

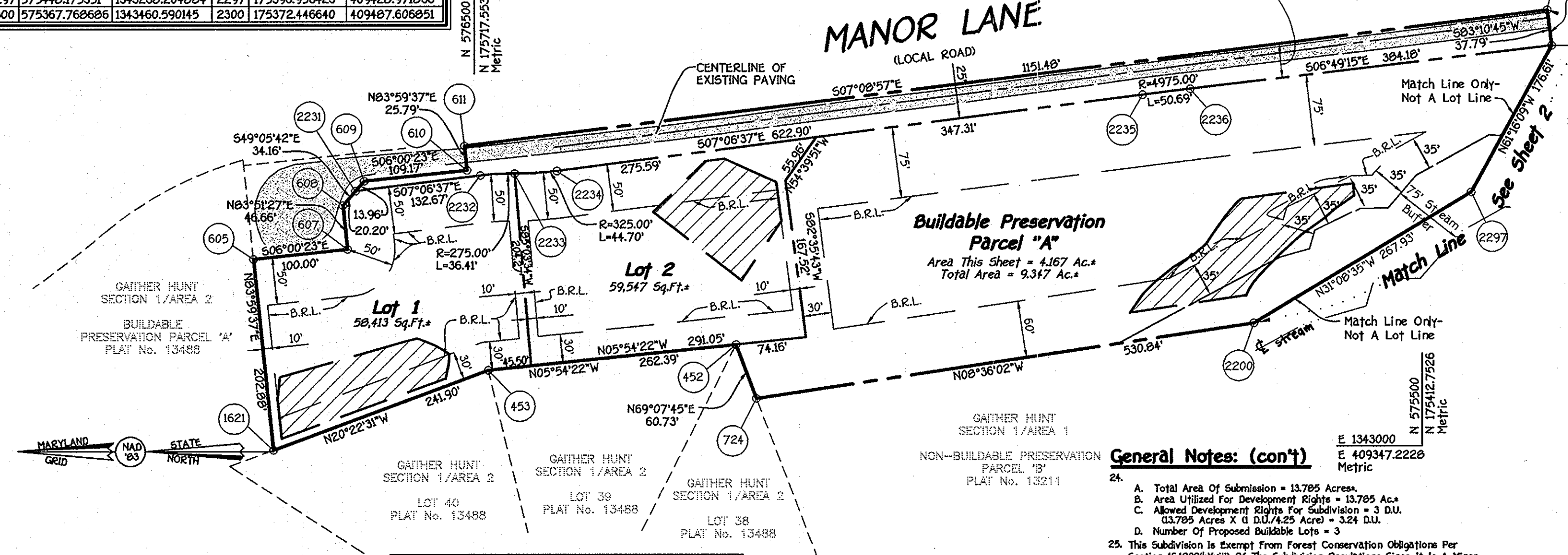
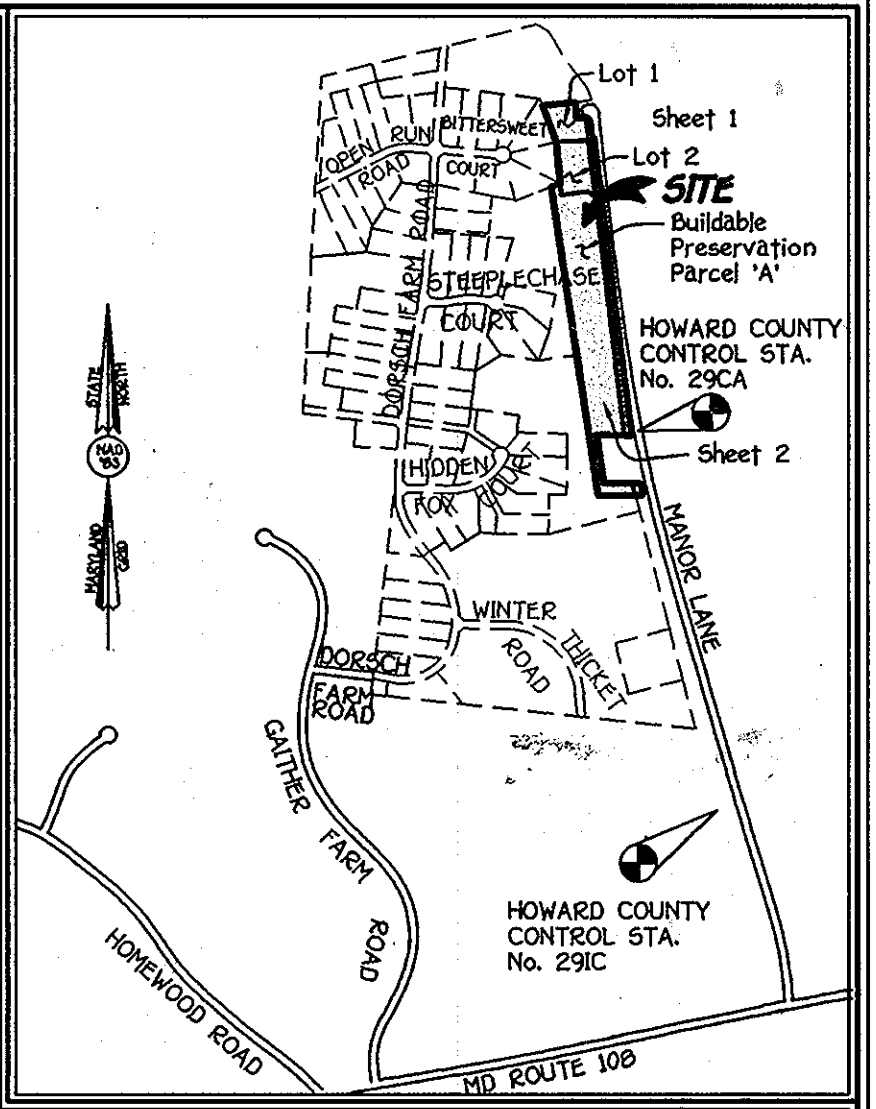
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
PNT	NORTH	EAST	PNT	NORTH	EAST
24	574272.616377	1343577.077455	24	175038.643549	409523.112254
232	574651.441752	1343331.142560	232	175154.109754	409448.151155
452	576224.000000	1343107.000000	452	175633.426467	409379.832360
453	576485.000000	1343080.000000	453	175712.979426	409371.602743
605	576732.992240	1343197.540407	605	175788.567814	409407.429131
607	576633.541225	1343208.004345	607	175758.254882	409410.618546
608	576638.533921	1343254.396463	608	175759.776659	409424.758891
609	576616.165722	1343280.214466	609	175752.958818	409432.628234
610	576507.595040	1343291.637947	610	175719.866408	409436.110118
611	576510.293690	1343317.286366	611	175720.688958	409443.927772
621	574272.608186	1343618.367454	621	175038.641052	409535.697471
627	574646.132528	1343551.102990	627	175152.491499	409515.952222
717	574348.725087	1343376.927646	717	175061.841530	409462.106471
719	574347.897153	1343604.809377	719	175061.589175	409531.564961
724	576202.363117	1343050.252267	724	175626.831532	409362.535616
725	574273.200503	1343342.032830	725	175038.821591	409451.470510
1621	576711.763448	1342995.778330	1621	175782.097063	409345.931927
2200	575677.490927	1343129.637748	2200	175466.850168	409386.732359
2231	576625.309146	1343269.660869	2231	175755.745739	409429.411492
2232	576493.656136	1343286.083340	2232	175715.617822	409434.417071
2233	576457.332816	1343288.188738	2233	175704.546452	409435.058798
2234	576412.749606	1343290.887783	2234	175690.957482	409435.881468
2235	575795.046092	1343371.164111	2235	175502.681054	409460.349742
2236	575744.744739	1343377.440815	2236	175487.349171	409462.262885
2237	574647.155416	1343508.724894	2237	175152.803276	409502.278352
2238	574348.068112	1343557.754501	2238	175061.641284	409517.222606
2296	575363.280641	1343423.068229	2296	175371.078882	409476.170149
2297	575448.175351	1343268.204884	2297	175396.956423	409428.971866
2300	575367.768688	1343460.590145	2300	175372.446640	409487.606851

