

**U.S. Equivalent Coordinate Table**

Pnt	NORTH (feet)	EAST (feet)
5770	527018.6714	804534.4647
5780	527839.0274	804532.9810
5781	527746.2811	804508.2229
5782	527828.6607	804180.0135
5783	527892.9621	804184.9421
5784	527911.6573	804557.2430
5785	527912.6209	804574.1807

**Reservation Of Public Utility And Forest Conservation Easements**

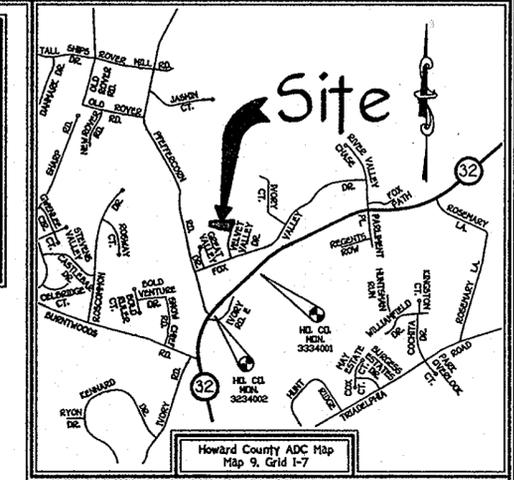
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"). Located In, On, Over, And Through Lot 76, Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lot. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds) Of Easement In The Land Records Of Howard County."

**Curve Data Tabulation**

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
5778-5780	25.00'	21.03'	48°11'23"	11.18'	N 04°10'09" W 20.41'
5780-5785	50.00'	100.36'	115°00'13"	78.49'	N 29°14'29" E 84.34'

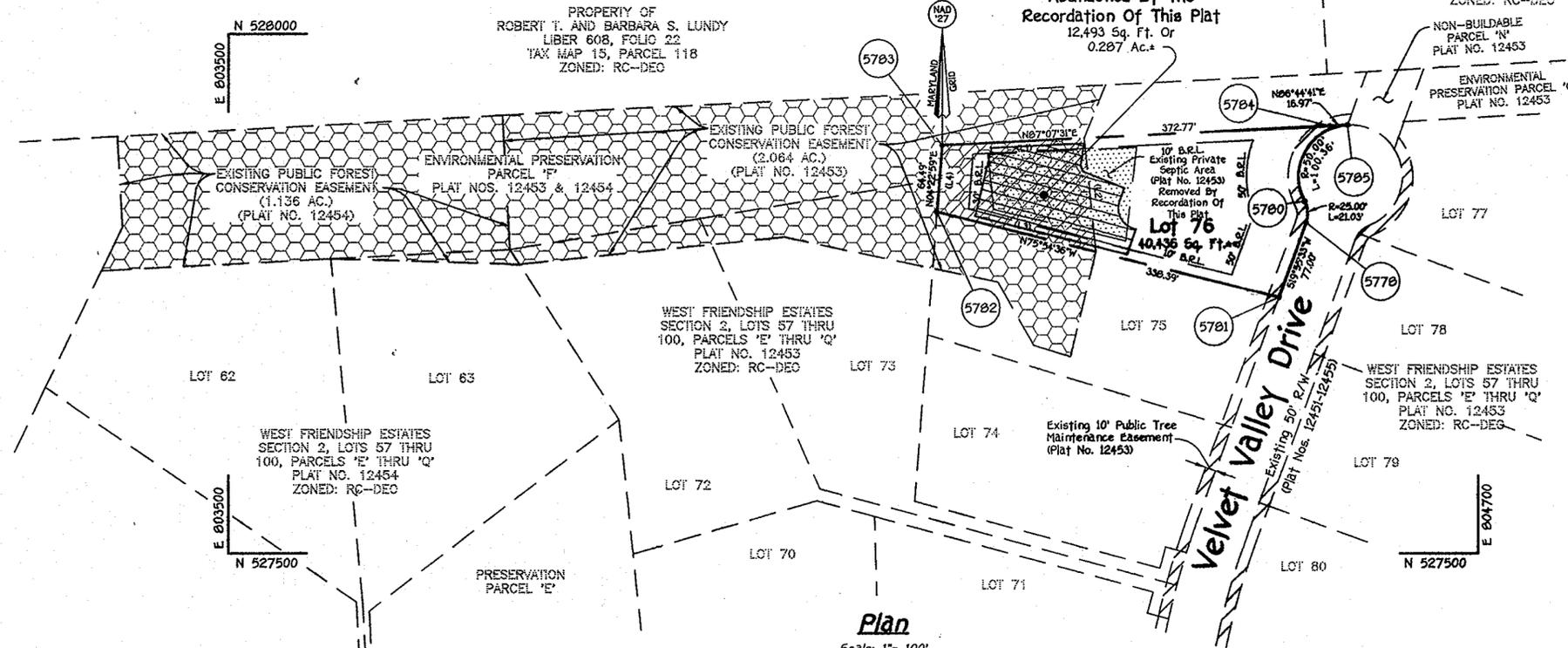
The Requirements S3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Terrell A. Fisher* 1/20/10 Date  
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)  
*Don L. Dillard* 1/21/10 Date  
 Don L. Dillard (Owner)



**Vicinity Map**  
Scale: 1"=2000'

**Existing Public Forest Conservation Easement (Retention) To Be Abandoned By The Recordation Of This Plat**  
12,493 Sq. Ft. Or 0.287 Ac.±



