

Coordinate Table

Point	North	East
1010	535797.8647	812312.2648
1011	535769.8762	812395.1782
1012	535696.5016	812373.1846
1013	535654.4401	812513.5062
1014	535502.7308	812505.8983
1015	535370.8380	812462.1470
1017	535636.5601	811661.1085
1018	535674.4836	811642.0794
1500	535985.9061	811745.3858

WETLANDS METES AND BOUNDS TABULATIONS

LINE	BEARING AND DISTANCE
W-1	S58°15'12"E 18.57'
W-2	N39°35'26"W 47.04'
W-3	N28°40'09"W 30.07'
W-4	N09°21'59"W 64.20'
W-5	N37°31'25"W 27.81'
W-6	N59°27'13"W 14.04'
W-7	N73°06'46"W 12.57'
W-8	S18°21'07"W 17.29'
W-9	N73°06'46"W 5.24'
W-10	S44°39'37"E 9.87'
W-11	S53°02'18"E 16.41'
W-12	S23°50'13"E 25.29'
W-13	S08°32'44"E 42.63'
W-14	S20°17'55"W 41.24'
W-15	S71°38'53"E 94.66'

Reservation Of Public Utility Easements

"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 1 Thru 2, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities Their Acceptance By Howard County, And, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Area Tabulation

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	6.985 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Lots To Be Recorded	6.985 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	6.985 Ac.

APPROVED: For Private Water And Private Sewerage Systems, Howard County Health Department.

Howard County Health Officer *BB* 4-26-02 Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division *MAJ* 5/2/02 Date

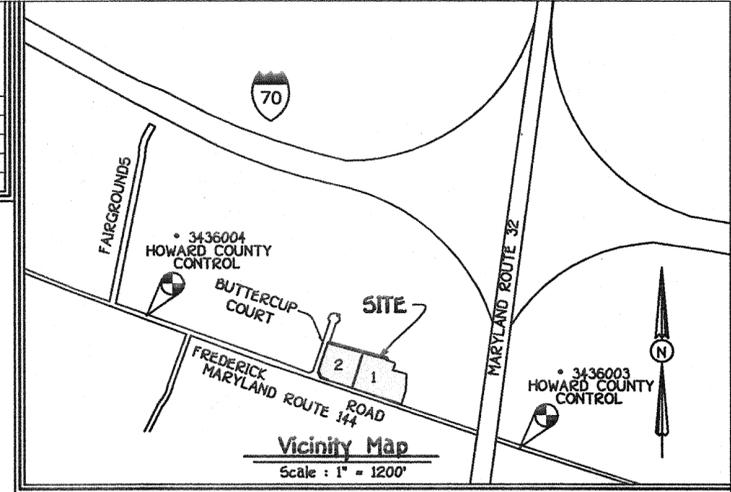
Director *BB* 5/6/02 Date

The Requirements S3-108, 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

Terrell A. Fisher 11/15/01 Date
Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor)
Howard N. Kenyon 3/13/02 Date
Howard N. Kenyon (Owner)
Kathleen K. Kenyon 3/14/02 Date
Kathleen K. Kenyon (Owner)

