

**COORDINATES DATA (NAD 83)**

NO.	NORTH	EAST
13	589325.5327	1365646.6141
38	589220.4099	1364931.0731
46	589514.9634	1364935.2527
77	588925.0928	1364926.8827
127	588862.6330	1365556.1716
1202	589542.6063	1365548.9747
1203	589280.5139	1364931.9260

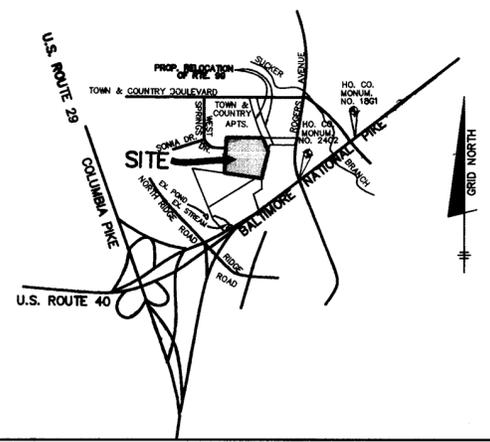
**WETLAND LIMITS LINE TABLE**

LINE	LENGTH	BEARING
W1	32.29'	N64°13'06"W
W2	29.41'	S66°47'02"W
W3	19.81'	S63°45'06"W
W4	5.73'	N12°54'41"W
W5	22.89'	N26°06'36"E
W6	23.53'	N46°55'11"W
W7	29.50'	N27°25'54"E
W8	50.28'	S66°54'07"E
W9	24.23'	N13°45'19"E
W10	19.26'	S82°26'45"E
W11	34.18'	S18°42'36"E
W12	73.11'	N65°18'27"E
W13	20.01'	N73°32'53"E
W14	30.54'	N85°11'54"E
W15	102.06'	N50°40'30"E
W16	15.43'	N68°00'56"E
W17	18.82'	N64°00'08"E
W18	23.72'	N58°32'18"E
W19	25.89'	N55°59'55"E
W20	15.88'	N51°54'24"E
W21	17.27'	N46°03'41"E
W22	29.72'	N39°01'22"E
W23	41.39'	S66°21'15"W
W24	54.51'	S66°39'30"W
W25	40.26'	S40°27'12"W
W26	44.34'	S72°46'45"W
W27	21.94'	S61°08'56"W
W28	23.06'	S82°09'48"W
W29	28.63'	S67°39'46"W
W30	43.17'	S77°25'25"W
W31	21.69'	S57°08'27"W
W32	10.04'	S01°19'13"W
W33	35.03'	S13°23'25"E
W34	42.13'	S29°32'04"W
W35	58.01'	N01°00'49"W

**BENCH MARKS (NAD83)**

HO. CO. No. 18G1  
CONC. MONUMENT AT SURFACE, 4' N. OF  
MAC. SHOULDER OF RT. 40 WEST  
18' W. OF YELLOW BLINKING SIGNAL  
N 589,984.9578' E 1,367,750.2376' ELEV. 408.542'

HO. CO. No. 24C2  
CONC. MONUMENT AT SURFACE 5.5' S.  
OF LEFT TURN LANE OF RT. 40 WEST  
14' E. OF EAST EDGE OF CROSSOVER  
TO RT. 99 S.  
N 588,648.3158' E 1,366,038.1347' ELEV. 354.930'



**VICINITY MAP**  
SCALE: 1" = 2000'

**EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
E36	9.68'	S21°06'49"W
E37	19.78'	S66°44'55"W
E38	48.00'	S56°25'13"W
E39	62.55'	S56°49'36"W
E40	13.90'	S49°43'51"W
E41	30.36'	S33°20'45"W
E42	25.41'	S85°11'54"W
E43	24.36'	S73°32'53"W
E44	47.15'	S65°18'27"W
E45	21.96'	N18°42'36"W
E46	9.64'	N16°12'57"W
E47	23.46'	N04°26'34"W
E48	21.21'	S87°31'22"W
E49	9.15'	S69°44'38"W
E50	52.27'	N82°24'08"W
E51	34.18'	S67°39'29"W
E52	20.20'	N89°11'13"W
E53	43.52'	N80°19'19"E

