

U.S. Equivalent Coordinate Table

Metric Coordinate Table

Point	North	East	Point	North	East
33	590144.815432	1350820.170693	33	179876.501324	411730.815672
48	590068.682434	1350488.620393	48	179853.295940	411629.758937
148	590437.899999	1350869.589939	148	179965.833677	411745.878688
150	589983.715356	1350921.244783	150	179827.397922	411761.623117
162	590493.360871	1350580.959869	162	179982.738188	411657.904066
163	590467.796078	1350844.652147	163	179974.946023	411738.277634

General Notes: (continued)

- Prior Department Of Planning And Zoning Numbers For This Property Are As Follows:
 - WP-03-127 Approved On June 17, 2003 Granting Relief From The Following Sections:
 - Section 16.120(d)(1)(i) Which Requires Residential Lots Be Designed To Be Usable In Terms Of A Generally Rectangular Configuration.
 - Section 16.121(e)(1) Which Requires Open Space Lots Or Areas To Have A Minimum Of 40 Feet Of Frontage On A Public Road Which Is Suitable For Access By Pedestrians And Maintenance Vehicles.
 - This Waiver Approval Is Subject To The Following Conditions:
 - A 12' (Minimum Width) Pedestrian And Vehicular Access Easement Be Provided From Mullineaux Lane To Open Space Lot 3.
- Lot #1 Is Privately Owned And Maintained And Retains The Right To Be Further Subdivided In Accordance With The Regulations In Section 106 Of The Howard County Zoning Regulations. The Resubdivision Of Lot #1 Will Be Subject To Testing For Housing Allocations And Adequate Schools At The Time Of Subdivision.
- The Traffic Study For This Site Was Prepared By Mars Traffic Group On July, 2002.

General Notes:

- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan. Coordinates Based On NAD '83 (Flat Meridian), Maryland System Coordinate Coordinate As Projected By Howard County Geodetic Control Station No. 24AA And No. 24B5. STATION No. 24AA N 179033.9652 (meters) E 412274.4193 (meters) STATION No. 24B5 N 178904.6102 (meters) E 413483.6121 (meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May 2, 2001 By Fisher, Collins And Carter, Inc.
- B.P.L. Denotes Building Restriction Line Established By Zoning.
 - o Denotes Iron Pin Set Capped "C.C. 106".
 - o Denotes Iron Pipe Or Iron Bar Found.
 - o Denotes Angular Change In Bearing Or Boundary Or Right-Of-Way.
 - o Denotes Concrete Monument Set With Cap "C.C. 106".
 - o Denotes Stone Or Monument Found.
- Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - a) Width - 12 Feet (4 Feet Serving More Than One Residence)
 - b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating (3/4" Minimum)
 - c) Geometry - Maximum 15% Grade Change And 45-Foot Turning Radius
 - d) Maintenance - Sufficient To Insure All Weather Use.
 - e) Structure (Culvert) Capable Of Supporting 25 Gross Tons.
 - f) Drainage Elements-Capable Of Safely Passing 100-Year Flood With No More Than 1 Foot Depth Over Driveway Surface.
- All Lot Areas Are More Or Less As Shown.
- All Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- Existing Buildings And Accessory Structures To Remain On Lot 2. No New Buildings, Extensions Or Additions Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.
- F.C.E. Denotes Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.
