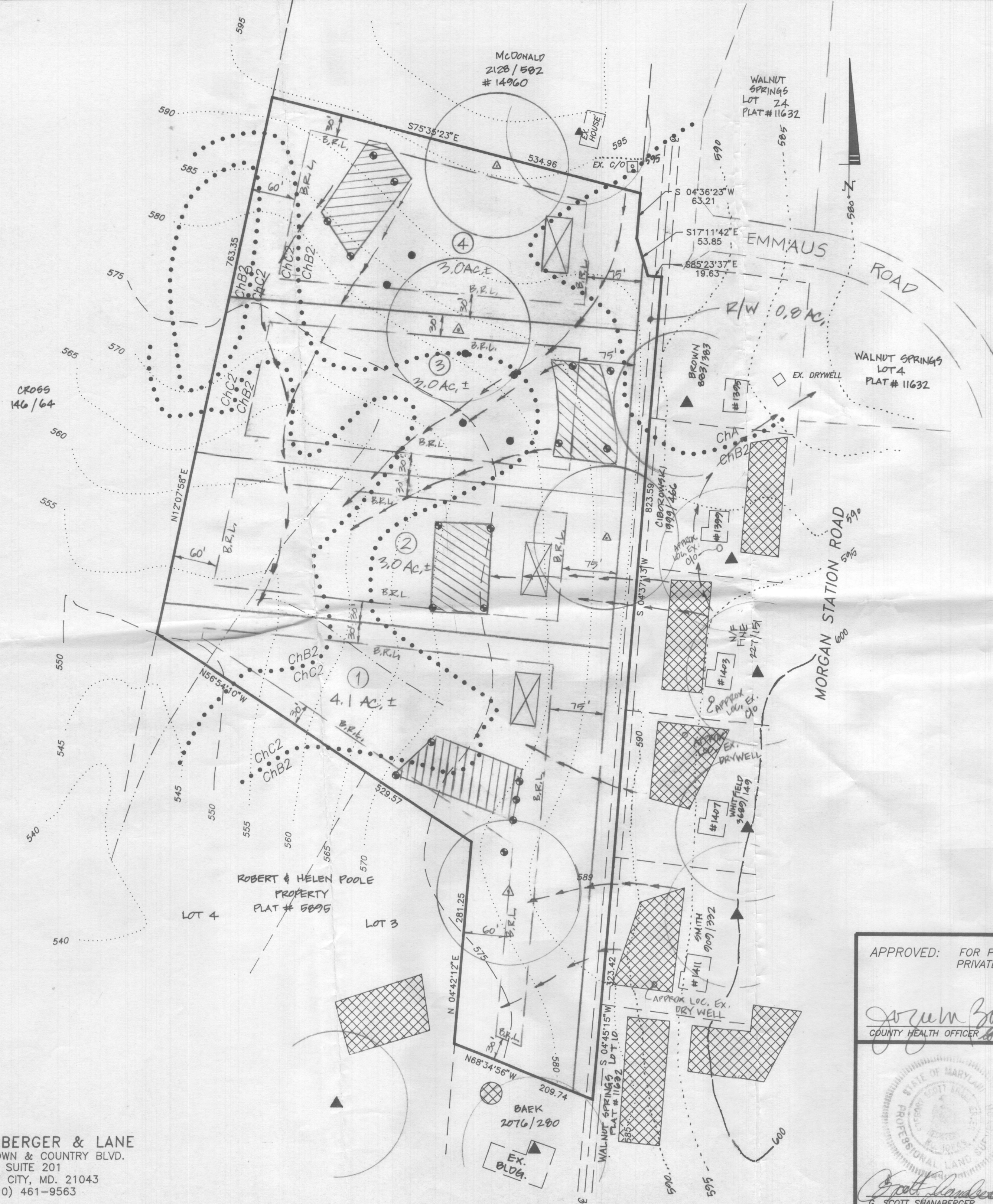


VICINITY MAP
SCALE: 1"=2000'



NOTES:

1. SUBJECT PROPERTY IS ZONED RC-DEO.
2. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT.
3. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL & 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. A REVISED PLAT SHALL NOT BE NECESSARY.
4. B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
5. DESIGNATES PROPOSED WELL LOCATION.
6. DESIGNATES PROPOSED HOUSE LOCATION.
7. DESIGNATES APPROVED PERC TEST
 DESIGNATES FAILED PERC
8. DESIGNATES INTERMITTENT STREAM PER U.S.D.A. SOIL SURVEY OF HOWARD COUNTY, MD.; STREAMS NOT EVIDENT IN FIELD.
9. DESIGNATES APPROXIMATE LOCATION PREVIOUSLY APPROVED SEPTIC AREA
10. THE TOPOGRAPHY SHOWN HEREON IS TAKEN FROM HOWARD COUNTY 1"=200' AERIAL PHOTOGRAMMETRY.
11. THERE ARE NO VISIBLE WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY UNLESS OTHERWISE SHOWN HEREON.
12. DESIGNATES EX. WELL LOCATION FROM PLANS OF RECORD.
13. GRAVITY SEWER SERVICE NOT PROVIDED FOR LOT 3. A PUMPED SEPTIC SYSTEM IS REQUIRED.
14. ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL.
15. WELL ON LOT 2 TO BE SAMPLED FOR ^{COLIFORM} BACTERIA & NITRATES AT TIME OF DRILLING.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS

Joseph Boehm 12-23-98
COUNTY HEALTH OFFICER DATE

Scott Shanaberger 11/23/98
G. SCOTT SHANABERGER DATE
PROFESSIONAL LAND SURVEYOR #10849 12/1/98

FIELD LOCATED
PERC TEST PLAT
LOTS 1 THRU 4
**ESTATE OF
RHODA FINE**

L. 227, F. 151
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 8 GRID 8 PARCEL 53

ZONED: RC-DEO
SCALE: 1"=100'
NOVEMBER 23, 1998 REV. 12/17/98

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563

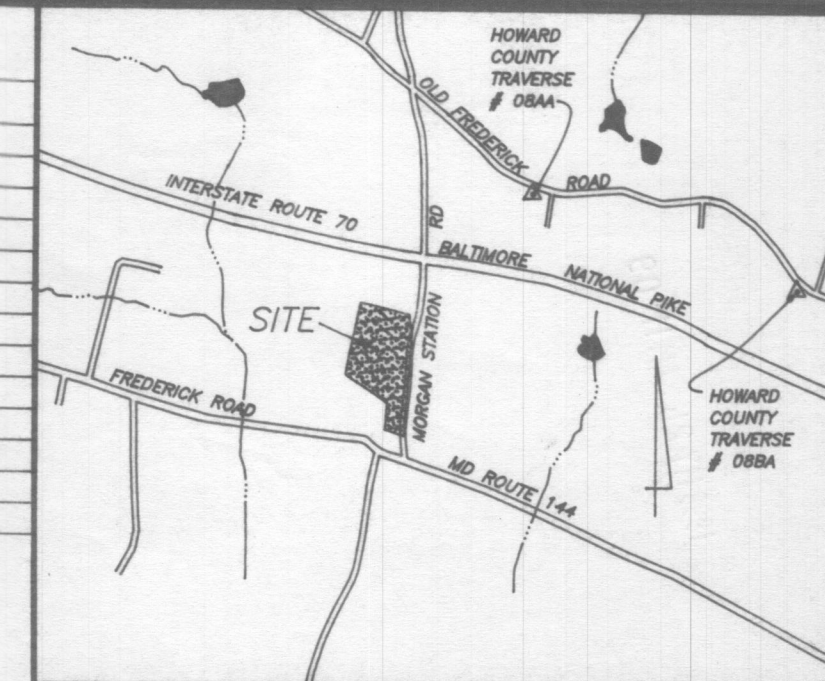
NOTES:

