

OWNERS DEDICATION

WE, CLARENCE N. OUELLETTE AND GAYE M. OUELLETTE, HIS WIFE OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS, LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WINDING STRIPS AND FLOOD PLAINS TO PUBLIC USE, SUCH LANDS TO BE SURVEYED TO ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION AS MAY BE APPROPRIATE ON REQUEST. THERE ARE NO SUDS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS NOTED.

Clarence N. Ouellette
 CLARENCE N. OUELLETTE 5511/77
Gaye M. Ouellette
 GAYE M. OUELLETTE 5511/77

OWNERS/DEVELOPERS CERTIFICATION

WE, THE UNDERSIGNED OWNERS CERTIFY THAT IRON PIPES MARKED AND CONCRETE MONUMENTS MARKED WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MD.

Clarence N. Ouellette
 CLARENCE N. OUELLETTE 5511/77
Gaye M. Ouellette
 GAYE M. OUELLETTE 5511/77

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN SHOWN HEREON IS CORRECT THAT IT REPRESENTS A SURVEY OF THE PROPERTY OF THE SURVEYOR OR PREPARED UNDER THE SURVEYORS DIRECT SUPERVISION, SUBDIVISION LAND CONVEYED BY CHARLOTTE E. ROSS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALBERT F. ROSS, ESTATE NO. 4002 TO CLARENCE N. OUELLETTE AND GAYE M. OUELLETTE, HIS WIFE BY DEED DATED JANUARY 09, 1992 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 3511 FOLIO 11. THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE ANNOTATED CODE OF MARYLAND 1992 REPEALMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

William E. Featherbridge 560/195
 WILLIAM E. FEATHERBRIDGE
 PROFESSIONAL LAND SURVEYOR
 MARYLAND REGISTRATION NO. 10710



Clarence N. Ouellette
 CLARENCE N. OUELLETTE 5511/77
Gaye M. Ouellette
 GAYE M. OUELLETTE 5511/77

GENERAL NOTES

TOTAL LOT AREA	2.684 AC	116,915 #
2% CIRCULAR ALLOW		23,460 #
15% IMPERVIOUS ALLOW		17,531 #
IMPERVIOUS EXISTING		14,230 #

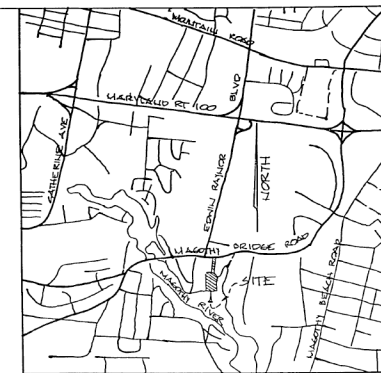
EXISTING WOODLAND 102,300 #
 CLEARING MUST BE REPLACED ON AN EQUAL BASIS.
 THERE SHALL BE NO LATERAL EXPANSION OR NEW IMPERVIOUS SURFACE WITHIN THE EXPANDED BUFFER UNLESS VARIANCE IS GRANTED

SEVERLY SURVEYS LLC
 LAND DEVELOPMENT, LAND PLANNING
 LAND SURVEYING
 SUN VALLEY BUSINESS CENTER
 8009 JUMPERS HOLE ROAD, SUITE J
 PASKADENA, MARYLAND 21122

410-760-9817
 410-760-9821 FAX

PRIVATE ACCESS EASEMENT STATEMENT

THE PRIVATE COMMON ACCESS EASEMENT SHOWN HEREON THUSLY INTENDED TO PROVIDE ACCESS TO AND FROM PARCELS 409 AND 889. THE OWNERS OF THESE PARCELS ARE RESPONSIBLE FOR MAINTENANCE OF THE ACCESS EASEMENT AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO PROPERTY OWNERS ADJUTING COUNTY ROADS.
 BASED ON PREVIOUSLY RECORDED PLATS 3528/541 AND DEED 3514/102, A VARIANCE FOR ACCESS WIDTH IS NOT REQUIRED AS PARCEL 889 IS NOT A BUILDABLE SITE. PARCEL 889 MAY RETAIN ACCESS PER THE ABOVE MENTIONED DEED.



