

COORDINATE LIST		
PT.#	NORTHING	EASTING
1.	175124.873	400446.396
2.	174690.860	400940.311
3.	174349.407	400923.838
4.	173663.557	400768.867
5.	173727.050	400465.816
6.	173298.077	400367.301
7.	173379.752	400291.675
8.	173824.483	400393.809
9.	173907.179	400253.286
10.	173927.071	400145.099
11.	174633.037	400274.905
12.	174599.581	400456.855
13.	174865.130	400505.682
14.	174976.130	400379.361

WETLANDS LINE CHART		
LINE	BEARING	DISTANCE
L24	N 83°07'34" W	72.52'
L25	N 56°29'12" W	108.98'
L26	N 86°33'33" W	97.40'
L27	N 70°48'23" W	40.81'
L28	N 12°56'02" E	224.00'
L29	S 78°59'59" E	65.20'
L30	S 53°26'43" E	130.85'
L31	S 30°58'40" E	69.80'
L32	S 45°05'23" E	90.74'
L33	S 12°43'55" W	94.46'

MINIMUM LOT SIZE CHART			
LOT	GRASS AREA	PIPESTEM AREA	REMAINING AREA
	ACRES	ACRES	ACRES
1	17.3266	0.0000	17.3266

P. 301  
WILLIAM C. FREEMAN  
PLAT 4050

FOREST RETENTION AREA		
LINE	BEARING	DISTANCE
L34	S 02°45'43" W	200.68'
L35	N 67°07'16" W	282.20'
L36	S 71°10'26" E	212.45'
L37	N 10°25'07" E	199.74'
L38	N 48°41'37" W	168.16'
L39	N 24°15'35" E	163.15'
L40	S 48°41'37" E	657.51'
L41	N 10°25'07" E	44.99'
L42	S 71°10'26" E	187.74'
L43	S 08°55'46" W	138.61'
L44	N 78°28'11" W	167.33'
L45	N 00°10'33" W	119.82'

**GENERAL NOTES**

- Property Zoned: R-R per rezoning of 9/18/01.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Station No.'s used; Station No. 28EA N: 572,158.938, E: 1,319,400.734; Station No. 28E2 N: 569,963.442, E: 1,319,689.752
- This plat is based on a field run monumented boundary survey performed June 1990 by Development Consultants Group, Inc. ● denotes iron pipe found, ○ denotes iron pipe to be set.
- B.R.L. denotes building restriction line.
- ▨ this area designates a private sewage easement of a minimum of 10,000 S.F. as required by the Maryland Department of the Environment, for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available and servicing any residential structures constructed on these buildable sites. This easement shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- Flag or pipestem lots shall not be further subdivided into lot accommodating additional residences unless a public road can be constructed according to county standard on a minimum 50' right-of-way to be deeded to the county.
- 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 and not onto the flag or pipestem lot driveway.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following requirements:
  - Width - 12' (14' serving more than 1 residence).
  - Surface - 6" compacted crusher run base w/tar & chip coating.
  - Geometry - Max. 16% grade; Max. 10% grade change; Min. 45' turning radius.
  - Culverts & bridges - Capable of supporting 25 gross tons.
  - Drainage Elements - Capable of passing 100yr flood w/no more than 1' depth over driveway surface.
  - Structure Clearance - Minimum 12'.
  - Maintenance - Sufficient to insure all weather use.

**LEGEND**

- ▨ = FOREST RETENTION AREA
- ▨ = SEPTIC AREA

- Areas shown hereon are more or less, unless otherwise noted.
- No clearing, grading or construction is permitted within 100yr flood plain, wetland, or stream buffer.
- There is an existing dwelling on Lot 1 to remain.
- Perculation test holes shown hereon have been field located and shown thus: ●
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: Developer reserves unto itself, its successors and assigns, all easements shown on this plat for storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through Lots 1 through 4, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of 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 a deed(s) 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

**OWNER'S CERTIFICATE**

We, James M. Sanburn and Emilie S. Sanburn, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plan 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 flood plains 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 flood plains, 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 our hands this 11<sup>th</sup> Day of August, 2002

James M. Sanburn      Emilie S. Sanburn      Witness

**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 Henry C. Marshall and Elizabeth Emerson Marshall to James M. Sanburn and Emilie S. Sanburn by deed dated January 2, 1957 and recorded in Liber 292 at Folio 411 among the Land Records of Howard County, Maryland 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.

