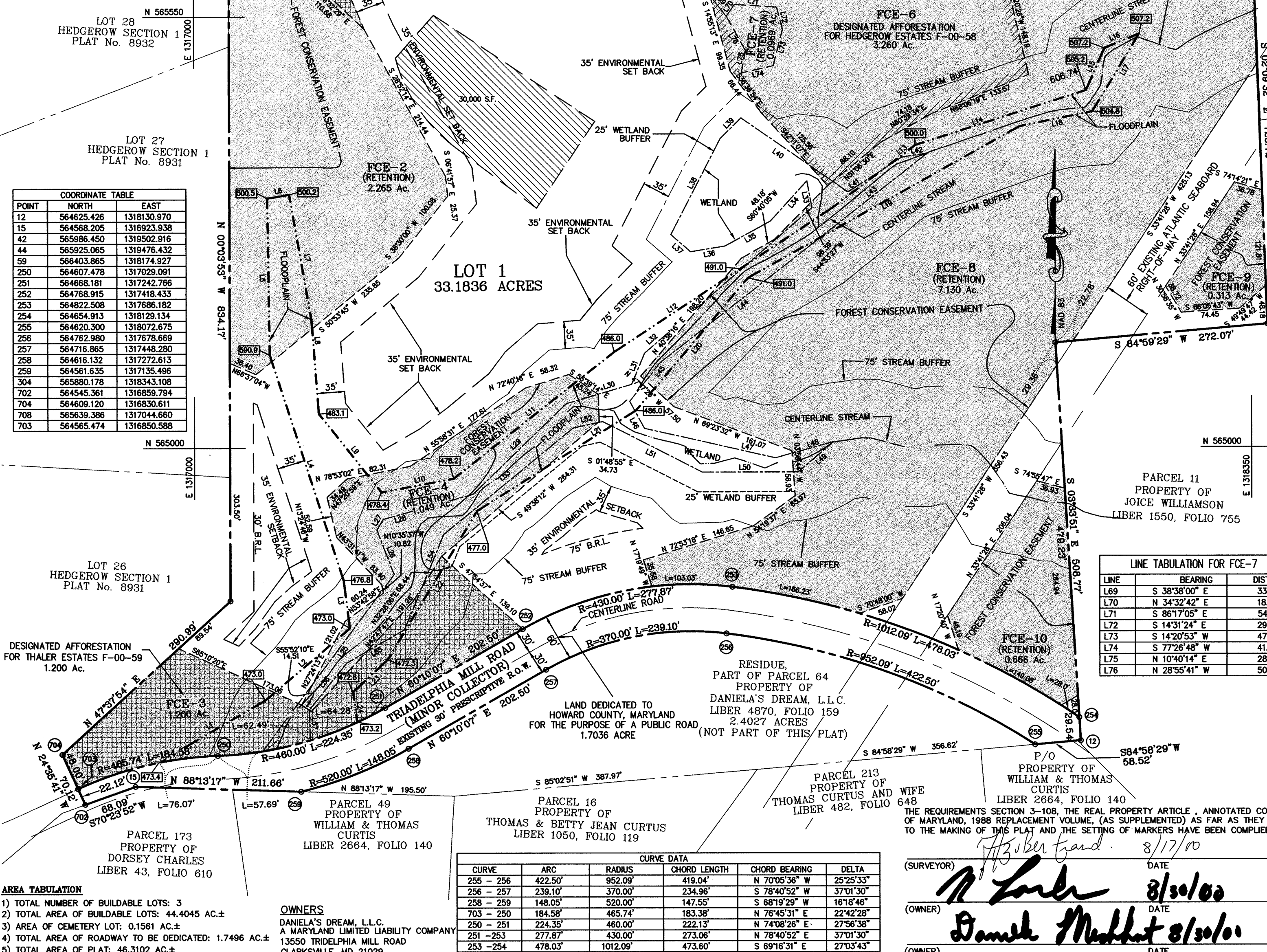


MATCH LINE SEE SHEET 2 OF 2



COORDINATE TABLE

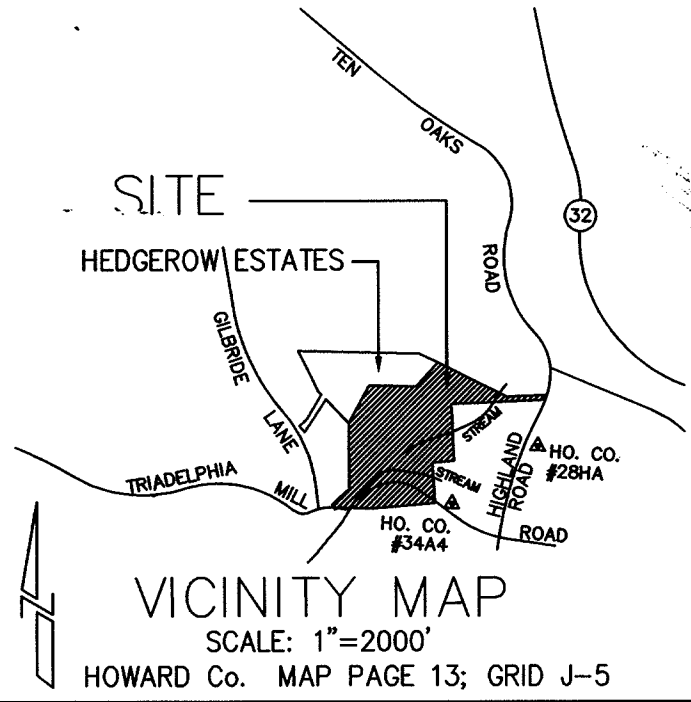
POINT	NORTH	EAST
12	564625.426	1318130.970
15	564568.205	1316923.936
42	565986.450	1319502.916
44	565925.065	1319476.432
59	566403.865	1318174.927
250	564607.478	1317029.091
251	564668.181	1317242.766
252	564768.915	1317418.433
253	564822.508	1317686.182
254	564654.913	1318129.134
255	564620.300	1318072.675
256	564762.980	1317678.669
257	564716.865	1317448.280
258	564616.132	1317272.613
259	564561.635	1317135.496
304	565880.178	1318343.108
702	564545.361	1316859.794
704	564609.120	1316830.611
708	565639.386	1317044.660
703	564565.474	1316850.588

LINE TABULATION FOR FCE-7

LINE	BEARING	DISTANCE
L69	S 38°38'00" E	33.38
L70	N 34°32'42" E	18.13
L71	S 86°17'05" E	54.09
L72	S 14°31'24" E	29.20
L73	S 14°20'53" W	47.63
L74	S 77°26'48" W	41.86
L75	N 10°40'14" E	28.72
L76	N 28°55'41" W	50.10

CURVE DATA

CURVE	ARC	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA
255 - 256	422.50'	952.09'	419.04'	N 70°05'36" W	25°25'33"
256 - 257	239.10'	370.00'	234.96'	S 78°40'52" W	37°01'30"
258 - 259	148.05'	520.00'	147.55'	S 68°19'29" W	16°18'46"
703 - 250	184.58'	465.74'	183.38'	N 76°45'31" E	22°42'28"
250 - 251	224.35'	460.00'	222.13'	N 74°08'26" E	27°56'38"
251 - 253	277.87'	430.00'	273.06'	N 78°40'52" E	37°01'30"
253 - 254	478.03'	1012.09'	473.60'	S 69°16'31" E	27°03'43"