- COORDINATES BASED ON M&D 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 08AA & 08BA
- SUBJECT PROPERTY ZONED "RC-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 SUBDIVISION REGULATIONS (COMAR 26.04.03) 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.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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.
- NO WETLANDS OR STREAMS WERE FOUND PER SITE INSPECTION BY DENNIS J. LaBARE, M.S. & ASSOCIATES LLC. ON 4/13/99.
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)
 - CONSTRUCTION - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH A "TAR AND CHIP" COATING.
 - MINIMUM TURNING RADIUS - FORTY-FIVE (45) FEET.
 - BRIDGES AND CULVERTS - DESIGNED TO SUPPORT VEHICLES WITH A GROSS VEHICLE WEIGHT OF TWENTY-FIVE (25) TONS.
 - OVERHEAD CLEARANCE - TWELVE (12) FEET.
 - MAINTENANCE - DRIVEWAYS MUST BE MAINTAINED FOR ALL-WEATHER USE.
 - 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%.
 - 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 THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE (1) FOOT DEPTH OVER DRIVEWAY SURFACE.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS BECAUSE ALL LOTS ARE LARGER THAN TWO ACRES.
- DESIGNATES APPROVED PERC TEST.
 - DESIGNATES FAILED PERC TEST.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN JUNE, 1998.
- DESIGNATES IRON PIN & CAP
 - DESIGNATES IRON PIPE FOUND
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.

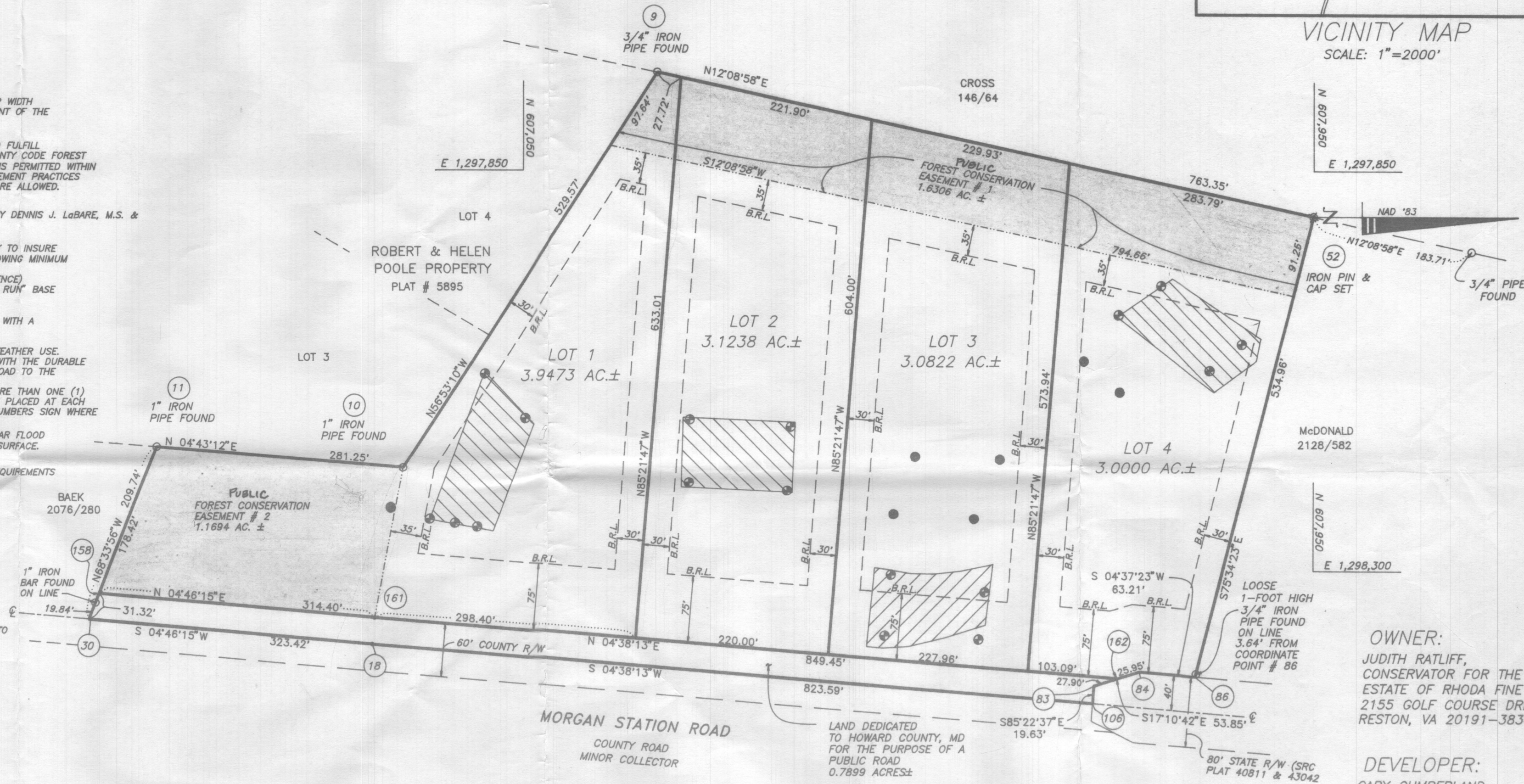
16. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT") LOCATED IN, OVER AND THROUGH LOTS 1 - 4 OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENT ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) IN THE LAND RECORDS OF HOWARD COUNTY.

