Viking Customs Cary Cumberland

CURVE DATA

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHL LENGTH
C1	175.00	138.88	44°48'52"	73.16	N 17°50'47" E	135.42

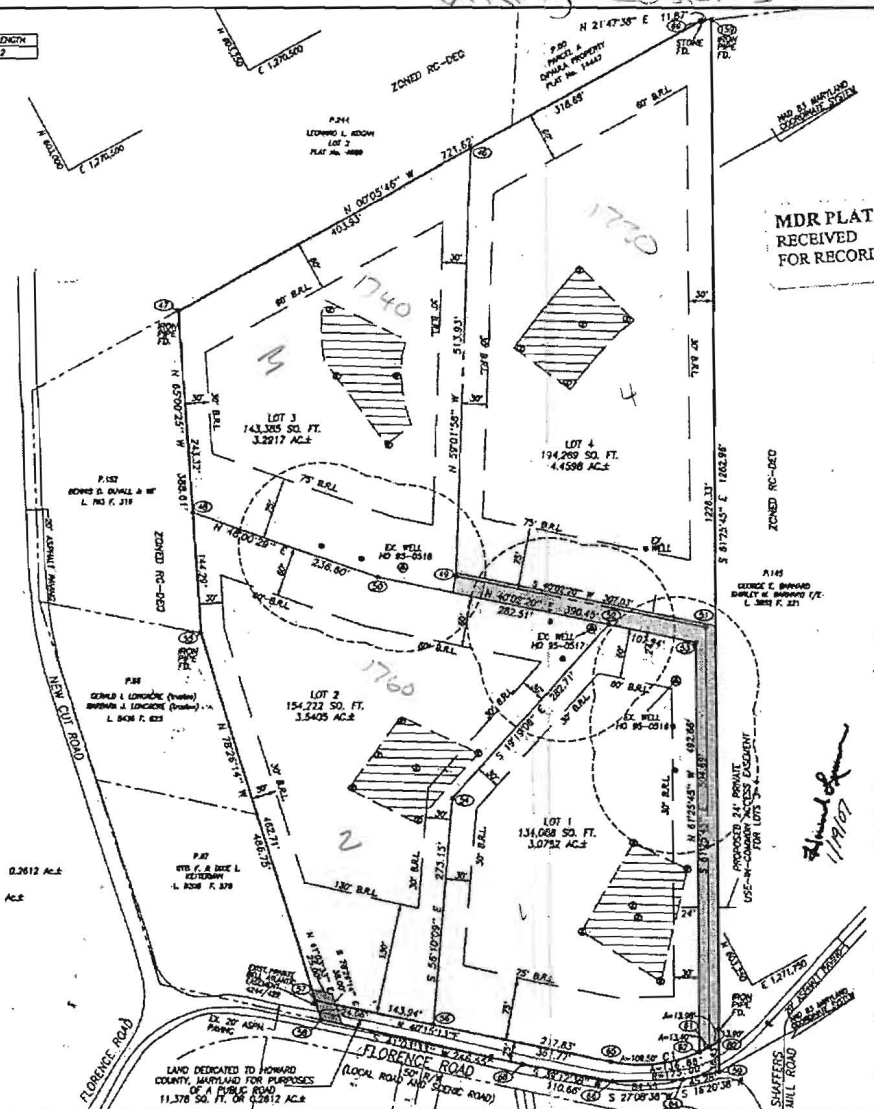
COORDINATES

PT. #	NORTH	EAST
46	603438.9897	1270708.7434
47	603034.0005	1270709.4188
48	602933.2588	1270929.9520
49	603174.5480	1271148.4206
50	603091.3477	1271105.0021
51	603409.8140	1271346.9365
52	603307.8408	1271287.5435
53	603390.4806	1271358.9820
54	603041.0490	1271381.0691
55	602871.8696	1271061.6391
56	602988.9756	1271807.8990
57	602779.1225	1271514.8595
58	602774.3040	1271538.5107
59	603164.8091	1271821.7523
60	603182.2176	1271788.9119
61	603168.2519	1271790.1880
62	603154.8692	1271789.6487
64	603121.2488	1271808.0405
65	603085.2219	1271748.7248
66	603046.0285	1271770.4750
68	602960.2639	1271700.5198
69	603757.8795	1270708.2092
159	603766.7011	1270712.6161

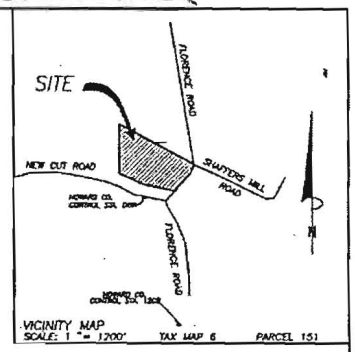
NOTE:
COORDINATES AND GRID TICS SHOWN HEREON ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