Jefferson D. Lawrence      7-17-02      Date  
Md. Reg. Prof. Land Surveyor #5216

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 10-29-02 AS PLAT NUMBER 15635

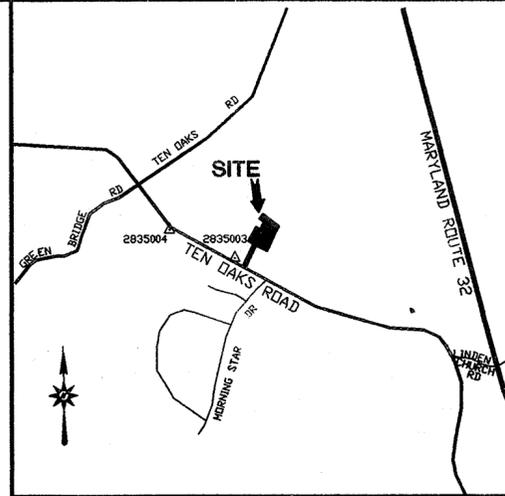
**RESUBDIVISION PLAT  
SANBORN PROPERTY**

LOT 1  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TA) MAP: 28      PARCELS: 43  
R-R      SCALE: 1"=100'      SHEET 1 OF 1  
DATE: JUNE 5, 2002      002-048

**O'CONNELL & LAWRENCE, INC.**  
SURVEYORS, ENGINEERS & LAND PLANNERS  
17904 Georgia Avenue, Suite 302, Olney, Maryland 20832  
Tel: (301) 924-4570 • Fax: (301) 924-5872

The requirements of § 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement by volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

Jefferson D. Lawrence      7-17-02      Date  
Md. Reg. Prof. Land Surveyor #5216  
OWNER: JAMES M. SANBORN      8-12-02      Date  
OWNER: EMILIE S. SANBORN      8-13-02      Date



**VICINITY MAP**  
SCALE: 1" = 2000'

FLOOD PLAIN LINE CHART		
LINE	BEARING	DISTANCE
L1	N 84°16'56" W	73.81'
L2	S 66°58'39" E	100.49'
L3	N 80°15'02" W	71.53'
L4	N 49°42'36" E	44.34'
L5	S 66°13'01" E	24.47'
L6	S 04°25'36" W	84.99'
L7	S 78°31'43" E	19.49'
L8	S 40°34'49" E	62.39'
L9	N 13°40'59" W	63.60'
L10	S 31°32'03" E	42.05'
L11	S 50°28'33" E	80.78'
L12	S 74°45'27" E	119.72'
L13	S 10°25'07" W	97.18'
L14	S 58°48'04" E	13.77'
L15	S 50°21'29" E	59.36'
L16	S 57°31'46" E	156.51'
L17	S 75°10'13" E	34.71'
L18	S 27°53'17" E	68.77'
L19	S 00°34'52" E	86.56'
L20	S 34°21'04" E	23.81'
L21	S 79°16'07" E	81.83'
L22	S 61°00'19" E	168.63'
L23	S 13°13'47" W	24.16'

OWNER	FINAL PLAT TABULATION	TOTALS
JAMES SANBORN 4967 TEN OAKS RD. DAYTON, MD. 21036 410-531-5444	1. TOTAL NUMBER OF LOTS 2. TOTAL AREA OF LOTS 3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS 4. TOTAL AREA OF SUBDIVISION TO BE RECORDED	1 17.3266 AC. 0.0000 AC. 17.3266 AC.

**PURPOSE STATEMENT**

The purpose of this plat is to establish a Forest Retention area on Sanborn Property Lot 1 for Koandah Gardens Estates, F-02-04, to partially fulfill the forest conservation obligation for the latter. With the recordation of the 4.18 acre FCE on this site, the by-right yield of 4 lots is met for the 21.69+ acre Sanborn Property, and Lot 1 has no additional by-right development potential. Lot 1 (17.47 acres) has committed 8.54 acres to support the density on Lots 2, 3 & 4 plus 4.18 acres to accommodate part of the Koandah Gardens Estates forest conservation obligation. Of the remaining acreage (17.47-12.72=4.75), 4.25 acres is required to support the density on Lot 1.