

THE CHASE II

LOTS 1 THROUGH 7

GENERAL NOTES

- Coordinates shown hereon are based on Maryland Coordinate System, NAD 83, as projected by Howard County Geodetic Control Stations:

Station	North	East
0040	577270.584	1332002.577
0019	580468.096	1333675.518

OWNER'S SIGNATURE BLOCK

Mary Carter Carroll Ziegler Mary Carter Carroll Ziegler

John Lee Carroll, Jr. John Lee Carroll, Jr.

Thomas T. Carroll Thomas T. Carroll

Genevieve Anne Carroll Genevieve Anne Carroll

Jessica Ziegler Cardew Jessica Ziegler Cardew

Sophie Ziegler Sophie Ziegler

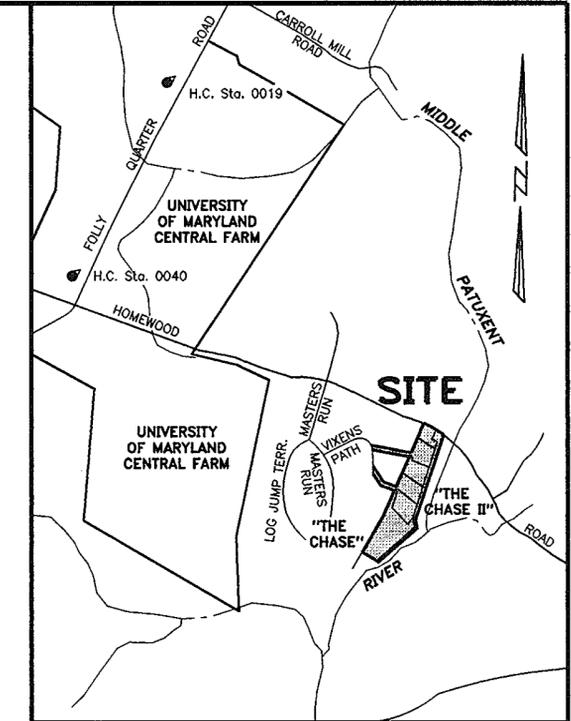
Natalie Carroll Ziegler Natalie Carroll Ziegler

Harry L. Lundy, Jr. Harry L. Lundy, Jr.

J. Thomas Scrivener J. Thomas Scrivener

THE CHASE II HOLDING Co. LLC
J. THOMAS SCRIVENER, MANAGING MEMBER

- This Plat is based upon a field run monumented boundary survey performed on or about December, 1998 by D.M.W. (Daft McCune Walker, Inc.)
- Denotes a Rebar with a yellow cap marked "Prop. Mark CFS" found.
- "STANDARD MARKER SET" Denotes 3/4" pin set with aluminum cap marked "Daft McCune Walker, Inc. Property Marker C-99" set.
- Denotes approximate elevation of 100 year flood plain.
- Areas shown hereon are more or less.
- Subject property zoned RR per 08/02/85 Comprehensive Zoning Plan.
- Minimum building setback restrictions from property lines are shown hereon.
- Vehicular ingress and egress into public right of way is restricted except at locations approved by Howard County Office of Planning and Zoning.
- 100 Year Flood Plain Elevations were taken from the Middle Patuxent River Drainage Study Capital Project D-102B.
- Limits of wetlands were determined by Daft McCune Walker, Inc. in December, 1998.
- No clearing, grading or construction is permitted within wetlands or stream buffers.
- For pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the pipestem and road Right-of-Way only, and not to the pipestem lot driveway.
- This area designated a private sewage 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 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 variances for encroachments into the private sewage easements. Recordation of a modified sewage easement shall not be necessary.
- See Office of Planning and Zoning File Nos. S-86-78. VP-86-120 and P-87-11, ZB 994M, WP 99-47.
- Waiver petition WP 99-47 was approved 12/04/98 which waived Sections 16.102(d)(2), to waive platting the 300 plus acre residue of Benedict Farm; 16.120(b)(6)(1) to allow three adjacent pipestems on the plat for Lots 1-5. This Section of the Regulations allows more than two pipestems if DPZ approves the design, provided that a use-in-common driveway is provided in accordance with the Design Manual; 16.121(e) to waive the required 40 feet of suitable open space frontage on a public road; 16.144(2) to waive the Preliminary Equivalent Sketch Plan for the 25 acres site; and 16.1202(a) to waive addressing Forest Conservation Program requirements on the 300 plus acre residue until that land is proposed for subdivision.
- The Forest Conservation Easements have been established to fulfill Section 16.1200 of the Howard County Code - Forest Conservation Act. No clearing, grading or construction is permitted within the easements; however, forest management practices, as defined in the Deed of Forest Conservation Easement are allowed.
- The purpose of Resubdividing Lots 47 and 48 of "The Chase", Plat No. 7260 is to provide access to Lots 1 through 5 of "The Chase II" from Vixen's Path.
- Forest Conservation program obligations have been met by placing 6.1 Acres± of retained forest into a Forest Conservation Easement and that surety for retention is \$0.10 per square foot or \$26,571.60.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: 14' wide driveway, 8" compacted crusher run with tar and chip coating, a turning radius of 45', culverts to support 25 tons, overhead clearance of 12' and a maximum grade of 15%.