**GENERAL NOTES**

1. DENOTES 4" X 4" CONCRETE MONUMENT TO BE SET.  
 DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.  
 DENOTES STONE FOUND.  
 DENOTES IRON PIPE FOUND.
2. COORDINATES SHOWN HEREON ARE BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 18G1 AND NO. 24C2.
3. THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER, 1999 BY BENCHMARK ENGINEERING, INC.
4. BRL INDICATES BUILDING RESTRICTION LINE.
5. ALL AREAS ON THIS PLAN ARE "MORE OR LESS".
6. THIS PLAN IS SUBJECT TO THE FOLLOWING DEPT. OF PLANNING AND ZONING FILE NUMBERS: SP-00-03, WP-00-31, AND PLAN NO. 'S 6776 AND 5848..
7. SUBJECT PROPERTY ZONED R-A-15 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
8. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S), OR THEIR BUFFERS.
9. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF HOWARD COUNTY CODE.
10. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
11. THE FOREST CONSERVATION OBLIGATIONS/EASEMENTS (S) FOR PARCELS "E" AND "F" IS BEING DEFERRED TO THE FINAL CONSTRUCTION PLANS STAGE OF KAISER FARM, PHASE II (HOWARD COUNTY DPZ FILE: SP-00-03). A FOREST CONSERVATION DECLARATION OF INTEND FOR REAL ESTATE TRANSFER HAS BEEN SUBMITTED TO THE DPZ FOR THIS SUBDIVISION.
12. RESERVATION OF PUBLIC UTILITY: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN REFERRED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
13. THERE IS NO 100 YEAR FLOODPLAIN WITHIN THE SUBDIVISION.
14. MAVER PETITION WP-00-31 FOR PARCEL "E" WAS APPROVED OCTOBER 26, 1999 TO WAIVE SECTIONS 16.119(f)(1) TO NOT REQUIRE A SUBDIVISION FRONTING ON AN ARTERIAL ROAD TO OBTAIN VEHICULAR ACCESS BY A LOWER CLASSIFICATION ROAD, 16.119(f)(2) TO PERMIT A PRIVATE DRIVEWAY FOR A PROPOSED ELDERLY HOUSING PROJECT TO HAVE DIRECT VEHICULAR ACCESS TO AN ARTERIAL ROAD, AND 16.120(c)(1) TO PERMIT THE REQUIRED MINIMUM ROAD FRONTAGE OF 60 FEET TO BE ON A NON-APPROVED PUBLIC ROAD.
15. STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS SHOWN ON THIS PLAN IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPERS AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY AND A MAINTENANCE AGREEMENT.
16. PARCEL "E" IS BEING LABELED "NON-BUILDABLE" DUE TO ALLOCATIONS NOT BEING AVAILABLE AT THIS TIME. WHEN ALLOCATIONS FOR PARCEL "E" BECOME AVAILABLE, PARCEL "E" WILL NEED TO BE RECORDED AS A "BUILDABLE" PARCEL.

THE REQUIREMENTS 2-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Peter J. Dare* 5/30/00  
PETER J. DARE  
MARYLAND PROPERTY LINE SURVEYOR #224  
DATE

*James R. Moxley III* 5/30/00  
JAMES R. MOXLEY, III  
AUTHORIZED MEMBER OF  
KAISER FARM, L.L.C.  
DATE

**AREA TABULATION CHART**

A) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE	1
OPEN SPACE	0
PRESERVATION PARCELS	0
B) TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	3.40 AC.
NON-BUILDABLE	6.40 AC.
OPEN SPACE	0
PRESERVATION PARCELS	0
C) TOTAL AREA OF ROADWAY TO RECORDED INCLUDING WIDENING STRIPS	0.0 AC.
D) TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.80 AC.

**LEGEND**

- INDICATES COORDINATE DESIGNATION
- WC14 INDICATES WETLAND CURVE DESIGNATION
- E47 INDICATES EASEMENT LINE
- W2 INDICATES WETLAND LIMITS LINE

**SURVEYOR**

**BENCHMARK ENGINEERING INC.**  
8480 BALTIMORE NATIONAL PIKE, SUITE 418  
ELLICOTT CITY, MARYLAND 21043  
(410) 465-6105

**OWNER**

**KAISER FARM, L.L.C.**  
P.O. BOX 417  
ELLICOTT CITY, MARYLAND 21041  
(410) 465-4244

**WETLAND LIMITS CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
WC11	40.67'	39.76'	21.63'	38.19'	N 59°45'59" E	56°00'48"
WC12	198.74'	46.62'	23.42'	46.51'	N 77°08'51" E	13°26'24"
WC13	110.91'	28.25'	14.20'	28.18'	N 66°17'01" E	14°35'42"
WC14	8.57'	25.15'	81.87'	17.06'	S 33°11'20" E	168°02'32"
WC15	194.50'	43.96'	22.07'	43.87'	S 49°04'14" W	12°57'01"
WC16	453.30'	28.14'	14.07'	28.13'	S 53°46'03" W	3°33'23"
WC17	718.36'	97.78'	48.96'	97.70'	S 58°33'54" W	7°47'55"

**PLAN VIEW**  
SCALE: 1" = 100'

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT

*Dore Matusz* 6/6/00  
HOWARD COUNTY HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*James R. Moxley III* 6/5/00  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*James R. Moxley III* 6/26/00  
DIRECTOR  
DATE

**OWNER'S DEDICATION**

KAISER FARM, L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAN 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 ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY HANDS THIS 30<sup>th</sup> DAY OF MAY 2000.

*James R. Moxley III* 5/30/00  
JAMES R. MOXLEY, III  
AUTHORIZED MEMBER OF  
KAISER FARM, L.L.C.  
DATE

*Alisa* 5/30/2000  
WITNESS  
DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF LANDS CONVEYED BY WILDER BUILDING CORPORATION, A MARYLAND CORPORATION TO KAISER FARM, L.L.C. BY DEED DATED APRIL 29, 1999 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4725, FOLIO 0328, 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.

*Peter J. Dare* 5/30/00  
PETER J. DARE  
MD. PROPERTY LINE SURVEYOR #224  
DATE

RECORDED AS PLAT NO. 14295  
ON 6-30-00 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**KAISER FARM**  
PARCELS "E" AND "F"

A RESUBDIVISION OF THE RESIDUE OF PARCEL A-1,  
HOENES PROPERTY  
PREVIOUSLY RECORDED AS PLAT NO. 6776  
2nd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP NO. 17 BLOCK 24  
PARCEL NO. 681  
ZONED: R-A-15

SCALE: AS SHOWN  
DATE: DECEMBER, 1999  
PLAT: 1 OF 1