

POINT	NORTH (feet)	EAST (feet)
2	518693.1000	808672.2000
3	518670.2200	808694.4900
33	518307.3700	808274.7400
34	518362.2500	808219.3700
71	517831.5300	808534.5500
72	517852.5300	808599.4600
100	518601.5893	807977.8814
104	519152.2634	808428.7100
200	517903.1907	808792.9369
391	518096.6688	808742.2770
498	518641.5634	808475.5653

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
2-3	983.19'	32.00'	01°51'54"	16.00'	S44°09'20"E 32.00'
72-71	600.00'	68.26'	06°31'05"	34.17'	S72°04'07"W 68.22'

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
65	6.137 Ac.*	0.287 Ac.*	5.850 Ac.*

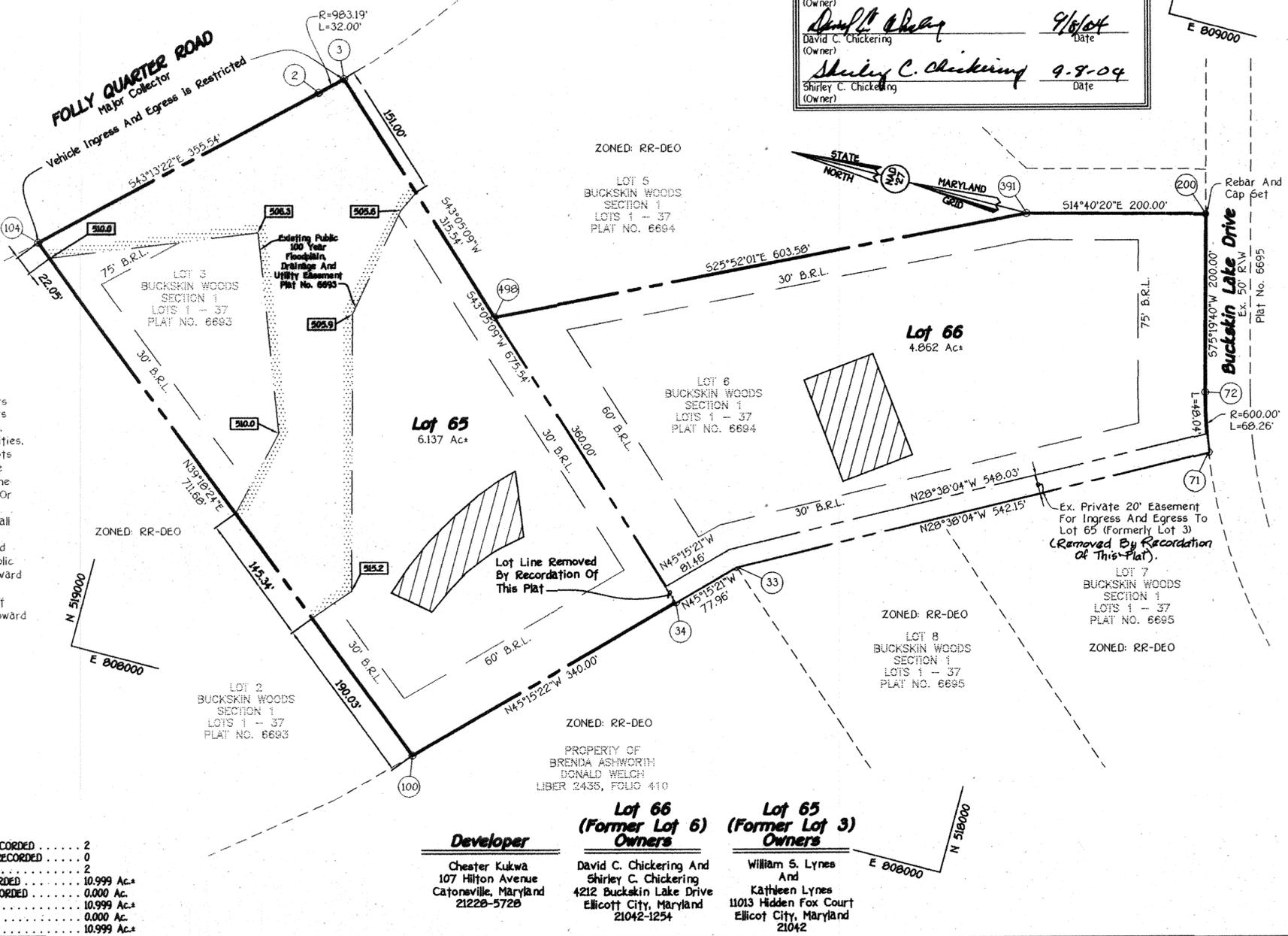
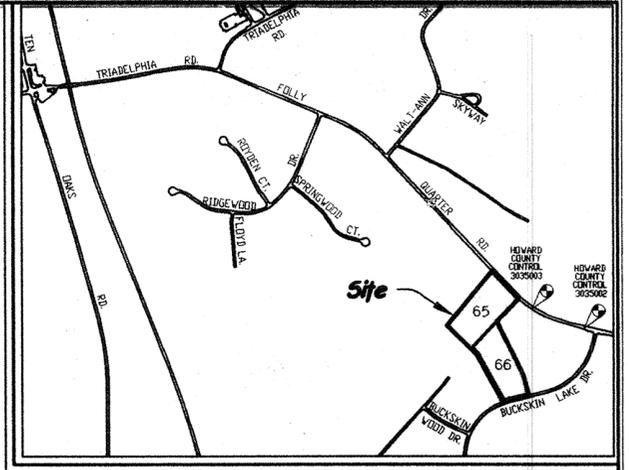
The Requirements S3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher* 9/6/04  
Terrell A. Fisher, P.S. 10692 (Registered Land Surveyor) Date

