

Developer reserves unto itself, its successors and assigns all easements shown on this plat for the public utilities, public stormwater management facilities, forest conservation (designated as FOREST CONSERVATION EASEMENT), floodplains, and preservation parcels located in, on, over and through Lots 1, 2 and Parcel A. Any and all conveyances of the aforesaid lots shall be subjected to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds and/or declaration of covenants, as appropriate, for the easements herein reserved to Howard County. The deed(s) of easement and declaration of covenants shall be recorded in the Land Records of Howard County following recordation of the plat in accordance with the requirements of the Department of Planning and Zoning and Department of Public Works.

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.

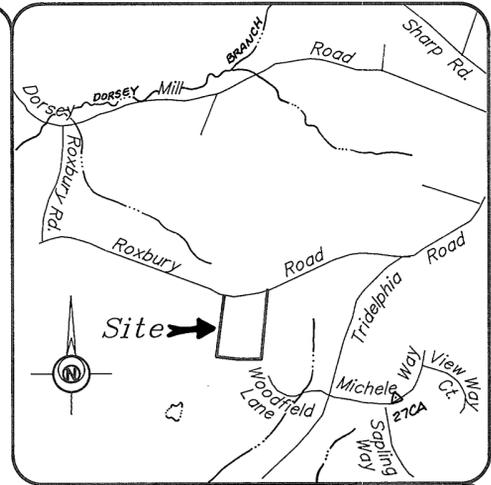
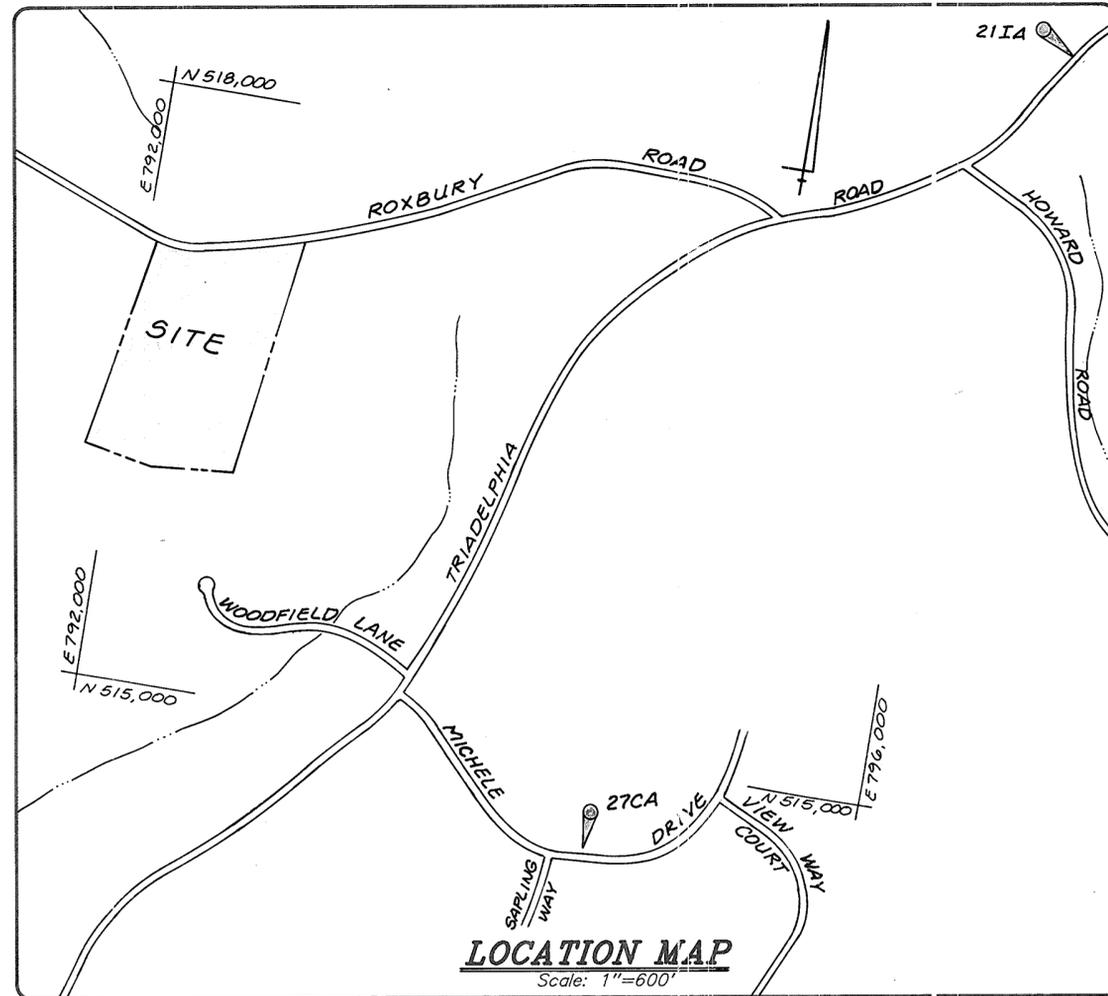
Dale E. Haylett, Jr. 5/13/99 Date
Josephine H. Zimmerman 5/13/99 Date
 Dale E. Haylett, Jr. 5/13/99 Date
 Josephine H. Zimmerman 5/13/99 Date