Total Area Tabulation Of All Sheets			
	SHEET 1	SHEET 2	TOTAL
TOTAL No. OF BUILDABLE LOTS TO BE RECORDED	2	0	2
TOTAL No. OF OPEN SPACE LOTS TO BE RECORDED	0	0	0
TOTAL No. OF BUILDABLE PARCELS TO BE RECORDED	1	0	1
TOTAL No. OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0
TOTAL No. OF LOTS AND PARCELS TO BE RECORDED	3	0	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.708 AC.*	0.000 AC.*	2.708 AC.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 AC.*	0.000 AC.*	0.000 AC.*
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	4.167 AC.*	5.180 AC.*	9.347 AC.*
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 AC.	0.000 AC.	0.000 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	6.875 AC.*	5.180 AC.*	12.055 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.991 AC.*	0.739 AC.*	1.730 AC.*
TOTAL AREA TO BE RECORDED	7.866 AC.*	5.919 AC.*	13.785 AC.*

Curve Data Tabulation					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing and Distance
2232-2233	275.00'	36.41'	07°35'10"	18.23'	S03°19'02"E 36.38'
2233-2234	325.00'	44.70'	07°52'49"	22.39'	S03°27'52"E 44.66'
2235-2236	4975.00'	50.69'	00°35'02"	25.35'	S07°06'46"E 50.69'

**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 Lots 1, 2 And Buildable Preservation Parcel 'A'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). 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 Deed(s) Of Easement In The Land Records Of Howard County."



- General Notes:**
- This Area Designates A Private Sewerage Easement Of A Minimum 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 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 Easement Shall Not Be Necessary.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - Subject Property Zoned RC-DEO Per 10/18/93 Comprehensive Zoning Plan.
  - Coordinates Based On NAD83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 29CA And No. 29IC.  
29CA N 17515.970 00 E 409509.9057 00  
29IC N 17444.5840 00 E 409686.2394 00
  - This Plat Is Based On Field Run Boundary Survey Performed By Fisher, Collins And Carter, Inc. On Or About August, 1996.
  - B.R.L. Denotes Building Restriction Line Established By Zoning.
  - Denotes Iron Pin Set Capped T.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 Aluminum Plate T.C.C. 106".
  - Denotes Stone Or Monument Found.
  - Driveway(s) 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 (4 Feet Serving More Than One Residence);  
B) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.  
C) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
D) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H-25 Loading);  
E) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Driveway 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 Grid Measurement.
  - The Wetlands Delineation Study Was Prepared By Eco-Science Professionals, Inc. And Approved By Howard County On August, 1996, Under 5-96-18.
  - No Clearing, Grading Or Construction Is Permitted Within Wetlands, Streams, Or Their Buffers.
  - Previous File Numbers: 596-18.
  - The Existing House On Lot 2 To Remain, No New Additions Or Modifications To The Existing House On Lot 2 Shall Be Allowed To Extend Outside Of The Building Restriction Line.
  - The Existing House On Buildable Preservation Parcel 'A' To Remain. No New Additions Or Modifications To The Existing House On Buildable Preservation Parcel 'A' Shall Be Allowed To Extend Outside Of The Building Restriction Line.
  - Denotes Wetland Area
  - Denotes Centerline Of Existing Stream.
  - Buildable Preservation Parcel 'A' Will Be Privately Owned And Maintained.
  - Buildable Preservation Parcel 'A' Will Be Encumbered By An Easement Agreement With Howard County, Maryland And The Homeowner's Association. This Agreement Prohibits Further Residential Subdivision Of The Preservation Parcel, Outlines The Maintenance Responsibilities Of Its Owner And Enumerates The Uses Permitted On The Property. A Deed Of Preservation Easement For Parcel 'A' Has Been Filed In The Land Records Office Of Howard County Concurrently With This Plat.

**Area Tabulation For This Sheet**

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Parcels To Be Recorded	1
Total Number Of Non-Buildable Parcels To Be Recorded	0
Total Number Of Lots And Parcels To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	2.708 AC.*
Total Area Of Open Space Lots To Be Recorded	0.000 AC.*
Total Area Of Buildable Parcels To Be Recorded	4.167 AC.*
Total Area Of Non-Buildable Parcels To Be Recorded	0.000 AC.
Total Area Of Lots And Parcels To Be Recorded	6.875 AC.*
Total Area Of Roadway To Be Recorded	0.991 AC.*
Total Area To Be Recorded	7.866 AC.*

The Requirements B 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.

