

MD. STATE GRID COORDINATES		
POINT	NORTH	EAST
A	572692.183	1374811.708
B	572404.194	1374687.255
C	572434.213	1374578.856
D	572676.737	1374789.645
E	572630.278	1374729.418
F	572513.076	1374659.397
G	572457.318	1374558.128
H	573397.857	1373714.395
I	573714.213	1373857.412
J	572902.161	1374587.088
K	572898.051	1374582.513
L	572857.140	1374619.274
M	572861.251	1374623.848

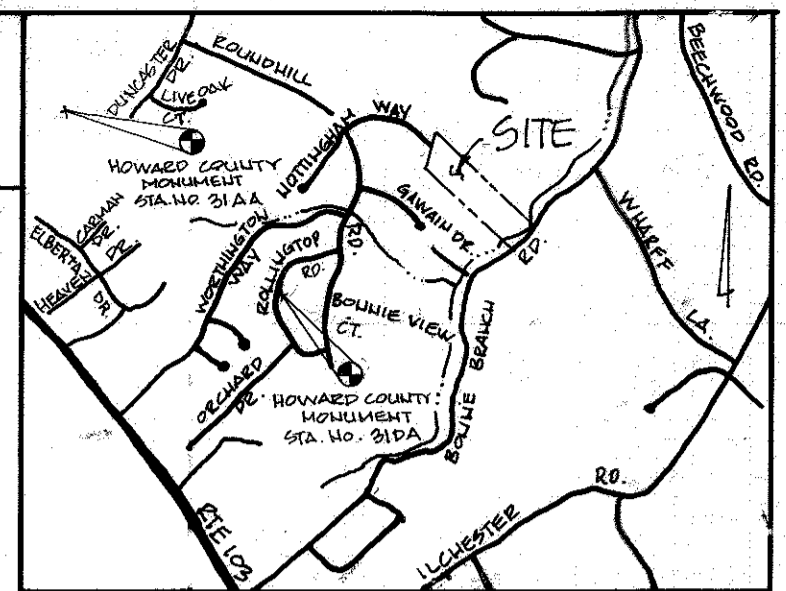
CURVE DATA						
POINT	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING - DIST.	
E-F	2500.00	1355.10'	35° 32' 47"	80.14'	N 43° 24' 44" E - 192.02'	

NOTE: EXISTING VEGETATION WILL BE UTILIZED TO FULFILL 100 PERCENT OF THE LANDSCAPING REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL & CODE.

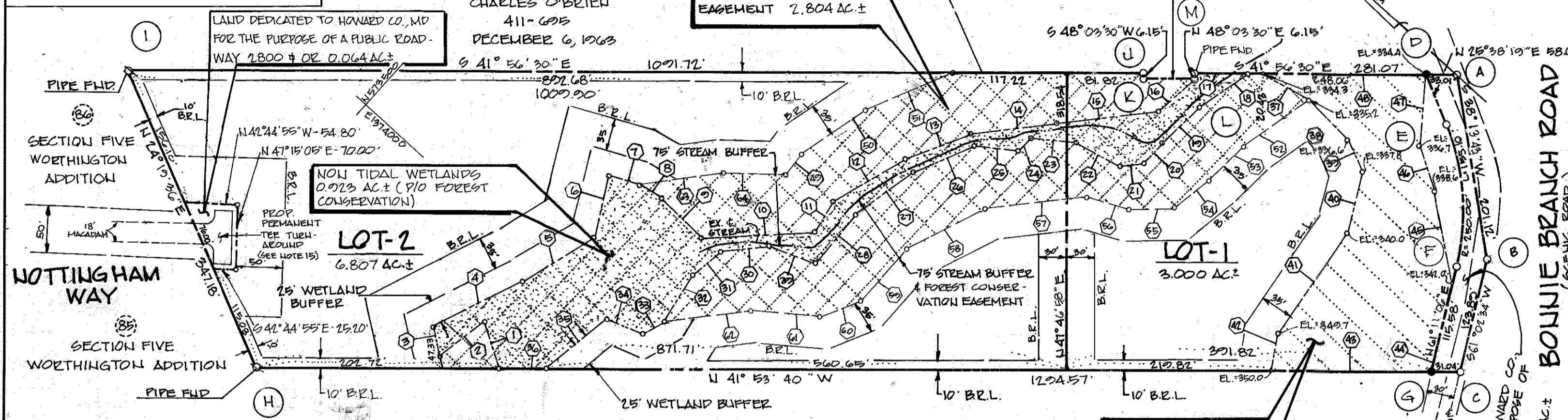
NOTE: ANY FURTHER SUBDIVISION TO LOT-2 WILL REQUIRE ADDITIONAL STORM WATER MANAGEMENT.

