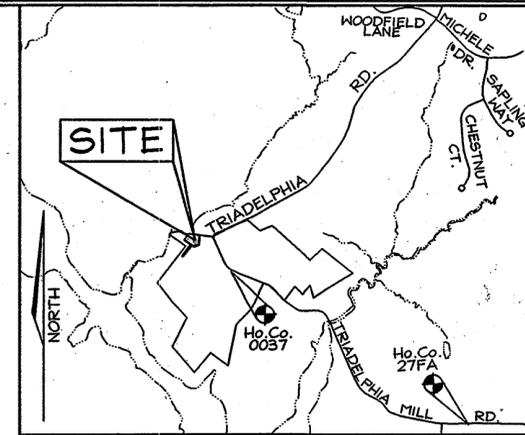
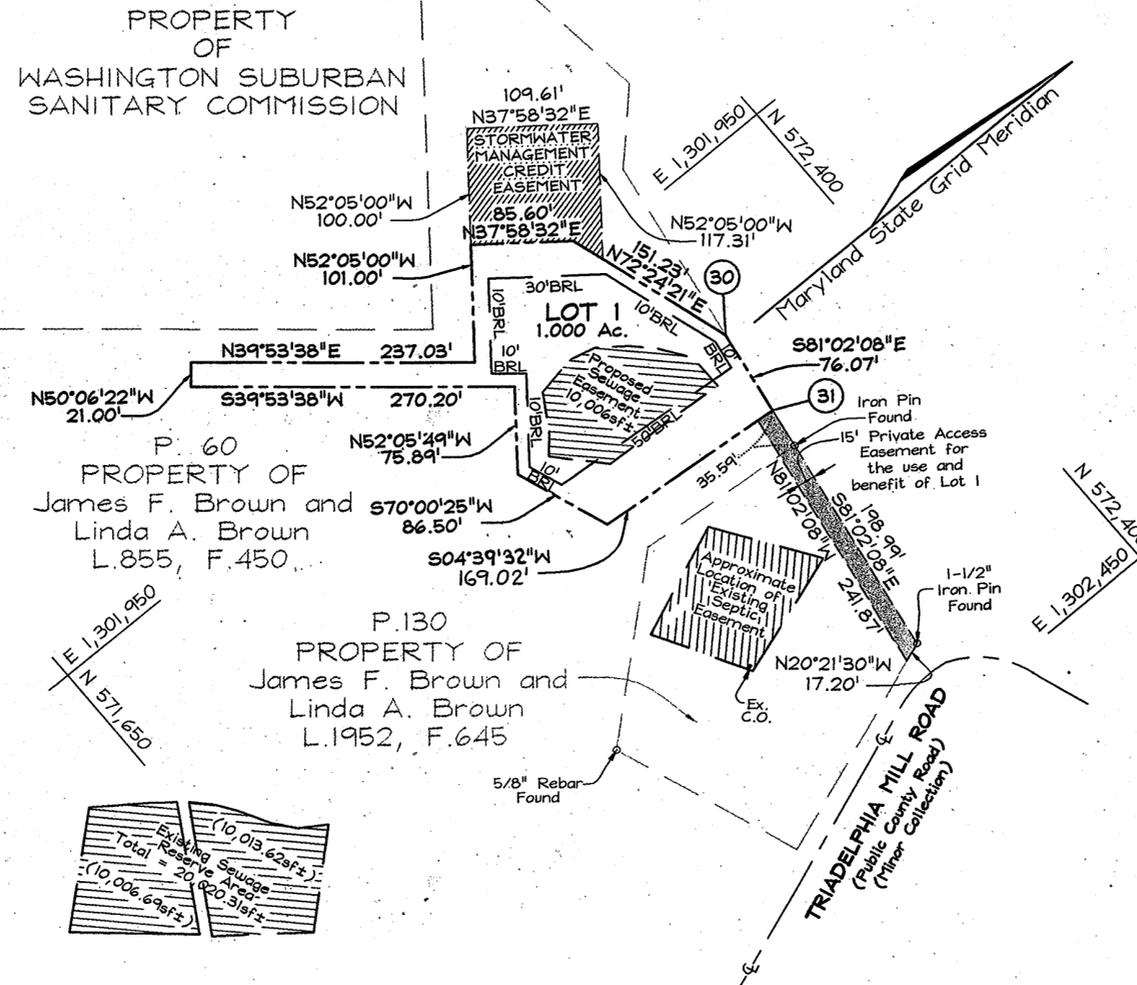


U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
30	572,259.0781	1,302,078.6607
31	572,247.2256	1,302,153.7968

METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
30	174,424.9159	396,874.3695
31	174,421.3032	396,897.2711



VICINITY MAP  
SCALE: 1"=2000'



**GENERAL NOTES**

- Subject property zoned RC-DEO per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 0037 and no. 27FA. Denotes approximate location (see location map).
 