COORDINATES

NO.	NORTH (F)	EAST (F)	NORTH (M)	EAST (M)
9	607,203.1985	1,297,740.6321	185,075.9051	395,552.1358
10	606,913.8907	1,298,184.1922	184,987.7239	395,687.3331
11	606,633.5897	1,298,161.0487	184,902.2880	395,680.2790
18	606,879.2428	1,298,383.1802	184,977.1632	395,747.9848
30	606,556.9429	1,298,356.2816	184,878.9260	395,739.7861
52	607,949.4521	1,297,901.2895	185,303.3636	395,601.1042
83	607,701.7168	1,298,430.1929	185,227.8537	395,762.3143
84	607,753.1661	1,298,414.2880	185,243.5355	395,757.4665
86	607,816.1682	1,298,419.3826	185,262.7386	395,759.0193
106	607,700.1345	1,298,449.7604	185,227.3715	395,768.2785
158	606,568.3867	1,298,327.1323	184,882.4140	395,730.9014
161	606,881.7009	1,298,353.2810	184,977.9124	395,738.8715
162	607,728.3738	1,298,421.9523	185,235.9780	395,759.8026



VICINITY MAP
SCALE: 1"=2000'



OWNER:
JUDITH RATLIFF,
CONSERVATOR FOR THE
ESTATE OF RHODA FINE
2155 GOLF COURSE DRIVE
RESTON, VA 20191-3834

DEVELOPER:
CARY CUMBERLAND
712 CHESSIE CROSSING
WOODBINE, MD 21797

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	4
BUILDABLE	
TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE	13.1533 ACRES±
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.7899 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	13.9432 ACRES±

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____
DIRECTOR _____ DATE _____

OWNER'S CERTIFICATE

I, JUDITH H. RATLIFF AS CONSERVATOR FOR THE ESTATE OF RHODA FINE, OWNER 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 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 _____ DAY OF _____, 19____.

Judith H. Ratliff 5/12/99
JUDITH H. RATLIFF DATE
Dennis J. LaBare 5/12/99
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY HUBERT A. STOTTMAYER AND BLANCHE E. STOTTMAYER TO LOUIS FINE AND RHODA FINE BY DEED DATED AUGUST 21, 1951 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 227 FOLIO 151 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
PROFESSIONAL L.S. #10849
DATE _____

RECORDED AS PLAT # _____
ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

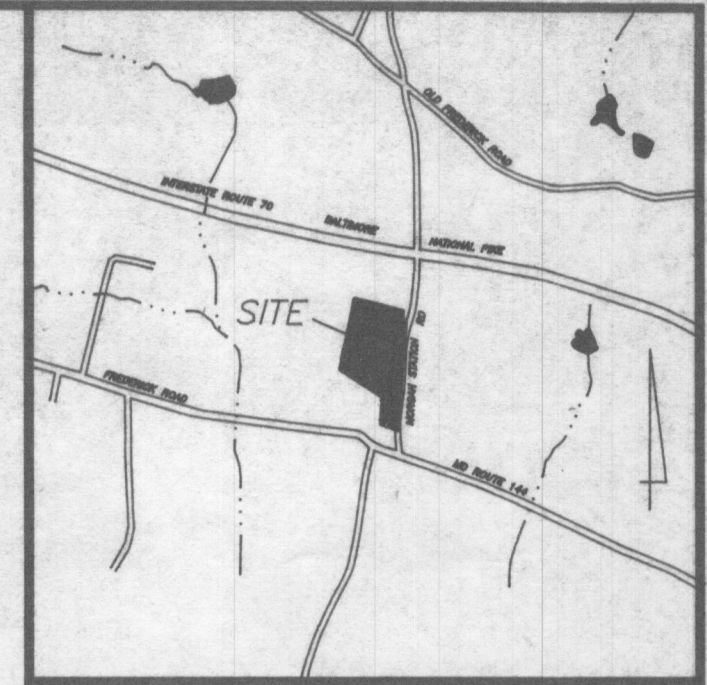
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563

FINAL PLAT
LOTS 1-4

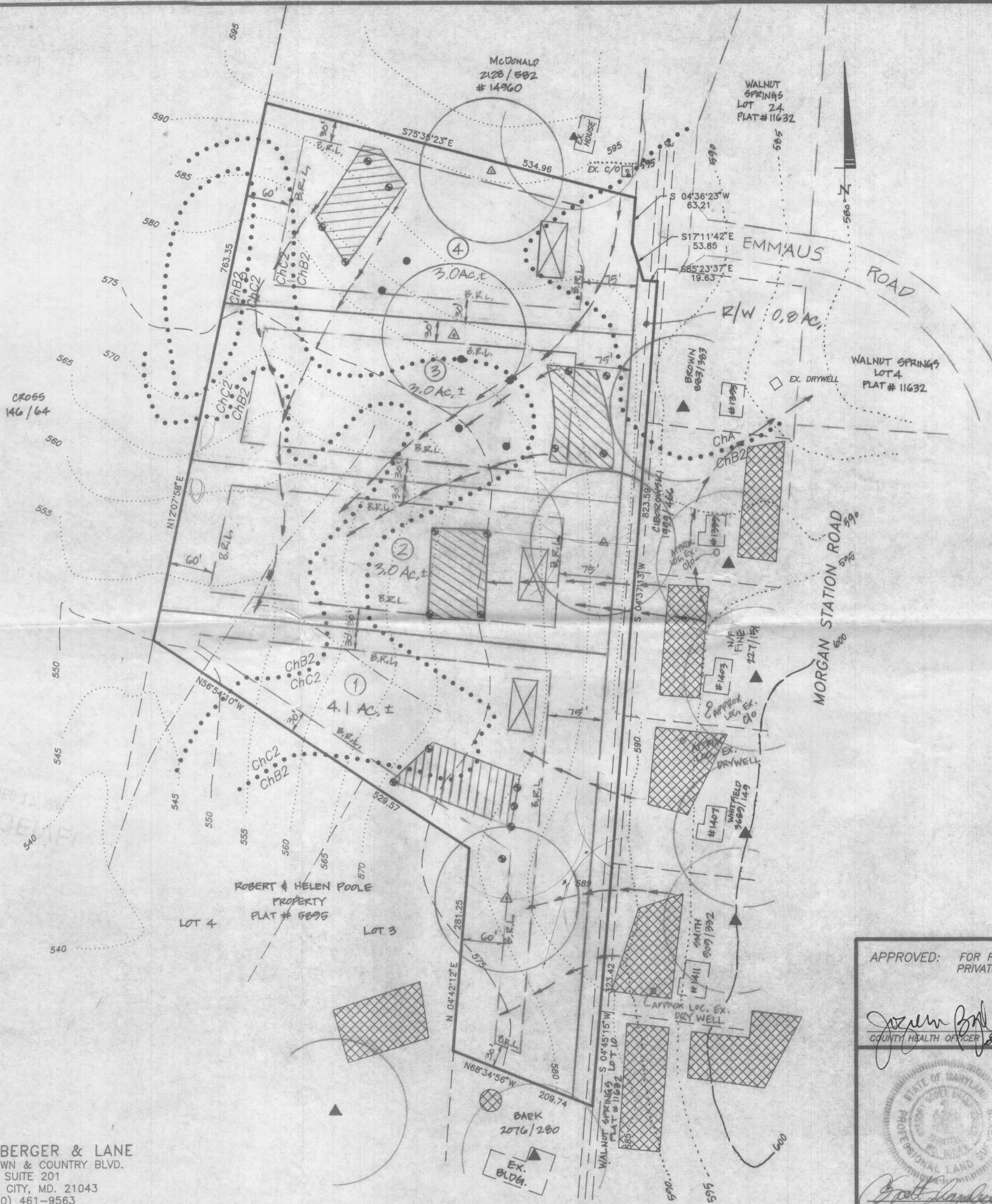
FINE PROPERTY

4TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 8 BLOCK 8 PARCEL 53

ZONED: RC-DEO
SCALE: 1"=100'
MAY 10, 1999
PREVIOUS DPZ FILES: NONE



VICINITY MAP
SCALE: 1"=2000'



