

NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 06C6 & 06FA
- SUBJECT PROPERTY ZONED "RC-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN (AGRICULTURAL EASEMENT ACQUIRED).
- 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 § 3-10B, 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.
- 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 PIN & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT
O DESIGNATES IRON PIN & CAP PREVIOUSLY SET
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN APRIL OF 1994.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER

G. Scott Shanaberger 4/13/1998
G. SCOTT SHANABERGER DATE

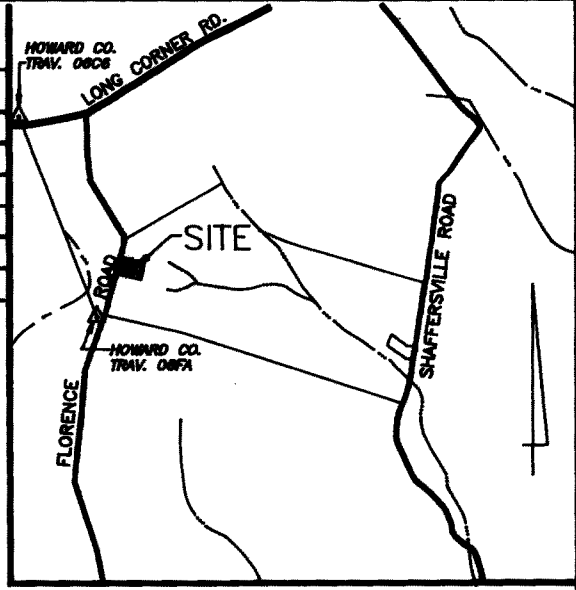
Truman L. Kelley 4/13/98
TRUMAN L. KELLEY DATE

Lavinia W. Kelley 4/13/98
LAVINIA W. KELLEY DATE

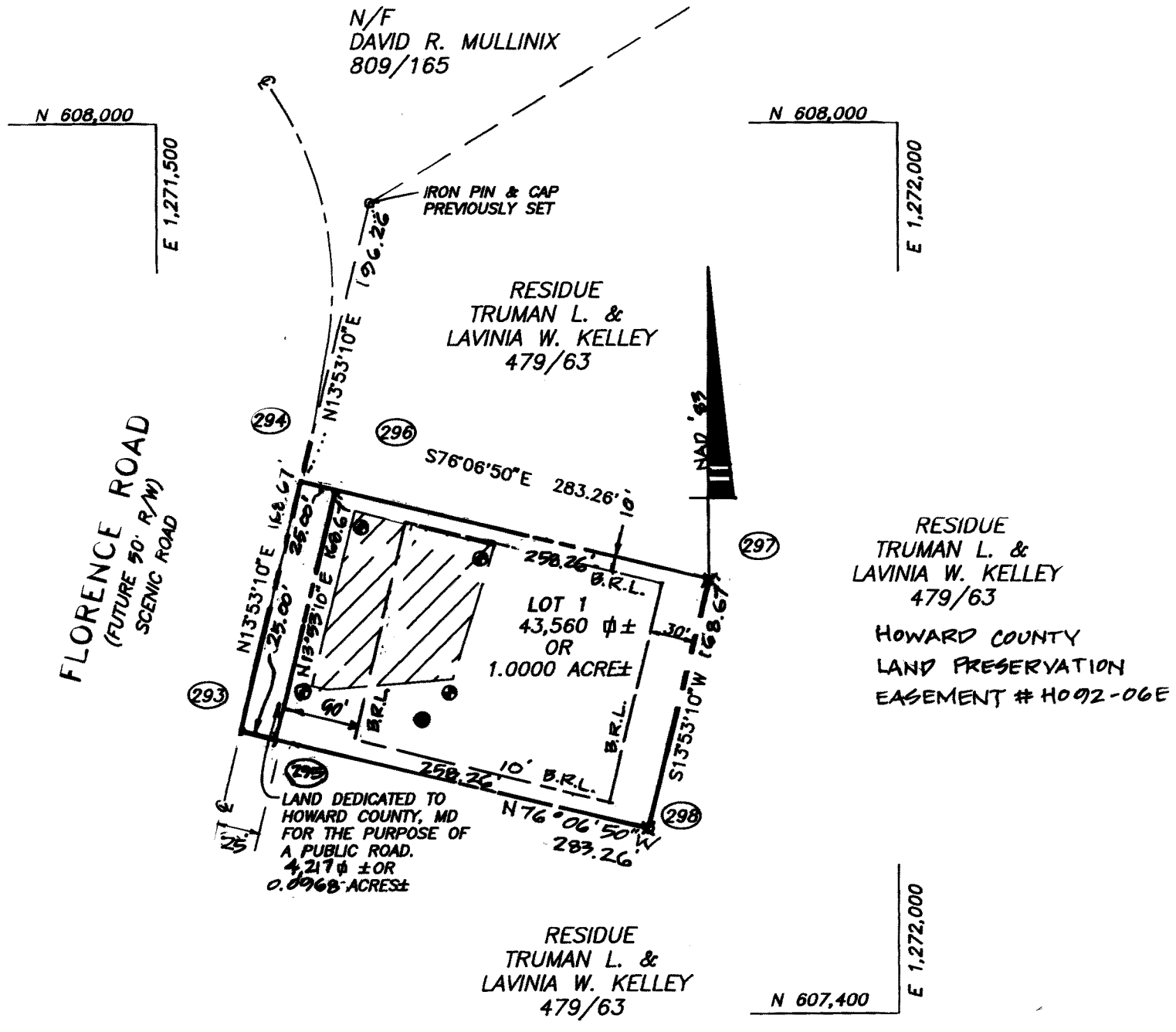
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS BECAUSE THE AVERAGE LOT SIZE IS GREATER THAN 2 ACRES.
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A.) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
B.) SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH A "TAR AND CHIP" COATING.
C.) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 30-FOOT TURNING RADIUS.
D.) STRUCTURES - (CULVERTS AND BRIDGES) CAPABLE OF SUPPORTING TWENTY-FIVE (25) GROSS TONS (4-25 TONS).
E.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F.) STRUCTURE CLEARANCE - MINIMUM 12 FEET.
G.) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
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 AND A RANGE OF STREET ADDRESS HOUSE NUMBERS SIGN WHERE
- THERE ARE NO WETLANDS, STREAMS OR FLOODPLAINS ON THIS LOT PER WETLANDS INVESTIGATION PERFORMED BY DENNIS J. LABARE, M.S. & ASSOCIATES ENVIRONMENTAL CONSULTING SERVICES.
- THIS PLAT IS SUBJECT TO SECTION 15.514 (A) OF THE HOWARD COUNTY CODE. CAMPBELL'S CORNER, LOT 1, PLAT 11413 (F-94-191) PREVIOUSLY WAS CREATED IN ACCORDANCE WITH SECTION 16.142(B) OF THE AGRICULTURAL PRESERVATION PROGRAM. LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E(8) OF THE ZONING REGULATIONS
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202(b) (1) (iv) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

