



U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
195	605977.192457	1277870.965020
204	606463.453947	1276812.979969
205	607319.104933	127795.244027
206	607316.427528	127794.734492
209	607742.964341	1276123.394843
300	607203.629746	1277536.354530
301	606927.140211	1277868.124790
303	607277.966481	127625.932960

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTH	EAST
195	184702.207473	394949.649130
204	185461.606487	393171.374336
205	185511.233412	394289.060959
206	185510.417341	394045.557884
209	185240.426012	389362.576023
300	185094.305495	394241.943331
301	184991.764756	394941.983426
303	185098.694391	390672.521995

AREA TABULATION

Total Number of Buildable Lots to be Recorded	2
Total Number of Open Space Lots to be Recorded	0
Total Number of Buildable Preservation Parcels to be Recorded	0
Total Number of Lots/Parcels to be Recorded	2
Total Area of Buildable Lots to be Recorded	50.010 A.C.
Total Area of Open Space Lots to be Recorded	0.000 A.C.
Total Area of Lots to be Recorded	50.010 A.C.
Total Area of Roadway to be Recorded	0.000 A.C.
Total Area to be Recorded	50.010 A.C.

The Requirements 63-106, The Real Property Article, Annotated Code of Maryland, 1986 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 3-24-00
 Registered Land Surveyor
 Belmont Farm Limited Partnership
 By: C. Randy Zimmerman, General Partner (Owner)

Shane Davidson 5-24-00
 Belmont Farm Limited Partnership
 By: Shane Davidson, General Partner (Owner)

OWNER AND DEVELOPER
 BELMONT FARM LIMITED PARTNERSHIP
 c/o RANDY ZIMMERMAN
 SHANE DAVIDSON
 1320 SHAFFERSVILLE ROAD
 HT. AIRY, MARYLAND 21771

General Notes

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements 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/Variance For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Conform 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 Nad '83 - Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 07AA And No. 07AB.
 - Sta. 07AA N 186177.3480 (Meters)
 - E 39977.8419 (Meters)
 - Sta. 07AB N 309960.0217 (Meters)
 - E 309900.0217 (Meters)
- This Plat Is Based On Field Real Monumented Boundary Survey Performed On Or About June, 1999, By Fisher, Collins And Carter, Inc.
- D.L.C. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 105'.
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Right-of-Way.
- Denotes Concrete Monument Set With Aluminum Plate T.C.C. 105'.
- Denotes Concrete Monument Or Stone Found.
- Refuse Collection Snow Removal And Road Maintenance To be Provided At The Road Right-of-Way of Shaversville Road To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - a) Width - 12 Feet 1/4" Feet Serving More Than One Residence.
 - b) Surface - Six (6) Inches Of Composed Crusher Run Base With Tar And Chip Coating.
 - c) 1/2" Minimum.
 - d) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius.
 - e) Structures - Curved (Radius) - Capable Of Supporting 25 Gross Tons @25' Spacing.
 - f) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
 - g) Structure Clearances - Minimum 12 Feet.
 - h) Maintenance - Sufficient To Ensure All Weather Use.
- No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers, Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
- All Lot Areas Are More Or Less (A).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Existing House On Lot 3 To Remain. No New Additions Or Modifications Shall Extend Beyond The Building Restriction Line.
- Lot 4 Retains The Right To Be A Siding Parcel In Accordance With Section 106 - Density Excluding Option Of The Howard County Zoning Regulations.
- Per Section 1612(d) Of The Howard County Code, Floodplain Limit Delineation Is Not Necessary For Rural Cluster subdivisions where the Floodplain Is Not Critical To The Proposed Development.
- Per Section 1612(b)(4) Of The Howard County Code, Wetlands Are Not Delineated For Rural Cluster Subdivisions If A Qualified Professional Certifies That Wetlands And Their Buffer Will Not Be Impacted By The Proposed Lots Or Development.
- Prior Department Of Planning And Zoning File Nos. P98-29 And P98-03.
- Plat Is Subject To JN-00-54 Section 1612(c)(9)(ii) To Allow Lots 3 And 4 No Frontage On A Public Road On December 23, 1999 The Planning Director Approved The Waiver Request Subject To The Existing Driveway Meeting The Current Standard Of A Use-In-Common Driveway And Recordation Of A Maintenance Agreement.
- The Creation Of Lot 3 Necessitates The Future Creation Of 3.04 Acres (4.25 - 1.146 Acre) Of Preservation Parcel For The Property Upon Future Resubdivision Of Lot 4 At Which Time The Preservation Parcel Shall be Addressed Or Until The Property Is Accepted Into The Agricultural Preservation Program And A Plat Of Easement Is Recorded Concerning The Transfer Of Development Density Rights.
- A Use-In-Common Driveway Maintenance Agreement For Lots 3 And 4 is to be Recorded In The Howard County Office Of Land Records With The Recording Of This Final Plat.
- Lot 4 Retains The Right To Be A Siding Parcel In Accordance With Section 106 - Density Excluding Option Of The Howard County Zoning Regulations.
- A Declaration Of Intent Was Filed For This Subdivision In Connection With A Real Estate Transaction To Establish Lots For The Two Existing Dwellings And Since No Change In Land Use Will Occur Or No New Development Is Proposed With This Subdivision In Accordance With Section 1612(b)(9)(ii) Of The Howard County Code And The Forest Conservation Manual.

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.
Doree M. Miller 4/4/00
 Howard County Health Officer

Approved: Howard County Department Of Planning And Zoning.
Chad Zimmerman 4/10/00
 Chief, Development Engineering Division
Logan H. Smith 4/18/00
 Director

OWNER'S CERTIFICATE
 Belmont Farm Limited Partnership, By C. Randy Zimmerman, General Partner, And Shane Davidson, General Partner, 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, 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 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 24th Day of March, 2000.

C. Randy Zimmerman
 Belmont Farm Limited Partnership,
 By: C. Randy Zimmerman, General Partner
 Witness: *Zacharia Y. Fischt*

Shane Davidson
 Belmont Farm Limited Partnership,
 By: Shane Davidson, General Partner
 Witness: *Zacharia Y. Fischt*

SURVEYOR'S CERTIFICATE
 I Herby Certify That The Final Plat Shown Hereon is Correct; That It Is A Subdivision Of Part Of The Lands Covered By Louise Murray To Belmont Farm Limited Partnership By Deed Dated December 29, 1977 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 863 At Folio 15, 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, Professional Land Surveyor No. 10692
 Date: *March 24, 2000*

Recorded As Plat No. *14186* On *4/17/00*
 Among The Land Records Of Howard County, Maryland.

BELMONT FARM
 Lots 3 and 4

(A Resubdivision Of Lot 2 "Belmont Farm" - Plat No. 47300
 Zoned RC-DEO
 Tax Map No. 5 Parcel No. 490 Grid No. 12
 Tax Map No. 7 Parcel No. 490 Grid No. 7 & 13
 Fourth Election District
 Howard County, Maryland
 Scale: 1" = 200'
 Date: March 20, 2000
 Sheet 1 of 1
 F-00-75