PARCEL 112  
PROPERTY OF  
BETTY LOHR BEEBE  
LIBER 3257, FOLIO 488

LOT 3  
FENTON ESTATES  
PLAT No. 4555

PARCEL 11  
PROPERTY OF  
JOICE WILLIAMSON  
LIBER 1550, FOLIO 755

PARCEL 173  
PROPERTY OF  
DORSEY CHARLES  
LIBER 43, FOLIO 610

PARCEL 49  
PROPERTY OF  
WILLIAM & THOMAS  
CURTIS  
LIBER 2664, FOLIO 140

PARCEL 16  
PROPERTY OF  
THOMAS & BETTY JEAN CURTUS  
LIBER 1050, FOLIO 119

PARCEL 213  
PROPERTY OF  
THOMAS CURTUS AND WIFE  
LIBER 482, FOLIO 648

P/O  
PROPERTY OF  
WILLIAM & THOMAS  
CURTIS  
LIBER 2864, FOLIO 140

**GENERAL NOTES:**

- THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF 10,000 SQ. FT. (OR 10,000 SQ. FT. PER LOT FOR SHARED DRAINAGE ASSOCIATED WITH A SHARED SEWER DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENT OF ANY NATURE IN THIS AREA IS RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION OF PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR THE ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL AREAS SHOWN HAVE BEEN ROUNDED OFF AND ARE MORE OR LESS.
- CONCRETE MONUMENTS ARE SHOWN THUS - □, IRON PIPES ARE SHOWN THUS - ○.
- SUBJECT PROPERTY IS ZONED "RR" AS PER COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTHS AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
  - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 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' DEPTH OVER DRIVEWAY SURFACE.
  - STRUCTURE CLEARANCE - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- STORM WATER MANAGEMENT IS NOT REQUIRED DUE TO THE LOT SIZE CLASSIFICATION PER HOWARD COUNTY DESIGN MANUAL VOL. 1 CHAPTER 5.
- THERE IS AN EXISTING HOUSE LOCATED ON LOT 1 TO REMAIN. ALL NEW CONSTRUCTION OR ADDITIONS TO EXISTING STRUCTURES SHALL COMPLY WITH THE BUILDING RESTRICTION LINES AS SHOWN ON THIS PLAT.
- COORDINATES BASED ON NAD-83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL SYSTEM No. 288A AND 34A4.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON JULY 29, 1999 BY FITZROY BERTRAND AND REAL ESTATE SURVEYORS, L.L.C.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLAND AND STREAM BUFFERS OR FOREST CONSERVATION AREAS, EXCEPT AS AUTHORIZED FOR CONSTRUCTION OF RESIDENTIAL USE-IN-COMMON DRIVEWAY, PER WP-00-65.
- DEVELOPER TO PAY FEE IN LIEU OF OPEN SPACE FOR 2 LOTS AT \$1,500.00 EQUALING \$3,000.00 TO ACCOUNT #813-003-7156.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, WETLANDS OR FLOODPLAIN; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- THALER ESTATES FOREST CONSERVATION REQUIREMENTS HAVE BEEN MET BY RETENTION AREAS FCE-2, FCE-4, FCE-5, FCE-7, FCE-8, FCE-9, FCE-10, AND THALER ESTATES REQUIRED REFORESTATION OF 1.18 ACRES HAVE MET BY REPLANTING AREAS FCE-1 & FCE-3. THE SURETY AMOUNT FOR THE REPLANTING AREAS FOR THALER ESTATES IS \$15,420.30.
- HEDGEROW ESTATES F-00-59 AFFORESTATION REQUIREMENTS OF 3.26 ACRES ARE PROVIDED BY WAY OF FCE-6. THE SURETY AMOUNT FOR PLANTING IS \$42,601.80
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING MUST BE POSTED AS PART OF THE GRADING PERMIT IN THE AMOUNT OF \$5,100.00 FOR 9 SHADE AND 16 EVERGREEN TREES.
- THALER ESTATES IS NOT PART OF A HOMEOWNERS ASSOCIATION. COVENANTS AND RESTRICTIONS AS WELL AS A MAINTENANCE AGREEMENT WILL BE RECORDED ALONG WITH THIS PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, WHICH CONTROL THE INSTALLATION OF THE DRIVEWAY AND ITS MAINTENANCE.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 2, 3 AND CEMETERY LOT 4 IS RECORDED IN THE LAND RECORDS OF HOWARD COUNTY.
- ON AUGUST 24, 2000, THE PLANNING BOARD APPROVED THE CEMETERY LOT (LOT 4) TO BE MAINTAINED AND OWNED BY DANIELA'S DREAM, L.L.C.

(GENERAL NOTE CONTINUED ON SHEET 2 OF 2)

APPROVED: FOR PRIVATE WATER & SEWER SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT

*Dore M. Matusz* 9/14/00  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

*Kay St. Butler* 9/27/00  
DIRECTOR DATE

APPROVED: CHIEF, DEVELOPMENT ENGINEERING DIVISION.