VICINITY MAP
SCALE: 1" = 2000'

TABULATION OF FINAL PLAT

a. Total Number of Lots/Parcels to be recorded	7
Buildable	5
Open Space	2
b. Total area of Lots	26.140 Ac. ±
Buildable	23.635 Ac. ±
Open Space	2.505 Ac. ±
Total area of 100 year floodplain and 25% or greater steep slopes	11.267 Ac. ±
c. Total Area of road right-of-way to be recorded including widening strips	0.00 Ac. ±
d. Total Area of Subdivision to be recorded	26.140 Ac. ±

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY - LOTS 1 THRU 5.

Dina K. M.D.E. 10/13/99
Howard County Health Officer D.K. M.D.E. Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Mike Damme 11/12/99
Chief, Development Engineering Division MK Date

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

John S. Smith 11/16/99
Director JS Date

OWNER'S DEDICATION

We, Mary Carter Carroll Ziegler, John Lee Carroll, Jr., Thomas T. Carroll, Genevieve Anne Carroll, Jessica Ziegler Cardew, Sophie Ziegler, Natalie Carroll Ziegler, Harry L. Lundy, Jr. and J. Thomas Scrivener, 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,

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable; and
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

The requirements of Section 3-108, 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.

Witness our hands this 14th day of August 1999

SEE SIGNATURE BLOCK FOR SIGNATURES OF OWNERS

*** AND THE CHASE II HOLDING COMPANY, LLC.



* AND J. THOMAS SCRIVENER.

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Nina Ryan Carroll to Mary Carter Carroll Ziegler, et al., by a will dated April 10, 1987 and recorded in the Will Records of Howard County, Maryland, in Liber K.K.H. 17, Folio 271 and by Howard Estate Development Corporation to Harry L. Lundy, Jr., by a deed dated November 21, 1994 and recorded among the Land Records of Howard County, Maryland in Liber M.D.R. 3429, Folio 627 and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown. The requirements of Section 3-108, The Real Property Article, of the 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.

Anthony J. Vito 7/20/99
Professional Land Surveyor No. 10951 Date

** SEE ALSO L 9906 F404 AS CONVEYED TO THE CHASE II HOLDING Co. LLC

DMW
Daft • McCune • Walker, Inc. DMW
A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 286 3333
Fax 286 4705

RECORDED AS PLAT No. 14084
ON NOVEMBER 18, 1999 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

THE CHASE II
LOTS 1 THROUGH 7
AND A RESUBDIVISION OF THE CHASE
LOTS 47 AND 48 RECORDED AS PLAT NO. 7260
COVER SHEET 1 OF 3
ZONING: RR
TAX MAP 29 PARCEL 28
FIFTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: AS SHOWN MARCH 15, 1999

Curve Table

Curve	Delta	Radius	Length	Chord Bearing	Distance	Tangent
C2	59°59'58"	50.00'	52.36'	N 47°43'57" E	50.00'	28.87'

Coordinates

Point	North	East
P061	573467.98	1337699.87
AD22	573708.97	1336852.33
AD23	573742.60	1336889.33
AD25	573569.88	1336978.77
AD26	573610.94	1337009.01
AD27	573479.07	1337173.53
AD28	573524.27	1337194.91
BN123	572889.43	1336894.66
BN124	572599.88	1336736.36
LC1	572443.56	1336637.42
LC2	572288.46	1336882.46
LC3	572854.17	1337569.53
LC4	572987.97	1337528.55
LC30	573798.39	1337324.55
LC31	573496.43	1337667.56

