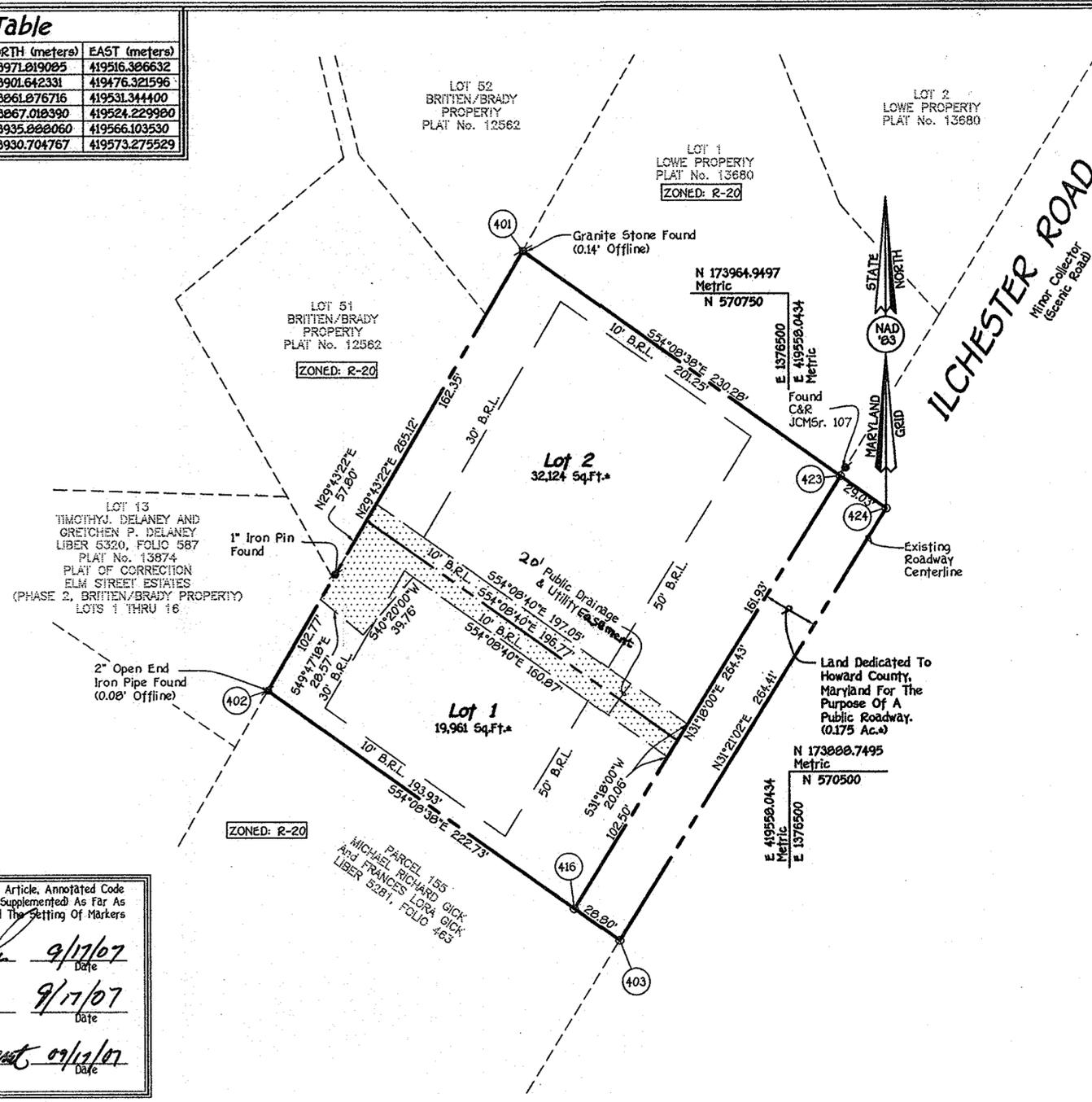


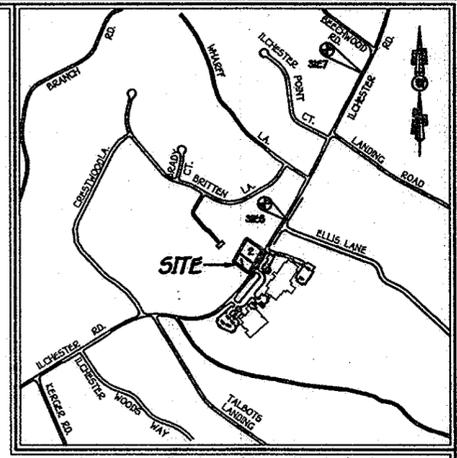
Coordinate Table			
POINT	NORTH (feet)	EAST (feet)	EAST (meters)
401	570772.5431	1376363.3450	419516.306632
402	570542.3040	1376231.0903	419476.321596
403	570411.0405	1376412.4109	419531.344400
416	570420.7094	1376309.0777	419524.229900
423	570654.6594	1376526.4579	419566.103530
424	570637.6530	1376549.9000	419573.275529

N 173964.9497
Metric
N 570750
E 419405.0431
Metric
E 1376000



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 Deed(s) Conveying Said Lot(s). 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 Deed(s) Of Easement In The Land Records Of Howard County."



