

COORDINATES

NO.	NORTH	EAST
21	611,628.8246	1,267,440.4512
22	611,707.4055	1,267,491.1512
23	611,706.5378	1,267,565.3825
24	611,676.9939	1,267,612.0277
25	611,632.3408	1,267,649.4714
26	611,586.1580	1,267,683.2778
27	611,523.9796	1,267,723.4918
28	611,477.8884	1,267,744.7816
29	610,841.4795	1,267,938.8023
30	610,351.1346	1,268,289.6048
31	610,098.1436	1,267,949.2419
32	609,942.4138	1,268,066.3694
33	609,173.8402	1,267,081.6483
34	608,816.8027	1,266,916.2477
35	609,528.9684	1,266,404.9354
36	609,654.9077	1,266,531.6651
41	611,654.6091	1,267,390.6210
42	611,677.3674	1,267,494.2337
43	611,676.6393	1,267,556.5208
44	611,654.1448	1,267,592.0362
45	611,613.8226	1,267,625.8483
46	611,569.1377	1,267,658.5582
47	611,509.4712	1,267,697.1476
48	611,467.1741	1,267,716.6849
49	610,827.2889	1,267,911.7654

DENSITY TABULATION CHART

- GROSS TRACT ACREAGE: 56.9742 AC.
- UNITS PERMITTED BY ZONING: 56.9742/4.25 = 13 LOTS
- UNITS PROPOSED: 3 LOTS AND 1 PRESERVATION PARCEL A

3 UNITS x 4.25 = 12.75 ACRES - 4.0113 = 8.7387 PRES. PARCEL DEBT (LOTS 1-3)
 56.9742 ACRES - 8.7387 PRES. PARCEL DEBT - 4.0113 ACRES = 48.2242 ACRES
 THE 0.9766 ACRES DEDICATED TO HOWARD COUNTY IS INCLUDED IN THE REMAIN GROSS

MINIMUM LOT SIZE CHART

LOT	GROSS AREA ACRES	PIPESTEM AREA ACRES	REMAINING AREA ACRES
PRES. PAR. A	51.9863	0.0	51.9863
LOT 1	1.3485	0.2018	1.1467
LOT 2	1.3711	0.1384	1.2327
LOT 3	1.2917	0.0585	1.2332
AREA DEDICATED	0.9766 (ROAD)		
TOTAL	56.9742		

No density remains for transfer from this site. All potential is exhausted with this subdivision Plat & previously shut of CEO's.

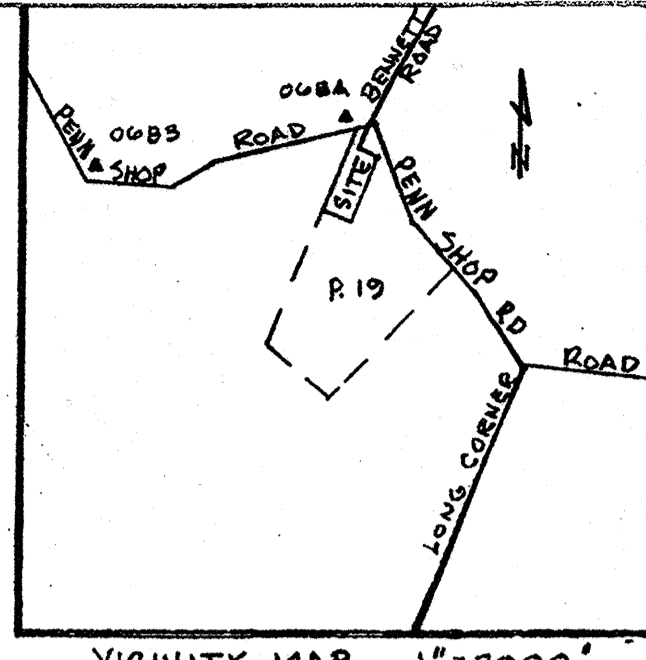
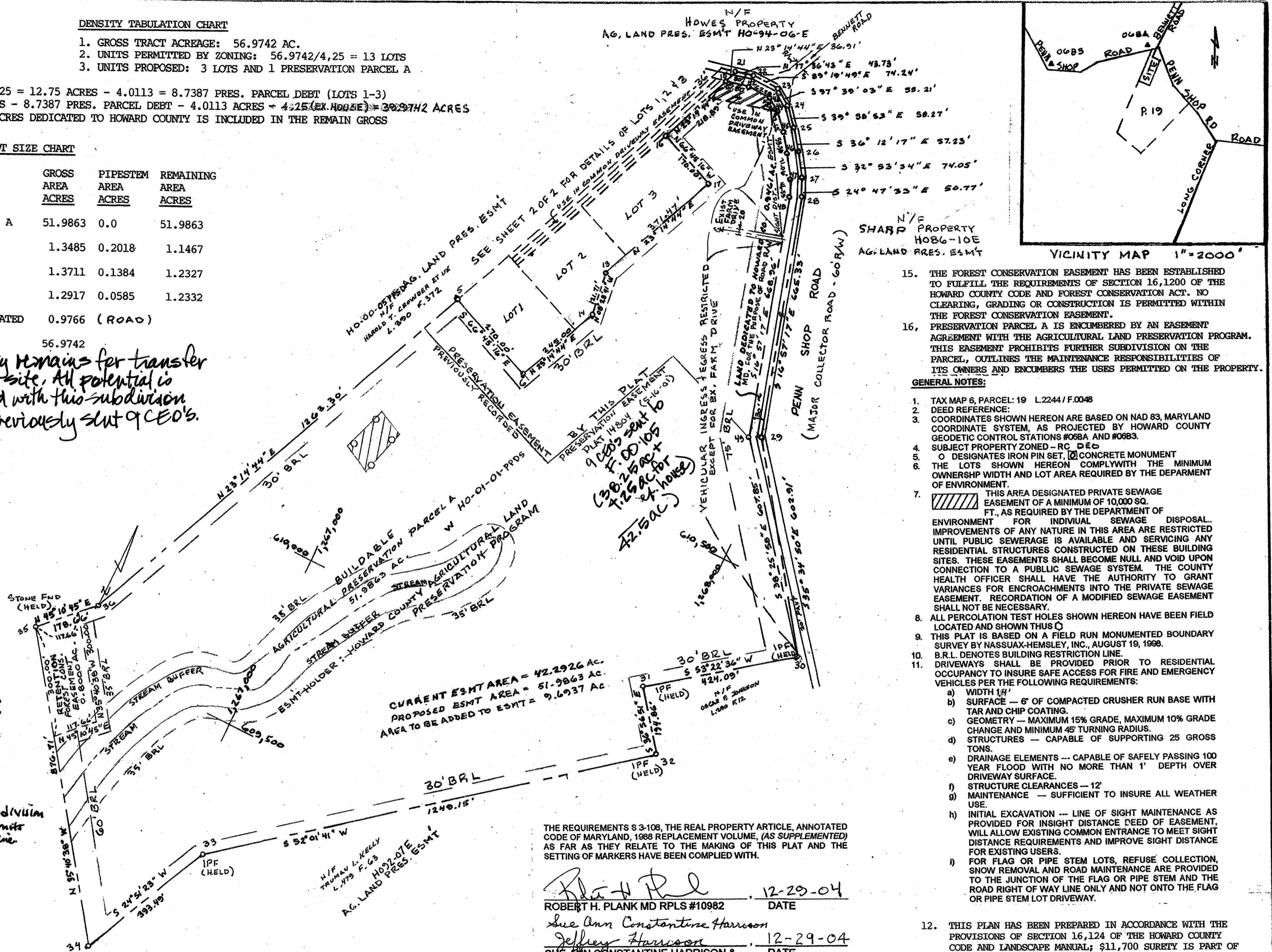
FINAL PLAT TABULATION (SHEET 1)

