

COORDINATE TABLE

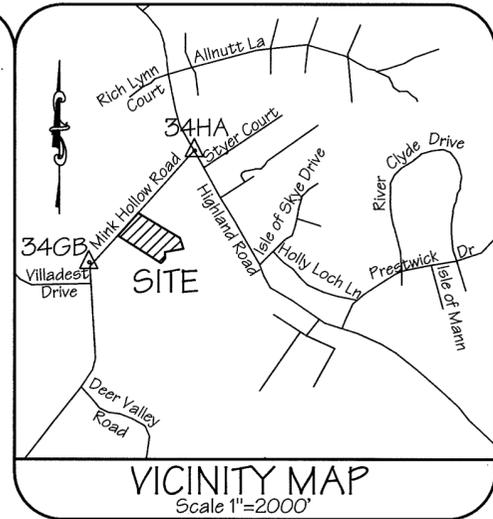
| POINT NO. | NORTHING | EASTING |
|-----------|-------------|--------------|
| 16 | 554724.4080 | 1318417.4734 |
| 17 | 554317.7337 | 1319116.2844 |
| 18 | 554134.0952 | 1319177.5543 |
| 19 | 554072.6081 | 1318867.5941 |
| 20 | 553962.8881 | 1318875.4373 |
| 21 | 553890.4063 | 1318806.5434 |
| 22 | 554342.9254 | 1318084.9830 |
| 26 | 554326.7885 | 1318110.7139 |
| 27 | 554709.0426 | 1318443.8768 |

MINIMUM LOT SIZE TABULATION

| Lot No. | Gross Area | Pipestem | Minimum Lot Size |
|---------|------------|-----------|------------------|
| 2 | 5.1375 Ac | 0.2405 Ac | 4.8970 Ac |