*Terrell A. Fisher* April 20, 2000  
Terrell A. Fisher, L.S. 10692 (Surveyor) Date

*Philip Carroll* 5/12/00  
Philip Carroll (Owner) Date

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLIOTT CITY, MARYLAND 21042  
(410) 461 - 2955  
30580 Manor Lane Record Plat 14296

- General Notes: (cont)**
- Total Area Of Submission = 13.785 Acres.
  - Area Utilized For Development Rights = 13.785 AC.\*
  - Allowed Development Rights For Subdivision = 3 D.U.  
(3.795 Acres X (1 D.U./4.25 Acres) = 3.24 D.U.)
  - Number Of Proposed Buildable Lots = 3
  - This Subdivision Is Exempt From Forest Conservation Obligations Per Section 16.1202(b)(viii) Of The Subdivision Regulations Since It Is A Minor Subdivision Creating Only One Additional Lot With No Further Subdivision Potential.
  - This Subdivision Is Exempt From Perimeter Landscaping Since There Are Existing Houses Located On Lot 2 And Buildable Preservation Parcel 'A' And Lot 1 Adjoins A Recorded Forest Conservation Easement (Retention) For The Gaither Hunt Subdivision.
  - Articles Of Incorporation For Philip Carroll At Manor Lane Homeowner's Association, Inc. Filed With Maryland State Department Of Assessments And Taxation As Account No. 0087955/3 On MAY 11, 2000.
  - A Dry Well Will Be Provided For Water Quality On The Plot Plan For Lot 1 Prior To Issuance Of A Building Permit.
- Owner / Developer**  
Philip Carroll  
c/o J. Thomas Scrivener  
8808 Centre Park Drive, Suite 209  
Columbia, Maryland 21045

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

*Diane H. [Signature]* 5/22/00  
Howard County Health Officer Date

Approved: Howard County Department Of Planning And Zoning.

*[Signature]* 5/23/00  
Chief, Development Engineering Division Date

*[Signature]* 5/29/00  
Director Date

**OWNER'S CERTIFICATE**

Philip Carroll, Owner Of The Property Shown And Described Hereon, Hereby Adopts This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establishes The Minimum Building Restriction Lines And Grants 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 Grants 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 12<sup>th</sup> Day Of MAY, 2000.

Philip Carroll  
*[Signature]*  
Witness  
*[Signature]*

**Surveyor's Certificate**

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of That Land Conveyed By Philip Carroll To Philip Carroll By Deed Dated August 13, 1997 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4058 At Folio 187; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland, As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*[Signature]* April 20, 2000  
Terrell A. Fisher, Professional Land Surveyor No. 10692 DATE

RECORDED AS PLAT No. 14296 ON 6-30-00  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PROPERTY OF PHILIP CARROLL  
AT MANOR LANE  
Lots 1, 2 And  
Buildable Preservation Parcel 'A'**

Zoning: "RC-DEO"  
Tax Map No: 29, Parcel 104, Grid: 5  
Third Election District  
Howard County, Maryland

Scale: 1" = 100'  
Date: April 19, 2000  
Sheet 1 Of 2  
F-00-64

F00-64

**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 Lots 1, 2 And Buildable Preservation Parcel "A". Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots(s). 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 Deed(s) Of Easement In The Land Records Of Howard County."

WETLANDS METES AND BOUNDS			
SYMBOL	BEARING & DISTANCE	SYMBOL	BEARING & DISTANCE
WL01	S31°08'35"E 90.10'	WL16	N08°36'02"W 103.42'
WL02	S23°47'04"W 21.81'	WL17	S68°54'57"E 6.48'
WL03	S26°07'06"E 16.16'	WL18	N36°46'40"E 42.07'
WL04	S50°09'44"E 42.62'	WL19	N10°40'18"E 45.41'
WL05	S02°38'57"E 47.79'	WL20	N10°29'42"W 31.44'
WL06	S60°14'51"E 117.26'	WL21	N30°34'13"E 31.96'
WL07	S62°46'13"E 69.75'	WL22	N04°14'46"E 34.64'
WL08	S02°47'05"W 34.77'	WL23	N50°29'31"W 39.71'
WL09	S53°01'02"E 33.85'	WL24	N13°35'33"W 33.26'
WL10	S06°49'15"E 47.110'	WL25	N47°44'29"W 46.23'
WL11	N64°02'11"W 49.56'	WL26	N36°11'41"W 49.79'
WL12	N76°52'09"W 48.24'	WL27	N09°56'59"W 40.03'
WL13	N76°50'30"W 32.95'	WL28	N29°42'01"W 9.99'
WL14	N80°03'11"W 70.84'	WL29	N08°36'02"W 212.65'
WL15	N78°32'23"W 45.54'		

(AREA II)  
AREA DEDICATED TO HOWARD COUNTY,  
MARYLAND FOR THE PURPOSE OF A  
PUBLIC ROADWAY. (0.663 Ac.)  
(Area II = 0.663 Ac.)  
For Total Of Areas See Sheet 1)