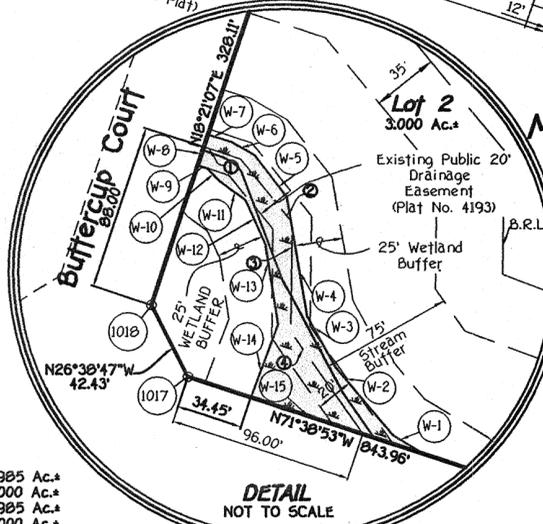
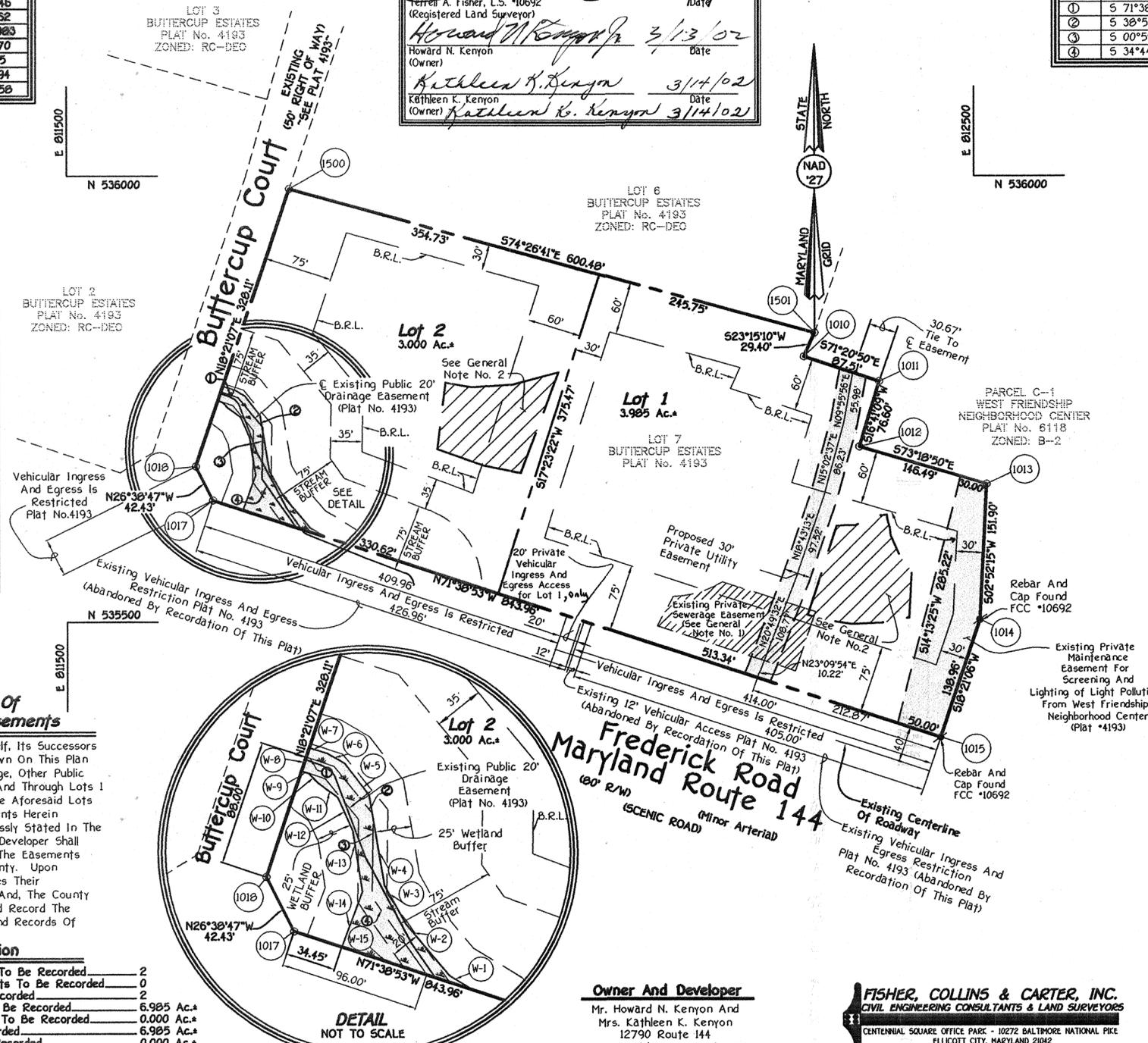
Existing 20' Drainage & Utility Easement Plat No. 4193

Course	Bearing & Distance
①	S 71°38'53" E ~ 20.60'
②	S 38°56'40" E ~ 43.33'
③	S 00°59'16" W ~ 58.01'
④	S 34°44'17" E ~ 65.32'



General Notes:

