

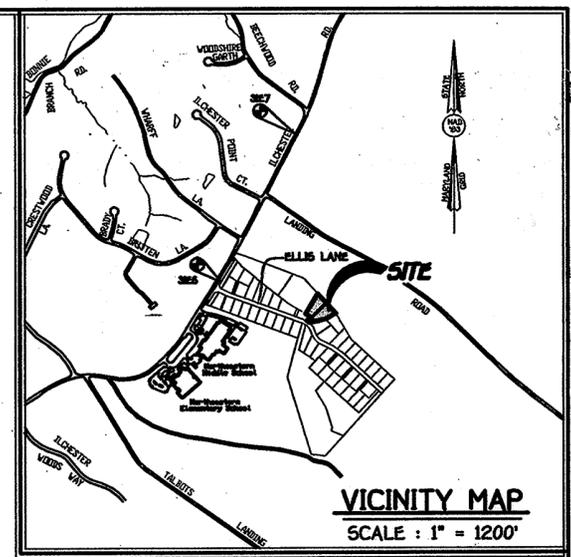
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
152	570521.7425	1377565.6309	152	173895.3749	419882.8441
258	570477.1474	1377768.8062	258	173881.7823	419944.7720
259	570517.7725	1377845.9648	259	173894.1848	419968.2900
262	570526.0444	1377869.9644	262	173896.6861	419975.6051
277	570730.5719	1377686.8683	277	173928.9653	419919.7973
675	570449.8374	1377579.3600	675	173873.4582	419887.0287
677	570436.3827	1377599.8853	677	173869.3572	419893.2848
679	570493.6847	1377612.6886	679	173886.8229	419897.1812

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 Have Been Complied With.

*Terrell A. Fisher* 10/23/03  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)  
*Nancy J. Kasemeyer* 10/23/03  
 Nancy J. Kasemeyer, Member

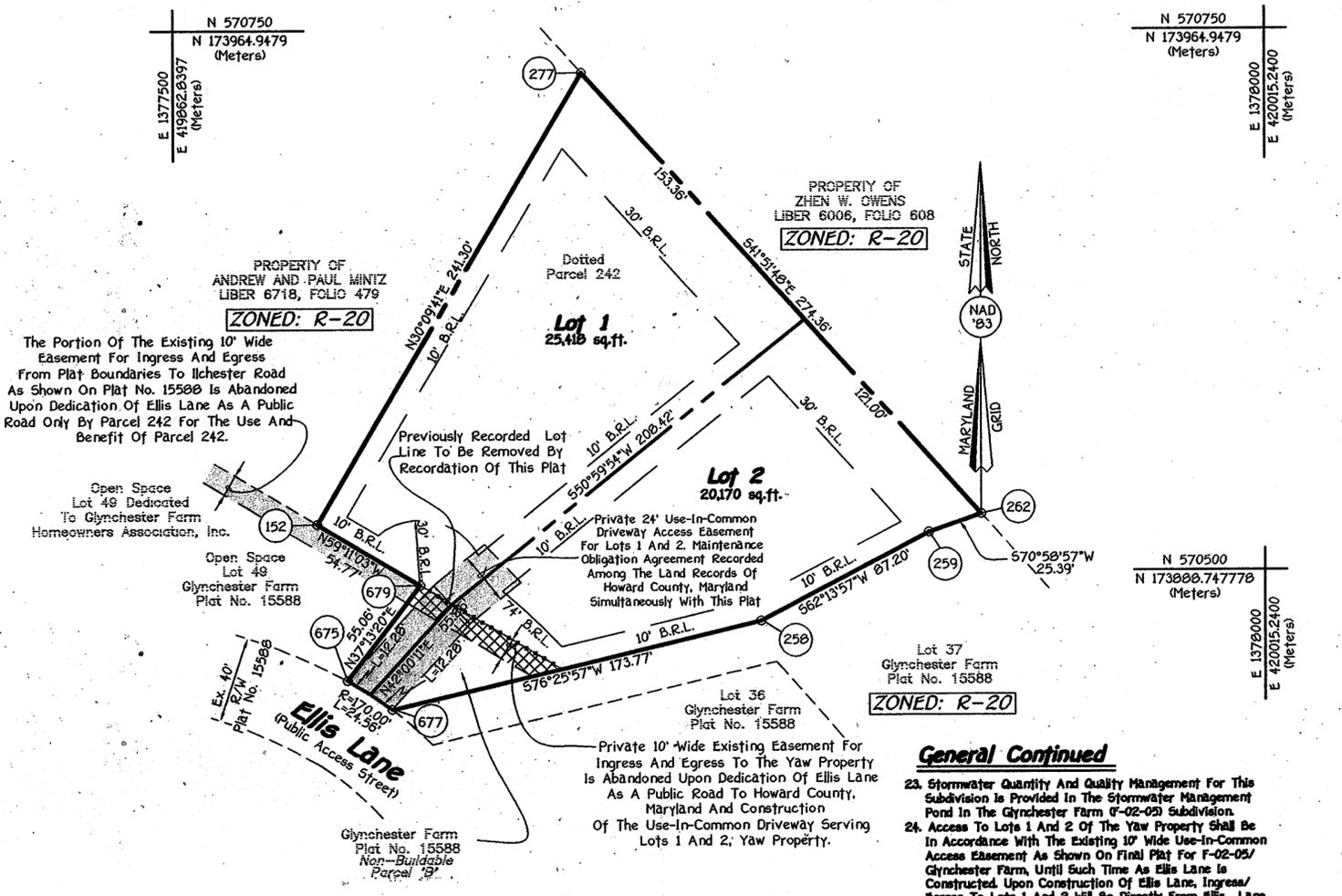
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	25,418 Sq.Ft.	773 Sq.Ft.	24,845 Sq.Ft.

