

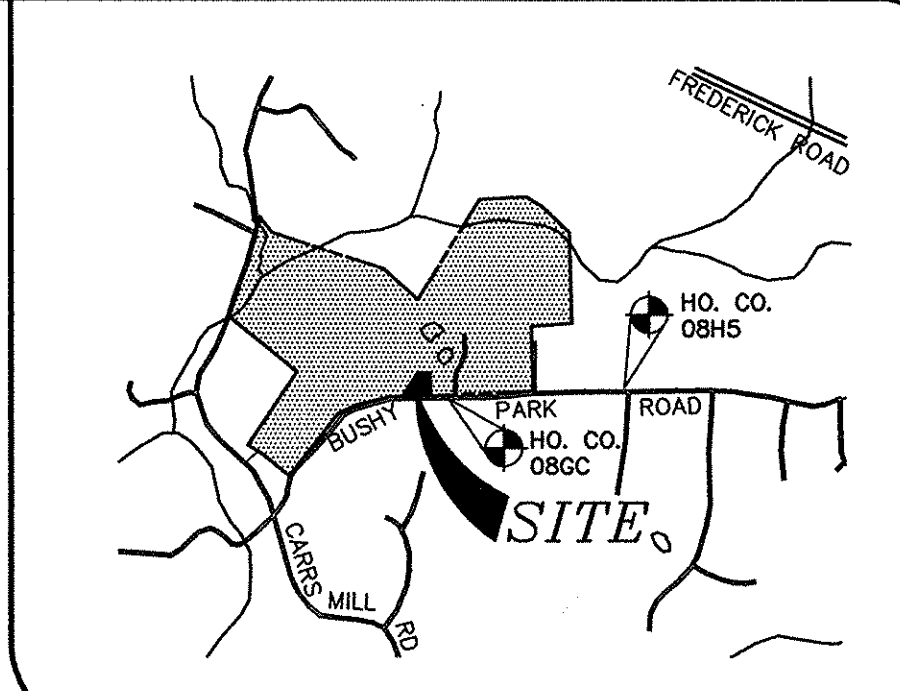
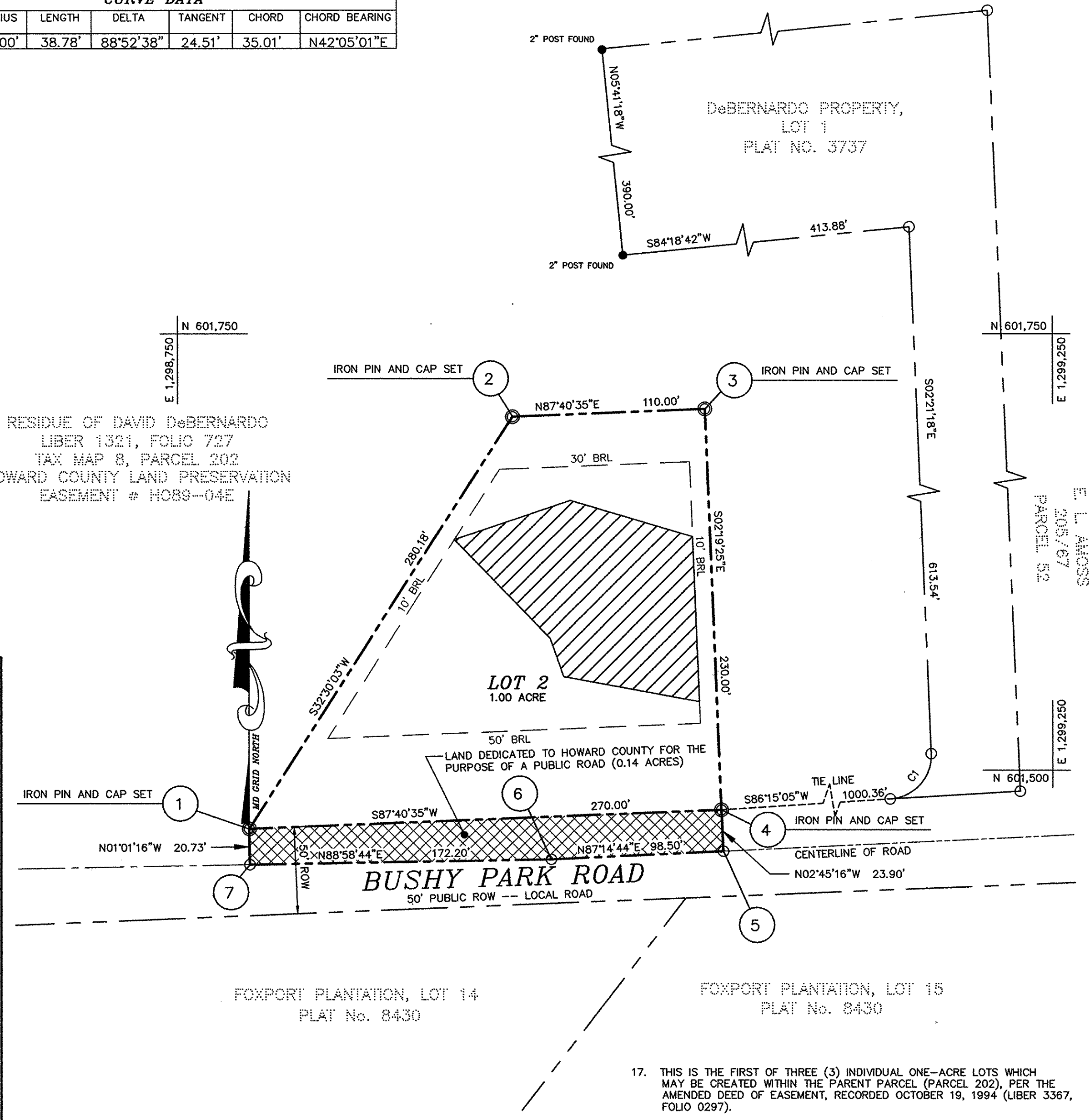
COORDINATE LIST			CURVE DATA						
NO.	NORTH	EAST	CURVE NO.	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	601,466.211	1,298,790.682	C1	25.00'	38.78'	88°52'38"	24.51'	35.01'	N42°05'01"E
2	601,702.509	1,298,941.226							
3	601,706.968	1,299,051.135							
4	601,477.158	1,299,060.460							
5	601,453.284	1,299,061.609							
6	601,448.550	1,298,963.222							
7	601,445.481	1,298,791.052							

