

COORDINATE TABLE		
NO.	NORTH	EAST
1	566,378.95	1,373,302.05
2	566,325.93	1,373,122.05
3	566,340.67	1,373,118.98
4	566,669.25	1,373,030.27
5	566,702.46	1,373,233.02
6	566,378.94	1,373,302.04
7	566,374.03	1,373,278.55
8	566,491.73	1,373,253.82
9	566,464.23	1,373,122.30
10	566,485.92	1,373,088.61

THE REQUIREMENTS §3-106, 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.

Willa Geller 3-2-2000
 WILLIAM A. TELLIER PROPERTY LINE SURVEYOR MD. LIC.# 217-B DATE
 James Harris, Jr. 3-3-00
 JAMES HARRIS, JR. DATE
 Charlotte Harris 3-3-00
 CHARLOTTE HARRIS DATE

LEGEND

- IFF IRON PIPE/REBAR FOUND
- CMF STONE/CONCRETE MONUMENT FOUND
- IRC REBAR w/ IDENTIFICATION CAP SET
- CM CONCRETE MONUMENT SET

EASEMENT LEGEND

- PRIVATE EASEMENT FOR WATER & SEWER HOUSE CONNECTIONS
- PRIVATE EASEMENT FOR USE-IN-COMMON ACCESS

MINIMUM LOT SIZE CHART					
NO.	GROSS AREA	FLOODPLAIN	STEEP SLOPES	PIPESTEM AREA	MIN. LOT AREA
1	20,000.76 S.F.	0 S.F.	0 S.F.	0 S.F.	20,000.76 S.F.
2	42,726.69 S.F.	0 S.F.	0 S.F.	2,886.46 S.F.	39,840.23 S.F.

LAND TABULATION:

- TOTAL NO. OF LOTS: 2
 - BUILDABLE: 2
 - OPEN SPACE: 0
- TOTAL AREA OF LOTS TO BE RECORDED: (62,727.45 S.F.) 1.44 AC.±
 - BUILDABLE: (62,727.45 S.F.) 1.44 AC.±
 - OPEN SPACE: 0.00 AC.
 - AREA OF RECREATION OPEN SPACE AREA: 0.00 AC.
 - TOTAL AREA OF 100 YEAR FLOODPLAIN: 0.00 AC.
- TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS: (2,805.30 S.F.) 0.06 AC.±
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: (65,532.75 S.F.) 1.50 AC.±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY MARYLAND.

Dirk M. Hester 3/29/00
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul S. Smith 5/4/00
 DIRECTOR DATE

William A. Tellier 3/23/00
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY DESIGN TECH ASSOC., INC., UPPER MABLEBORO, MD. AND WAS PREPARED UNDER THE SURVEYORS DIRECT SUPERVISION; AND THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LOYD A. COMBS, III TO JAMES HARRIS, JR. AND CHARLOTTE HARRIS BY DEED DATED THE 27th DAY OF MAY, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 4786 FOLIO 626, 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 AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William A. Tellier 3-2-2000
 WILLIAM A. TELLIER DATE
 PROPERTY LINE SURVEYOR MD. LIC.#217-B

