

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
7	504120.9331	1337512.5261	7	178040.416498	407674.633358
8	504109.2969	1337540.3944	8	178036.869787	407683.127619
9	504242.8479	1337736.8786	9	178077.576209	407743.016126
14	503936.2249	1338009.2275	14	177984.117342	407826.028220
15	503752.5002	1337443.6922	15	177926.117926	407653.652725
16	503849.5729	1337359.1597	16	177957.705720	407627.867162
17	504017.6760	1337086.6474	17	178008.943684	407544.825256
18	504255.5731	1337017.6955	18	178081.455471	407523.808680
21	504336.5948	1337288.5990	21	178106.150335	407606.380220
22	503728.5583	1337775.1703	22	177920.820423	407754.687452
59	504027.1294	1337928.5084	59	178011.825092	407801.425011
89	503473.4881	1337857.3180	89	177843.068781	407779.725512
90	503378.7501	1337967.3157	90	177814.198883	407813.253481
140	503337.6010	1337912.8781	140	177801.656409	407796.660880

**General Notes Continued:**

20. A Landscape Surety For 9 Shade Trees Is Provided In The Total Amount of \$2,700.00 Based Upon The Following:  
 Lot 1: 5 Shade Trees @ \$300/Tree = \$1,500.00  
 Lot 2: 4 Shade Trees @ \$300/Tree = \$1,200.00

Landscaping For Lots 1 and 2 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

21. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision Development Regulations Per Council Bill No. 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Affect At Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit

22. Wetlands Delineated By Eco-Science Professionals On January 14, 2005. No Non-Tidal Wetlands Or Their Buffer Is Located On Lots 1 And 2. Wetlands And The Required Buffers Are Not Shown On This Cluster Subdivision Plat In Accordance With Section 16.116 (a)(4). Eco-Science Professionals Has Certified That The Wetlands And Buffers Will Not Be Impacted By The Proposed Lots.

23. 487.88 Denotes Existing Floodplain Elevation Based On Plat "Cameron Tract", Sec. 1, Area 1, Lots 5-12, Plat No. 4341.

24. Quantity And Quality Stormwater Management Requirements Are Met By Applying The Rooftop Disconnection And Non-Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.

25. Non-Buildable Preservation Parcel 'A' Is Privately Owned And Maintained. Preservation Parcel 'A' Is Encumbered With An Easement Agreement With Howard County, Maryland And Hyman Property Homeowner's Association, Inc. Which Prohibits Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of The Owner And Enumerates The Uses Permitted On The Property.

26. Density Unit Tabulation:  
 A. Gross Area Of Site = 9.432 Ac.  
 B. Density Units Permitted By Matter Of Right - 2 D.U. (9.432 Ac. x 1 D.U./4.25Ac.) = 2.21 D.U.  
 C. Density Units Proposed = 2 DU (Lots 1 And 2) - 2 DU

27. Open Space Lot Identified On Cameron Tract Section 1, Area 1 - Plat No. 4341 Was Conveyed By Deed From Howard County, Maryland In Fee Simple To Original Developer Rescinding The Open Space Designation And Recorded Among The Land Records Of Howard County, Maryland In Liber 1132 At Folio 380 This Termination Of Easement "Repudiates And Rescinds Any Purported Dedication There Of Or Option There To".