*[Signature]* 9/2/00  
DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PARCEL 64, TAX MAP 28, GRID 20, CONVEYED TO DANIELA'S DREAM, L.L.C. BY DEED DATED 27TH DAY OF AUGUST 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4870, AT FOLIO 159.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*[Signature]*  
FITZROY J. BERTRAND  
REGISTERED SURVEYOR #566  
DATE 8/17/00

**OWNER'S CERTIFICATE**

WE, DANIELA'S DREAM, L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS THE DAY OF 2000.

*[Signature]* 8/30/00  
OWNER DATE

*[Signature]* 8/30/00  
OWNER DATE

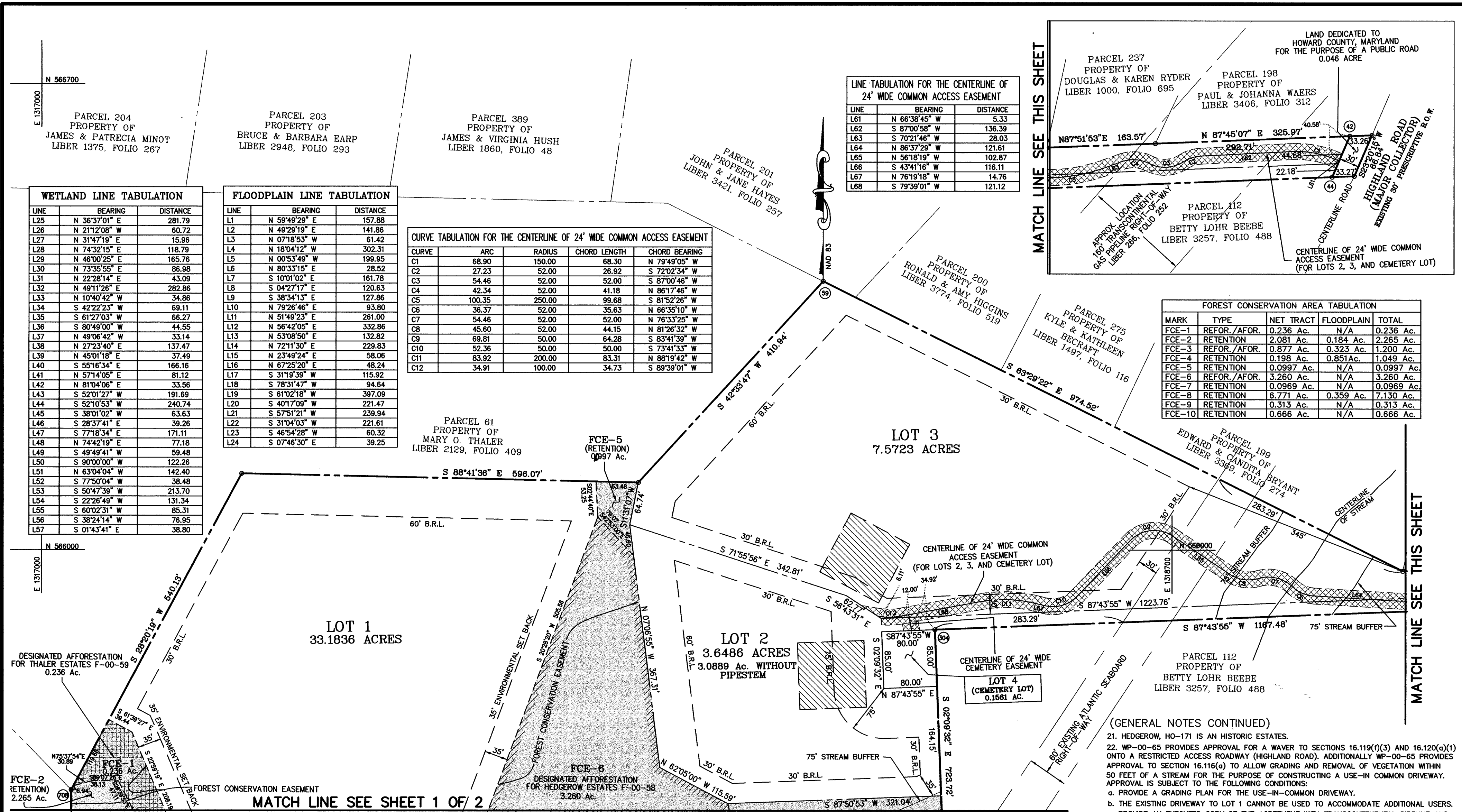
RECORDED AS PLAT NUMBER 14436 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 9/29/00, 2000