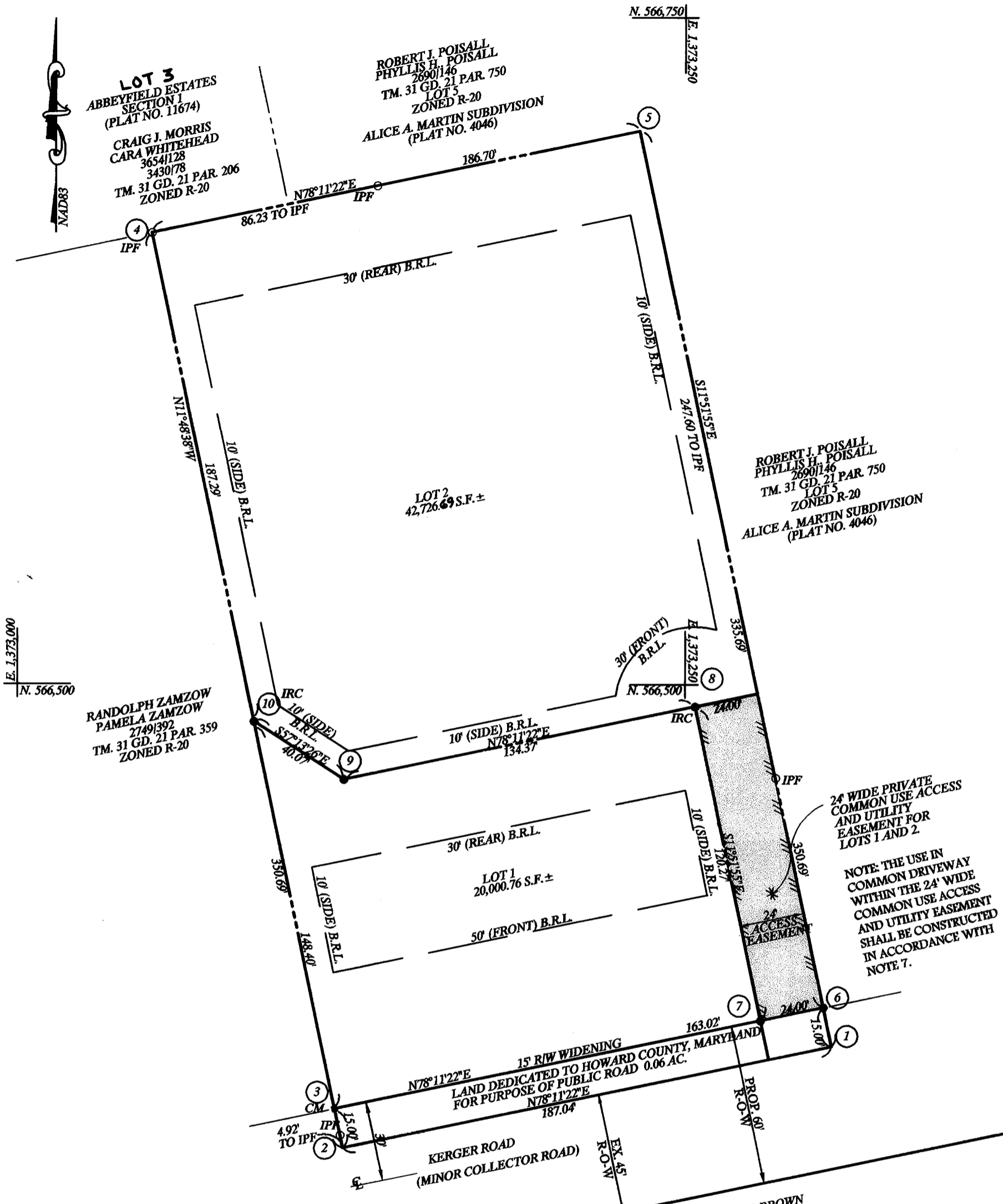


OWNERS' CERTIFICATE

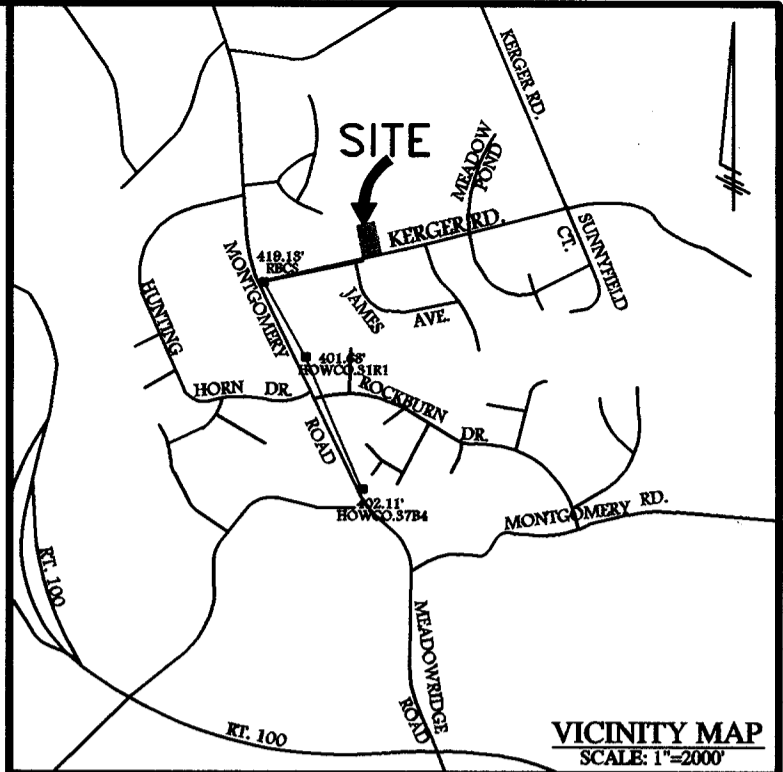
WE, JAMES HARRIS, JR. AND CHARLOTTE HARRIS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD 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 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 OR RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 30 DAY OF DECEMBER, 1999.
James Harris, Jr. *Charlotte Harris*
 JAMES HARRIS, JR. CHARLOTTE HARRIS

HEALTH DEPARTMENT NOTE:
 PREVIOUS WELL IS TO BE PROPERLY ABANDONED AND DOCUMENTATION SUBMITTED TO THE HEALTH DEPARTMENT WITHIN 60 DAYS OF RECORDATION.