*William Lynes* 9/6/04  
William Lynes (Owner) Date

*Kate Lynn* 9/6/04  
Kathleen Lynes (Owner) Date

*Shirley C. Chickering* 9-8-04  
David C. Chickering (Owner) Date  
Shirley C. Chickering (Owner) Date



- General Notes:**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - Subject Property Zoned RR-DEO Per 2/2/04 Comprehensive Zoning Plan.
  - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3035002 And No. 3035003.  
STA. 3035002 N 518569.896 E 809377.985  
STA. 3035003 N 518771.894 E 808854.115
  - This Plat Is Based On The Plat Meridian Of "Buckskin Woods, Section 1, Lots 1 - 37, Plat Nos. 6692 Thru 6698."
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped "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 "C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway. All Lot Areas Are More Or Less (±).
  - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
  - This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.
  - 100' Denotes Approximate Elevation Of 100 Year Flood Plain Per Plat Nos. 6692-6698.
  - Previous Department Of Planning And Zoning File Numbers F-86-86, V.P. 85-85 & W.P. 85-31.
  - There Is An Existing Dwelling/Structure Located On Lot 66 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
  - This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual Since It Is A Plat Of Resubdivision To Revise Property Lines Between Interior Lots Of The Same Subdivision.
  - This Plan Is Exempt From Forest Conservation With Section 16.120(b)(iv) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision That Does Not Create Any Additional Lots.
  - Plat Subject To W.P. 85-31 Which The Planning Director On November 24, 2004 Approved A Request To Waive Section 16.120(b)(c)(iv) Which Requires The Front Setback Of Pipestem Lots To Be Measured As A Line Parallel To The Front Line.

**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plan For Water, Sewer, Storm Drainage and Other Public Utilities. Located In, On, Over, And Through Lots 65 And 66. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(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 Deeds(s) Of Easement In The Land Records Of Howard County."

**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	10.999 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	10.999 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	10.999 Ac.*

APPROVED: For Private Water And Private Sewerage Systems, Howard County Health Department

*Robert J. Weber* 1/19/05  
Howard County Health Officer KN Date

APPROVED: Howard County Department Of Planning And Zoning

*William Lynes* 12/23/04  
Chief, Development Engineering Division E Date

*Kate Lynn* 1/24/05  
Director G Date

**OWNER'S CERTIFICATE**

We, William Lynes, Kathleen Lynes, David C. Chickering And Shirley C. Chickering, 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. All Easements Of [or] Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 4th Day Of September, 2004.

*William Lynes* Witness  
*Kathleen Lynes* Witness  
*David C. Chickering* Witness  
*Shirley C. Chickering* Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of D All Of The Lands Conveyed By Chester Kukwa And Alice Bukowski To William Lynes And Kathleen Lynes, His Wife, By Deed Dated July 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 8530 At Folio 25 (Also Known As Lot 3, Buckskin Woods - Plat No. 6693); And 2) All Of The Lands Conveyed By Raymond F. Sullivan, Jr. And Barbara A. Sullivan To David C. Chickering And Shirley C. Chickering By Deed Dated April 26, 1994 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 3235 At Folio 380 (Also Known As Lot 6, Buckskin Woods - Plat No. 6694), And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Street Within 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

*Terrell A. Fisher* 9/6/04  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 17211 ON 1/27/05  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Buckskin Woods Section 1 Lots 65 And 66**

(A Resubdivision Of Lots 3 And 6, "Buckskin Woods, Section 1, Lots 1 - 37, Plat Nos 6692 Thru 6698")

Zoned: RR-DEO

Tax Map: 22 Parcel: 535 Grid: 22  
Fifth Election District  
Howard County, Maryland

Scale: 1" = 100'  
Date: September 6, 2004  
Sheet 1 Of 1

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
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