NOTES:

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APPROVED: FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS

J. Alan Brubaker 12-23-98
COUNTY HEALTH OFFICER DATE

Scott Shanaberger 11/23/98
C. SCOTT SHANABERGER DATE
PROFESSIONAL LAND SURVEYOR #10849 12/1/98

FIELD LOCATED
PERC TEST PLAT
LOTS 1 THRU 4

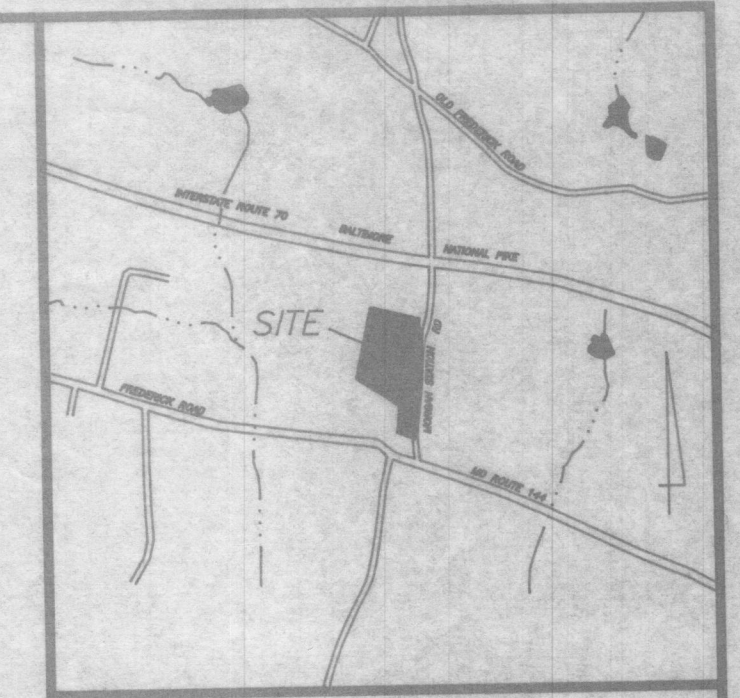
**ESTATE OF
RHODA FINE**

L. 227, F. 151
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 8 GRID 8 PARCEL 53

ZONED: RC-DEO
SCALE: 1"=100'
NOVEMBER 23, 1998 REV. 12/17/98







SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563

12/1/98
 Review
 DRILL ALLOWABLE
 PLACE TO FORMAL
 BACK, MTRAGE GARAGE
 BATS, AC
 TIME OF
 PILING
 MINOR
 REVISIONS
 CS/CW



VICINITY MAP
 SCALE: 1"=2000'

NOTES:

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PERC TEST PLAT
 LOTS 1 THRU 4
**ESTATE OF
 RHODA FINE**

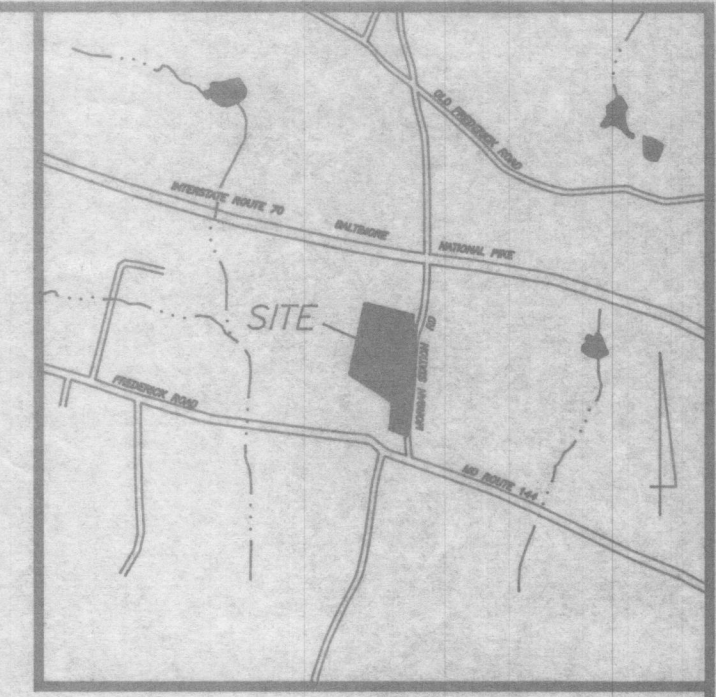
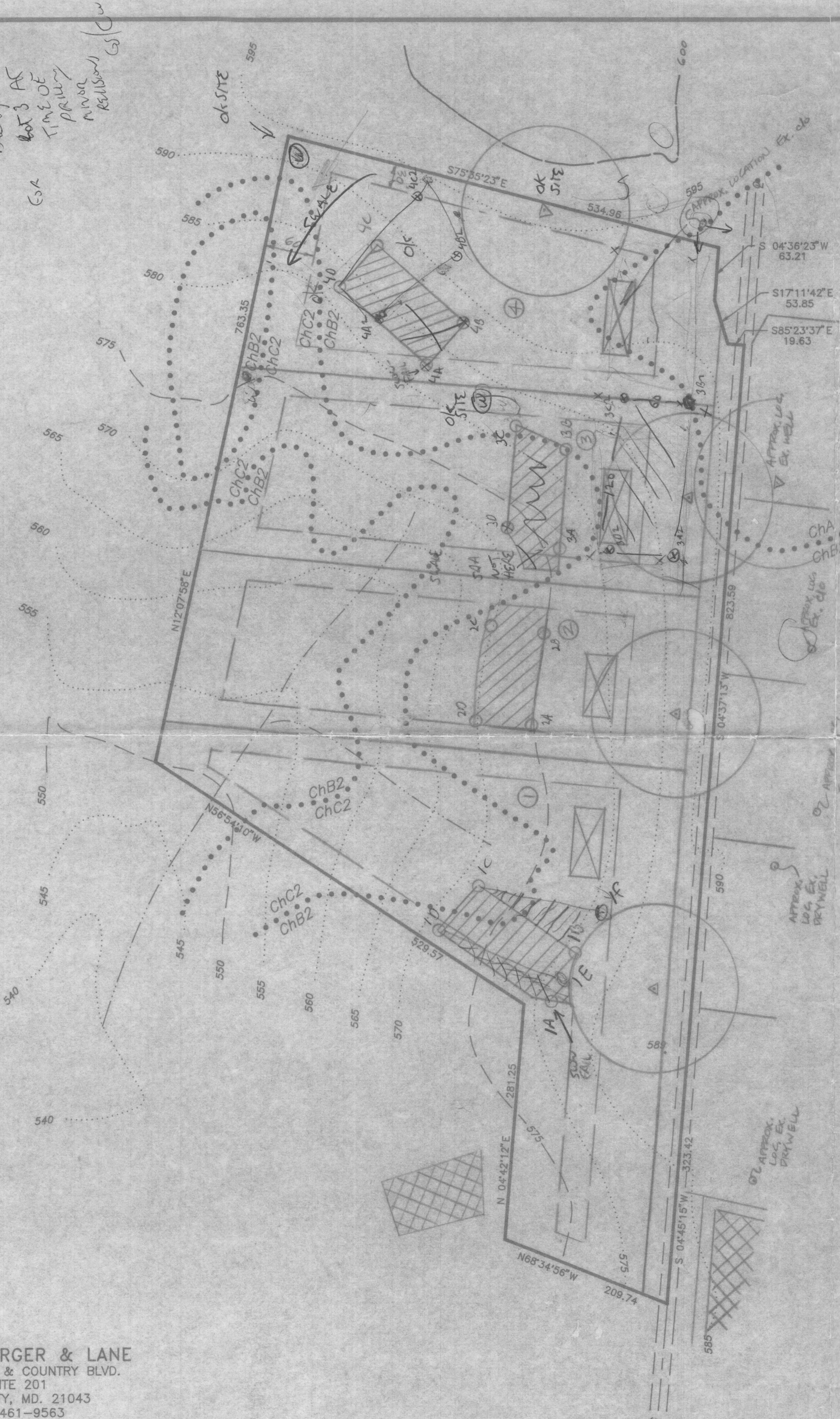
L. 227, F. 151
 FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD
 TAX MAP 8 GRID 8 PARCEL 53