- The Forest Conservation Requirements Per Section 16.1202 Of The Howard County Code And Forest Conservation Manual For This Project Has Been Fulfilled By The On-Site Retention Of Existing Forest In The Amount Of 1.0 Acres. As per Section 16.1204(d)(7), Minor Subdivisions Which Meet Forest Conservation Requirements Entirely By Forest Retention Are Not Required To Have A Surety.
- W. Denotes Wetlands Area. Wetlands Area Delineated By Eco-Science Professionals, Inc. On July 29, 2001.
- W. Denotes Wetland Area Outline.
- Denotes Existing Centerline Of Stream.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Areas.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 10.122B Of The Howard County Code. Existing Public Water And Public Sewer Services Are Provided Under Contract #24-3304.
- Public Water And Sewerage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- No 100 Year Flood Plain Exists On Lots 1, Lot 2 or Open Space Lot 3 Of This Subdivision.
- No Cemeteries Exist On This Site Based On A Visual Site Visit & Based On An Examination Of The Howard County Cemetery Inventory Map.
- 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.
- Lot #1 Requires The Submission And Approval Of A Site Development Plan In Accordance With Section 16.155(d)(2)(ii) Of The Subdivision Regulations.
- Upon Resubdivision Of Lot #1, The Acreage Of Lot #2 Shall Be Included In The Calculations To Determine Stormwater Management Requirements.
- Open Space Lot #3 Owned And Maintained By "Henline Association, Inc., A Homeowner's Association" For The Benefit Of The Residents Of The Henline Property Subdivision.
- Articles Of Incorporation For "Henline Association, Inc., A Homeowner's Association" Are Filed With The Maryland State Department Of Assessments And Taxation On October 21, 2003 As Account Number D07622368.
- Landscaping For Lot #1 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. Landscaping For Lot #1 Is Fulfilled By On-Site Credit For Existing Vegetation. Landscape Surety Is Not Required For This Subdivision. Lot #2 Is Exempt From The Perimeter Landscaping Requirements Of Section 16.124 Of The Howard County Code And Landscape Manual Because Lot #2 Contains An Existing Dwelling Which Is To Remain.
- Open Space Tabulation:
 - a) Open Space Required (30% x 3.323 Acres) = 0.997 Acres
 - b) Open Space Provided (Lot #3) = 1.166 Acres
- Open Space Lot #3 Shown Hereon Is Hereby Dedicated To The "Henline Association, Inc., A Homeowner's Association" For The Residents Of This Subdivision. Upon Resubdivision Of Lot #1, The Area Of Open Space Lot #3 Will Be Credited Towards The Open Space Required For The Resubdivision Of Lot #1. The Acreage Of Lot #2 Will Be Included In The Subdivision Calculation To Determine The Open Space Obligation For The Resubdivision Of Lot #1.
- The Total Disturbed Area For The Proposed House Site Located On Lot #1 Is 4,736 Square Feet. Because The Disturbed Area For Lot #1 Is Less Than 5,000 Square Feet, Stormwater Management Will Not Be Required. If The Limits Of Disturbance For The New House Construction On Lot #1 Exceeds 5,000 Square Feet, Stormwater Management Shall Be Provided. If The Limits Of Disturbance Exceeds 5,000 Square Feet Of Disturbance The Owner Shall Obtain The Department Of Planning And Zoning Approval Of Proposed Stormwater Management Facilities Prior To Submittal Of A Site Development Plan/Plot Plan For Review.