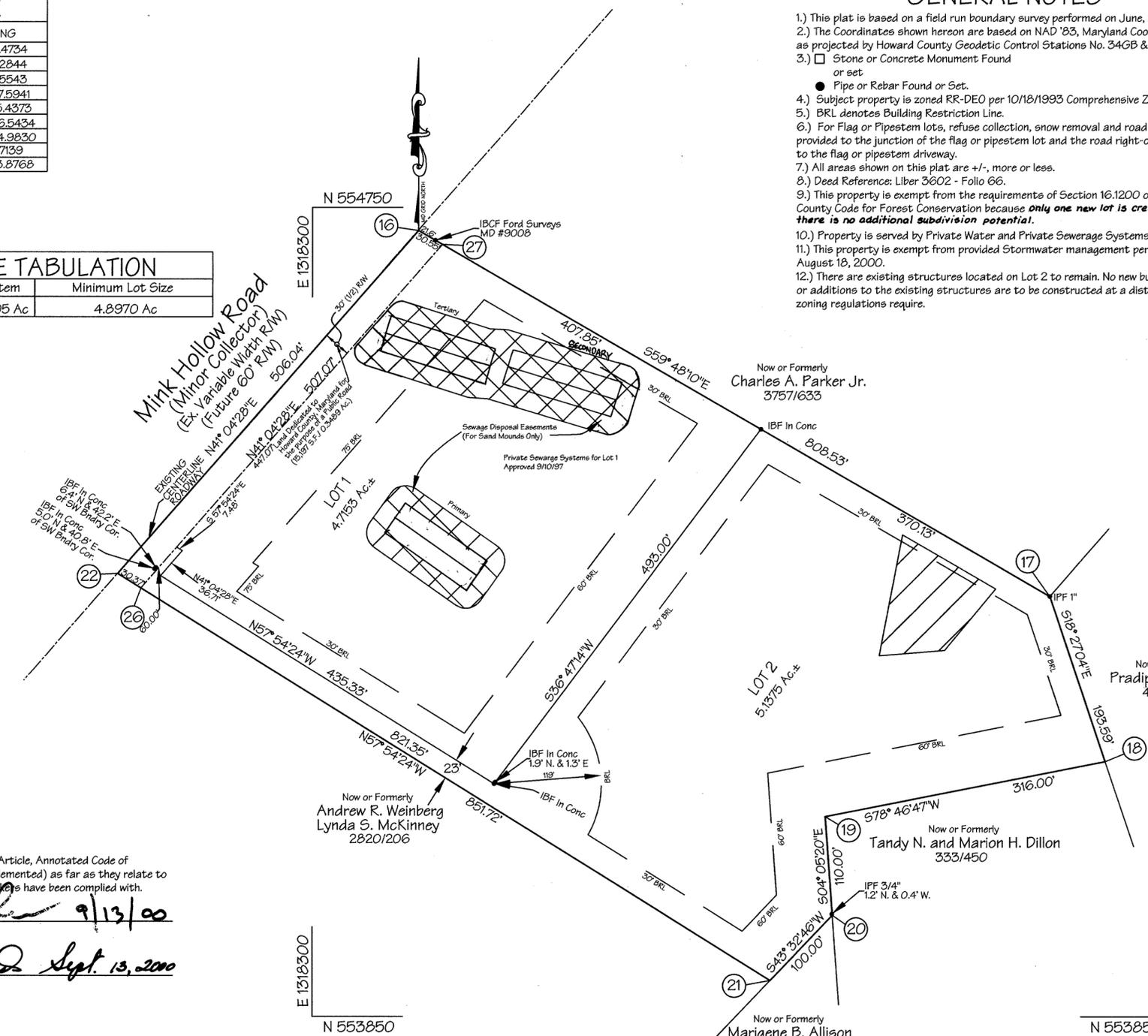
GENERAL NOTES

- This plat is based on a field run boundary survey performed on June, 2000 by LDE, Inc.
- The Coordinates shown hereon are based on NAD '83, Maryland Coordinate System, as projected by Howard County Geodetic Control Stations No. 34GB & 34HA.
- Stone or Concrete Monument Found or set
● Pipe or Rebar Found or Set.
- Subject property is zoned RR-DEO per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- For Flag or Pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem lot and the road right-of-way line and not to the flag or pipestem driveway.
- All areas shown on this plat are +/-, more or less.
- Deed Reference: Liber 3602 - Folio 66.
- This property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because **only one new lot is created and there is no additional subdivision potential.**
- Property is served by Private Water and Private Sewerage Systems.
- This property is exempt from provided Stormwater management per letter dated August 18, 2000.
- There are existing structures located on Lot 2 to remain. No new buildings, extensions or additions to the existing structures are to be constructed at a distance less than the zoning regulations require.



GENERAL NOTES CONT.

- These areas designate a private sewage easement as required by the Maryland State Department of the Environment for individual sewage disposal. Lot 1 is approved for Sand Mound Sewage Disposal Systems only. 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.
- The Percolation Flat prepared by Ford Surveys for the Private Sewerage Systems (Sand Mounds) shown, was approved by the Howard County Health Department on 9/10/97. A detailed sand mound design plan must be submitted for Health Department review and approval prior to building permit approval.
- The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
- 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 (14 feet serving more than one residence).
 - Surface - 6 inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum).
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 foot turning radius.
 - Structures (culverts/bridges) Capable of supporting 25 gross tons (H25 loading).
 - 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.
- A Wetlands Investigation Performed by LDE, Inc in June of 2000 indicates no wetlands exist on the property. There are no streams or floodplains on the property.
- A Fee in Lieu of Open Space was paid for this subdivision.
- Landscaping requirements for Lot 1 is in accordance with the alternative compliance provisions of Section 16.124 of the Howard County Code and the Landscape Manual. Surety for the proposed plantings shall be included as part of the Grading Permit Surety.
- 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.



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 markers have been complied with.
 D. Wayne Weller MD No. 10685 Date 9/13/00
 Howard D. Edwards Sept. 13, 2000
 Owner Date

AREA TABULATIONS

- Total number of lots and/or parcels to be recorded: 2
 - Buildable: 2
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots to be recorded: 9.8528 Ac.±
 - Buildable: 9.8528 Ac.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.3489
- Total area of subdivision to be recorded: 10.2017 Ac.±

OWNER/DEVELOPER:
 Howard D. Edwards
 6645 Mink Hollow Road
 Highland, MD 20777
 301 596-9147

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 David A. Carney to Howard D. Edwards by deed dated November 13, 1995 and recorded in the land records of Howard County in Liber 3602, folio 66, 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 Professional Land Surveyor MD Reg. No. 10685 Date 9/13/00

OWNER'S CERTIFICATE

I, Howard D. Edwards, owner 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 right-of-ways 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 erected on or over the said easements and rights-of-ways.
 Witness by my hand this 13th day of Sept., 2000.

Howard D. Edwards Howard D. Edwards Witness

RECORDED AS PLAT NUMBER 14536 ON 11/21/2000 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

EDWARDS SUBDIVISION
 Lots 1 & 2
 5th Election District - Howard County, MD
 Tax Map 34 Grid 21 Parcel 282
 Scale: 1" = 100' Date: September 2000
 Sheet 1 of 1
 Zoning - RR-DEO

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

Full Land Projects #2/Mink Hollow Road/dwg/Mink Hollow Road/dwg Plat