ZONED: RC-DEO
 SCALE: 1"=100'
 OCTOBER 15, 1998

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 8726 TOWN & COUNTRY BLVD.
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 ELLICOTT CITY, MD. 21043
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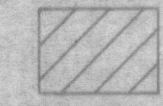





11-17-98
1525'x15'

DRILL ALL WELLS
PULL TO FINAL
BACK, MITIGATE
BOTS AC
TIME OF
PUMP
MINI
BALLS (C)



VICINITY MAP
SCALE: 1"=2000'

NOTES:

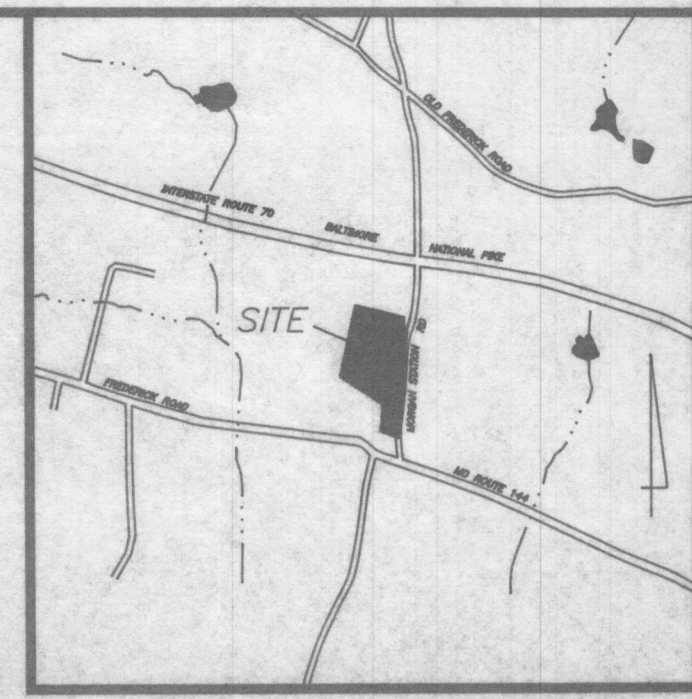
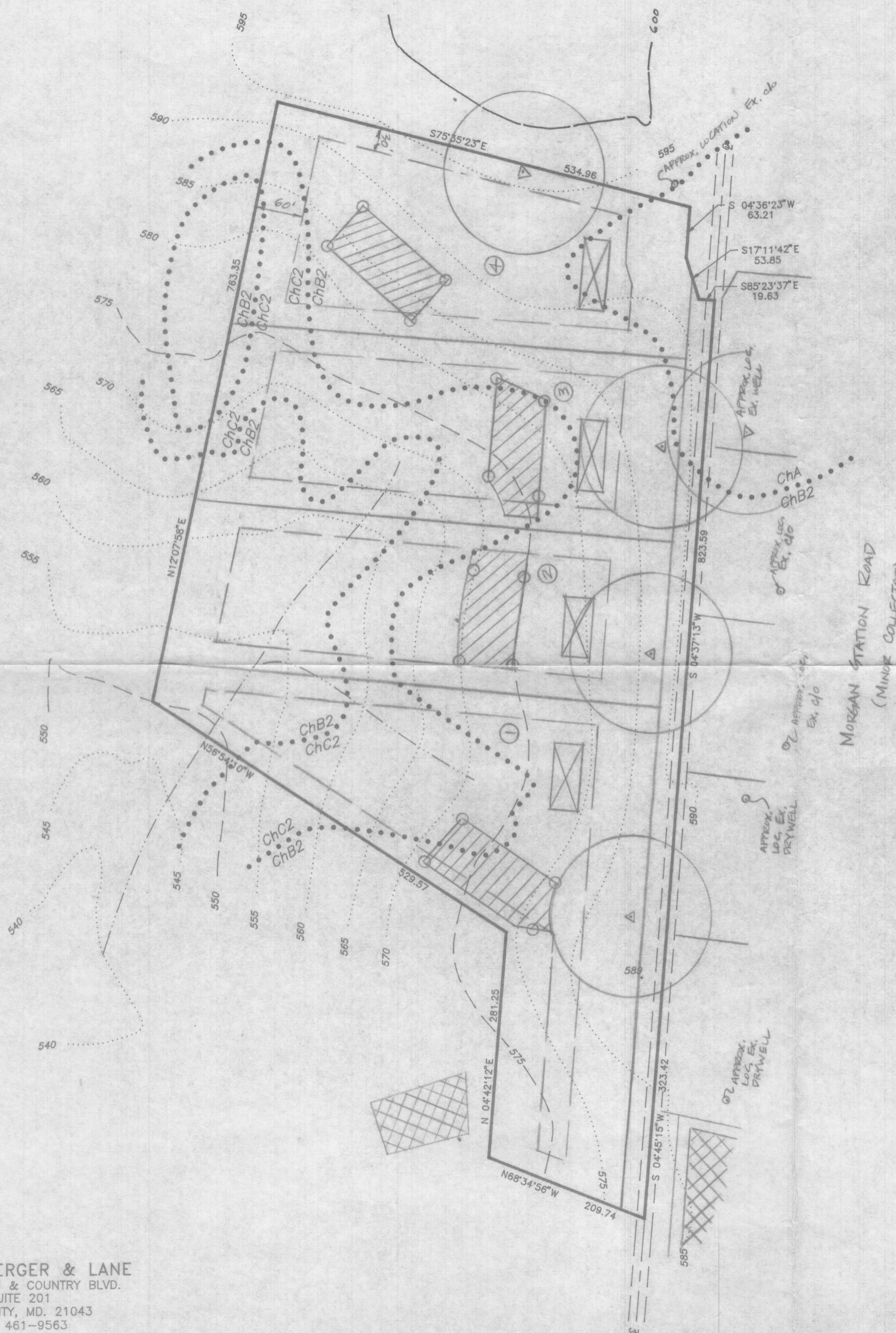
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PERC TEST PLAT
LOTS 1 THRU 4
ESTATE OF
RHODA FINE

