

NOTES:

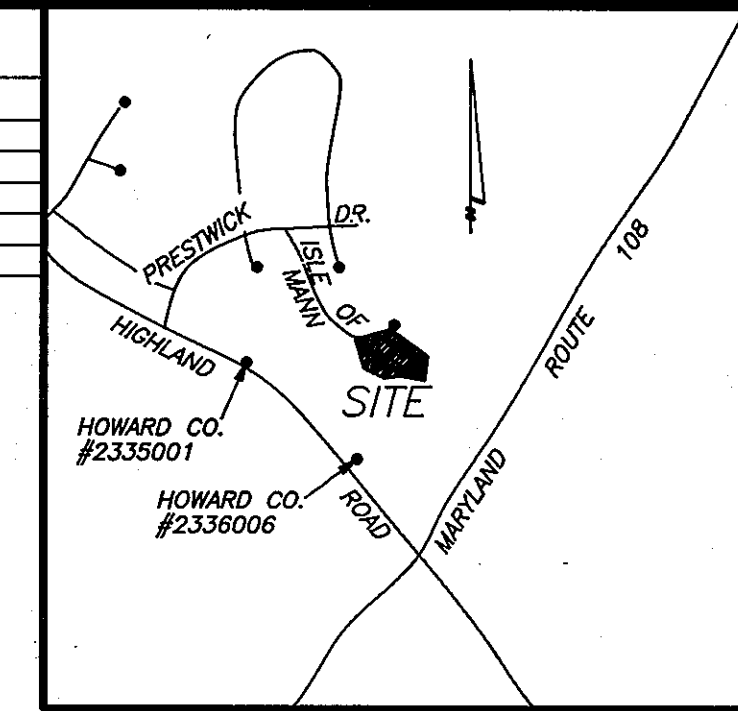
- COORDINATES BASED ON NAD 29 MARYLAND STATE PLANE GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 235001 & 2336006
- SUBJECT PROPERTY ZONED "RR-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- 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 THE MARKERS HAVE BEEN COMPLIED WITH.
- G. SCOTT SHANABERGER DATE 4/24/97
- JAMES M. SANBORN DATE 4/24/97
- EMILIE S. SANBORN DATE 4/24/97
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES IRON PIPE FOUND AND HELD DESIGNATES REBAR & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN NOVEMBER, 1985.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- ALL ISSUES OF WETLANDS, FLOOD PLAINS, AND ROAD IMPROVEMENTS WERE RESOLVED IN THE ORIGINAL SUBMISSIONS OF KOANDAH GARDENS ESTATES.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR WATER & SEWER
- PREVIOUS FILE NUMBERS: V.P.86-26, S 87-49, P 87-53, F 87-200, F 86-91, F 90-76, F 95-121.
- THERE ARE NO BUILDINGS OR STRUCTURES ON LOTS 14 & 15.
- STORMWATER MANAGEMENT IS NOT REQUIRED BECAUSE NO NEW LOTS ARE BEING CREATED.
- DESIGNATES SUCCESSFUL PERC TEST.
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A.) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)
 B.) CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH A "TAR AND CHIP" COATING.
 C.) MINIMUM TURNING RADIUS - FORTY-FIVE (45) FEET.
 D.) BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
 E.) OVERHEAD CLEARANCE - TWELVE (12) FEET.
 F.) MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
 G.) GRADE - THE MAXIMUM ALLOWABLE GRADE SHALL BE 15%, WITH THE DURABLE AND SUSTAINED GRADE OF 8%. THE TRANSITION FROM THE ROAD TO THE DRIVEWAY SHALL NOT EXCEED 8%.
 H.) HOUSE NUMBERING - WHERE ONE (1) DRIVEWAY SERVES MORE THAN ONE (1) LOT (COMMON DRIVEWAYS), A HOUSE NUMBER SIGN MUST BE PLACED AT EACH LOT ENTRANCE OF STREET ADDRESS HOUSE NUMBERS SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
- THERE ARE NO STRUCTURES, FLOODPLAINS OR WETLANDS ON LOTS 14 OR 15.
- A PUMPED SEPTIC SYSTEM WILL PROBABLY BE REQUIRED FOR THE FUTURE HOUSE ON LOT 15.

