

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
9	509844.3297	1350377.0532	9	179704.9131	411593.9970
122	509531.2516	1350501.3454	122	179609.4066	411633.6375
123	509783.4690	1350629.5929	123	179766.3627	411672.7274
124	509580.5366	1350259.5165	124	179704.5087	411559.9279
179	509671.7656	1350254.9269	179	179732.3155	411550.5290
0	509671.3057	1350247.3221	0	179732.1604	411550.1511
501	509722.0519	1350327.0539	501	179747.0665	411500.7572

Course	Bearing	And Distance
WL1	N55°39'05"E	17.34'
WL2	N37°25'51"E	32.61'
WL3	S54°30'07"E	11.94'
WL4	S02°50'54"E	25.55'
WL5	S74°34'20"E	17.54'
WL6	N46°30'56"E	15.92'
WL7	N62°26'00"E	27.51'
WL8	S49°14'09"E	21.54'
WL9	S39°03'48"W	27.96'
WL10	S09°31'03"E	51.55'
WL11	S34°52'19"E	16.72'
WL12	S12°16'21"E	13.35'
WL13	N06°22'36"E	16.72'
WL14	N40°51'11"E	27.76'
WL15	N03°22'10"E	17.99'
WL16	S69°16'34"E	16.97'
WL17	S64°20'36"E	13.78'
WL18	S26°57'09"W	34.20'
WL19	S07°53'24"W	42.23'
WL20	N00°59'09"E	12.42'
WL21	S04°53'01"W	33.30'
WL22	N06°13'47"W	17.20'
WL23	N66°00'27"W	42.95'
WL24	N56°41'16"W	21.71'
WL25	N72°21'10"W	36.00'
WL26	N75°30'52"W	23.77'
WL27	S53°07'06"W	21.06'
WL28	S73°41'02"W	25.57'

The Requirements §3-100, The Real Property Article, Annotated Code of Maryland, 1980 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 10/28/02 Date
 (Registered Land Surveyor)
Walter Gordon Shown, Sr. 10-28-02 Date
 (Owner)
Paula Kathleen Shown 10-28-02 Date
 (Owner)

General Notes Continued:

- Lot 1 Requires The Submission And Approval Of A Site Development Plan In Accordance With Section 16.155(a)(2)(ii) Of The Subdivision Regulations.
- This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.
- The Existing 50' Right Of Way For Mullineaux Lane Has Been Transferred To The Board Of County Commissioners Of Howard County By A Deed Dated March 7, 1959 And Recorded Among The Land Records Of Howard County, Maryland In Liber 329, Folio 348.
- Should The Existing House Located On Lot 2 Be Removed, A Site Development Plan Will Be Required Prior To Construction Of A New Residence And Perimeter Landscaping With Surety Will Apply At That Time.
- Financial Surety For The Required Landscaping Must Be Posted As Part Of The Builder's Grading Permit In The Amount Of \$600.00 (2 trees x \$300.00 per tree).
- Open Space Lot 3 Is Encumbered With A Public Stormwater Credit And Utility Easement.
- Articles Of Incorporation By The State Department Of Assessments And Taxation For The Shown Property Homeowners' Association, Inc. Were Accepted And Approved On September 9, 2002 As File No. D06907556.

AREA TABULATION CHART

Total Number Of Buildable Lots To Be Recorded.....	2
Total Number Of Open Space Lots To Be Recorded.....	1
Total Number Of Lots To Be Recorded.....	3
Total Area Of Buildable Lots To Be Recorded.....	37,704 Sq. Ft. (0.866 Ac's)
Total Area Of Open Space Lots To Be Recorded.....	35,170 Sq. Ft. (0.807 Ac's)
Total Area Of Roadway To Be Recorded.....	0.0000 Sq. Ft. (0.000 Ac's)
Total Area Of Subdivision To Be Recorded.....	72,874 Sq. Ft. (1.673 Ac's)

APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

Terrell A. Fisher 11/8/02 Date
 (Professional Land Surveyor No. 10692)

APPROVED: Howard County Department Of Planning And Zoning

Walter Gordon Shown, Sr. 11/5/02 Date
 (Owner)

Paula Kathleen Shown 11/21/02 Date
 (Owner)

OWNER'S CERTIFICATE

Walter Gordon Shown, Sr. And Paula Kathleen Shown, 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 15th Day Of October, 2002.