COORDINATE TABLE

Point#	North	East
2:	576841.261	1304241.780
5:	576788.229	1304620.746
7:	576782.141	1304985.027
11:	577918.223	1304772.520
15:	578026.755	1305167.494
16:	577926.686	1304444.307
314:	577914.931	1304442.114
315:	578008.881	1305164.874
316:	577925.992	1304875.061

LEGEND

- Iron Pipe/Rebar Found
- Stone/Concrete Monument Found
- Rebar w/ Identification Cap Set
- Concrete Monument Set



VICINITY MAP
Scale: 1"=2,000

General Notes

- 1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated July 1988.
- 2.) These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 211A & 27CA.
- 3.) Deed References: Liber 3941 Folio 0554
- 4.) Subject property is zoned RC per 10/18/1993 Comprehensive Zoning Plan.
- 5.) BR, denotes Building Restriction Line.
- 6.) All areas shown on this plat are +/-, more or less.
- 7.) These areas designate a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These improvements 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.
- 8.) The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
- 9.) 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 are permitted within the easement; however, forest management practices as defined in the Deed of Forest Conservation easement are permitted. The forest conservation obligation is met by Afforestation planting on site using the landscape option. The Forest Conservation Easement shown on this plat for 0.6 Acres and surety amount of \$6,569.00 is for development of Lots 1 and 2 only. The obligation for Parcel A will be met upon subdivision of that 16.504 Acres.
- 10.) Driveway(s) shall be provided prior to Residential Occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 14 feet. b) Surface - 6 inches of compacted crusher run base with tar and chip coating. c) Geometry - Maximum 15% grade, with the durable and sustained grade of 8%. Maximum 10% grade change and minimum of 45 foot turning radius. d) Structures (culverts/bridges) Capable of supporting 25 gross tons (H25 loading). e) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface. f) Structure Clearances - minimum 12 feet. g) Maintenance sufficient to insure all weather use. Where one (1) driveway serves more than one (1) lot, 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.
- 11.) All proposed wells to be drilled prior to Final Plat signature approval.
- 12.) No new building extensions or additions to the existing dwelling or structures on Parcel "A" are to be constructed at a distance less than the Zoning Regulations required.
- 13.) The creation of Lots 1 & 2 necessitates the future creation of 6.09 acres of preservation parcel (2 x 4.25 minus 2.411 acres) per Zoning Section 104.F.5 upon the resubdivision of Parcel "A". Depending on how Parcel "A" is configured and the lot yield realized through that resubdivision, the 6.09 acres of preservation parcel may be located either entirely on this site or partly on-site and partly off-site on a sending parcel. With the resubdivision of Parcel "A", the full potential density of the site, 9 buildable lots/parcels (including Lots 1 & 2) may be achieved only through the purchase of 5 DEO units:
 19.267/2 = 9 units maximum yield*
 19.267/4.25 = 4 units by right
 9 - 4 = 5 DEO/DEO units required
 *yield based on Zoning Regulations in effect at the time of the recordation of this subdivision plat.
- 14.) This subdivision does not propose creation of preservation parcels.
- 15.) Prior to the issuance of either a grading permit or building permit, stormwater management will be required in accordance with the Howard County Design Manual. The Department of Planning & Zoning approved the Exemption for stormwater management on 4/20/00 for Lots 1 & 2. Water Quality management for Lots 1 & 2 will be provided by privately maintained dry wells. Upon further subdivision of Parcel "A", stormwater management shall be provided in accordance with current Howard County criteria.