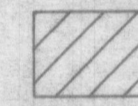





L. 227, F. 151
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 8 GRID 8 PARCEL 53

ZONED: RC-DEO
SCALE: 1"=100'
OCTOBER 15, 1998



VICINITY MAP
SCALE: 1"=2000'

NOTES:

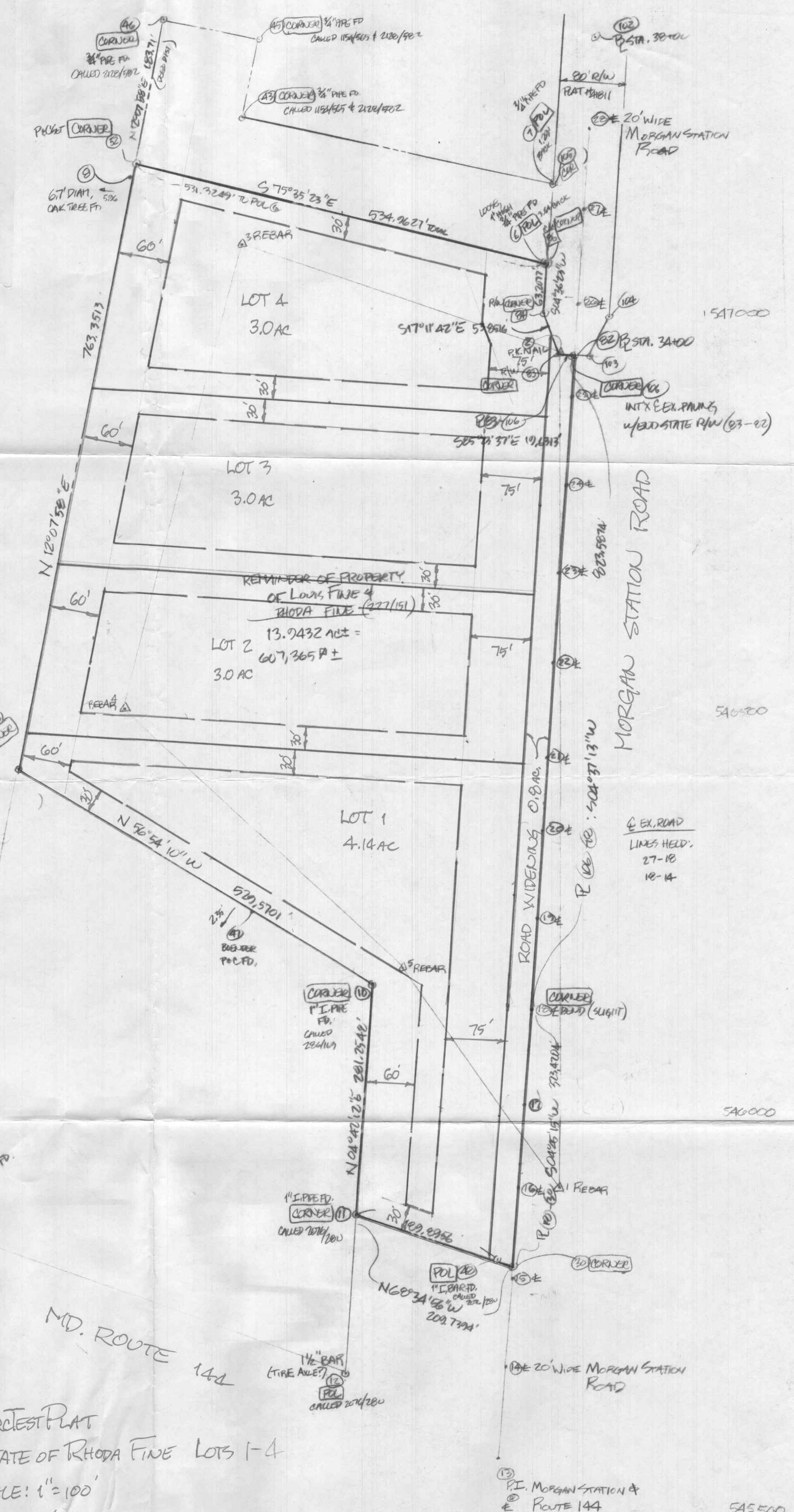
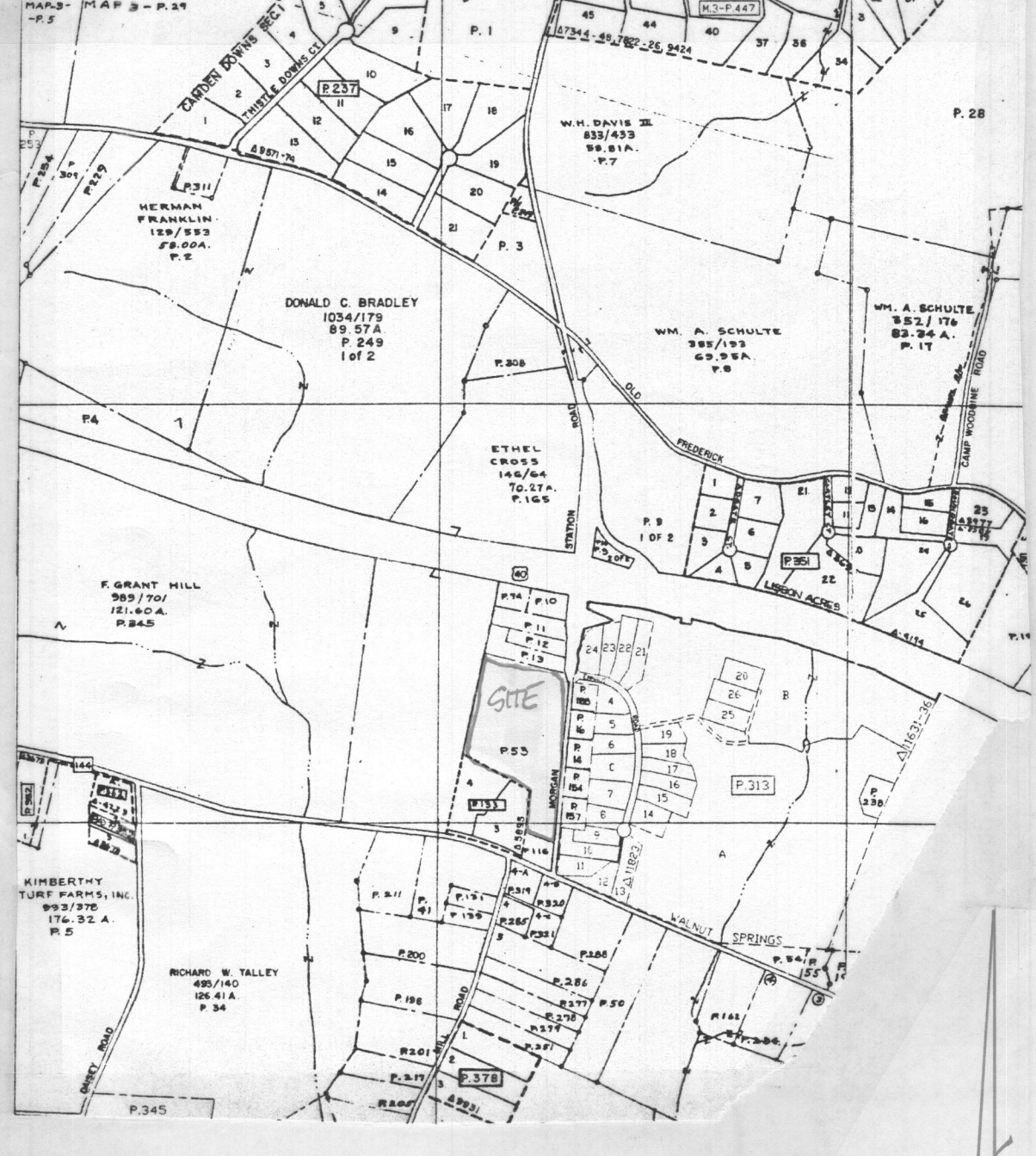
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PERC TEST PLAT
LOTS 1 THRU 4
**ESTATE OF
RHODA FINE**