**Plan**  
Scale: 1"= 100'

PROPERTY OF JOHN G. AND INGA I. SHIMORHUN LIBER 2548, FOLIO 51 TAX MAP 15, PARCEL 23 ZONED: RC-DEO

NON-BUILDABLE PARCEL "N" PLAT NO. 12453  
 ENVIRONMENTAL PRESERVATION PARCEL "O" PLAT NO. 12453

PROPERTY OF ROBERT T. AND BARBARA S. LUNDY LIBER 608, FOLIO 22 TAX MAP 15, PARCEL 118 ZONED: RC-DEO

**General Notes:**

- Subject Property Zoned RC-DEO Per The 02/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Effective 07-28-06.
- Coordinates Based On Nad '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3234002 And 3334001.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed By Riemer Muegge And Associates As Shown On Plat Nos. 9932 Thru 9936 And 9953 Entitled "West Friendship Estates, Section One" And Also As Shown On Plats Entitled "West Friendship Estates, Section 2, Lots 57 Thru 100, Parcels 'E' Thru 'Q'" And Recorded As Plat Nos. 12451 Thru 12455.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "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 Cap "F.C.C. 105".
- Denotes Concrete Monument Or Stone Found.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
 a) Width - 12 Feet (6 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 (225-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 Traffic Study Is Required For This Project.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Previous Department Of Planning And Zoning File Numbers: S-93-03, P-94-13, F-94-55, F-90-72, F-89-252 And F-95-183.
- There Is No 100 Year Floodplain Or Wetlands On This Property.
- Articles Of Incorporation For Fox Valley Estates Homeowner's Association, Inc. Was Filed With The Maryland State Department Of Assessments And Taxation On August 5, 1994 As Account No. D-305699.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 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 Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2.9.
- There Is An Existing Dwelling To Remain On Lot 76. No New Buildings, Extensions Or Additions To The Existing Dwellings) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.

**Existing Public Forest Conservation Easement To Be Abandoned Line Chart**  
12,493 Sq. Ft. Or 0.287 Ac.±

Line	Bearing	Length
L1	N 87°07'31" E	136.47'
L2	S 05°52'22" E	110.00'
L3	N 75°54'36" W	157.21'
L4	N 04°22'59" E	64.49'

**Owner**  
 Don L. Dillard  
 3337 Velvet Valley Drive  
 West Friendship, Maryland 21794-9430  
 (202) 538-5055

**Purpose Statement**

The Purpose Of This Plat Is To Remove The Existing Public Forest Conservation Easement Within Lot 76 And To Remove The Existing Private Sewerage Easement Within Lot 76 And Create A New Private Sewerage Easement Within Lot 76, West Friendship Estates, Section 2, As Shown On Plat Nos. 12453 And 12454.

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2255

**Area Tabulation**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED.....	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.928 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED.....	0.928 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.000 Ac.±
TOTAL AREA TO BE RECORDED.....	0.928 Ac.±

**Legend**

- Existing Public Forest Conservation Easement On Lot 76 Removed By Recordation Of This Plat
- Existing Public Forest Conservation Easement (Plat Nos. 12453 & 12454)
- Existing 10' Public Tree Maintenance Easement (Plat Nos. 12453 & 12454)
- Existing Private Septic Area (Lot 76) (Plat No. 12453) Removed By Recordation Of This Plat.
- Proposed Private Sewerage Easement

**General Notes Continued:**

- This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet 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 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 Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Sewerage Easement Shall Not Be Necessary.
- The Lot Shown Hereon Complies With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- The Existing Forest Conservation Area Abandoned By This Plat And Payment In The Amount Of \$11,697.50 Has Been Paid As A Buyout Condition. The Buyout Fee Was Derived By Subtracting 50% Of The Existing Private Septic Area Contained Within The Existing Public Forest Conservation Easement To Be Abandoned (6,269 Sq. Ft./2 = 3,135 Sq. Ft.) From The Total Area Of Existing Public Forest Conservation Easement To Be Abandoned (12,493 Sq. Ft.) 12,493 Sq. Ft. - 3,135 Sq. Ft. = 9,358 Sq. Ft. x \$1.25 = \$11,697.50, As Agreed To By The Department Of Planning And Zoning.

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

*B. Wilson for P. Steiner* 1/26/2010 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*W. J. ...* 1/21/10 Date  
 Chief, Development Engineering Division  
*W. J. ...* 1/28/10 Date  
 Director

**OWNER'S CERTIFICATE**

I, Don L. Dillard, Owner 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 21<sup>st</sup> Day Of JANUARY, 2010.

*Don L. Dillard*  
 Don L. Dillard, Owner  
*Terrell A. Fisher*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Don L. Dillard And Michelle W. Dillard To Don L. Dillard By Deed Dated August 8, 2008 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1328 At Folio 565; 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* 1/20/10 Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT NO. 20916 ON 2/4/10  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**West Friendship Estates**  
 Section 2  
 Lot 76

A Revision To Lot 76, As Shown On A Plat Entitled "West Friendship Estates, Section 2, Lots 57 Thru 100, Parcels 'E' Thru 'Q'" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 12451 Thru 12455.

Zoned: RC-DEO  
 Tax Map: 22, Parcel: 559 Grid: 2  
 Third Election District: Howard County, Maryland  
 Scale: As Shown  
 Date: January 20, 2010 Sheet 1 of 1

F-10-01A