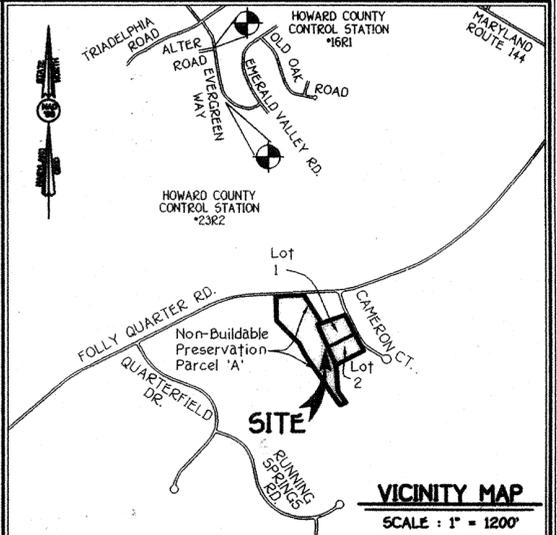
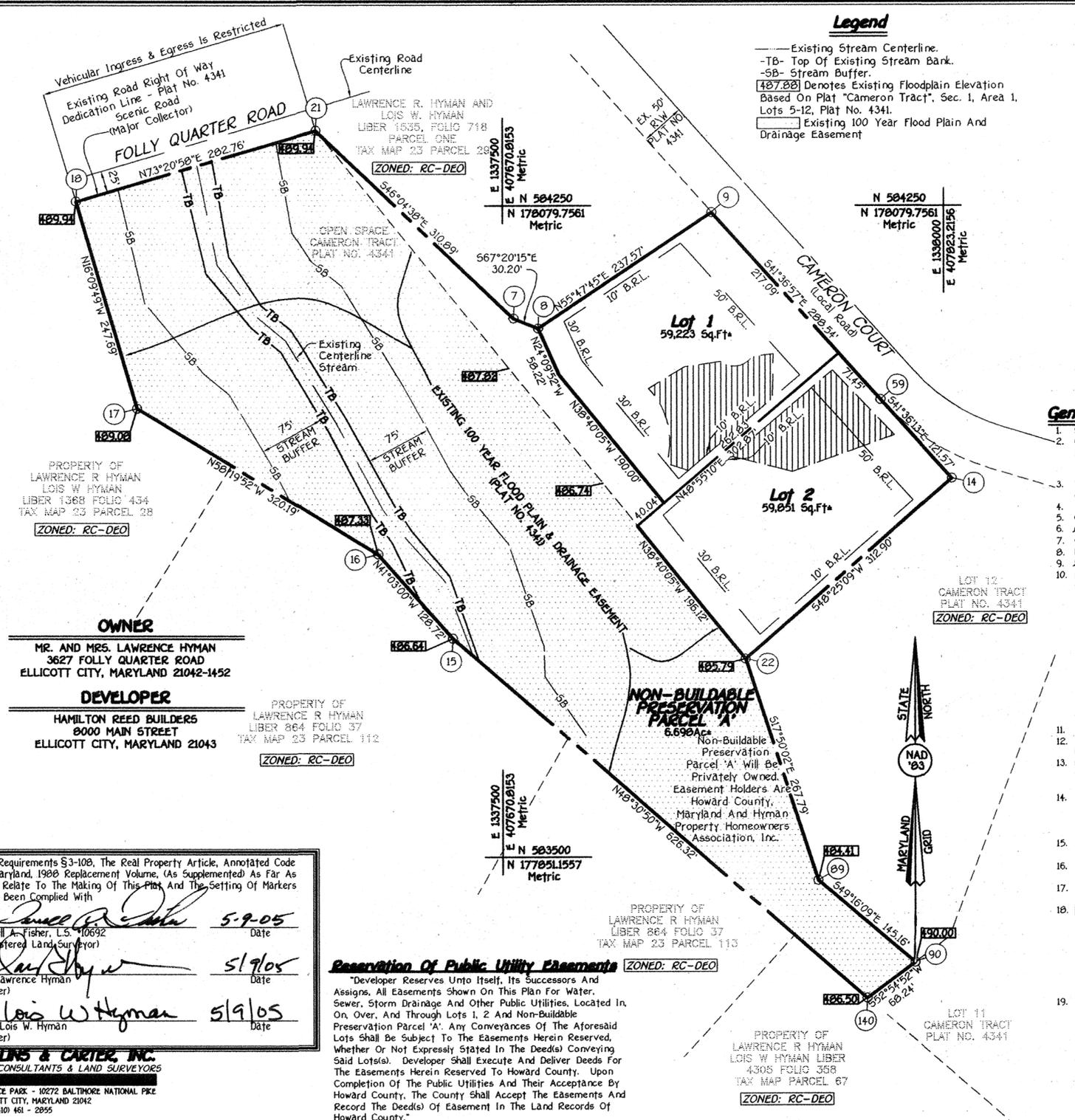
28. If The Individual Roof Area Of The Proposed Dwelling On Lot 1 Or Lot 2 Exceeds 2000 Square Feet Then Additional Storm Water Management Will Be Required.