- This Area Designates An Existing Private Sewerage Easement Of 10,000 Square Feet To Be Abandoned Upon Failure Or Replacement Of Said Existing Sewerage System. The Existing System Shall Be Relocated To The Proposed System On Lot 1 As Shown.
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On NAD '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. 3436003 & 3436004 As Shown On Record Plat Entitled "Buttercup Estates" As Plat No. 4193. Howard County "3436003" N. 534999.286 E. 813281.734 Howard County "3436004" N. 535022.813 E. 810301.072
- This Plat Is Based Plat Meridian Of Buttercup Estates, Plat No. 4193. A Field Run Monumented Boundary Survey Was Performed On Or About April 20, 2001, By Fisher, Collins And Carter, Inc. To Confirm The Boundary Outline. B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Residential Building Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet 44 Feet Serving More Than One Residence;
b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1/2" Minimum);
c) Geometry - Maximum 15 X Grade, Maximum 10 X Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Previous Department Of Planning And Zoning File Nos. F-79-56 And VP-78-19.
- A Fee In Lieu Of Open Space Will Be Paid In The Amount Of \$1500.00. Lot 1 Is Exempt From Open Space Obligations.
- No 100 Year Floodplain Exists On Lots 1 And 2.
- Landscape For Lot 2 Is Provided In Accordance With A Certified Landscape Plan On File With This Plat In Accordance With Section 16124 Of The Howard County Code And Landscape Manual. Financial Surety For Lot 2 Will Be Paid With The Builders Grading Permit Application In The Amount Of \$3450.00. Lot 1 Is Exempt From landscaping Since It Contains An Existing House To Remain on the Lot.
- There Is An Existing Dwelling Located On Lot 1 And Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Required Zoning Regulations.
- There Are Accessory Structures (Barns, Sheds, Garage & Pool) Located On Lot 1 And Are To Remain. No New Buildings, Extensions Or Additions Are To Be Constructed At A Distance Less Than The Required Zoning Regulations.
- Wetlands Exist On The Site And Are Based On A Site Evaluation By Eco-Science Professionals, Inc. On Or About March 21, 2001 And Field Surveyed By Fisher Collins & Carter, Inc.
- Denotes Wetlands.
- No Grading, Construction Or Vegetative Removal Is Permitted Within The Wetland, Stream, Wetland Buffer And Stream Buffer.
- Forest Conservation Obligations Have Been met by Providing a Fee-in-Lieu for the Required 1.38 Acres of Afforestation. The Surety for Fee-in-Lieu is Calculated as Follows:
1.38 ac. x 43,560 Sq.Ft. x 40.50/sq.ft. = \$430,056.40
- Limit of Disturbance Area = 4,820 +/- (sq.ft.). If the Limit of Disturbance is < 5000 sq.ft. Then Stormwater Management will not be Required.
- Plat Is Subject To VP-78-19 Which On May 16, 1978 The Planning Director Approved A Waiver To Allow Direct Driveway Access To A Minor Arterial Highway (Maryland Route 144).
- The Existing Driveway Access For Lot 1 Has Been Approved To Remain For Lot 1 Only. No Additional Users Are Authorized To Use The Existing Driveway For Lot 1.
- This plan conforms to the 4th Edition of the Subdivision and Land Development regulations.



Owner And Developer
Mr. Howard N. Kenyon And
Mrs. Kathleen K. Kenyon
12790 Route 144
West Friendship, Maryland 21794

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2895

PURPOSE NOTE:
The Purpose Of This Plat Is To Revise The Point Of Ingress And Egress For Lot 1 And To Create Two(2) Buildable Lots From One (1) Existing Building Lot And To Establish A Future Private Sewerage Easement Area on Lot 1, Should The Existing Septic System Fail or be Abandoned, And To Establish A Future Private Sewerage Easement Area on Lot 1.

Owner's Certificate

Howard N. Kenyon And Kathleen K. Kenyon, 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 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-Way. Witness My Hand This 13 Day Of MARCH, 2001.

Howard N. Kenyon Howard N. Kenyon
Kathleen K. Kenyon Kathleen K. Kenyon
Mark L. Hobel Witness
HN Kenyon Jr Witness

Surveyor's Certificate

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of All Of The Lands Conveyed By Chester E. Grimes And Dolores E. Grimes To Howard N. Kenyon And Kathleen K. Kenyon By Deed Dated May 29, 1979 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 942 At Folio 573, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 11/15/01 Date
Terrell A. Fisher, Professional Land Surveyor No. 10692

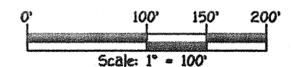
RECORDED AS PLAT No. 15376 ON 5-10-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Kenyon's Range

Lots 1 And 2
(A Resubdivision Of Lot 7, Buttercup Estates, Plat No. 4193)

Zoned: RC-DEO

Tax Map: 15 Parcel: 237 Grid: 10
Third Election District Howard County, Maryland



Date: November 7, 2001

Sheet 1 of 1
FOI-202

F 01-202

F 01-202