VICINITY MAP
 SCALE 1"=2000

EXISTING ZONING - R-1
 SETBACKS REQUIRED
 FRONT - 40' FT.
 SIDE - 15' FT COMBINED 40 FT.
 REAR - 35' FT.

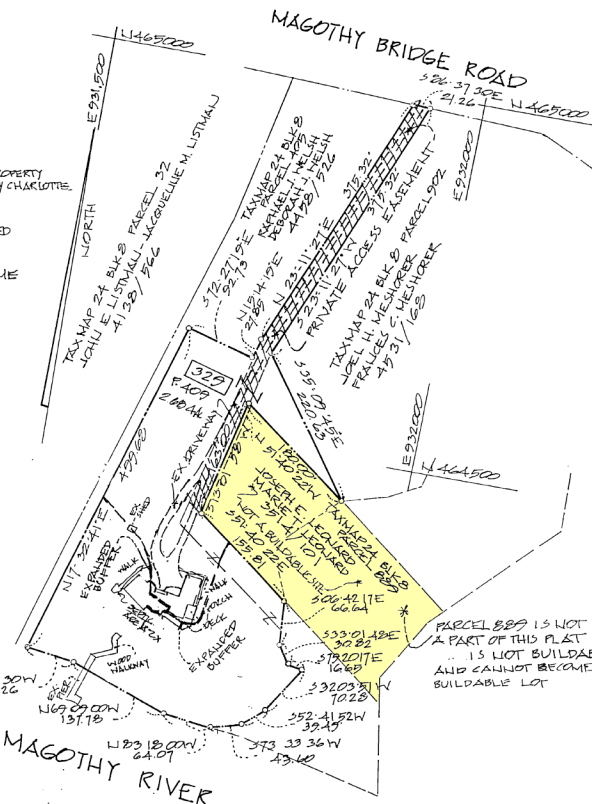
* NOTE: THE PURPOSE OF THIS PLAT IS TO REMOVE PROPERTY LINE AS SHOWN ON PLAT 2754/143 (LEGLARD PROPERTY)

W/AVER NO 9084 GRANTED JUNE 15, 1994 ACCESS AN ENHANCED ADMINISTRATIVE PLAT, COMBINE 1.832 AC PARCEL WITH 0.241 AC PARCEL. NO CREATAL OFFSITE DRAINAGE OR SCHOOL FEES WILL BE REQUIRED.
 THE 8-10 FOOT WIDE PRIVATE DRIVEWAY SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM PARCELS 409 AND 889.

329 INDICATES HOUSE NUMBER

PREVIOUSLY RECORDED PLAT NOTE
 THIS SITE WAS PREVIOUSLY RECORDED UNDER M.S. 82-173 RECORDED 3520, PAGE 541 AND PLAT RECORDED 2754, PAGE 143, AND IS SUBJECT TO ALL PREVIOUS PLAT NOTES.

NOTE: EXPANDED BUFFER INCLUDES 100' BUFFER AND 50' FROM TOP OF SLOPE



PARCEL 889 IS NOT A PART OF THIS PLAT AND CANNOT BECOME A BUILDABLE LOT

M.S. 1994-132
 * ADMINISTRATIVE
 MINOR SUBDIVISION
 TAX MAP 24 BLOCK 8 PARCEL 409
 OUELLETTE PROPERTY
 SEE DEED 5511/77
 THIRD ASSESSMENT DISTRICT
 ANNE ARUNDEL COUNTY, MD
 SCALE 1"=100 MAY, 1994 21P CODE 21122

APPROVED
William E. Featherbridge 12/16/94
 HEALTH OFFICER & LAND
 PUBLIC WATER, PRIVATE SEPTIC

APPROVED
William E. Featherbridge 6/22/95
 DIRECTOR, PLANNING AND CODE
 ENFORCEMENT & ZONING

PLAT NO: PLATBOOK PAGE

