

AREA TABULATION

Total Number of lots to be recorded: 2
 Total area of lots to be recorded: 7.060 AC
 Total area of roadways to be recorded including widening strips: 0
 Total area of open space to be recorded: 0
 Total area of floodplain to be recorded: 0
 Total area of subdivision to be recorded: 7.060 AC

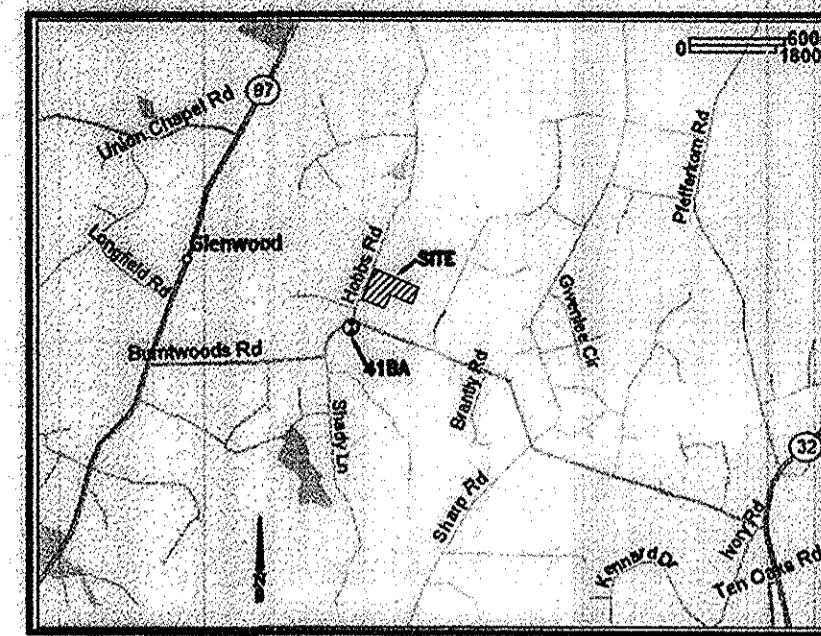
COORDINATE TABLE

POINT	NORTHING	EASTING
1	529305.5350	795655.9190
2	529019.4130	796423.9910
3	528612.2632	796315.4781
4	528803.6249	795801.7836
5	528798.0650	795827.7401
6	528894.7800	795502.9050
7	529162.1016	795574.4551
8	529033.9291	795918.5235
9	528793.5014	795828.9593

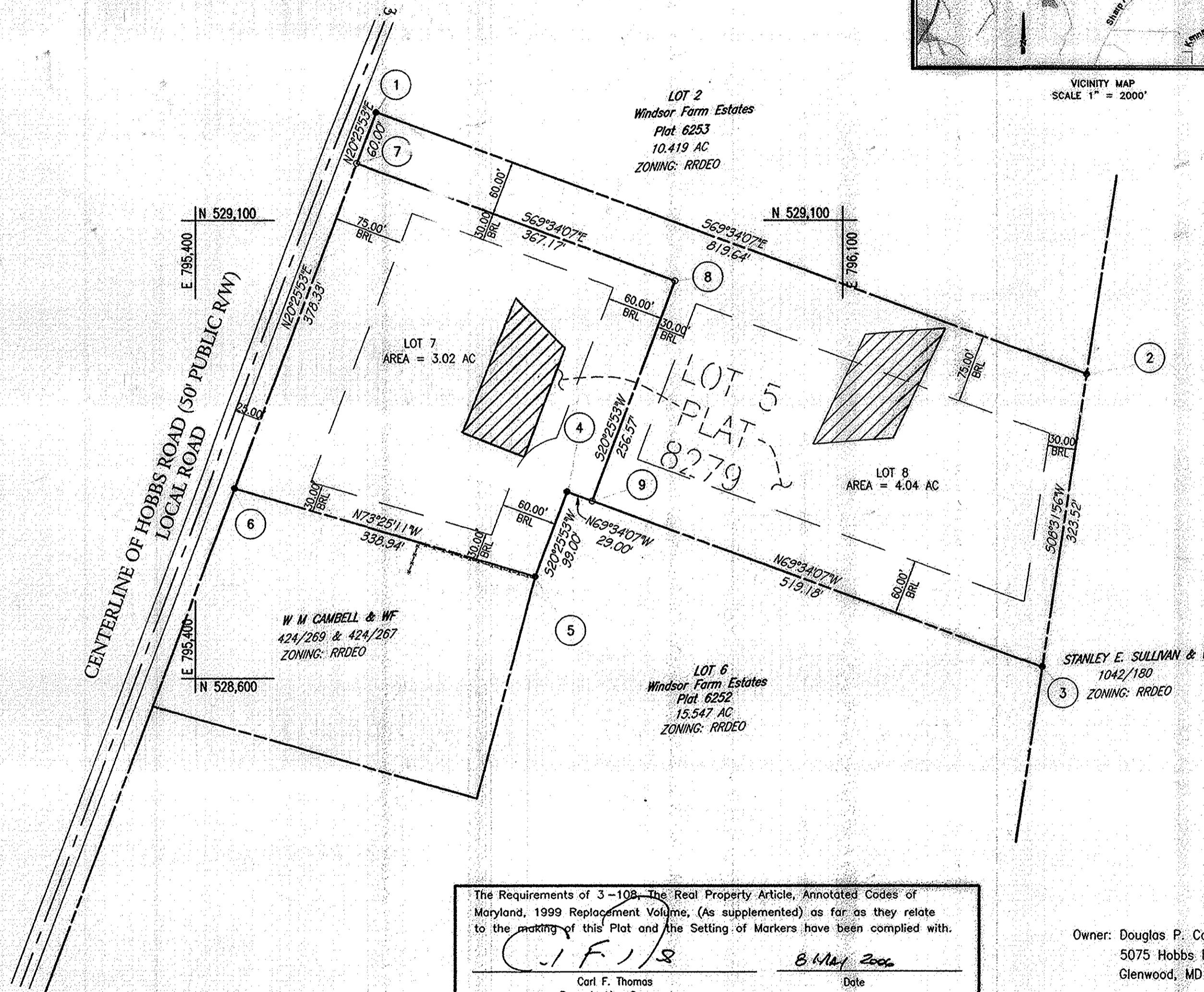
NOTE:
 Stormwater Management will be addressed with the use of drywells