L. 227, F. 151
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP 8 GRID 8 PARCEL 53

ZONED: RC-DEO
SCALE: 1"=100'
OCTOBER 15, 1998

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563



PER TEST PLAT
ESTATE OF RHODA FINE LOTS 1-4

SCALE: 1" = 100'
DATE: 10/7/1998

TAX MAP 8
GRID 8
PARCEL 53

FINE PROPERTY
TRAVERSE SKETCH W/ FIELD-
LOCATED MARKERS
FIELD DATE: 6/20/98
DRAW DATE: 6/22/98
FILE: CL9219

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 104
ELLCOTT CITY, MARYLAND 21043

RECEIVED
06/11/98
545500

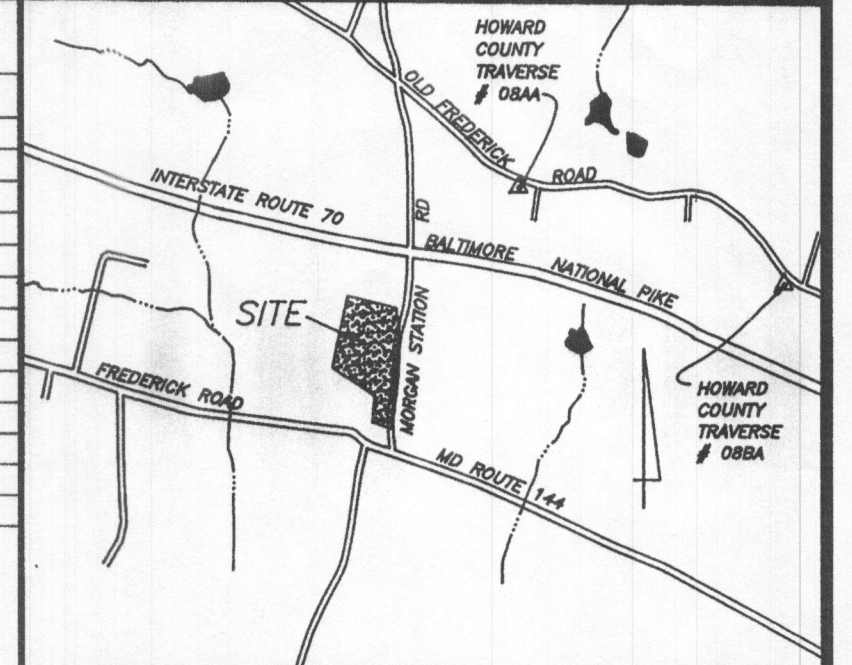
NOTES:

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- SUBJECT PROPERTY ZONED "RC-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 SUBDIVISION REGULATIONS (COMAR 26.04.03) 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 5/11/99 DATE
JUDITH H. RATLIFF 5/12/99 DATE
JUDITH H. RATLIFF CONSERVATOR DATE
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 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.
- NO WETLANDS OR STREAMS WERE FOUND PER SITE INSPECTION BY DENNIS J. LaBARE, M.S. & ASSOCIATES LLC. ON 4/13/99.
- 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.) 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
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 AND A RANGE OF STREET ADDRESS HOUSE NUMBERS SIGN WHERE THE COMMON DRIVEWAY INTERSECTS WITH THE MAIN ROAD.
I.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN ONE (1) FOOT DEPTH OVER DRIVEWAY SURFACE.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS BECAUSE ALL LOTS ARE LARGER THAN TWO ACRES.
- DESIGNATES APPROVED PERC TEST.
DESIGNATES FAILED PERC TEST.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN JUNE, 1998.
- DESIGNATES IRON PIN & CAP
DESIGNATES IRON PIPE FOUND
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- THE FOREST CONSERVATION OBLIGATION FOR 2.8 ACRES OF AFFORESTATION HAS BEEN MET BY PLANTING ON THIS SITE. SURETY FOR \$34,070.40 IS BONDED BY THE DEVELOPER'S AGREEMENT FOR FOREST CONSERVATION FOR THIS PROJECT: (121,068 S.F. - 8,400 S.F. CREDIT FOR LANDSCAPE SHADE TREES = 113,568 S.F. x \$0.30 = \$34,070.40)
- THE REQUIRED LANDSCAPE PLANTING OF 29 SHADE TREES IS PROVIDED BY THE DEVELOPER.