TABULATION OF FINAL PLAT

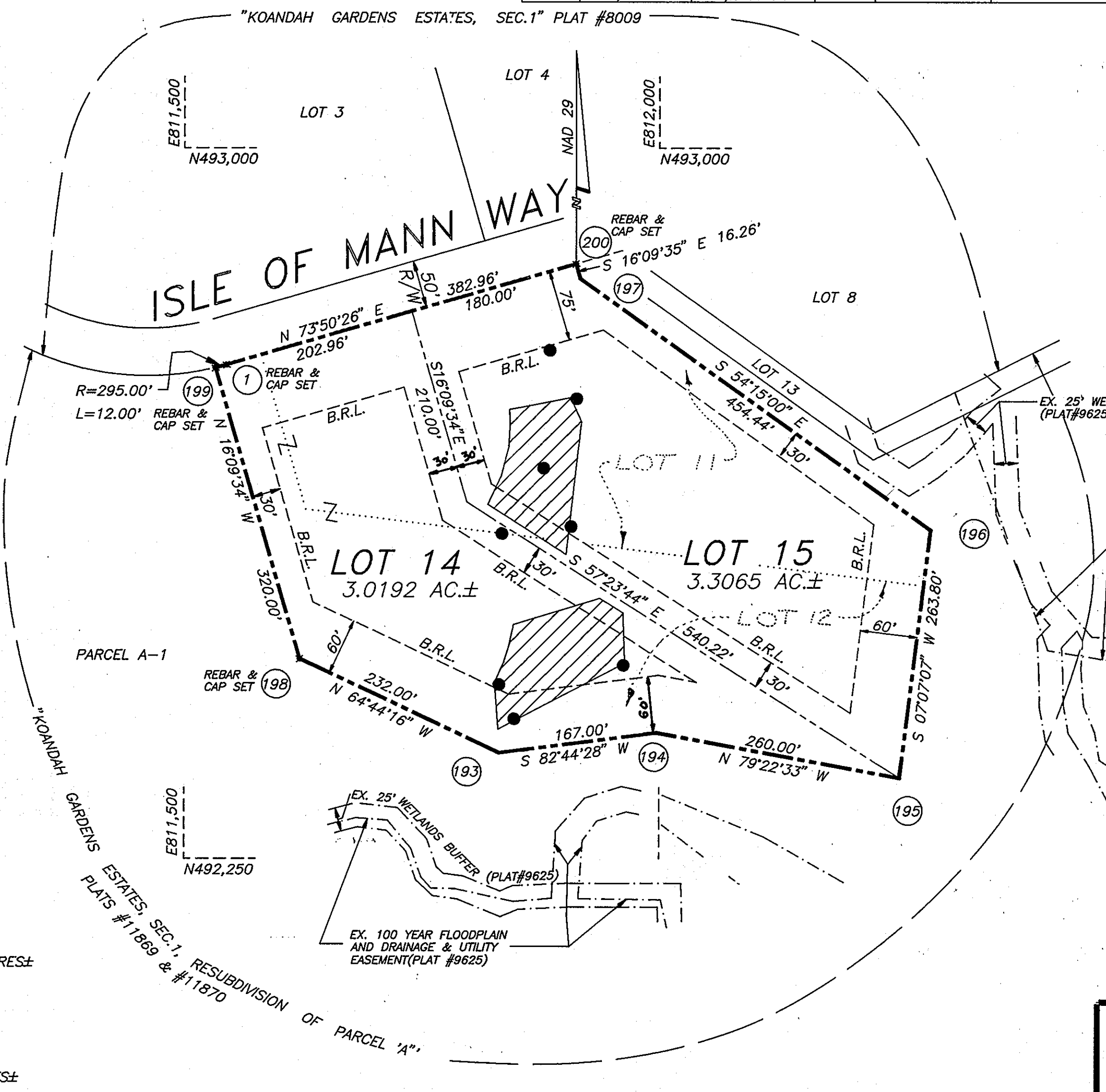
| | |
|---|---------------|
| TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: | |
| BUILDABLE | 2 |
| OPEN SPACE | 0 |
| TOTAL AREA OF LOTS AND/OR PARCELS | |
| BUILDABLE | 6.3257 ACRES± |
| TOTAL OPEN SPACE | 0 |
| AREA OF RECREATION OPEN SPACE | 0 |
| TOTAL AREA OF 100 YEAR FLOODPLAIN AND 25% OR GREATER STEEP SLOPES | 0 |
| TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS | 0 |
| TOTAL AREA OF SUBDIVISION TO BE RECORDED | 6.3257 ACRES± |