OWNER/DEVELOPER

GERALD R. BAKER, et ux
C/O JEFF McALISTER
2610 MULLINIX MILL ROAD
MT. AIRY MD. 21771



MDR PLAT NO.18776
RECEIVED
FOR RECORD JAN 19 2007



VICINITY MAP
SCALE: 1" = 1200' TAX MAP 6 PARCEL 151

GENERAL NOTES

1. The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
2. Coordinates are based on NAD 83' Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 06A & 12CB.
3. This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet [illegible] fields associated with a shared sewage disposal [illegible] Maryland State Department of the Environment for individual sewage [illegible] 03). Improvements in any nature in this area are restricted until p[illegible] available. These easements shall become null and void upon connection [illegible] sewage system. The County Health Officer shall have the authority to grant adjustments [illegible] private sewage easement. Recordation of a modified sewage easement shall [illegible] be necessary.
4. B.R.L. – Represents building restriction line
5. □ Represents concrete monument set (unless otherwise noted)
6. ○ Represents iron rebar set (unless otherwise noted)
7. Percolation test holes shown hereon have been field located and shown thus ⊗
8. Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
9. Subject property zoned 'RCDEO' per 02/02/04 comprehensive zoning plan, and the Comp-Rite Zoning Amendments effective 7/28/06.
10. For flag or pipestem lots, refuse collection, snow removal on [illegible] are provided to the junction of the flag or pipestem and the [illegible] fine only and not onto the flag or pipestem lot driveway.
11. Driveways shall be provided prior to residential occupancy to in[illegible] access for fire and emergency vehicles per the following minim[illegible]
    a) Width – 12' (14' serving more than one residence).
    b) Surface – 8" of compacted crusher run base w/tar and c[illegible]
    c) Geometry – Max. 15% grade, max. 10% grade change and [illegible] turning radius.
    d) Structures (culvert/bridges) – capable of supporting 25 gross [illegible] loading).
    e) Drainage Elements – capable of safely passing 100-year flood[illegible] more than 1 foot depth over driveway surface.
    f) Structure clearances– minimum 12 feet.
    g) Maintenance – sufficient to insure all weather use.
12. This plat is based on a field run monumented boundary survey performed on or about October 17, 2006 by Sourabh G. Munshi, Vanmar Associates, Inc.
13. Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
14. No wetlands currently exist on this subdivision and the subdivision does not lie within a [illegible] hazard area.
15. Landscaping requirements for these lots shall be provided in accordance with the provisions of Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. Financial surety for the required Perimeter Landscaping will be posted with the grading permit for 28 shade trees in the amount of $7,800.
18. Stormwater Management requirement for Lots 1, 2 & 3 is provided under sections 5.3 and 5.6 of the 2000 Maryland Design Manual Non Rooftop Disconnection Credit and Environmentally Sensitive Development Credit for Multiple Lot Development. At the building permit stage, lot grading and site of impervious areas including the location of the proposed house and driveway shall be per the approved Storm Water Management Exhibit. There is an existing dwelling on Lot 4.
17. There is an existing dwelling/structure located on Lot 4 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require
18. This plan is subject to the Amended 5th Edition Subdivision and Land Development Regulations and to the zoning regulations effective January 6, 2002.
19. Lot 3 septic installation required prior to building permit signature due to random, excessive rock pockets
20. Forest Conservation requirments per Section 16.1202 of the Howard County Code and Forest Conservation Act for this Subdivision have been fulfilled through the forest retention credit of 3.75 acres of existing forest located on lots 3 and 4 in accordance with the adopted DFZ Policy date May 11, 1998, for residential lots greater than 60,000 sq.ft. A fee-in-lieu of $6,138.20 for 0.19 acres of remaining required reforestation shall be paid to the Forest Conservation Fund.
21. A Use-in-Common Maintenance Agreement for Lots 3 and 4 shall be recorded simultaneously with this plan in the Land Records office for Howard County.

TABULATION OF FINAL PLAT:

A. Total number of lots and/or parcels to be recorded:
Buildable 4

B. Total area of lots and/or parcels:
Buildable 14.3702 Ac.±

C. Total area of road right-of-way to be recorded, including widening strips 0.2612 Ac.±

D. Total gross area of subdivision to be recorded 14.6314 Ac.±

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	3.2917 Ac.±	0.2765 Ac.±	3.0152 Ac.±
4	4.4598 Ac.±	0.1381 Ac.±	4.3217 Ac.±

THE REQUIREMENTS §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.

Sourabh Munshi 12/19/06
SOURABH G. MUNSHI, P.L.S. NO. 10,770 DATE

Gerald R. Baker 12/20/06
GERALD R. BAKER, OWNER DATE

Shirley A. Baker 12/20/06
SHIRLEY A. BAKER, OWNER DATE

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Weber 1/4/07
for HOWARD COUNTY HEALTH OFFICER DATE

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

1/5/07
CHIEF, DEVELOPMENT ENGINEERING DATE

1/8/07
DIRECTOR DATE

OWNER'S CERTIFICATE

1759

WE, GERALD R. BAKER AND SHIRLEY A. BAKER, 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 ERECTED ON OR OVER THE SAID EASEMENTS AND AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 20 DAY OF December, 2006.

Gerald R. Baker Robin A. Shaffer
GERALD R. BAKER, OWNER WITNESS

Shirley A. Baker Robin A. Shaffer
SHIRLEY A. BAKER, OWNER WITNESS

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 GERALD R. BAKER TO GERALD R. BAKER AND SHIRLEY A. BAKER BY DEED DATED NOVEMBER 18, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3399 FOLIO 296 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.

STATE OF MARYLAND
SOURABH G. MUNSHI
No. 10770
PROFESSIONAL LAND SURVEYOR

Sourabh Munshi 12/19/06
Sourabh G. Munshi, Prof. L.S. #10770 DATE

RECORDED AS PLAT NO. ____ ON ____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT
LOTS 1 THRU 4
MOCKINGBIRD FOREST
(LIBER 3399 AT FOLIO 296)

Baker Sub

TAX MAP: 6	ELECTION DISTRICT: FOURTH	SCALE: 1"=100'
GRID NO: 24	HOWARD COUNTY, MARYLAND	DATE: OCTOBER, 2006
PARCEL NO: 151	EX. ZONING: RCDEO	SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers-Surveyors-Planners
310 South Main Street P.O. box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 848 2751

F-05-059

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MSA CN 2125 3695