISTING HOUSE BY THE CREATION OF LOTS 3 THRU 5.
- ANY FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE FULL ROAD FRONTAGE IMPROVEMENTS FOR THE ENTIRE ORIGINAL SUBDIVISION.
- LOTS 3 THRU 5 ARE BEING CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS FOR THE SUBDIVISION OF LOTS WITHIN THE AGRICULTURAL LAND PRESERVATION DISTRICT.
- THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT.
- THE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dba EXPOSURE. THE 65 dba EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.



THE REQUIREMENTS § 3-108, 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* 5/2/97 DATE  
ERIK C. MARKS, R.P.L.S. #607  
*Albert Spokes* 5/8/97 DATE  
ALBERT SPOKES  
*Virginia H. Spokes* 5/8/97 DATE  
VIRGINIA H. SPOKES



**OWNERS**  
ALBERT SPOKES AND VIRGINIA H. SPOKES  
5610 CHAMBLIS DRIVE  
CLARKSVILLE, MD. 21029

**DEVELOPER**  
LAND MARKETING CONSULTANTS INC.  
3243 BETHANY LANE  
ELLICOTT CITY, MARYLAND 21042

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

*Virginia H. Spokes* 5-22-97 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark J. DeLong* 5/26/97 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*Mark J. DeLong* 5/29/97 DATE  
DIRECTOR

OWNER'S CERTIFICATE

WE, ALBERT SPOKES AND VIRGINIA H. SPOKES, OWNERS 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 PIPE 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 DAY OF 1997.

*Albert Spokes*  
ALBERT SPOKES  
*Virginia H. Spokes*  
VIRGINIA H. SPOKES

*Tracy A. Oja*  
WITNESS  
*Tracy A. Oja*  
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY EDWIN O. ADAMS, JR. AND LOUISE H. ADAMS TO ALBERT SPOKES AND VIRGINIA H. SPOKES BY DEED DATED JULY 15, 1983 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1177 AT FOLIO 598.

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*Erik C. Marks*  
ERIK C. MARKS, REGISTERED PROPERTY LINE SURVEYOR  
MARYLAND LICENSE NO. 607

RECORDED AS PLAT NO. 12802 ON JUNE 4, 1997  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GLEN MARY ESTATES**  
LOTS 3, 4, 5, AND 6  
A RESUBDIVISION OF LOT 1  
GLEN MARY ESTATES LOTS 1 AND 2  
PLAT REF: PLAT NO. 5471, F-83-114  
TAX MAP NO:34 BLOCK:5 PARCEL NO:15  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: FEBRUARY 7, 1997