| CURVE | RADIUS | ARC | DELTA | TAN. | BEARING & DIST. |
|-------|--------|--------|-----------|-------|---------------------|
| 199-1 | 295.00 | 12.00' | 02°19'54" | 6.00' | N75°00'23" E 12.00' |

| COORDINATES | | COORDINATES | | | |
|-------------|-------------|-------------|-----|-------------|-------------|
| NO. | NORTH (F) | EAST (F) | NO. | NORTH (F) | EAST (F) |
| 1 | 492,771.561 | 811,544.181 | 197 | 492,862.530 | 811,916.540 |
| 193 | 492,362.090 | 811,831.458 | 198 | 492,461.099 | 811,621.646 |
| 194 | 492,383.191 | 811,997.120 | 199 | 492,768.456 | 811,532.586 |
| 195 | 492,335.256 | 812,252.663 | 200 | 492,878.146 | 811,912.015 |
| 196 | 492,597.022 | 812,285.354 | | | |



VICINITY MAP
SCALE: 1"=2000'



OWNERS:
 JAMES M. SANBORN
 EMILIE S. SANBORN
 4967 TEN OAKS ROAD
 DAYTON, MD. 21036

PURPOSE:
 THE PURPOSE OF THIS PLAT IS TO RECONFIGURE LOTS 11 & 12.

RECORDED AS PLAT # 12749
 ON 5-5-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

APPROVED. FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT.
 COUNTY HEALTH OFFICER DATE 4-28-97

APPROVED. HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 4/29/97
 DIRECTOR DATE 5/1/97

OWNER'S CERTIFICATE
 WE, JAMES S. SANBORN AND EMILIE S. SANBORN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS RESUBDIVISION 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-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 AND FLOODPLAINS AND OPEN SPACES 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; (3) THE RIGHT TO REQUIRE DEDICATION OF 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 ERECTED IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS BY OUR HANDS THIS 24 DAY OF April, 1997.
 JAMES S. SANBORN DATE 4/24/97
 EMILIE S. SANBORN DATE 4/24/97
 JAMES S. SANBORN DATE 4/24/97
 EMILIE S. SANBORN DATE 4/24/97

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY JOSEPH J. SANTINI, HELEN L. SANTINI, JOHN S. SANTINI AND VIOLA R. SANTINI TO JAMES S. SANBORN AND EMILIE S. SANBORN BY DEED DATED OCTOBER 1, 1985, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 1389, FOLIO 401 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.
 G. SCOTT SHANABERGER DATE 4/24/97
 PROFESSIONAL L.S. #10849

SHANABERGER & LANE
 8726 TOWN & COUNTRY BLVD.
 SUITE 104
 ELLICOTT CITY, MD. 21043
 (410) 461-9563

RESUBDIVISION PLAT
KOANDAH GARDENS ESTATES
 SECTION ONE
 LOTS 14 & 15
 (A RESUBDIVISION OF LOTS 11 & 12, PLAT #9625)
 5TH ELECTION DISTRICT, HOWARD COUNTY, MD
 TAX MAP 34 BLOCK 3
 PARCEL 78
 ZONED: RR-DEO
 SCALE: 1"=100'
 JANUARY 10, 1997
 PREVIOUS FILES- VP86-26, S87-49, P87-53, F87-200, F86-91, F90-76, F95-121