(AREA III)  
AREA DEDICATED TO HOWARD COUNTY,  
MARYLAND FOR THE PURPOSE OF A  
PUBLIC ROADWAY. (0.076 Ac.)  
(Area III = 0.076 Ac.)  
For Total Of Areas See Sheet 1)

SCRIVENER PROPERTY  
AGRICULTURAL LAND  
PRESERVATION  
EASEMENT #H088-01E

**MANOR LANE**  
(LOCAL ROAD)

**Buildable  
Preservation Parcel "A"**  
Area This Sheet = 5.180 Ac.  
For Total Area See Sheet 1

Existing Centerline  
Of Roadway

PROPERTY OF  
THOMAS HUNGERFORD  
LIBER 2133, FOLIO 577

PROPERTY OF  
KATHIE MAE OLAND  
LIBER 3877, FOLIO 206

GAITHER HUNT  
SECTION 1/AREA 1  
NON-BUILDABLE PRESERVATION  
PARCEL "B"  
PLAT No. 13210

GAITHER HUNT  
SECTION 1/AREA 1  
NON-BUILDABLE PRESERVATION  
PARCEL "B"  
PLAT No. 13210

E 409499.6231  
Metric  
E 1343500  
N 175565.1529  
Metric  
N 578000

E 409499.6231  
Metric  
E 1343500  
N 175565.1529  
Metric  
N 578000

E 409347.2228  
Metric  
E 1343000  
N 175565.1529  
Metric  
N 578000

GAITHER HUNT  
SECTION 1/AREA 1  
NON-BUILDABLE PRESERVATION  
PARCEL "B"  
PLAT No. 13211

**Area Tabulation For This Sheet**

Total Number Of Buildable Lots To Be Recorded	.0
Total Number Of Open Space Lots To Be Recorded	.0
Total Number Of Buildable Parcels To Be Recorded	.0
Total Number Of Non-Buildable Parcels To Be Recorded	.0
Total Number Of Lots And Parcels To Be Recorded	.0
Total Area Of Buildable Lots To Be Recorded	.0000 Ac.
Total Area Of Open Space Lots To Be Recorded	.0000 Ac.
Total Area Of Buildable Parcels To Be Recorded	.5180 Ac.
Total Area Of Non-Buildable Parcels To Be Recorded	.0000 Ac.
Total Area Of Lots And Parcels To Be Recorded	.5180 Ac.
Total Area Of Roadway To Be Recorded	.0739 Ac.
Total Area To Be Recorded	.5919 Ac.

The Requirements 8 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.

*Terrell A. Fisher* April 20, 2000  
Terrell A. Fisher, L.S.#10692 (Surveyor) Date

*Philip Carroll* 5/12/00  
Philip Carroll, Owner Date

**Owner / Developer**

Philip Carroll  
c/o J. Thomas Scrivener  
8808 Centre Park Drive, Suite 209  
Columbia, Maryland 21045

**FISHER, COLLINS & CARTER, INC.**

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2255  
30560 Manor Lane Record Plat2.dwg

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

*David M. ...* 5/22/00  
Howard County Health Officer Date

Approved: Howard County Department Of Planning And Zoning.

*...* 5/30/00  
Chief, Development Engineering Division Date

*...* 6/29/00  
Director Date

**OWNER'S CERTIFICATE**

Philip Carroll, Owner Of The Property Shown And Described Hereon, Hereby Adopts This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establishes The Minimum Building Restriction Lines And Grants 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 Grants 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 12 Day Of MAY, 2000.

*Philip Carroll*  
Philip Carroll  
*...*  
Witness

**Surveyor's Certificate**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of That Land Conveyed By Philip Carroll To Philip Carroll By Deed Dated August 13, 1997 And Recorded Among The Land Records Of Howard County, Maryland In Liber 4058 At Folio 187; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland, As Shown In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor - No. 10692  
April 20, 2000  
DATE

RECORDED AS PLAT No. 14297 ON 6.30.00  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PROPERTY OF PHILIP CARROLL  
AT MANOR LANE  
Lots 1, 2 And  
Buildable Preservation Parcel "A"**

Zoning: "RC-DEO"

Tax Map No: 29, Part of Parcel 104, Grid 5  
Third Election District  
Howard County, Maryland



Scale: 1" = 100'  
Date: April 19, 2000  
Sheet 2 Of 2  
F-00-64

FOO-64