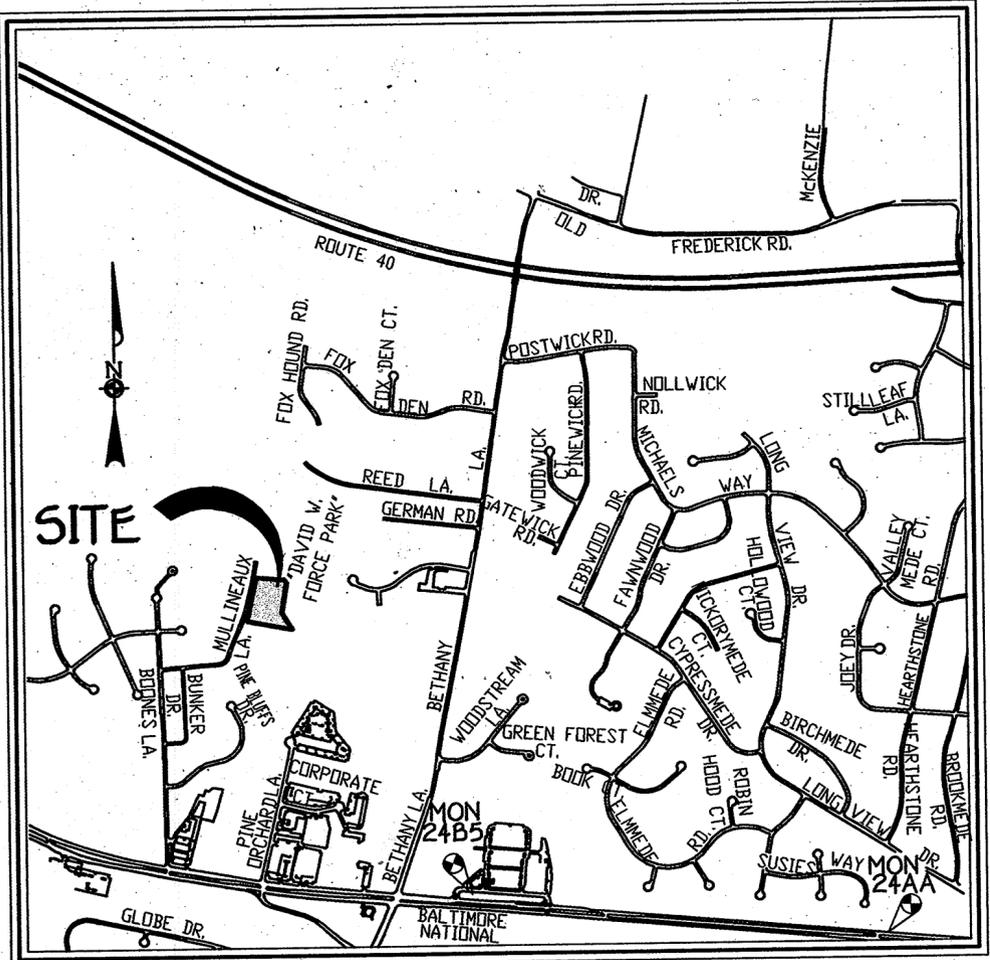
Wetland Tabulation

Sym.	Bearing And Distance
WL1	S34°09'50"W 18.06'
WL2	S73°48'27"W 61.50'
WL3	S52°13'52"W 37.21'
WL4	N23°28'54"E 13.25'
WL5	N30°15'13"E 20.57'
WL6	N04°40'55"W 23.73'
WL7	N61°14'13"W 20.06'
WL8	S75°11'53"W 70.05'
WL9	S56°33'24"W 30.82'
WL10	S82°10'54"W 20.98'
WL11	N55°43'50"E 46.99'
WL12	N74°57'13"E 76.78'
WL13	S65°28'15"E 21.39'
WL14	N83°55'28"E 24.32'
WL15	N69°31'59"E 70.52'
WL16	S09°34'16"W 35.85'

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.

Mark L. Robel 10/22/03
 (Property Line Surveyor) Date

Robert T. Henline 10-22-03
 (Owner) Date



Vicinity Map
Scale: 1" = 2000'

Area Tabulation Chart

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE.....	2
OPEN SPACE.....	1
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE.....	2.157 AC'S*
OPEN SPACE.....	1.166 AC'S*
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS.....	0.000 AC'S*
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	3.323 AC'S*

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2955

Owners/Developers
 Robert T. Henline
 3035 Mullineaux Lane
 Ellicott City, Maryland 21042-2151

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

Denny Brantner 11-10-03
 Howard County Health Officer Date

Owner's Certificate

Robert T. Henline, 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 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 22nd Day Of October, 2003.

APPROVED: Howard County Department Of Planning And Zoning.

Mark L. Robel 10/29/03
 Chief, Development Engineering Division Date

Mark L. Robel 11/14/03
 Director Date

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 Robert T. Henline And Naomi W. Henline, His Wife To Robert T. Henline And Naomi W. Henline, His Wife, By Deed Dated December 2, 1992 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 2715 At Folio 397, 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.



Mark L. Robel 10/22/03
 Mark L. Robel, Property Line Surveyor No. 339 Date

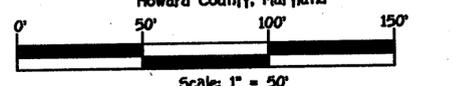
RECORDED AS PLAT No. 16349 ON Nov. 26, 2003
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Henline Property

Lots 1, 2
 &
 Open Space Lot 3

Zoned: R-20
 Tax Map No. 17 Grid 19 Parcel #329
 Second Election District
 Howard County, Maryland