Vicinity Map
Scale: 1" = 1200'

General Notes:

- Subject Property Zoned R-20 Per 2/2/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Regulation Amendments, Effective July 20, 2006.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31E6 And No. 31E7.
Sta. 31E6 N 173996.1506 E 419619.2145 (meter)
Sta. 31E7 N 174440.1549 E 419864.0345 (meter)
- This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About November 2002 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Use-In-Common 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 (Minimum) Requirements:
a) Width - 12 Feet (16 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 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 (H25-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 (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Wetlands Area Delineated By Eco-Science Professionals, Inc. On February 19, 2003.
- Existing Dwelling Located On Lot 2 Remains. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
- No Previous Department Of Planning And Zoning File Numbers Exist For This Property.
- Water And Sewer Services To These Lots Will Be Granted Under Provisions Of Section 16.122B Of The Howard County Code. Public Water And Sewer Allocations Will Be granted At Time Of The Issuance Of The Building Permit If Capacity Is Available At That Time.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Forest Stand Delineation Prepared By Eco-Science Professionals, Inc. On February 19, 2003.
- No 100 Year Flood Plain Exists On Site.
- Landscape For Lot 1 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual.
- Lot 2 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 2 Contains An Existing Dwelling To Remain.
A Landscape Surety For 5 shade Trees In The Amount Of \$1,500.00 For Lot 1 Is Deferred Until Site Development Plan Approval Of Lot 1.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations.
- Lot 1 Requires The Submission And Approval Of A Site Plan In Accordance With Section 16.155(a)(2)(ii) Of The Subdivision Regulations.
- A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1500.00.
- This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(ix)(iii) 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.
- On-Site Stormwater Management For Water Quality Volume And Groundwater Recharge Volume Are Being Provided By Rooftop And Non-Rooftop Disconnection Credit Per Sections 5.2 And 5.3 Of The MDE Stormwater Management Design Manual. The Rate Of Runoff From The 1 Year Storm Is Less Than 1 cfs. Therefore, Channel Protection Volume (CPV) Is Not Required.
- Section 16.120(b)(2)(ii) Of The Howard County Subdivision And Land Development Regulations Allows Land Dedicated For Street Widening In A Minor Subdivision To Be Counted Up To 10% Of The Minimum Lot Size Requirements: 20,000 Sq.Ft. - 10% (2,000 Sq.Ft.) = 18,000 Sq.Ft. Provided In Roadway Dedication
Lot 1 Acreage Provided 19,961 Sq.Ft. + (39 Sq.Ft. Provided In Roadway Dedication)

The Requirements §3-106, The Real Property Article, Annotated Code Of Maryland, 1989 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 9/17/07
Terrell A. Fisher, L.S. 10692
(Registered Land Surveyor)
Date

Dale M. Klamut 9/17/07
Dale M. Klamut
(Owner)
Date

Kimberly Acton-Klamut 09/12/07
Kimberly Acton-Klamut
(Owner)
Date

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	1,196 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	1,196 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.175 Ac.±
TOTAL AREA TO BE RECORDED	1,371 Ac.±

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 481-2255

Owner and Developer
Dale M. Klamut
Kimberly Acton-Klamut
5016 Ilchester Road
Ellicott City, Maryland
21043-6028

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

B. Nelson for Peter Beilensen 10/1/07
Howard County Health Officer 40 1100 Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 12/5/07
Chief, Development Engineering Division J.Y. Date

[Signature] 12/6/07
Director Date

OWNER'S CERTIFICATE
Dale M. Klamut And Kimberly Acton-Klamut, 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 17th Day Of September, 2007.

[Signature] Dale M. Klamut
[Signature] Witness
[Signature] Witness

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 The Baltimore Province Of The Sisters Of Notre Dame De Namur, Inc. To Dale M. Klamut And Kimberly Acton-Klamut By Deed Dated March 2, 1998 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 4207 At Folio 692, 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.

[Signature] 9/17/07
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 19599 ON 12/14/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Klamut Property
Lots 1 And 2
Zoned: R-20
Tax Map: 31 Parcel: 154 Grid: 16
First Election District
Howard County, Maryland
Date: September 14, 2007
Scale: 1" = 50'
Sheet 1 of 1

F-04-171