Line Table

Course	Bearing	Distance
L1	S 42°16'20" E	175.27'
L2	S 42°16'20" E	178.62'
FP1	S 51°13'40" E	64.12'
FP2	S 89°10'30" E	74.83'
FP3	N 22°19'00" E	35.00'
FP4	N 08°49'00" W	104.50'
FP5	N 58°18'15" E	15.00'
FP6	S 58°33'00" E	98.00'
FP7	S 80°13'15" E	77.00'
FP8	N 67°02'30" E	68.00'
FP9	N 47°26'30" E	385.00'
FP10	N 25°48'45" E	281.00'
FP11	N 01°10'30" W	98.53'
FP12	N 70°38'30" E	55.00'
FP13	N 46°50'00" E	63.00'
FP14	N 13°33'15" E	112.18'
SB1	N 45°27'30" E	156.39'
SB2	N 19°37'45" W	183.50'
SB3	N 25°24'30" W	191.11'
SB4	N 19°37'45" W	280.00'
SB5	N 15°31'15" E	164.00'
SB6	N 09°23'00" W	184.53'
SB7	N 57°09'15" E	80.00'
SB8	N 42°00'00" E	92.00'
SB9	N 60°56'00" E	242.00'
SB10	N 33°42'15" E	107.00'
SB11	N 11°22'00" W	160.00'
SB12	N 34°58'45" E	113.00'
SB13	N 02°44'45" W	91.00'
SB14	N 14°02'15" E	165.00'
SB15	N 54°19'00" E	162.75'
SB16	N 19°39'49" E	26.47'
FC1	S 47°35'00" E	78.25'
FC2	N 67°07'32" E	206.58'
FC4	N 46°45'00" E	138.00'
FC5	N 02°30'00" E	272.00'
FC6	N 40°15'00" E	195.00'
FC7	N 08°45'00" E	113.03'

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Remaining Area	100 Year Floodplain	25± Slopes	Minimum Lot Size
Lot 1	8.594	0.307	8.287	4.569	0.000	3.000
Lot 2	3.376	0.158	3.218	0.516	0.000	3.000
Lot 3	3.252	0.146	3.106	0.341	0.000	3.000
Lot 4	3.361	0.359	3.002	0.404	0.083	3.000
Lot 5	5.052	0.342	3.014	1.685	1.164	3.000
Lot 6	1.415	-----	-----	1.415	0.000	-----
Lot 7	1.090	-----	-----	1.090	0.000	-----