OWNERS:
 JAMES JR. AND CHARLOTTE HARRIS
 4987 THRESFIELD CT.
 ELLICOTT CITY, MD. 21043



NOTES:

- SUBJECT PROPERTY IS ZONED R-20 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM (NAD 83) AS PROJECTED BY HOWARD COUNTY CONTROL STATION 31R1 AND 37B4.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DEED REFERENCE: LIBER 4786 FOLIO 626.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE PIPESTEM OR FLAG AND THE RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE PIPESTEM OR FLAG DRIVEWAY.
- COVENANTS GOVERNING THE USE-IN-COMMON DRIVEWAY MAINTENANCE RESPONSIBILITIES ARE RECORDED IN THE HOWARD COUNTY LAND RECORDS. THE DRIVEWAY WILL BE PRIVATELY MAINTAINED BY LOTS 1 AND 2.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH: 12 FT. (14 FT. SERVING MORE THAN ONE RESIDENCE).
 - SURFACE: 6 IN. OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY: MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 FT. TURNING RADIUS.
 - STRUCTURES: (CULVERTS AND BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS-H25 LOADING.
 - DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING A 100 YEAR FLOOD-WITH NO MORE THAN ONE FT. DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES: MINIMUM 12 FT.
 - MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- THIS PLAT IS BASED ON A FIELD-RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 1999 BY WILLIAM A. TELLIER L.S. REG. NO. 217-B, DESIGN TECH ASSOCIATES, INC.
- THE AREAS SHOWN ON THIS PLAT ARE INDICATED (±) MORE OR LESS.
- PRIOR TO THE ISSUANCE OF EITHER A GRADING PERMIT OR A BUILDING PERMIT STORMWATER MANAGEMENT WILL BE REQUIRED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER PROVISIONS OF SECTION 18.122 B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- PUBLIC WATER SERVICE WILL BE PROVIDED TO THESE LOTS BY HOUSE CONNECTIONS TO CONTRACT No. 266 W. PUBLIC SEWER SERVICE WILL BE PROVIDED TO THESE LOTS BY HOUSE CONNECTIONS TO CONTRACT No. 10-1215.
- THE EXISTING WATER AND SEWER CONNECTIONS FOR LOT 2 SHALL BE REMOVED, RELOCATED AND RECONNECTED INTO THE PUBLIC SYSTEMS PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT FOR LOT 1. THE CONNECTIONS SHALL BE REMOVED IN ACCORDANCE WITH APPROVED HOWARD COUNTY HEALTH DEPARTMENT PROCEDURES. THE EXISTING CONNECTION FOR LOT 2 SHALL BE UTILIZED FOR LOT 1.
- NO NEW BUILDING EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING (ON LOT 2) OR STRUCTURES ON LOTS 1 AND 2 SHALL BE CONSTRUCTED AT DISTANCES LESS THAN THE ZONING REGULATIONS REQUIRE.
- THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 2. TO ENSURE COMPLIANCE WITH THE SETBACK REQUIREMENTS AS NOTED IN THE ZONING REGULATIONS, THE EXISTING GARAGE ON LOT 2 WILL BE REMOVED.
- THERE ARE NO WETLANDS ON SITE AND THE PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN.
- A FEE-IN-LIEU OF OPEN SPACE WAS PROVIDED FOR LOT 1 IN THE AMOUNT OF \$1,500.00.
- A FEE-IN-LIEU OF STORMWATER QUANTITY MANAGEMENT WAS PROVIDED IN THE AMOUNT OF \$3,000.00.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A CERTIFIED LANDSCAPE PLAN IS ON FILE WITH THIS PLAT WHICH INDICATES THAT LOT 2 CONTAINS AN EXISTING DWELLING AND IS EXEMPT FROM LANDSCAPING REQUIREMENTS AND LOT 1 RECEIVED A CREDIT FOR EXISTING VEGETATION ALONG ITS WESTERN PERIMETER.
- THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION 3049.2 SQUARE FEET OF REFORESTATION HAS BEEN MET BY THE PAYMENT OF \$914.76 AS A FEE-IN-LIEU TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
- THE RESIDUE LOT 2 WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WITH THIS SUBDIVISION PLAT; HOWEVER, UPON FURTHER RESUBDIVISION OF THE LOT, THE SEPARATE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS WILL BE PROVIDED BASED ON ITS ACREAGE SIZE.
- IN ADDITION TO THE 10' BUILDING RESTRICTION LINE ADJACENT TO THE 24' USE IN COMMON ACCESS EASEMENT, AN ADDITIONAL 10' SETBACK (TOTAL 20' SETBACK FROM EASEMENT) IS REQUIRED FOR PARKING. THEREFORE, THE IMPOSED BUILDING SETBACK FROM THE PROPERTY LINE IS 20'.

RECORDED AS PLAT NUMBER 14212 ON 5/19/2000 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

JAMES HARRIS' SUBDIVISION FINAL PLAT (LOTS 1 AND 2)
 TAX MAP 31 BLOCK 21 PARCEL 213
 1st ELECTION DISTRICT HOWARD COUNTY, MD.
 SCALE: 1" = 40' DATE: SEPTEMBER 1999 SHEET 1 OF 1
 ZONED: R-20

MESSICK & ASSOCIATES *
 CONSULTING ENGINEERS
 31 OLD SOLOMONS ISLAND RD., SUITE 201
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212

F-00-63