Scale: 1" = 50'
 Date: October 22, 2003
 Sheet 1 of 2

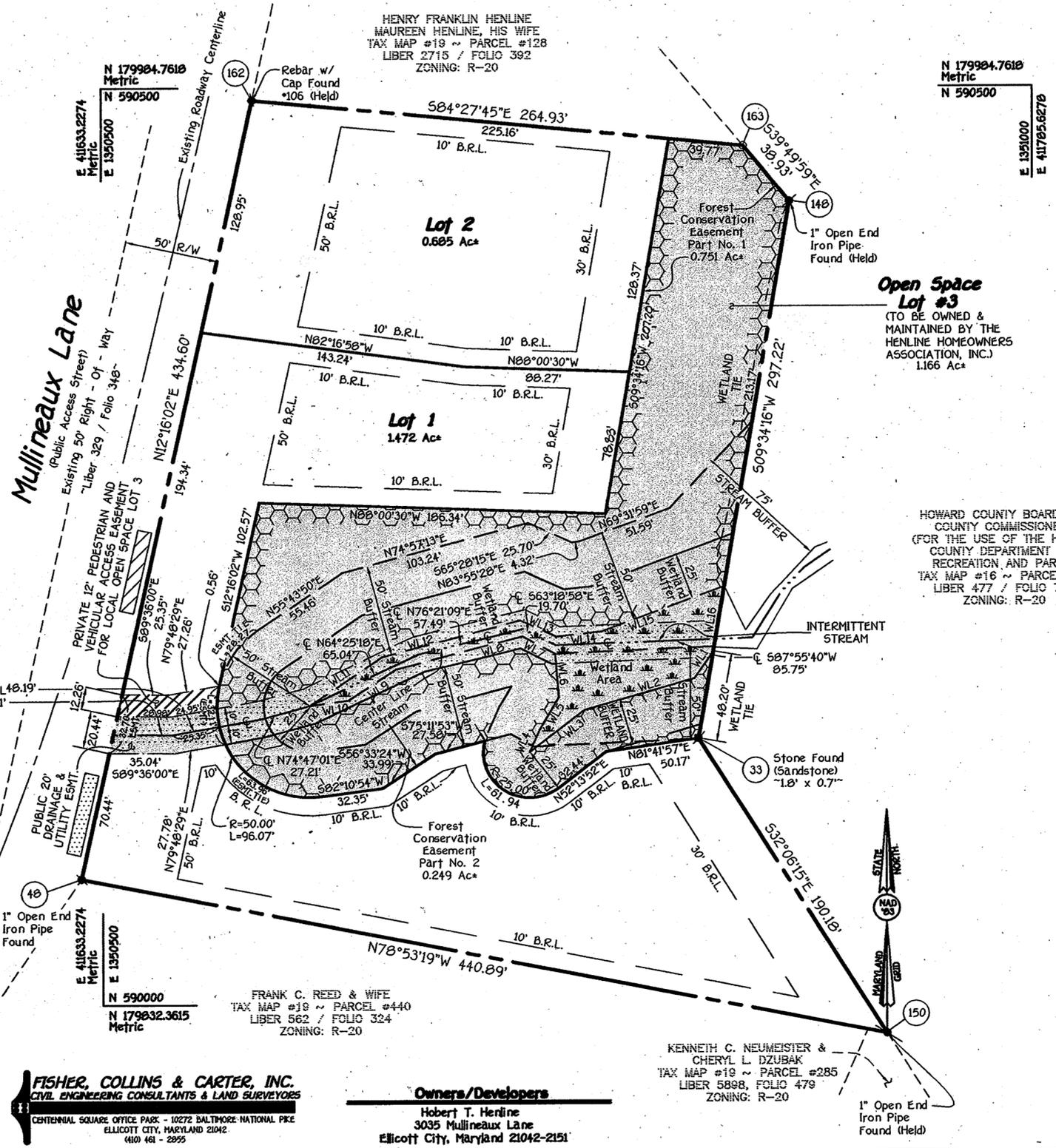


The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers

Mark L. Robel 10/22/03
 Mark L. Robel (Property Line Surveyor) Date

Robert T. Henline 10-22-03
 Robert T. Henline (Owner) Date

LEGEND	
SYMBOL	DESCRIPTION
	CENTER LINE OF EXISTING STREAM
	DENOTES LIMITS OF WETLANDS
	DENOTES 25' WETLAND BUFFERS
	DENOTES WETLANDS
	DENOTES 50' OR 75' STREAM BUFFERS
	DENOTES FOREST CONSERVATION ESMT.
	PUBLIC 20' DRAINAGE & UTILITY ESMT.
	40' ACCESS ESMT. TO LOCAL OPEN SPACE



Reservation Of Public Utility And Forest Conservation Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As Forest Conservation Area), Located In, On, Over, And Through Lots/Parcels, Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County With A Metes-And-Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By The Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

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Pam Banta 11-10-03
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Robert T. Henline
 Robert T. Henline

Mark L. Robel
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Mark L. Robel 10/22/03
 Mark L. Robel, Property Line Surveyor No. 339 Date



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