

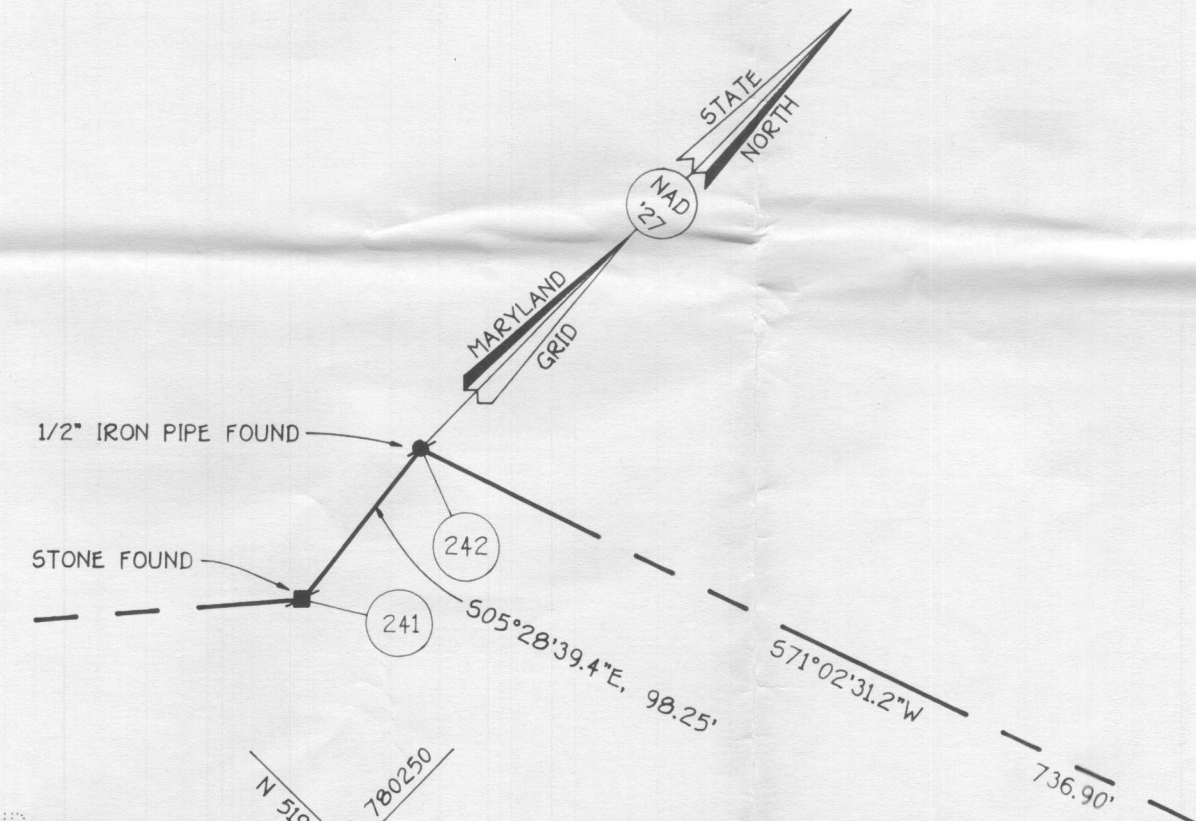
(RESIDUE)
PROPERTY OF
J. THOMAS SCRIVENER
AND MARY S. SCRIVENER
2138/649

THE REQUIREMENTS § 3-100, 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.

Terrell A. Fisher 5/4/94
TERRELL A. FISHER (SURVEYOR) DATE

J. Thomas Scrivener 5/2/94
J. THOMAS SCRIVENER (OWNER) DATE

Mary S. Scrivener 5/2/94
MARY S. SCRIVENER (OWNER) DATE



- GENERAL NOTES:**
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE 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.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT, SUBJECT PROPERTY ZONED RC-DEO PER 9/16/92 COMPREHENSIVE ZONING PLAN.
 - COORDINATES BASED ON NAD 27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3130001 AND NO. 3130002.
 - THIS PLAT IS BASED ON FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 14, 1990 BY FISHER, COLLINS & CARTER, INC.
 - B.R.L. DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN SET CAPPED "F.C.C. 106".
 - DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 - DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106".
 - DENOTES STONE OR MONUMENT FOUND.
 - REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24' DRIVEWAY ACCESS EASEMENT AND JENNINGS CHAPEL ROAD AND NOT ONTO THE PRIVATE 24' DRIVEWAY ACCESS EASEMENT.
 - DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH - 12 FEET (6 FEET SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1/2" MINIMUM);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (25-TONS);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - ALL LOT AREAS ARE MORE OR LESS (±).
 - PROPERTY SUBJECT TO HOWARD COUNTY AGRICULTURAL EASEMENT AND LOT No. 1 IS CREATED IN ACCORDANCE WITH SECTION 104.6.6 OF THE ZONING REGULATIONS.
 - EXISTING HOUSE ON LOT 293 TO REMAIN.

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.000 AC.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.*
TOTAL AREA OF LOTS TO BE RECORDED	1.000 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 AC.*
TOTAL AREA TO BE RECORDED	1.000 AC.*

COORDINATE TABLE

PT	NORTH	EAST	PT	NORTH	EAST
72	519091.014	779710.093	390	520310.329	779757.567
204	519912.542	780026.691	454	520243.230	779502.592
241	519575.339	780139.146	450	520133.943	779613.374
242	519673.143	780129.767	462	520300.594	779575.377
292	520475.276	780661.072			
293	526620.951	780610.593			
347	520800.946	780178.246			
307	520409.623	779576.126			
300	520449.110	779673.360			

OWNER AND DEVELOPER
MR. AND MRS. J. THOMAS SCRIVENER
P.O. BOX 567
ELLCOTT CITY, MARYLAND 21043

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
9171 BALTIMORE NATIONAL PIKE, SUITE 100
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
John Bohm 7-27-94
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
David H. ... 9/16/94
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
James R. ... 3.3.94
DIRECTOR DATE

OWNERS CERTIFICATE

J. THOMAS SCRIVENER AND MARY S. SCRIVENER, HIS WIFE, 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 DRAIN 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 ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 27th DAY OF July, 1994.

J. Thomas Scrivener
J. THOMAS SCRIVENER
Mary S. Scrivener
MARY S. SCRIVENER

Cynthia S. ...
WITNESS
Cynthia S. ...
WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION COMPRISED OF A PART OF THE LANDS CONVEYED BY CHRISTINE BOCK PETERSON AND FREDERICK B. PETERSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF FREDERICK CARL PETERSON, DECEASED, TO J. THOMAS SCRIVENER AND MARY S. SCRIVENER, HIS WIFE, BY DEED DATED MARCH 6, 1990 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 2130 AT FOLIO No. 649, 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 MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher
TERRELL A. FISHER
LAND SURVEYOR #10692

May 4, 1994
DATE

RECORDED AS PLAT No. 11880 ON 9/20/94
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SCRIVENER PROPERTY

LOT 1
ZONING: 'RC-DEO'
TAX MAP No. 20 PART OF PARCEL NO. 35
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JUNE 17, 1994

Scale: 1" = 100'
SHEET 1 OF 1
F-94-116

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