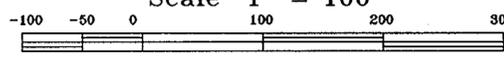
OWNER'S SIGNATURE BLOCK

Mary Carter Carroll Ziegler *Mary Carter Carroll Ziegler*
 John Lee Carroll, Jr. *John Lee Carroll, Jr.*
 Thomas T. Carroll *Thomas T. Carroll*
 Genevieve Anne Carroll *Genevieve Anne Carroll*
 Jessica Ziegler Cardew *Jessica Ziegler Cardew*
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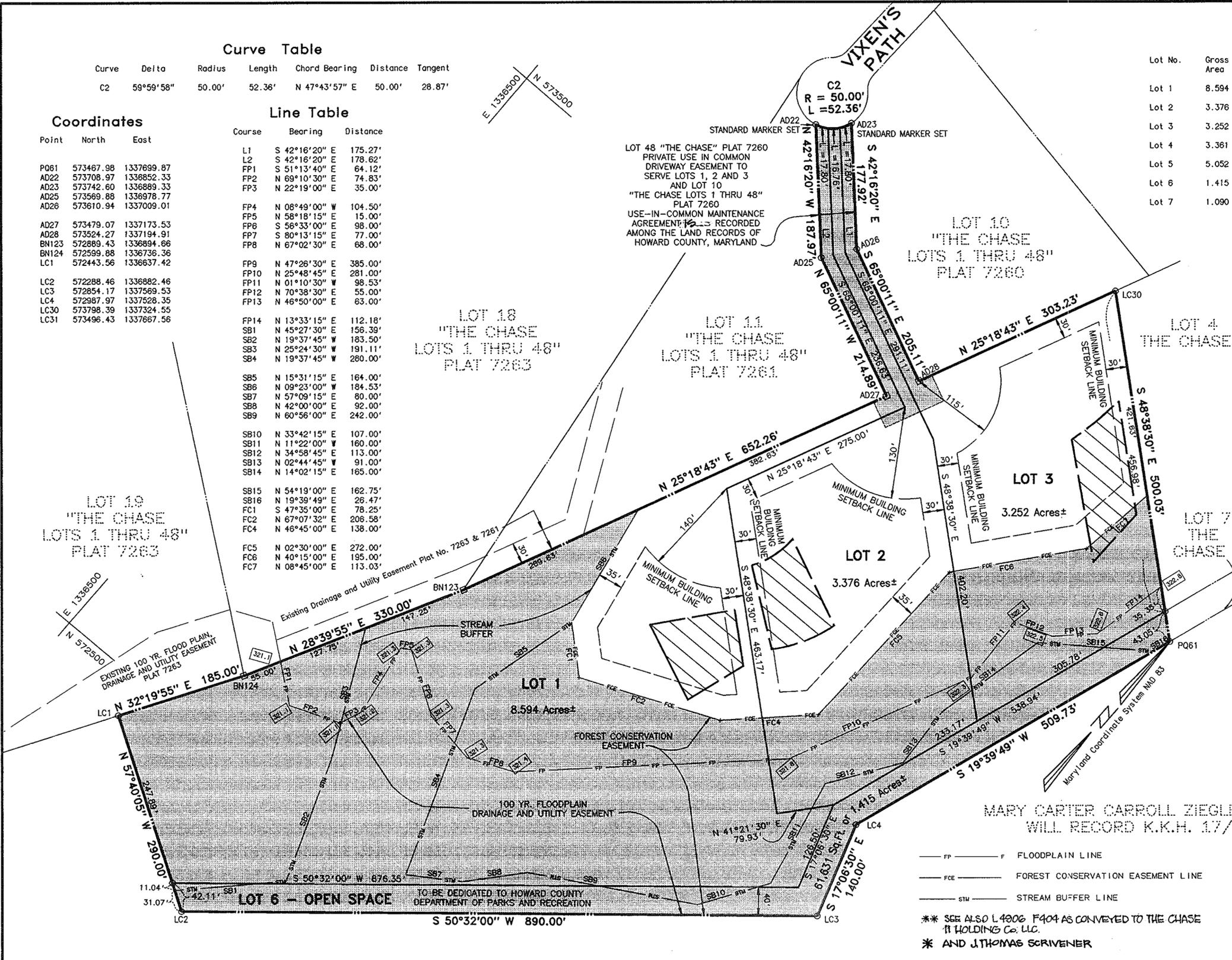
THE CHASE II HOLDING Co. LLC,
 J. THOMAS SCRIVENER
 MANAGING MEMBER



Scale 1" = 100'



DMW
 Daft · McCune · Walker, Inc.
 A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
 200 East Pennsylvania Avenue, Towson, Maryland 21286
 410 286 3333, Fax 286 4705



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY-- LOTS 1 THRU 5
[Signature] 10/13/99
 Howard County Health Officer *J.W. D.K. MDE* Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 11/12/99
 Chief, Development Engineering Division *MK* Date

[Signature] 11/16/99
 Director Date

OWNER'S DEDICATION
 We, Mary Carter Carroll Ziegler, John Lee Carroll, Jr., Thomas T. Carroll, Genevieve Anne Carroll, Jessica Ziegler Cardew, Sophie Ziegler, Natalie Carroll Ziegler, Harry L. Lundy, Jr. and J. Thomas Scrivener, owners of the property shown and described herein, 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.

- The right to lay, construct, and maintain sewers, drains, water pipes, and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable; and
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The requirements of Section 3-108, 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.

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[Signature] 7/29/99
 Date
 Anthony J. Vitti
 Professional Land Surveyor No. 10951

RECORDED AS PLAT No. 14023
 ON NOVEMBER 19, 1999 IN THE
 LAND RECORDS OF HOWARD COUNTY, MD.