NOTE: THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1000 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.

N/F  
DONALD W. WARREN  
324 ~ 431  
NOVEMBER 19, 1988



VICINITY MAP  
SCALE: 1" = 1000'



BONNIE BRANCH ROAD (SCENIC ROAD)

NON-TIDAL WETLANDS / FOREST CONSERVATION EASEMENT			
1	N 30° 08' 14" E - 54.80'	18	N 75° 08' 32" W - 57.11'
2	N 81° 20' 01" W - 62.75'	19	N 85° 35' 46" W - 54.06'
3	N 35° 58' 55" E - 34.80'	20	S 85° 17' 26" W - 28.97'
4	S 67° 59' 31" E - 104.40'	21	N 50° 53' 40" W - 26.57'
5	S 73° 23' 27" E - 93.78'	22	N 13° 04' 45" W - 53.84'
6	N 53° 46' 52" E - 69.29'	23	N 37° 41' 46" W - 48.45'
7	S 25° 28' 26" E - 35.78'	24	N 87° 10' 50" W - 17.95'
8	S 10° 05' 57" E - 26.37'	25	N 36° 56' 40" W - 48.37'
9	S 04° 35' 30" W - 59.60'	26	N 65° 08' 20" W - 70.99'
10	S 45° 03' 54" E - 123.97'	27	N 78° 18' 37" W - 76.78'
11	N 75° 56' 51" E - 37.22'	28	S 85° 41' 50" W - 67.95'
12	S 72° 14' 14" E - 24.83'	29	N 22° 53' 05" W - 87.42'
13	S 62° 59' 55" E - 71.98'	30	N 46° 54' 16" W - 50.24'
14	S 40° 20' 35" E - 91.91'	31	N 84° 53' 20" W - 38.86'
15	S 45° 14' 03" E - 109.06'	32	S 78° 49' 55" W - 61.27'
16	S 87° 12' 21" E - 54.81'	33	N 70° 51' 09" W - 26.27'
17	S 41° 56' 30" E - 54.63'	34	N 17° 54' 04" W - 42.07'
		35	N 80° 52' 06" W - 87.59'
		36	N 41° 53' 40" W - 45.60'

100 YEAR FLOOD PLAIN	
37	N 10° 59' 56" W - 55.11'
38	N 01° 57' 35" E - 60.03'
39	N 21° 51' 53" E - 37.70'
40	N 68° 05' 57" E - 66.19'
41	N 81° 22' 27" E - 132.92'
42	N 58° 55' 28" E - 41.01'
43	N 41° 53' 40" W - 172.00'
44	S 61° 11' 06" W - 97.58'
45	S 36° 05' 55" W - 101.42'
46	S 30° 37' 48" W - 51.11'
47	S 92° 21' 18" W - 76.06'
48	S 41° 56' 30" E - 173.00'

J. B. ROGERS PROPERTY  
LOTS 1 & 2  
PLAT - C.M.P. NO. 4063

**TOTAL SHEET AREA TABULATION**  
 TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED - 2  
 TOTAL NUMBER OF OPEN SPACE TO BE RECORDED - 0  
 TOTAL NUMBER OF LOTS TO BE RECORDED - 2  
 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED - 9.807 AC.±  
 TOTAL AREA OF OPEN SPACE TO BE RECORDED - N/A  
 TOTAL AREA OF LOTS TO BE RECORDED - 9.807 AC.±  
 TOTAL AREA OF ROADWAY TO BE RECORDED - 0.293 AC.±  
 TOTAL AREA TO BE RECORDED - 10.050 AC.±

**RESERVATION OF PUBLIC UTILITY & FOREST CONSERVATION EASEMENTS**  
 DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS & ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES & FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER & THROUGH LOTS 1 & 2 ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE & DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD CO., WITH A METES & BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES & THEIR ACCEPTANCE BY HOWARD CO., & IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION & MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER & THE CO., & THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY.  
 [Signature] 9/26/97  
 HOWARD COUNTY HEALTH OFFICER, MD  
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.  
 [Signature] 9/23/97  
 CHIEF DEVELOPMENT ENGINEERING DIVISION  
 DATE

[Signature] 10/2/97  
 DIRECTOR  
 DATE

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY G. HENRY WASHINGTON & GEORGIE E. WASHINGTON UNTO G. HENRY WASHINGTON & G. HENRY WASHINGTON REVOCABLE TRUST, BY DEED DATED JUNE 20, 1996 & RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 3753 FOLIO 0367 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.  
 7/10/97 [Signature] 9-11-97  
 ROBERT T. FISHPAUGH  
 REGISTERED LAND SURVEYOR NO. 60324  
 DATE