Walter Gordon Shown, Sr. Date
 (Owner)

Paula Kathleen Shown Date
 (Owner)

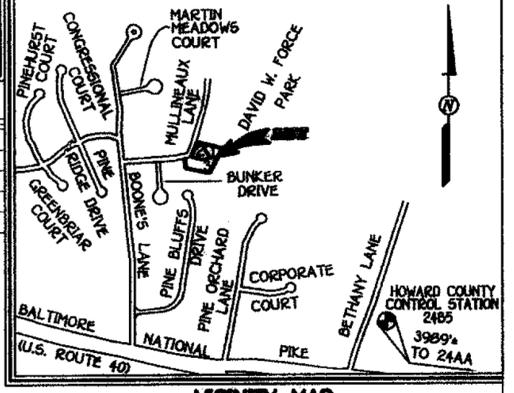
Melissa Shown Date
 (Witness)

Melissa Shown Date
 (Witness)

Curve Data Tabulation					
Point-Point	Radius	Arc Length	Delta	Tangent	Bearing And Distance
179-501	82.59'	94.04'	65°14'11"	52.06'	N54°59'24"E 89.04'

Minimum Lot Size Chart			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	10,111 Sq.Ft.±	2,156 Sq.Ft.±	15,955 Sq.Ft.±

SYMBOL	DESCRIPTION
---	CENTER LINE OF EXISTING STREAM
---	DENOTES LIMITS OF WETLANDS
---	DENOTES 25' WETLAND BUFFERS
---	DENOTES WETLANDS
---	DENOTES 50' OR 75' STREAM BUFFERS



General Notes:

- Subject Property Zoned R-20 Per 10/10/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 24AA And No. 24B5. Sta. 24AA N 179033.9052 meters E 412274.4193 (meters) Sta. 24B5 N 178904.6102 (meters) E 413403.6121 (meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 21, 2002, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin With Cap Set "C.C. 105".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
- Denotes Concrete Monument With Cap Set "C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- 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.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - Width - 12 Feet Or 14 Feet Serving More Than One Residence;
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (3/4") Minimum;
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (4825-Loadings);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurements.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streambeds, Or Their Buffers.
- Wetlands Area Delineated By Eco-Science Professionals On February 25, 2002. A Revised Study Was Prepared By Eco-Science Professionals On July 8, 2002.
- No 100 Year Floodplain Exist On Site.
- No Previous Department Of Planning And Zoning File Numbers Exist For This Property.
- No Cometeries Exist On Site By Visual Observation.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.122B Of The Howard County Code.
- Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- The Existing Dwelling And Accessory Structures On Lot #2 Are Non-conforming With Respect To The Building Restriction Lines As Set Forth Under Section 100.D Of The Zoning Regulations. There Is An Existing Dwelling/Structural Located On Lot 2 Which Are To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Or Accessory Structures Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- Existing House On Lot #2 Is Presently Served By Private Septic And Private Well Prior To Application For A Building Permit For Lot #1. The Applicant Shall Submit Documentation Of Proper Abandonment Of The Existing Well And Septic System On Lot #2 To The Health Department.
- This Project Is Exempt From The Forest Conservation Requirements In Accordance With Section 16.120(b)(vii) Of The Howard County Code. This Is A Minor Subdivision That Creates One Additional Lot Which Has No Further Subdivision Potential.
- Open Space Tabulations:
 - Open Space Required - (1673 Ac. X .30) = 0.502 Ac.
 - Open Space Provided - (1673 Ac. X .20) = 0.335 Ac.
- Landscaping For Lot 1 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual, Lot 2 Is Exempt From The Perimeter Landscaping Requirements Because Lot 2 Contains An Existing Dwelling To Remain. A Landscape Surety For 1000 Trees Is Required For Lot 1 And Is In The Amount Of \$600.00. The Landscape Surety For Lot 1 Is Deferred Until Site Development Plan Approval And Must Be Posted As Part Of The Builder's Grading Permit.

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 Lot 1 And Lot 2 and Open Space Lot 3. 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 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.

Owner And Developer

Walter Gordon Shown, Sr.
 Paula Kathleen Shown
 3079 Mullineaux Lane
 Ellicott City, Maryland
 21042-2151

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Helen Mullineaux Bennett To Walter Gordon Shown, Sr. And Paula Kathleen Shown By Deed Dated January 31, 1986 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 1461 At Folio 505, 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 10/28/02 Date
 (Professional Land Surveyor No. 10692)

PURPOSE STATEMENT

The purpose of this plat is to subdivide Parcel 129 into two (2) buildable lots and one (1) open space lot.

RECORDED AS PLAT No. 15696 ON 11-26-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Lot 1, Lot 2 and Open Space Lot 3
 Shown Property**

Zoned: R-20

Tax Map: 17 Grid: 19 Parcel: 129
 Second Election District Howard County, Maryland

Scale: 1" = 50'

Date: October 24, 2002

Sheet 1 of 1
 F02-146

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