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
677-675	170.00'	24.56	08d16'44"	12.30'	N56°45'16"W 24.54'



**Reservation Of Public Utility Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plat For Water, Sewer, Storm Drainage, Other Public Utilities. Located In, On, Over And Through Lots 1 And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easement Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. 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 Deeds Of Easement In The Land Records Of Howard County."



**General Notes:**

- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83 - Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31E5 And No. 31E7.  
 Sta. 31E5 N 173996.1586 E 419619.2145 (meter)  
 Sta. 31E7 N 174448.1549 E 419664.0345 (meter)
- This Plat Is Based On Field Run Boundary Survey Performed On Or About December 22, 1997 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 106'.
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate T.C.C. 106'.
- Denotes Concrete Monument Or Stake Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipe Stem Lot And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Use-In-Common Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit 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, (1/2" Minimum)  
 c) Geometry - Maximum 15% Grade, Maximum 10% 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 Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Existing Dwelling Located On Lot 1 Remains. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
- Water And Sewer Services To These Lots Will Be Granted Under Provisions Of Section 161225 Of The Howard County Code. Public Water And Sewer Allocations Will Be Granted At The Time Of The Issuance Of The Building Permit If Capacity Is Available At That Time.
- No Cemeteries Exist On Site By Visual Observation.
- This Plat Is Exempt From Forest Conservation With Section 161202(b)(XIV) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision That Creates One Additional Lot And Has No Further Subdivision Potential.
- Landscaping For Lot 2 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16124 Of The Howard County Code And The Landscape Manual. Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 16124 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling To Remain. A Landscape Surety For 2 Shade Trees In The Amount Of \$600.00 For Lot 2 Will Be Provided At The Time Of "Grading" Permit Application" And Is Deferred Until Site Development Plan Approval.
- Lot 2 Requires The Submission And Approval Of A Site Development Plan In Accordance With Section 16155(a)(2)(D) Of The Subdivision Regulations.
- This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.
- A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1500.00.
- Wetland Report Prepared By American Land Concepts On May 20, 2003. No Wetlands Exist On-Site.

**General Continued**

- Stormwater Quantity And Quality Management For This Subdivision Is Provided In The Stormwater Management Pond In The Glynchester Farm (7-02-05) Subdivision.
- Access To Lots 1 And 2 Of The Yaw Property Shall Be In Accordance With The Existing 10' Wide Use-In-Common Access Easement As Shown On Final Plat For F-02-05/ Glynchester Farm, Until Such Time As Ellis Lane Is Constructed Upon Construction Of Ellis Lane, Ingress/ Egress To Lots 1 And 2 Will Be Directly From Ellis Lane Via The 24' Wide Use-In-Common Access Easement Designed To Serve Those Lots Exclusively, And Use Of The 10' Wide Use-In-Common Access Easement Will Be Abandoned.
- Public Water And Sewer Provided By Contract No. H-3976-D

**Owners**  
 Evergreen, LLC  
 C/O Ms. Nancy Kasemeyer  
 5575 Sterrett Place  
 Columbia, Maryland 21044

**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	1.046 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Lots To Be Recorded	1.046 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	1.046 Ac.±

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21112  
 (410) 461 - 2999

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

*Penny Brewster* 11/19/03  
 Howard County Health Officer M.C. Date

APPROVED: Howard County Department Of Planning And Zoning.

*Michael R. ...* 11/17/03  
 Chief, Development Engineering Division Date

*...* 11/20/03  
 Director Date

**OWNER'S CERTIFICATE**

Evergreen, LLC, By: Nancy Kasemeyer, Member, 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 23<sup>rd</sup> Day Of October, 2003.

*Nancy J. Kasemeyer*  
 Evergreen, LLC  
 By: Nancy Kasemeyer, Member

*Terrell A. Fisher*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct To The Best Of My Knowledge; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Charlotte Yaw, Trustee And Michael D. Yaw, Trustee, Under The Yaw Family Trust Agreement And First Amendment To The Yaw Family Trust Agreement To Evergreen, LLC By Deed Dated August 13, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber 7624 At Folio 217 and (2) All Of The Lands Conveyed By Charlotte Yaw, Trustee Of The Revocable Trust To Evergreen, LLC By Deed Dated August 14, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber 7697 At Folio 150; Also Being Non-Buildable Parcel 'B' As Shown On Plat Entitled "Glynchester Farm - Buildable Lots 1 Thru 46, Open Space Lots 47 Thru 53 And Non-Buildable 'A' And 'B'" Recorded As Plat No. 15588, 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.

*Terrell A. Fisher* 10/23/03  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 16346 ON Nov. 25, 2003 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Yaw Property**  
 Lots 1 And 2  
 (A Subdivision Of Parcel 242 And A Resubdivision Of Non-Buildable Parcel 'B'-Glynchester Farm Plat No. 15588)  
 Zoned R-20  
 Tax Map 31 Parcel 242 Grid 15  
 Tax Map 31 Part Of Parcel 239 Grid 16  
 First Election District Howard County, Maryland

Scale: 1" = 50'  
 Date: October 20, 2003  
 Sheet 1 of 1  
 F-03-214

F-03-214