29. Articles Of Incorporation By The State Department Of Assessments And Taxation For The Hyman Property Homeowner's Association, Inc. Were Accepted And Approved *in* May 2005.

30. Lots 1 And 2 Of The Hyman Property Subdivision And Adjoining Property Identified As Parcel One, Liber 1535 At Folio 718 Comprise The "Hyman Property Homeowner's Association, Inc."

**AREA TABULATION FOR SHEET**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.734 Aca
TOTAL AREA OF PARCELS TO BE RECORDED	6.698 Aca
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	9.432 Aca
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Aca
TOTAL AREA TO BE RECORDED	9.432 Aca



**General Notes:**

- Subject Property Zoned RC-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. 16R1 And No. 23R2. Sta. 16R1 N 179833.7451 E 406281.8575 (Meters) Sta. 23R2 N 179426.2930 E 406379.6498 (Meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About August, 2004, By Fisher, Collins And 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.
- Driveway(s) Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:  
 a) Width - 12 Feet (14 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 (125-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 Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers, And Floodplain Areas.
- This Plan Is Exempt From Forest Conservation With Section 16.120(b)(1) (viii) 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.
- No Cemeteries Exist On This Site Based On A Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated January 14, 2005.
- Plat Subject To Previous Department Of Planning And Zoning File Numbers: F-97-33
- 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.

The Purpose Of This Plat Is To Resubdivide Open Space As Shown On A Plat Entitled "Cameron Tract" Recorded As Plat No. 4341 And The Second Parcel Of A Deed Recorded In Liber 1535 At Folio 718 To Create A Non-Buildable Preservation Parcel 'A' And 2 Buildable Lots.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 481 - 2855

**OWNER'S CERTIFICATE**

Lawrence R. Hyman And Lois W. Hyman, 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 9th Day Of May, 2005.

Lawrence R. Hyman (Owner)  
 Lois W. Hyman (Owner)

Cherene Kane (Witness)  
 Cherene Kane (Witness)

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon To The Best Of My Knowledge Is Correct; That It Is A Subdivision Comprised Of (1) Part Of Of The Lands Conveyed By Vincent M. Guida, Personal Representative Of The Estate Of Kenneth P. Downer To Lawrence R. Hyman And Lois W. Hyman By Deed Dated September 25, 1986 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1535 At Folio 718 And (2) All Of The Lands Conveyed By James H. Eacker And Georgia L. Eacker To Lawrence R. Hyman And Lois W. Hyman By Deed Dated December 8, 1982 And Recorded Among The Aforesaid Land Records Of Howard County, Maryland In Liber No. 1132 Folio 386, And That All Monuments Are In Place Or Will Be In Place Prior To The 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, Professional Land Surveyor No. 10692  
 Date: 5-9-05

RECORDED AS PLAT NO. 17566 ON July 1, 2005  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Lots 1, 2 And Non-Buildable Preservation Parcel 'A'**  
**HYMAN PROPERTY**  
 (A Resubdivision Of Open Space Lot - Plat Entitled Cameron Tract, Plat No. 4341 And Liber 1535 At Folio 718)

Zoned: RC-DEO  
 Tax Map: 23, Grid: 9 Parcel: Part Of \*29 & Part Of Parcel \*124  
 Third Election District  
 Howard County, Maryland

Scale: 1" = 100'  
 Date: May 9, 2005  
 Sheet 1 of 1