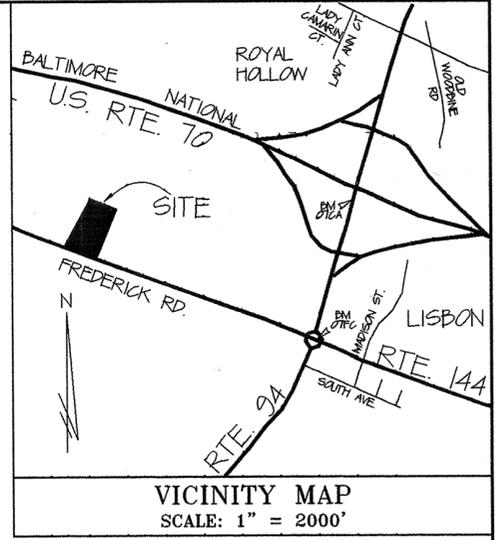
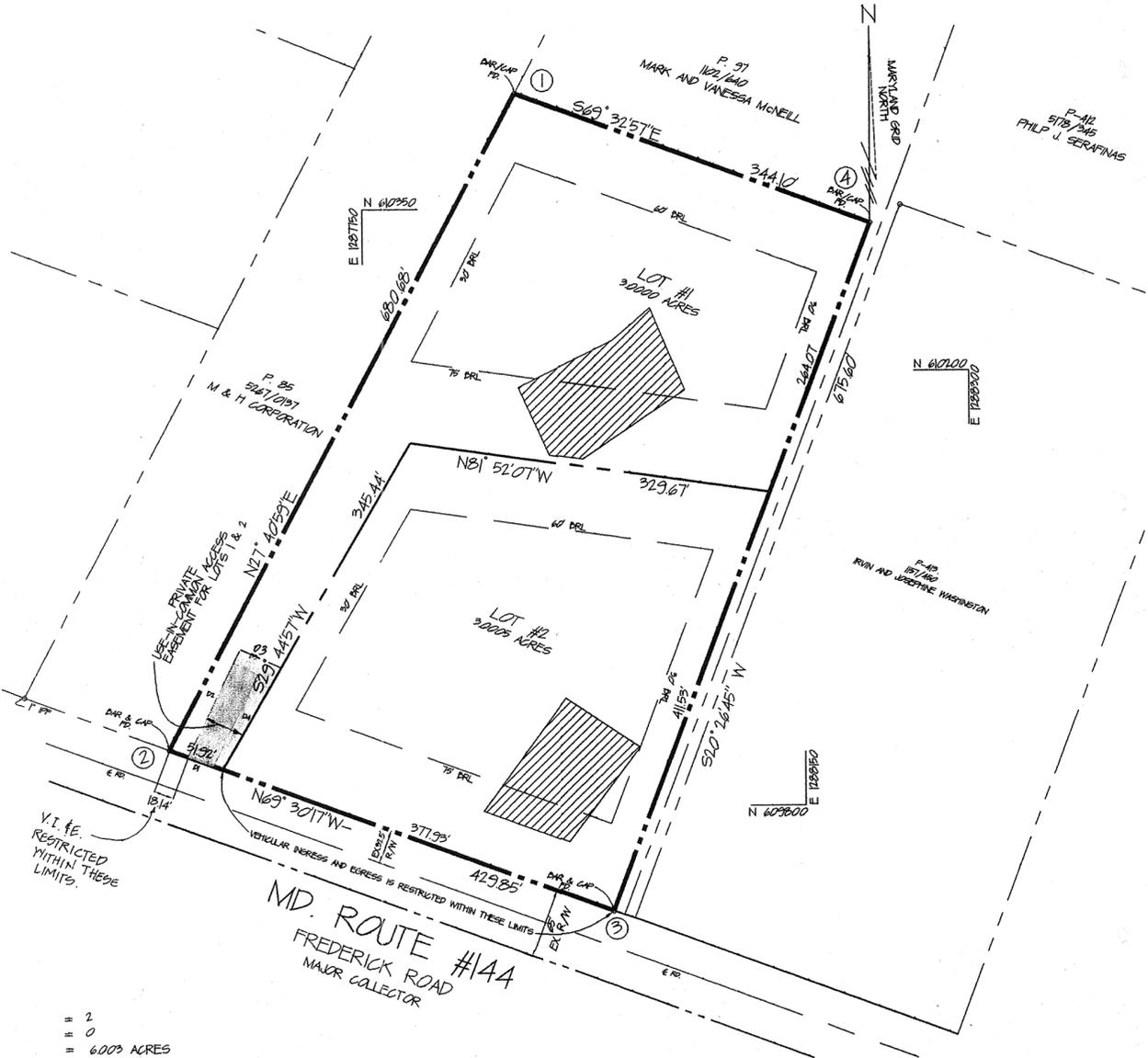


COORDINATE TABLE		
NO.	NORTH	EAST
1	610456.043	1287888.764
2	609853.280	1287572.531
3	609702.777	1287975.169
4	610335.819	1288211.172

24' EASEMENT FOR INGRESS AND EGRESS DESCRIPTION		
LINE	DIRECTION	DISTANCE
D1	N 69° 30'17" W	337.76'
D2	N 25° 40'02" E	110.93'
D3	S 64° 15'58" E	41.14'
D4	S 29° 44'57" W	108.06'



GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS N007CA AND N007FC.
 GEODETIC CONTROL STATION: N007FC N 688,395.505 E 1239,925.280 ELEV. 69.91
 GEODETIC CONTROL STATION: N007CA N 610,731.305 E 1239,224.230 ELEV. 69.45
- DRL INDICATES BUILDING RESTRICTION LINE.
- THE SUBJECT PROPERTY IS ZONED PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN.
- DENOTES CONCRETE MONUMENT
 ○ DENOTES IRON PIPE OR REDAR W/IDENTIFICATION CAPS
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT 10/03 BY CHARLES R. CROCKEN AND ASSOC., INC.
- AREAS SHOWN 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 (14 FEET SERVING MORE THAN ONE RESIDENCE)
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
 C) GEOMETRY - MAX 10% GRADE, MAX 10% GRADE CHANGE, AND MIN 45' TURNING RADIUS.
 D) STRUCTURES (CULVERTS/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS(100S LOADS)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- HOWARD COUNTY FILE NO'S: DPZ FILE REFERENCES: N/A
- THERE IS AN EXISTING DWELLING 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 ZONING REGULATIONS REQUIRE.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS DATED OCTOBER 2, 2003, PER COUNCIL BILL 45-2003 EFFECTIVE OCTOBER 2, 2003.
- STORM WATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE MARYLAND STORMWATER DESIGN MANUAL VOLUME 1 & II FOR DISCONNECTED ROOFTOP RUNOFF AND DISCONNECTED NON-ROOFTOP RUNOFF FOR THE HOUSE AND DRIVEWAY FOR LOT #2 AS SHOWN ON THE REQUIRED SUPPLEMENTAL PLAN(S) SUBJECT TO APPROVAL OF A FINAL SITE DEVELOPMENT PLAN FOR LOT 2 BY HOWARD COUNTY.
- THIS AREA DESIGNATES 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 THE INDIVIDUAL SEWAGE DISPOSAL (COMAR 16.04.09). 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 OWNERSHIP, WIDTH AND AREA REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THIS PLAT IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS PER SECTION 16.02.01 (b)(1)(1) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE IT IS A SUBDIVISION CREATING ONE ADDITIONAL LOT WITH NO FURTHER SUBDIVISION POTENTIAL.
- A USE IN COMMON MAINTENANCE AGREEMENT FOR LOTS 1 AND 2 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS FINAL PLAN IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.02.01 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL SHALL BE PROVIDED AS SHOWN ON THE CERTIFIED LANDSCAPE PLAN FILED WITH THIS PLAN SURETY FOR (1) SHADE TREES ON LOT 2 IN THE AMOUNT OF \$10,000 SHALL BE POSTED WITH THE GRADING PERMIT FOR LOT 2. LOT 1 IS EXEMPT SINCE IT HAS AN EXISTING HOUSE TO REMAIN.

FINAL PLAT TABULATION

TOTAL NUMBER OF LOTS: BUIDABLE	= 2
TOTAL NUMBER OF LOTS: OPEN SPACE	= 0
TOTAL AREA OF LOTS: BUIDABLE	= 6.000 ACRES
TOTAL AREA OF LOTS: OPEN SPACE	= 0 ACRES
TOTAL AREA OF ROAD DEDICATION	= 0 ACRES
TOTAL GROSS AREA OF THE SUBDIVISION TO BE RECORDED	= 6.000 ACRES

THE REQUIREMENTS 3-108 OF 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.

BY: B. MONTGOMERY YOUNG 7/29/05 DATE
 BY: Laura A. Craven 7/29/05 DATE
 BY: Leonard T. Bohager 8-2-05 DATE
 MR. LEONARD T. BOHAGER, SURVEYOR #10859

OWNER/DEVELOPER
 B. MONTGOMERY YOUNG &
 LAURA A. CRAVEN
 16488 FREDERICK ROAD
 WOODDINE, MD 21797

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Weber 8/29/05 DATE
 COUNTY HEALTH OFFICER KN MGD

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Mark D. Coyle 8/31/05 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DIRECTOR 68

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 ROGER W. AND LISA E. HAYNES TO B. MONTGOMERY YOUNG AND LAURA A. CRAVEN, BY DEED DATED 10/15/98 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4518 AND FOLIO 0001 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE PLACED 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.

Leonard T. Bohager 8-2-05 DATE
 MR. LEONARD T. BOHAGER MD. REG. NO. 10859

OWNER'S DEDICATION

B. MONTGOMERY YOUNG & LAURA A. CRAVEN, OWNERS OF THE PROPERTY 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 STREETS RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF STREETS AND OF ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE THE DEDICATION OF THE WATERWAYS AND DRAINAGE EASEMENT FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HANDS THIS 29th DAY OF July 2005

BY: B. Montgomery Young 7/29/05 DATE
 BY: Laura A. Craven 7/29/05 DATE

WITNESS: Charles Crocken 7/29/05 DATE
 WITNESS: Charles Crocken 7/29/05 DATE

RECORDED AS PLAT 17698 ON 9/16/05
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF
 16488 FREDERICK ROAD
YOUNG PROPERTY
 LOTS 1 AND 2
 LIBER 4518 / FOLIO 0001
 FOURTH ELECTION DISTRICT, TAX MAP #1, GRID 4, PARCEL 410
 HOWARD COUNTY, MARYLAND

Prepared by: Charles R. Crocken and Associates, Inc.
 Civil Engineering - Land Planning
 P.O. Box 307
 Westminster, MD 21157
 Tel. (410) 549-2108
 Fax. (410) 549-3063

SCALE: 1" = 100' DATE: SHEET 1 OF 1