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

DEVELOPER
VINCE & LIZ RANGAN
13920 TRIADDELPHIA MILL ROAD
DAYTON, MARYLAND 21036
(301) 596-9607

OWNER
DAVID DeBERNARDO
15284 BUSHY PARK ROAD
WOODBINE, MARYLAND 21797

RESIDUE OF DAVID DeBERNARDO
LIBER 1321, FOLIO 727
TAX MAP 8, PARCEL 202
HOWARD COUNTY LAND PRESERVATION
EASEMENT # HO89-04E



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- SUBJECT PROPERTY ZONED RC-DEO WITHIN THE AGRICULTURAL LAND PRESERVATION DISTRICT PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 08GC & 08H5.
STA. No. 08GC N 601,441.356 EL. 567.14
E 1,299,253.972
STA. No. 08H5 N 601,562.559 EL. 612.95
E 1,301,087.216
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 1997 BY MILDENBERG, BOENDER & ASSOCIATES, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN AND CAP SET.
- DENOTES A POST FOUND.
- DENOTES AN ANGULAR CHANGE IN DIRECTION OF THE BOUNDARY.
- NO STEEP SLOPES EXIST ON-SITE.
- NO WETLANDS OR FLOODPLAIN EXIST ON-SITE.
- NO BURIAL OR CEMETERY SITES EXIST ON-SITE.
- ALL AREAS SHOWN ARE MORE OR LESS (±).
- ▨ DENOTES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF A PUBLIC ROAD.
- ▨ THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT, RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SURVEY WORK AND DOCUMENTS HAVE BEEN PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND, MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- THIS PROJECT IS EXEMPT FROM SWM REQUIREMENTS AS PER SEC. 5.1.2.B.2 OF THE DESIGN MANUAL VOL. I.
- THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS AS PER SECTION 16.1202(b)(1)(vi) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS PROJECT IS EXEMPT FROM OPEN SPACE REQUIREMENTS AS PER SECTION 16.121(a)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS LOT IS BEING SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E.6 OF THE ZONING REGULATIONS.

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. Mildeberg 8/21/98
DATE
JOHN B. MILDENBERG, SURVEYOR

David DeBernardo 8/21/98
DATE
DAVID DeBERNARDO, OWNER

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
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	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.00 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	1.00 AC ±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.14 AC ±
TOTAL AREA TO BE RECORDED	1.14 AC ±

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

John P. ... 9-2-98
DATE
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David DeBernardo 9/21/98
DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

David DeBernardo 9/23/98
DATE
DIRECTOR

OWNER'S STATEMENT

I, DAVID DeBERNARDO, OWNER 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-WAYS AND THE SPECIFIC EASEMENTS 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 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 21st DAY OF AUGUST, 1998.

David DeBernardo
DAVID DeBERNARDO

Reynolds V. Ransom
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY DAVID DeBERNARDO AND NILDE DeBERNARDO, HIS WIFE, TO DAVID DeBERNARDO AND NILDE DeBERNARDO, HIS WIFE, BY DEED DATED JANUARY 28, 1985, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1321 AT FOLIO 727 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. Mildeberg 8/21/98
DATE
JOHN B. MILDENBERG, SURVEYOR

RECORDED AS PLAT 13317 ON 9-22-98 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

DeBERNARDO PROPERTY, LOT 2

TAX MAP 8 PARCEL NO. 202 BLOCK 20 ELECTION DISTRICT FOURTH HOWARD COUNTY, MARYLAND EX. ZONING RC-DEO SCALE: 1"=50' DATE: AUG 1998 DPZ FILE NOS. VP-77-25; F-77-169; AG FILE # HO89-04E

MILDENBERG, BOENDER & ASSOC., INC.
Engineers Planners Surveyors
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
(410) 997-0296 Bal. (301) 621-5521 Wash. (410) 997-0298 Fax.

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