Sta. 0037	N 174,225.1990 (meters)	E 397,055.3300 (meters)
	N 571,603.840 (feet)	E 1,302,672.361 (feet)
Sta. 27FA	N 173,432.2036 (meters)	E 398,341.6442 (meters)
	N 569,002.154 (feet)	E 1,306,892.544 (feet)
- Denotes iron pipe found or pin found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- Denotes a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) 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 modifications to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumental Boundary Survey performed on or about February 21, 2003 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
  - Width - 12 feet (14 feet serving more than one residence);
  - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
  - Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;
  - Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
  - Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
  - Structure clearances - minimum 12 Feet;
  - Maintenances - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- There is no 100 Year Floodplain existing on-site.
- Lot 1 is created in accordance with section 104.E.6 of the Zoning regulation which allows the lot to be created pursuant to the applicable state and Howard County laws governing the Agricultural land preservation district or easement. All Bulk regulations of section 104.E.2 through 104.E.5 remain applicable.
- This plat is subject to section 15.509(e) of the pre-1993 Howard County code.
- This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(vi) of the Subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program.
- Landscaping requirements for this lot are in accordance with the alternative compliance provisions of Section 16.124 of the Howard County Code and the Landscape Manual as a result of the lot's site location within the farm's interior.
- Refuse collection, snow removal and road maintenance are provided to the junction of the road right-of-way line and not to the access easement.
- A variance to COMAR 26.04.02.05.K was granted by Maryland Department of the Environment on May 20, 2003, allowing a one acre lot to be approved within 2,500 feet of a water supply reservoir.

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

*C. Brooke Miller* 9/8/03  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

*James F. Brown* 9-5-03  
(James F. Brown) Date

*Linda A. Brown* 9-5-03  
(Linda A. Brown) Date

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 1
- Total area of Buildable Lots to be recorded: 1.000 Acres±

**OWNER/DEVELOPER**  
James F. and Linda A. Brown  
15155 Triadelphia Mill Road  
Glenelg, Maryland 21737-9401

**FSH Associates**  
Engineers Planners Surveyors  
8318 Forest Street Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: FSHAssociates@cs.com

Howard County Health Department  
APPROVED: For Private Water and Sewerage Systems

*Dennis Brantley* 9-15-03  
Howard County Health Officer MR Date

APPROVED: Howard County Department of Planning and Zoning

*Chris Damann* 9/12/03  
Chief, Development Engineering Division MK Date

*Patrick D. Uygler* 9/24/03  
Director MK Date

**OWNER'S CERTIFICATE**

We, James F. Brown and Linda A. Brown, owners of the property shown and described herein, 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 road and street Rights-of-Way and the specific easement areas shown herein; (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 said Easements and Rights-of-Way.

Witness my hand this 5<sup>th</sup> day of SEPTEMBER, 2003.

*James F. Brown*  
*Linda A. Brown*

*Zacharia V. Fisch*  
Witness  
*Zacharia V. Fisch*  
Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown herein is correct; that it is a subdivision of part of the lands conveyed by James R. Brown and Bertie O. Brown to James F. Brown and Linda A. Brown by deed dated November 8, 1977 and recorded in the land records of Howard County in liber 855 folio 450, and that all monuments are in place or will be in place, in accordance with the Annotated Code of Maryland, as amended.

*C. Brooke Miller* 9/8/03  
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 11220 on 10/01/03  
Among the Land Records of Howard County, Maryland.

AGRICULTURAL PRESERVATION  
SUBDIVISION PLAT FOR  
**JAMES BROWN  
PROPERTY  
LOT 1**  
A SUBDIVISION OF PARCEL 60  
TAX MAP 27 GRID 9  
5TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
Scale: 1"=100'  
Date: June 20, 2003  
Sheet 1 of 1