COORDINATES

NO.	NORTH (F)	EAST (F)	NORTH (M)	EAST (M)
293	607,592.1940	1,271,599.8196	185,194.4714	387,571.0073
294	607,199.9325	1,271,596.3585	185,244.3787	387,583.2452
295	607,596.1921	1,271,620.1401	185,192.6426	387,578.4046
296	607,749.7727	1,271,620.6279	185,242.5500	387,590.7426
297	607,667.9522	1,271,871.3401	185,223.6983	387,667.1678
298	607,524.2145	1,271,870.8613	185,179.7909	387,654.8218



VICINITY MAP
SCALE: 1"=2000'



TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	1
BUILDABLE	
TOTAL AREA OF LOTS AND/OR PARCELS	1.0000 ACRES ±
BUILDABLE	
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED	
INCLUDING WIDENING STRIPS	0.0968 ACRES ±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.0968 ACRES ±

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

Joseph M. Boyd 7/21/98
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

W. D. ... 7/23/98
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joseph ... 8/11/98
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, TRUMAN L. KELLEY AND LAVINIA W. KELLEY, 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, IN AND UNDER ALL ROADS AND STREET RIGHTS-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 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; (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 ERRECTED IN OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 13th DAY OF APRIL, 1998

Truman L. Kelley 4/13/98
TRUMAN L. KELLEY DATE
Lavinia W. Kelley 4/13/98
LAVINIA W. KELLEY DATE
Julie A. ... 4/13/98
WITNESS DATE

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 LESLIE N. KELLEY AND MARGUERITE PENN KELLEY TO TRUMAN L. KELLEY AND LAVINIA W. KELLEY BY DEED DATED NOVEMBER 15, 1967 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 479, FOLIO 63, AND THAT ALL MONUMENTS ARE 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 4/13/1998
G. SCOTT SHANABERGER DATE
PROFESSIONAL L.S. #10849

OWNERS:
TRUMAN L. & LAVINIA W. KELLEY
HAPPY HILL FARM
400 LONG CORNER ROAD
WT. AIRY, MD 21771-3821

CONTRACT PURCHASER:
LEONARD & LINDA LANG
5506 WICOMICO DRIVE
NEW MARKET, MD 21774

RECORDED AS PLAT # 13278
ON Aug 12, 1998 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

FINAL PLAT
LOT 1
LANG PROPERTY

4TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 6 BLOCK 12 PARCEL 39

ZONED: RC-DEO
SCALE: 1"=100'
DATE: APRIL 2, 1998
PREVIOUS DPZ FILES: F-94-131
SHEET 1 OF 1