THE CHASE II
 LOTS 1 THROUGH 7
 AND A RESUBDIVISION OF THE CHASE
 LOTS 47 AND 48 RECORDED AS PLAT NO. 7260

SHEET 2 OF 3
 ZONING: RR

TAX MAP 29 PARCEL 28
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND

SCALE: 1" = 100' MARCH 15, 1999

Coordinates

Point	North	East
P061	573467.98	1337699.87
AD6	574221.16	1336876.53
AD7	574103.53	1337468.87
AD8	574168.50	1336885.01
AD9	574056.93	1337446.83
BD187	574556.23	1337660.34
BN122	574360.46	1337590.39
LC5	574350.79	1338015.33
LC30	573798.39	1337324.55

Minimum Lot Size Chart

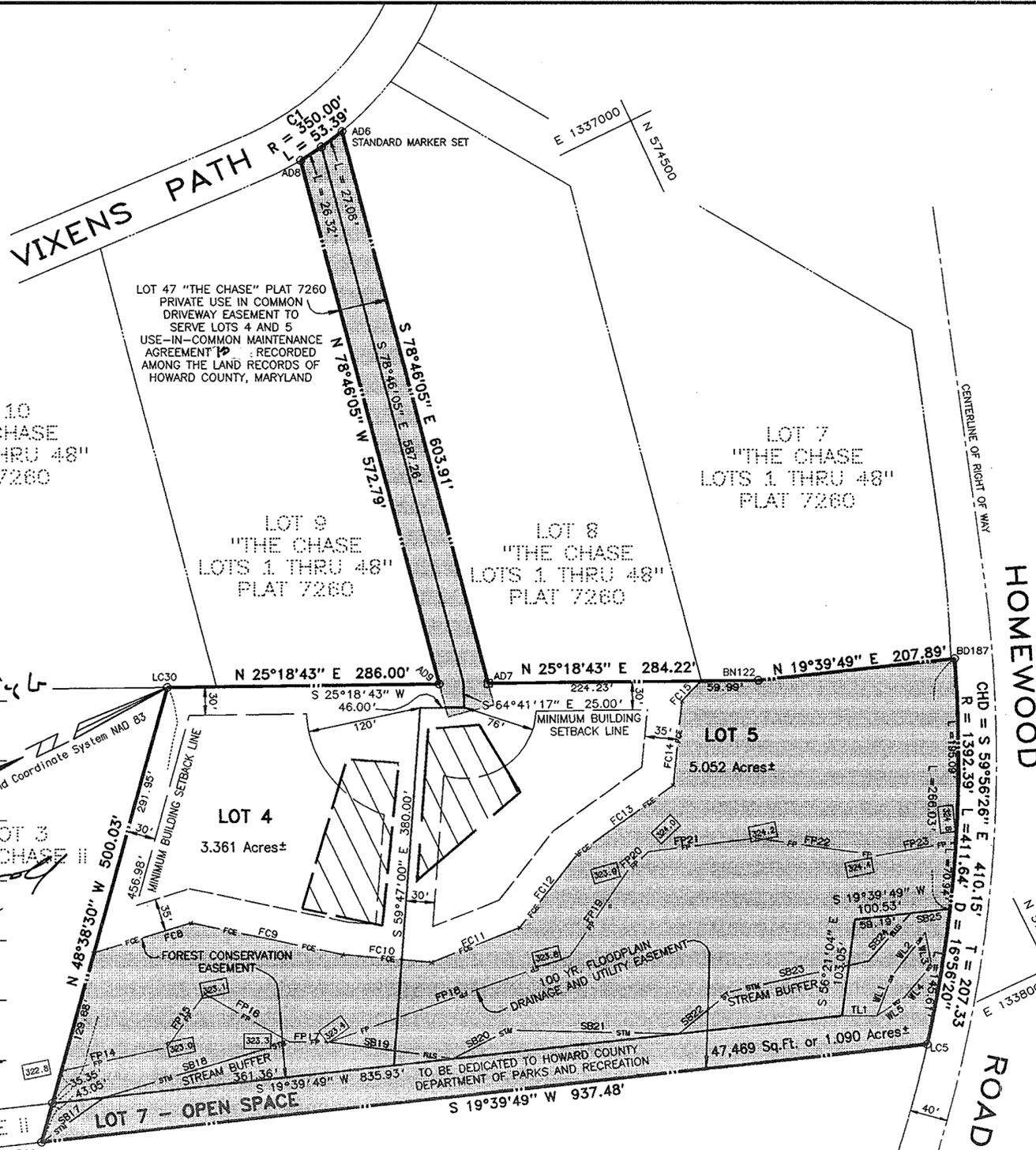
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Lot 5	5.052	0.342	3.014	1.685	1.164	3.000
Lot 6	1.415	-----	-----	1.415	0.000	-----
Lot 7	1.090	-----	-----	1.090	0.000	-----

