

**Reservation of Public Utility and Forest Conservation Easements**

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over and through lots 1 & 2, and 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)/parcels. 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 the 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.

This area designates a private sewage easement of at least 10,000 square feet 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. These easements shall become null and void upon connection to a public sewage system/ The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.

The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment. 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 markers have been complied with.

*Anita M. Funk* 6/12/03  
Anita M. Funk Date

*Joan R. Miller* 6/5/03  
Joan R. Miller Date

POINT NO.	NORTHING	EASTING
1	609551.6461	1298929.1518
2	609488.4448	1299000.3046
3	609330.9935	1299212.2128
4	609299.6933	1299313.6875
5	609266.8800	1299420.0674
6	609249.7140	1299417.0057
7	608663.9998	1299312.5374
8	608928.9503	1299057.3512
9	608975.5494	1298858.4813
10	609368.1454	1298932.0455

**AREA TABULATIONS**

- Total number of lots to be recorded: 2
  - Buildable: 2
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of lots to be recorded: 6.0000 Ac.±
  - Buildable: 6.0000 Ac.±
  - Non-Buildable: 0
  - Open Space: 0
  - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.0244 Ac.±
- Total area of subdivision to be recorded: 6.0244 Ac.±

APPROVED: For Private Water and Private Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.

*Paul Bonner* 6-24-03  
Howard County Health Officer SRK Date

APPROVED: Howard County Department of Planning and Zoning.

*Debra Callahan* 6/30/03  
Director Date

*Chris Dammann* 6/21/03  
Chief, Development Engineering Division Date

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Linda Viola Harbin to Anita Maria Funk and Joan Regina Miller.

by deed dated June 9, 2003 and recorded in the land records of Howard County in Liber 7259, Folio 534; 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.

*D. Wayne Weller* 6/17/03  
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10686 Date



**OWNER'S CERTIFICATE**

We, Anita M. Funk and Joan R. Miller, 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:

- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

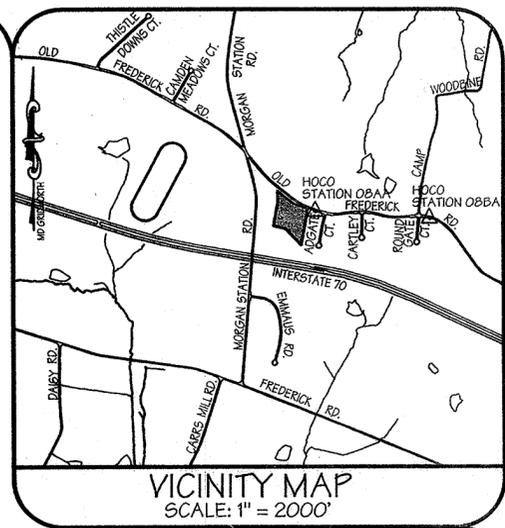
Witness by our hands this 12<sup>th</sup> day of June, 2003.

*Anita M. Funk*  
Anita M. Funk

*Joan R. Miller*  
Joan R. Miller

*Joan R. Miller*  
Witness

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
4-6	114.81'	1290.00'	S64°11'06"E	114.77'	5°05'58"	57.44'



**GENERAL NOTES**

- This plat is based on a field run monumented boundary survey performed by LDE, Inc. in October, 2001.
- These Coordinates are based on NAD 83, Maryland coordinate system as projected by Howard County Geodetic Control Stations No. OBAA and No. OBBA.
- Stone or Concrete Monument Found or Set.
- Pipe or Rebar Found or Set.
- Subject property is zoned RC-DEO per 10/18/1993 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are + / - , more or less.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements: a.) Width - 12 ft. (14 ft. serving more than one residence). b.) Surface - 6 inches of compacted crusher run base with tar and chip coating, (1-1/2" min) turning radius. c.) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45 ft. turning radius. d.) Structures (culverts / bridges) capable of supporting 25 gross tons (H25 loading). e.) Drainage Elements - Capable of safely passing 100 year flood with no more than 1 foot depth over driveways surface. f.) Maintenance sufficient to insure all weather use.
- Deed Reference: Liber 7259 Folio 534.
- There are no wetlands located on this property. Wetlands certification provided by Dennis J. Labare M.S. 10/09/01.
- Landscaping for Lots 1 and 2 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
- This subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the proposal is a minor subdivision that creates one additional lot and has no further subdivision potential, based on existing zoning.
- Open Space for this subdivision is provided by payment of a fee-in-lieu of \$1500.00
- Stormwater management is provided for these lots by the following credits: Environmentally Sensitive Development, Disconnection of Rooftop and Non-Rooftop Runoff Credit.
- There is an existing dwelling/structure located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require. (See Building Permit #B 00136656.)
- Financial Surety for the required landscaping must be posted as part of the Grading Permit in the amount of \$8700.00. The landscaping surety amount for Lot 1 is \$4200.00 for 14 shade trees and Lot 2 is \$4500.00 for 15 shade trees.
- This plan is subject to WP 03-82. On February 21, 2003 the Planning Director approved a waiver to Section 16.147 of the Howard Subdivision and Land Development Regulations which requires the submission and approval of a subdivision plat to merge adjacent parcels of land to correct a zoning violation.

**OWNER / DEVELOPER**

ANITA M. FUNK  
1195 Convey Harbor  
Paaadena, MD 21122

JOAN R. MILLER  
304 Firetown Road  
Simsbury, CT 06070

RECORDED AS PLAT NUMBER 16036  
ON July 3, 2003 AMONG THE  
LAND RECORDS OF HOWARD COUNTY, MD.

**COPE / KNILL PROPERTY**  
Lot 1 & 2

4th Election District - Howard County, MD  
Tax Map 8 - Grid B Parcel 395  
Scale 1"=50' - Date: June 2003  
Zoning: RC-DEO Sheet 1 of 1

Previous Submittals: WP 03-82

**LDE Inc.**  
Engineers, Surveyors, Planners  
9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045  
(410)715-1070 - (301)596-3424 - FAX(410)715-9540