Reservation of Public Utility and Forest Conservation Easement

"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 lots 7 & 8, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation 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 deed(s) of easement in the Land Records of Howard County."



VICINITY MAP
 SCALE 1" = 2000'



SCALE: 1" = 100'

GENERAL NOTES:

- Subject property zoned RRDEO per the 2-2-04 Comprehensive Zoning Plan
- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 418A Denotes approximate location (see location map).
 Sta. 418A Northing = 528257.8904 Easting = 795209.2749
- Denotes iron pipe found
- Denotes rebar and cap set (#18)
- BRL Denotes Building Restriction Line
- This area designated a private sewage easement of approximately 10,000 sq. ft. as required by the Maryland State Department of Health and Mental Hygiene for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewerage is available and servicing any residential structures constructed on these building sites. 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 sewer easement. Reclamation of a modified sewage easement shall not be necessary.
- Denotes location tests holes shown hereon have been field located and shown as (o)
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way line, and not onto the flag or pipestem lot driveway.
- This plat is based on field run Monumented Boundary Survey performed on or about February 1, 2005 by Charles P. Johnson and Associates, Inc. All lot areas are more or less (±).
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (14 feet serving more than one residence)
 - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum)
 - Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius.
 - Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading)
 - Drainage elements - capable of safely passing 100 year flood with no more than 1-foot depth over surface.
 - Structure clearances - minimum 12 feet
 - Maintenances - sufficient to ensure oil weather
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- Existing Dwelling on lot No. 7 to remain. No New buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations.
- This plan is subject to the amended fifth edition of the Subdivision and Land Development Regulations per council bill 45-2003 and the Zoning Regulations as amended by CB 45-2003. Development or construction on these lots must comply with setback and buffer regulation in effect at the time of submission of the site development plan, waiver petition application or building/grading permits.
- There are no wetlands, streams, floodplains and buffers on this property.
- Forest conservation obligations in accordance with Section 16.1202 of the Howard County Code and Forest Conservation shall be fulfilled by the payment of a fee-in-lieu of 0.99 acres of required Afforestation to the forest conservation fund in the amount of \$21,562.20
- Previous DPZ File Nos.: F 85-153, F 89-08
- Perimeter landscaping in accordance with Section 16.124 of the Howard County Code and Landscape Manual shall be fulfilled by planting of 22 shade trees on Lot 8. Surety in the amount of \$ 6600 shall be posed with the grading permit for Lot 8. Lot 7 is exempt since it contains an existing house which is to remain.
- A fee-in-lieu of open space in the amount of \$1,500.00 has been provided for this subdivision.

Purpose Note

The Purpose of this Plat is to Resubdivide Existing Lot 5 of the Windsor Farm Estates, Plat No. 8279, into New Lots 7 and 8.

The Requirements of 3-108, The Real Property Article, Annotated Codes of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C.F.T.S.
 Carl F. Thomas
 Property Line Surveyor
 MD Reg No. 411
 8 May 2006
 Date

Owner: Douglas P. Connell
 5075 Hobbs Road
 Glenwood, MD 21738

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

Robert Wale
 HOWARD COUNTY HEALTH OFFICER
 6/22/06
 DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

Mark P. ...
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 PLANNING DIRECTOR

OWNER'S CERTIFICATE

We, Douglas Connell and Evelyn J. Connell (now deceased) as tenants in common, 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 Office of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns, 1) the rights to lay, construct and maintain sewers, drain, water pipes and other municipal utilities and services, in and under all roads and street rights-of-ways 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 waterway 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-ways.

Witness my/our hands this 8th day of May, 2006
Douglas P. Connell
 Douglas P. Connell

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a resubdivision of all the lands conveyed by James Franklin Jackson and Eleanor G. Jackson to Douglas P. Connell and Evelyn J. Connell (now deceased) as tenants in common; by deed dated 03-11-87 and recorded in the land records of Howard County in Liber 1619, Folio 629. All monuments are in place.

8 May 2006
 Date

C.F.T.S.
 Carl F. Thomas
 Property Line Surveyor
 MD Reg No. 411

RECORDED AS PLAT NO. 18415 ON June 30, 2006
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

WINDSOR FARM ESTATES

LOTS 7 AND 8 A RESUBDIVISION OF LOT 5, PLAT 8279
 FOURTH ELECTION DISTRICT OF HOWARD COUNTY, MD

MAY, 2005 SCALE: 1"=100'

CPJ Associates
 Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
 129 WEST PATRICK STREET, SUITE 13, FREDERICK, MARYLAND 21701
 Phone: (301) 698-9788 E-mail: cjohn@cpja.com Fax: (301) 698-9789
 FREDERICK, MD FAIRFAX, VA

1 OF 1
 TAX MAP NC 6
 BLOCK 23
 PARCEL 116