Curve Table

Curve	Delta	Radius	Length	Chord Bearing	Distance	Tangent
C1	08°44'28"	350.00'	53.39'	N 09°09'06" W	53.34'	26.75'

Line Table

Course	Bearing	Distance
FP14	N 13°33'15" E	113.82'
FP15	N 29°13'00" W	69.00'
FP16	N 55°34'15" E	102.00'
FP17	N 26°39'00" E	43.00'
FP18	N 06°19'30" E	268.50'
FP19	N 30°18'15" W	108.00'
FP20	N 16°46'00" W	31.00'
FP21	N 18°45'15" E	113.00'
FP22	N 33°54'30" E	131.00'
FP23	N 16°11'15" E	83.01'
SB17	N 09°52'00" W	81.15'
SB18	N 09°07'34" E	202.96'
SB19	N 33°45'30" E	130.94'
SB20	N 01°40'25" W	65.00'
SB21	N 27°12'45" E	180.03'
SB22	N 13°21'15" W	70.00'
SB23	N 13°22'45" E	150.00'
SB24	N 23°00'00" W	67.05'
SB25	N 19°39'49" E	41.34'
FC8	N 08°45'00" E	106.97'
FC9	N 38°00'00" E	163.00'
FC10	N 31°00'00" E	94.00'
FC11	N 04°15'00" E	100.00'
FC12	N 26°00'00" W	98.00'
FC13	N 10°00'00" W	125.00'
FC14	N 58°15'00" W	90.00'
FC15	N 20°11'11" W	29.56'
WL1	N 43°38'13" W	45.38'
WL2	N 26°53'09" W	57.67'
WL3	S 74°40'36" E	35.56'
WL4	S 24°04'04" E	44.59'
WL5	S 08°09'11" E	34.54'
TL1	N 26°07'27" E	36.92'



OWNER'S SIGNATURE BLOCK

Mary Carter Carroll Ziegler *Mary Carter Carroll Ziegler*

John Lee Carroll, Jr. *John Lee Carroll, Jr.*

Thomas T. Carroll *Thomas T. Carroll*

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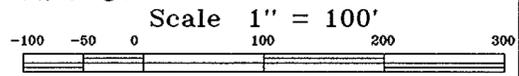
J. Thomas Scrivener *J. Thomas Scrivener*

MARY CARTER CARROLL ZIEGLER, ET AL.
WILL RECORD K.K.H. 17/271.

J. Thomas Scrivener
THE CHASE II HOLDING Co., LLC.
J. THOMAS SCRIVENER, MANAGING MEMBER.



** SEE ALSO L.4806 F.404 AS CONVEYED TO THE CHASE II HOLDING Co., LLC.



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY - LOTS 1 THRU 5.

Dina M. Matusz 10/13/99
Howard County Health Officer *Dina M. Matusz* Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John Deamus 11/12/99
Chief, Development Engineering Division *John Deamus* Date

John Deamus 11/16/99
Director *John Deamus* Date

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Anthony J. Vitell 7/15/99
Anthony J. Vitell Date
Professional Land Surveyor No. 10951

RECORDED AS PLAT No. 14026
ON NOVEMBER 18, 1999 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

THE CHASE II
LOTS 1 THROUGH 7
AND A RESUBDIVISION OF THE CHASE
LOTS 47 AND 48 RECORDED AS PLAT NO. 7260
SHEET 3 OF 3
ZONING: RR

TAX MAP 29 PARCEL 28
FIFTH ELECTION DISTRICT
HOWARD COUNTY MARYLAND
SCALE: 1" = 100' MARCH 15, 1999