SUBDIVISION PLAT  
**THALER ESTATES**  
LOTS 1 - 3 AND CEMETERY LOT 4  
AND PLAT OF FOREST CONSERVATION EASEMENT FOR HEDGEROW ESTATES, F-00-58  
A SUBDIVISION OF PARCEL 64, TAX MAP 28, GRID 20  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SHEET 1 OF 2  
AUGUST 13, 2000 SCALE: 1" = 100'

Real Estate Surveyors LLC  
Residential, Commercial, Industrial and Land Surveys  
4603 CALVERT ROAD  
COLLEGE PARK, MARYLAND 20740  
TEL: (301)985-6003 FAX: (301)985-6004

F.00.59





APPROVED: FOR PRIVATE WATER & SEWER SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT

*One M. M. M.* 9/14/00  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF  
PLANNING & ZONING.

*James M. Smith* 9/22/00  
DIRECTOR DATE

APPROVED: CHIEF, DEVELOPMENT  
ENGINEERING DIVISION.

*[Signature]* 9/22/00  
DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PARCEL 64, TAX MAP 28, GRID 20, CONVEYED TO DANIELA'S DREAM, L.L.C. BY DEED DATED 27TH DAY OF AUGUST 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4870, AT FOLIO 159.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAN IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

**OWNERS**  
DANIELA'S DREAM, L.L.C.  
A MARYLAND LIMITED LIABILITY COMPANY  
13550 TRIDELPHIA MILL ROAD  
CLARKSVILLE, MD 21043

*[Signature]*  
FITZROY J. BERTRAND  
REGISTERED SURVEYOR #566  
DATE 8/17/00

**OWNER'S CERTIFICATE**

WE, DANIELA'S DREAM, L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS THE DAY OF 2000.

*[Signature]* 8/30/00  
OWNER DATE

*[Signature]* 8/30/00  
OWNER DATE

*[Signature]* 8/30/00  
WITNESS DATE

RECORDED AS PLAT NUMBER 14437 AMONG  
THE LAND RECORDS OF HOWARD COUNTY,  
MARYLAND ON 9/22/00, 2000

**SUBDIVISION PLAT**  
**THALER ESTATES**  
LOTS 1 - 3 AND CEMETERY LOT 4  
AND PLAT OF FOREST CONSERVATION EASEMENT FOR  
HEDGEROW ESTATES, F-00-58  
A SUBDIVISION OF PARCEL 64, TAX MAP 28, GRID 20  
5TH ELECTION DISTRICT HOWARD COUNTY, MD.  
SHEET 2 OF 2  
AUGUST 13, 2000 SCALE: 1" = 100'

*[Signature]*  
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TEL: (301)985-6003 FAX: (301)985-6004

(GENERAL NOTES CONTINUED)

21. HEDGEROW, HO-171 IS AN HISTORIC ESTATES.

22. WP-00-65 PROVIDES APPROVAL FOR A WAY TO SECTIONS 16.119(f)(3) AND 16.120(o)(1) ONTO A RESTRICTED ACCESS ROADWAY (HIGHLAND ROAD). ADDITIONALLY WP-00-65 PROVIDES APPROVAL TO SECTION 16.116(o) TO ALLOW GRADING AND REMOVAL OF VEGETATION WITHIN 50 FEET OF A STREAM FOR THE PURPOSE OF CONSTRUCTING A USE-IN-COMMON DRIVEWAY. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

a. PROVIDE A GRADING PLAN FOR THE USE-IN-COMMON DRIVEWAY.

b. THE EXISTING DRIVEWAY TO LOT 1 CANNOT BE USED TO ACCOMMODATE ADDITIONAL USERS.

c. PROVIDE AN EXECUTED COPY OF THE AGREEMENT WITH TRANSCONTINENTAL PIPELINE AND WILLIAMS COMMUNICATION REGARDING THE CONSTRUCTION OF THE USE-IN-COMMON DRIVEWAY OVER THE UTILITY EASEMENTS.

23. THE FOREST CONSERVATION EASEMENTS (FCE) ACRAGE LABELS IS GROSS AND INCLUDE THE FLOODPLAINS.

F.00-59