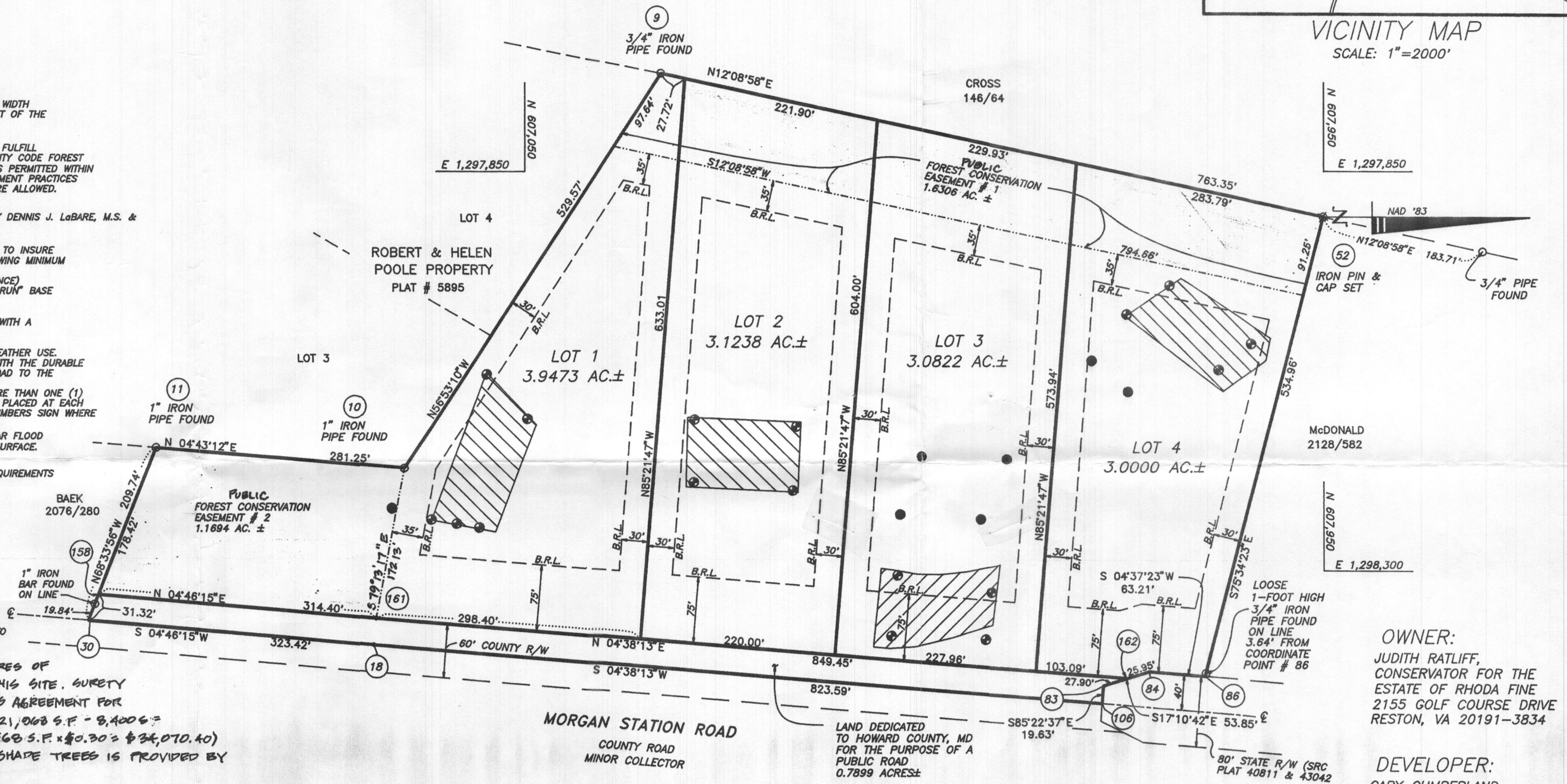
18. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT") LOCATED IN, OVER AND THROUGH LOTS 1 - 4 OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION EASEMENT ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) IN THE LAND RECORDS OF HOWARD COUNTY.

COORDINATES

NO.	NORTH (F)	EAST (F)	NORTH (M)	EAST (M)
9	607,203.1985	1,297,740.6321	185,075.9051	395,552.1358
10	606,913.8907	1,298,184.1922	184,987.7239	395,687.3331
11	606,633.5897	1,298,161.0487	184,902.2880	395,680.2790
18	606,879.2428	1,298,383.1802	184,977.1632	395,747.9848
30	606,556.9429	1,298,356.2816	184,878.9260	395,739.7861
52	607,949.4521	1,297,901.2895	185,303.3636	395,601.1042
83	607,701.7168	1,298,430.1929	185,227.8537	395,762.3143
84	607,753.1661	1,298,414.2880	185,243.5355	395,757.4665
86	607,816.1682	1,298,419.3826	185,262.7386	395,759.0193
106	607,700.1345	1,298,449.7604	185,227.3715	395,768.2785
158	606,568.3867	1,298,327.1323	184,882.4140	395,730.9014
161	606,881.7009	1,298,353.2810	184,977.9124	395,738.8715
162	607,728.3738	1,298,421.9523	185,235.9780	395,759.8026



VICINITY MAP
SCALE: 1"=2000'



OWNER:
JUDITH RATLIFF,
CONSERVATOR FOR THE
ESTATE OF RHODA FINE
2155 GOLF COURSE DRIVE
RESTON, VA 20191-3834

DEVELOPER:
CARY CUMBERLAND
712 CHESSIE CROSSING
WOODBINE, MD 21797

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	4
BUILDABLE	
TOTAL AREA OF LOTS AND/OR PARCELS	13.1533 ACRES±
BUILDABLE	
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED	0.7899 ACRES±
INCLUDING WIDENING STRIPS	
TOTAL AREA OF SUBDIVISION TO BE RECORDED	13.9432 ACRES±

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT.
D.K. MDE 11/3/99 DATE
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
11/8/99 DATE
CHIEF, DEVELOPMENT ENGINEERING DIVISION

11/20/99 DATE
DIRECTOR

OWNER'S CERTIFICATE

I, JUDITH H. RATLIFF, PERSONAL REPRESENTATIVE OF THE ESTATE OF RHODA FINE, OWNER 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 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 12TH DAY OF MAY, 1999.

JUDITH H. RATLIFF 5/12/99 DATE
WITNESS
D.K. MDE 5/12/99 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY HUBERT A. STOTTMAYER AND BLANCHE E. STOTTMAYER TO LOUIS FINE AND RHODA FINE BY DEED DATED AUGUST 21, 1951 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 227 FOLIO 151 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 5/11/99 DATE
PROFESSIONAL L.S. #10849

RECORDED AS PLAT # 14027
ON NOV 19, 1999 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410) 461-9563

FINAL PLAT
LOTS 1-4
FINE PROPERTY
4TH ELECTION DISTRICT, HOWARD COUNTY, MD
TAX MAP B BLOCK B PARCEL 53

ZONED: RC-DEO
SCALE: 1"=100'
MAY 10, 1999
PREVIOUS DPZ FILES: NONE

