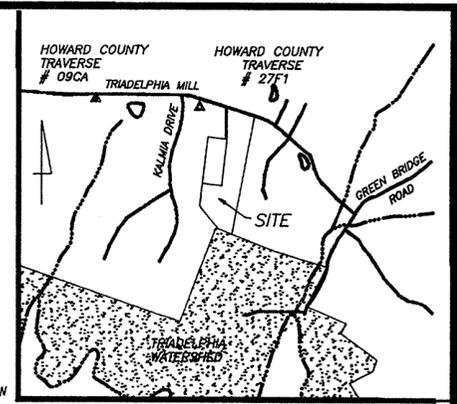


**NOTES:**  
 1. COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 277A & 2771  
 2. THE SUBJECT PROPERTY ZONED "RR-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.  
 3. B.R.L. DESIGNATES BUILDING RESTRICTION LINE  
 4. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. EASEMENTS 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.

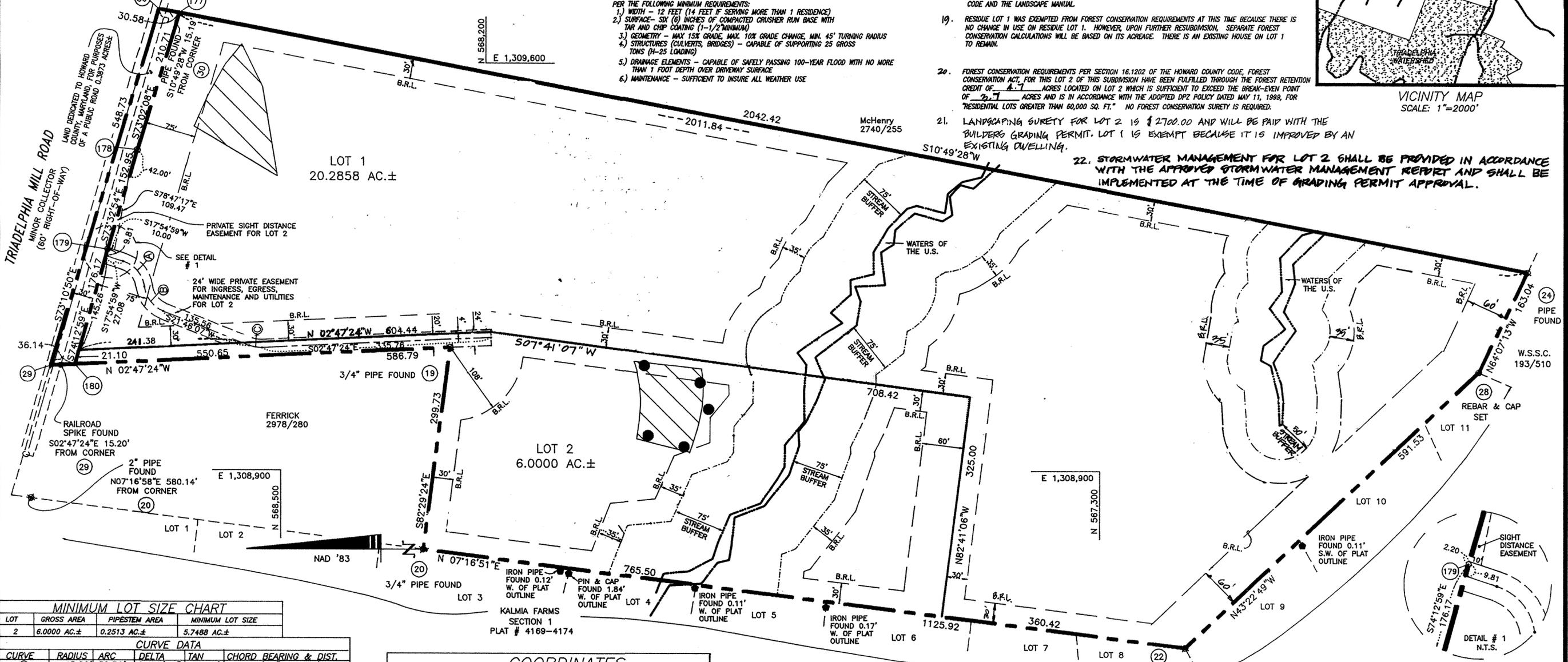
5. THE REQUIREMENTS OF § 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.  
 G. SCOTT SHANABERGER DATE  
 CARL A. THOMPSON DATE SALLY ANN THOMPSON 2/6/01

- 7. ○ DESIGNATES IRON PIN & CAP PREVIOUSLY SET OR TO BE SET AFTER RECORDATION OF FINAL PLAT
- 8. ● DESIGNATES IRON PIPE FOUND AND HELD
- 9. ● DESIGNATES RAILROAD SPIKE FOUND AND HELD
- 8. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN AUGUST & SEPTEMBER, 2000.
- 9. THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE BOUNDARIED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- 10. THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
- 11. THERE IS AN EXISTING DWELLING ON LOT 1 TO REMAIN. NO BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- 12. DRIVEWAY SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 1.) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)  
 2.) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM)  
 3.) GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE, MIN. 45' TURNING RADIUS  
 4.) STRUCTURES (VALVERTS, BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (4-25 LOADING)  
 5.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE  
 6.) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE

- 19. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN STREAMS OR STREAM BUFFERS.
- 14. ● DESIGNATES APPROVED PERC TEST.
- 15. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- 16. NO WETLANDS WERE FOUND PER SITE INSPECTION BY DENNIS J. LABARE, M.S. AND ASSOCIATES COMPLETED ON DECEMBER 5, 2000.
- 17. A NUMBER OF SECTION 2.5.2.H OF VOLUME III OF THE DESIGN MANUAL WAS APPROVED FOR THIS SUBDIVISION ON JANUARY 11, 2000.
- 18. LANDSCAPING FOR LOTS 1 & 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- 19. RESIDUE LOT 1 WAS EXEMPTED FROM FOREST CONSERVATION REQUIREMENTS AT THIS TIME BECAUSE THERE IS NO CHANGE IN USE ON RESIDUE LOT 1. HOWEVER, UPON FURTHER RESUBDIVISION, SEPARATE FOREST CONSERVATION CALCULATIONS WILL BE BASED ON ITS ACREAGE. THERE IS AN EXISTING HOUSE ON LOT 1 TO REMAIN.
- 20. FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT, FOR THIS LOT 2 OF THIS SUBDIVISION HAVE BEEN FULFILLED THROUGH THE FOREST RETENTION CREDIT OF 4.7 ACRES LOCATED ON LOT 2 WHICH IS SUFFICIENT TO EXCEED THE BREAK-EVEN POINT OF 2.7 ACRES AND IS IN ACCORDANCE WITH THE ADOPTED DPZ POLICY DATED MAY 11, 1999, FOR "RESIDENTIAL LOTS GREATER THAN 60,000 SQ. FT." NO FOREST CONSERVATION SURETY IS REQUIRED.
- 21. LANDSCAPING SURETY FOR LOT 2 IS \$2700.00 AND WILL BE PAID WITH THE BULDBERG GRADING PERMIT. LOT 1 IS EXEMPT BECAUSE IT IS IMPROVED BY AN EXISTING DWELLING.
- 22. STORMWATER MANAGEMENT FOR LOT 2 SHALL BE PROVIDED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT REPORT AND SHALL BE IMPLEMENTED AT THE TIME OF GRADING PERMIT APPROVAL.



VICINITY MAP  
SCALE: 1"=2000'



**MINIMUM LOT SIZE CHART**

LOT	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	6,000 AC.±	0.2513 AC.±	5,748 AC.±

**CURVE DATA**

CURVE	RADIUS	ARC	DELTA	TAN	CHORD BEARING & DIST.
Ⓐ	45.00'	50.76'	64°37'48"	28.46'	S50°13'53"W 48.11'
Ⓑ	45.00'	47.73'	60°46'40"	26.39'	S52°09'27"W 45.53'
Ⓒ	45.00'	19.29'	24°33'31"	9.80'	S09°29'21"W 19.14'

**COORDINATES**

NO.	NORTH (F)	EAST (F)	NO.	NORTH (M)	EAST (M)
19	568252.1977	1309081.2378	19	173203.6163	399008.7593
20	568291.3721	1308784.0807	20	173215.5566	398918.1856
22	567174.5298	1308641.3881	22	172875.1424	398874.6928
24	566673.4338	1309194.3641	24	172722.4081	399043.2403
28	566744.5979	1309047.6750	28	172744.0989	398998.5293
29	568838.2922	1309052.6751	29	173382.2582	399000.0534
30	568679.5139	1309577.9288	30	173333.8625	399160.1510
177	568649.4778	1309572.1859	177	173324.7075	399158.4006
178	568710.9572	1309370.6485	178	173343.4464	399096.9719
179	568754.2734	1309223.9601	179	173356.6492	399052.2611
180	568802.1920	1309054.4344	180	173371.2549	399000.5896

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 2

TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE: 26.2858 ACRES±

TOTAL AREA OF 100-YEAR FLOODPLAIN: 0 ACRES±

TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0.3873 ACRES±

TOTAL AREA OF SUBDIVISION TO BE RECORDED: 26.6731 ACRES±

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
 County Health Officer: *Denny Borstein* DATE: 2-14-02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
 Chief, Development Engineering: *Mark* DATE: 2/19/02  
 Director: *Joseph R. Smith* DATE: 2/21/02

**OWNER'S CERTIFICATE**  
 WE, CARL A. THOMPSON & SALLY ANN THOMPSON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS RESUBDIVISION 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 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 IN OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 6<sup>TH</sup> DAY OF FEBRUARY, 2001

Carl A. Thompson DATE: 2/6/01  
 Sally Ann Thompson DATE: 2-6-01  
 Witness: *Carl A. Thompson* DATE: 2-6-01  
 Witness: *Sally Ann Thompson* DATE: 2-6-01

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY JOSEPH HORRELL AND JOYCE TAYLOR HORRELL TO CARL A. THOMPSON AND SALLY ANN THOMPSON BY DEED DATED FEBRUARY 4, 1980, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 988, FOLIO 570, 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.

G. SCOTT SHANABERGER  
 PROFESSIONAL L.S. #10849  
 DATE: 2/6/01

RECORDED AS PLAT # 15268  
 ON 2/25/02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**SHANABERGER & LANE**  
 8726 TOWN & COUNTRY BLVD. SUITE 201  
 ELLICOTT CITY, MD 21043  
 (410) 461-9563

FINAL PLAT  
 LOTS 1 & 2  
**CARL THOMPSON PROPERTY**

5TH ELECTION DISTRICT, HOWARD COUNTY, MD  
 TAX MAP 27 BLOCK 24 PARCEL 66  
 ZONED: RR-DEO  
 SCALE: 1"=100'  
 JANUARY 16, 2001  
 PREVIOUS DPZ FILES: NONE  
 SHEET 1 OF 1