16. This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and Landscape Manual. Landscape surety of \$9,000.00 shall be posted prior to issuance of the Grading Permit.

OWNERS

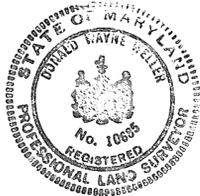
Dale E. Haylett, Jr.
 Josephine H. Zimmerman
 1477 Roxbury Road
 Glenelg, Maryland 21737

AREA TABULATION

- 1). Total number of lots to be recorded: 3
 - a). Buildable Cluster Lots: 2
 - b). Buildable Parcels: 1
 - c). Buildable Preservation Parcels: 0
 - d). Non-Buildable Preservation Parcels: 0
 - e). Non-Buildable Bulk Parcels: 0
- 2). Total area of lots to be recorded: 18.9160 Acst/-
 - a). Buildable Cluster Lots: 2.4111 Acst/-
 - b). Buildable Parcels: 16.5049 Acst/-
 - c). Buildable Preservation Parcels: 0
 - d). Non-Buildable Preservation Parcels: 0
 - e). Non-Buildable Bulk Parcels: 0
- 3). Total area of right of way to be recorded: 0.3515 Acst/-
- 4). Total area of subdivision to be recorded: 19.2675 Acst/-

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 Josephine H. Zimmerman to Dale E. Haylett, Jr. and Josephine H. Zimmerman by deed dated March 12, 1997, and recorded in the Land Records of Howard County, Maryland in Liber 3941, Folio 0554, 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.



D. Wayne Weller
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

OWNER'S CERTIFICATE

Dale E. Haylett, Jr. and Josephine Zimmerman, 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 area 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, maintenance and (4) that no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way. Witness my hand and this 13th day of May 1999.

Dale E. Haylett, Jr.
 Dale E. Haylett, Jr.
Josephine H. Zimmerman
 Josephine H. Zimmerman

Bruce D. Burton
 Bruce D. Burton
 Witness

RECORDED AS PLAT NUMBER 14553
 ON 12/08/2000 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

FROSTY PINES
 Lots 1, 2 and Parcel 'A'

Previous Submittals: F99-188
 Tax Map No. 21 - Block 22 - Parcel No. 58
 4th Election District Howard County, Maryland
 Scale: 1" = 100' Date: April 1999 Sht. No. 1 of 2

LDE, INC.
 9250 Rumsey Road - Suite 106
 Columbia, Maryland 21045
 Phone (410) 715-1070

APPROVED: For Private Water and Private Sewerage Systems Howard County Health Department

Dinah Matusz 11/29/00 Date
 Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning.

Cindy Hanover 12/6/00 Date
 Director
Paul Dammann 12/4/00 Date
 Chief, Development Engineering Division