NOTE: WATER/SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.1023 OF THE HOWARD COUNTY CODE. PUBLIC WATER & PUBLIC SEWER ALLOCATION WILL BE AVAILABLE AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME. PLANS FOR PUBLIC WATER & PUBLIC SEWER SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.  
 [Signature] 9-11-97  
 DATE

**OWNER'S STATEMENT**  
 G. HENRY WASHINGTON & G. HENRY WASHINGTON REVOCABLE TRUST, OWNERS OF THE PROPERTY SHOWN & DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES & GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS; 1) THE RIGHT TO LAY, CONSTRUCT & MAINTAIN SEWERS, DRAINS, WATER PIPES & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL ROADS & STREET RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS & /OR ROADS & FLOOD PLAINS & OPEN SPACE WHERE APPLICABLE, & FOR GOOD & OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS & /OR ROADS & FLOOD PLAINS, STORM DRAINAGE FACILITIES & OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS & DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR & MAINTENANCE; & 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS & RIGHTS-OF-WAY.  
 WITNESS OUR HAND THIS 11 DAY OF SEPTEMBER 1997  
 [Signature] G. HENRY WASHINGTON  
 OWNER  
 [Signature] G. HENRY WASHINGTON  
 WITNESS

- GENERAL NOTES**
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 1995 BY R.T.F. INC. LAND SURVEYORS.
  - B.R.L. DENOTES BUILDING RESTRICTION LINE.
  - Ø DENOTES IRON PIPE OR IRON BAR FOUND.
  - DENOTES IRON PIN OR IRON BAR SET.
  - NO BURIAL OR CEMETARY SITES EXIST ON SITE.
  - ALL AREAS SHOWN ARE MORE OR LESS.
  - THIS AREA DESIGNATES A FOREST CONSERVATION EASEMENT.
  - THIS AREA DESIGNATES A 100 YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT.
  - THIS AREA DESIGNATES A NON TIDAL WETLANDS.
  - SURVEY WORK & DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
  - Ø DENOTES A BREAK IN ANGULAR DIRECTION.
  - NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS & STREAM BUFFERS OR FOREST CONSERVATION AREAS.
  - THERE IS AN EXISTING DWELLING LOCATED ON LOT-1. NO ADDITIONS OR NEW CONSTRUCTION WILL BE LOCATED AT A DISTANCE LESS THAN THE ZONING REGULATIONS WILL ALLOW.
  - A PERMANENT TEE TURNAROUND TO BE CONSTRUCTED AT DEVELOPERS EXPENSE AS SHOWN PER HOW. CO. DETAIL E-5.006.
  - COORDINATES BASED ON 1983 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION 110.3 31DA & 31AA.
  - LOT-2 SHALL HAVE A 10 FT. LENGTH, 10 FT. WIDTH & A 45 FT. DEEP SW.M. DEWELL & FEE-IN-LIEU SW.M AS APPROVED BY DEVELOPMENT ENGINEERING DIVISION JULY 29, 1997.
  - COUNTY FLOODPLAIN REFERENCE - SHEETS 28-44 & 20-44, PART 2, ULTIMATE WATERSHED DEVELOPMENT FOR BONNIE BRANCH, BASED ON NGVD DATUM.

THE REQUIREMENTS 6-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENTS VOLUME, (AS SUPPLEMENTED) & AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT & THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.  
 [Signature] 9-11-97  
 ROBERT T. FISHPAUGH (R.T.S.)  
 DATE  
 [Signature] 9-11-97  
 SIGNATURE OF OWNER  
 DATE  
 RECORDED AS PLAT # 12932 ON 10-6-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND  
**WASHINGTON PROPERTY LOT-1 & LOT-2**  
 2<sup>ND</sup> ELECTION DISTRICT; HOWARD COUNTY, MD  
 ZONED: R-20 SCALE: 1" = 100' APRIL 23, 1997  
 TAX MAP-31 BLOCK-3 PARCEL-25  
**R.T.F. INC.**  
**PROFESSIONAL LAND SURVEYORS**  
 142 EAST MAIN STREET  
 WESTMINSTER, MARYLAND, 21157  
 (410) 876-1222 (410) 848-2040  
 CHECKED BY: J.E.L. DATE: 2-2-97 CO. FILE NO.: E97-1064  
 DRAWN BY: S.P. DATE: 4-28-97 R.T.F. JOB NO.: 27-12

F97-164