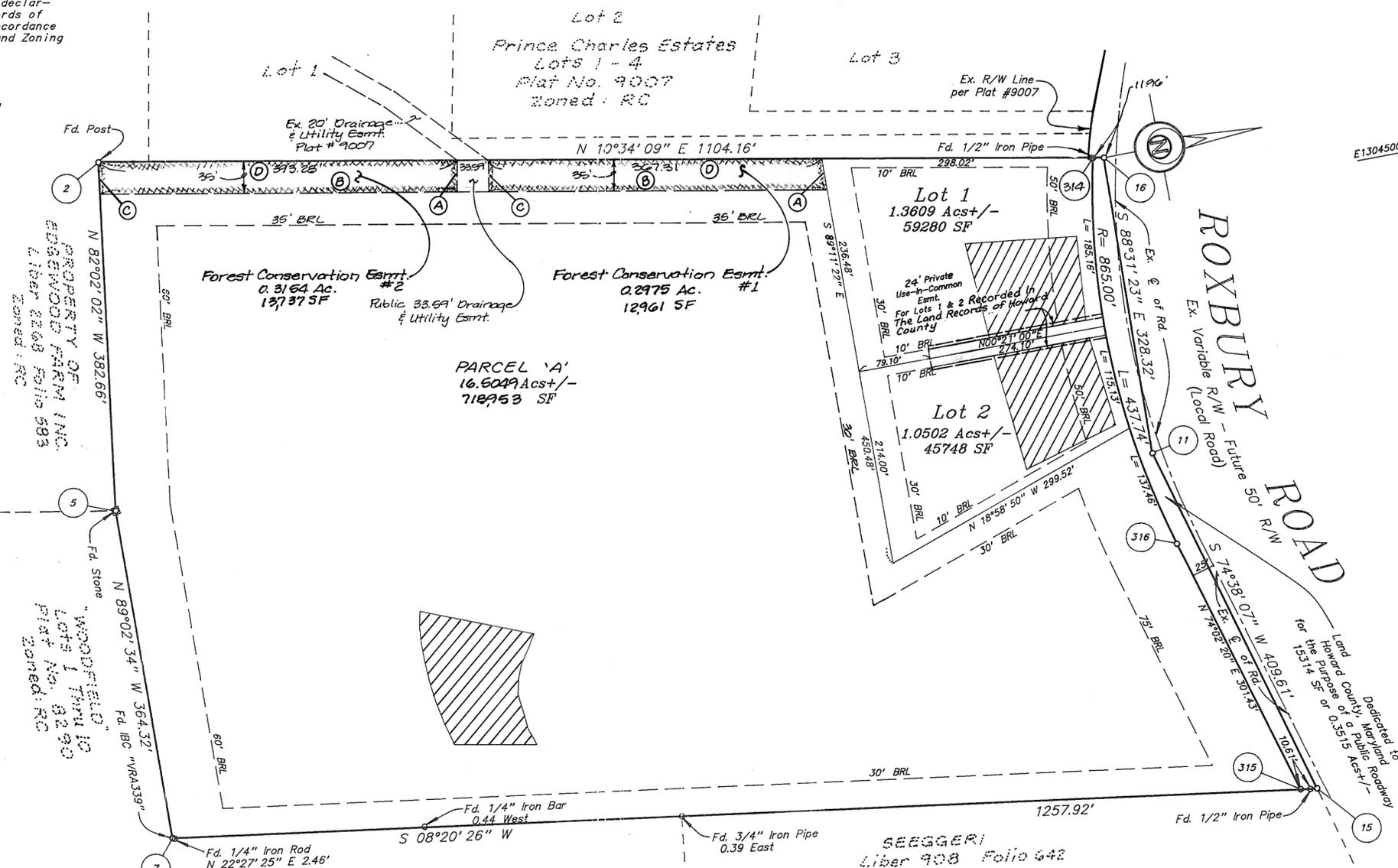
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The requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

D. Wayne Weller 5/24/99
 D. Wayne Weller MD Reg No. 10685 Date
 Dale E. Haylett, Jr. 5/13/99
 Dale E. Haylett, Jr. Date
 Josephine H. Zimmerman 5/13/99
 Josephine H. Zimmerman Date

CURVE DATA					
Name & Curve Number	Radius	Delta	Length	Tangent	Chord Bearing & Dist.
Roxbury Road	865.00'	28°59'43"	437.74'	223.67'	N88°32'12"E - 433.09'

These areas designate a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available. These improvements 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.



FOREST CONSERVATION EASEMENT TABLE:

- Easement #1:**
- (A) S 89°11'22"E - 35.51'
 - (B) S 10°34'09"W - 373.33'
 - (C) N 79°25'51"E - 35.00'
 - (D) N 10°34'09"E - 367.31'
- Total Area: 0.2975 Ac. / 12,961 S.F.
- Easement #2:**
- (A) S 79°25'51"W - 35.00'
 - (B) S 10°34'09"W - 391.69'
 - (C) N 82°02'02"W - 35.04'
 - (D) N 10°34'09"E - 393.28'
- Total Area: 0.3154 Ac. / 13,737 S.F.

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- 3). Total area of right of way to be recorded: 0.3515 Ac +/-
- 4). Total area of subdivision to be recorded: 19.2675 Ac +/-

APPROVED: For Private Water and Private Sewerage Systems for Howard County Health Department.

Dore H. Miller 11/25/98
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Cindy Hamilton 12/6/98
 A/Director Date

Josephine H. Zimmerman 12/4/98
 Chief, Development Engineering Division Date

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 5/24/99 Date

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 Dale E. Haylett, Jr.
Josephine H. Zimmerman
 Josephine H. Zimmerman
Bruce D. Burton
 Bruce D. Burton Witness

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 ON 12/02/99 AMONG THE
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 Lots 1, 2 and Parcel 'A'

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