1. TOTAL NUMBER OF LOTS AND/OR PARCELS	1
2. TOTAL AREA OF LOTS AND/OR PARCELS	51.9863
3. TOTAL AREA OF ROAD RIGHT OF WAY	0.9461
4. TOTAL AREA OF SUBDIVISION	52.9324

- THE FOREST CONSERVATION OBLIGATIONS ARE MET WITH 0.80 ACRES OF EX. FOREST EASEMENT; SURETY FOR RETENTION IS NOT REQUIRED; HOWEVER, A DEED OF FOREST CONSERVATION EASEMENT IS REQUIRED.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS BASED ON AN AVERAGE LOT SIZE OF GREATER THAN TWO ACRES.
- A WAIVER PETITION WP-00-23 WAS APPROVED IN 2000 FOR THE USE OF A SECOND ACCESS POINT TO PENN SHOP ROAD FROM THE EXISTING FARM DRIVE.

20. This plat is subject to the 4th Edition of the Subdivision Regulations. Plat plans submitted with building permits must comply with building setbacks in effect at the time.

OWNERS:
JEFFREY & SUE HARRISON
 2118 GILLIS FALLS ROAD
 WOODBINE, MARYLAND
 21797



- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16,1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT.
- PRESERVATION PARCEL A IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH THE AGRICULTURAL LAND PRESERVATION PROGRAM. THIS EASEMENT PROHIBITS FURTHER SUBDIVISION ON THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENCUMBERS THE USES PERMITTED ON THE PROPERTY.

GENERAL NOTES:

- TAX MAP 6, PARCEL: 19 L.2244/F.0048
- DEED REFERENCE:
- COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS #088A AND #088B.
- SUBJECT PROPERTY ZONED - RC DEO
- O DESIGNATES IRON PIN SET, CONCRETE MONUMENT
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA REQUIRED BY THE DEPARTMENT OF ENVIRONMENT.
- THIS AREA DESIGNATED PRIVATE SEWAGE EASEMENT OF A MINIMUM OF 10,000 SQ. FT., AS REQUIRED BY THE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. 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 SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY BY NASSUAUX-HEMSLEY, INC., AUGUST 19, 1998.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING REQUIREMENTS:
 - WIDTH 14'
 - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES - CAPABLE OF SUPPORTING 25 GROSS TONS.
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1' DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - 12'
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - INITIAL EXCAVATION - LINE OF SIGHT MAINTENANCE AS PROVIDED FOR INSIGHT DISTANCE DEED OF EASEMENT, WILL ALLOW EXISTING COMMON ENTRANCE TO MEET SIGHT DISTANCE REQUIREMENTS AND IMPROVE SIGHT DISTANCE FOR EXISTING USERS.
 - 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.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16,124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL; \$11,700 SURETY IS PART OF GRADING PERMIT.
- ALL LOTS AREAS ARE MORE OR LESS.
- THERE IS EXIST. DWELLING ON PARCEL A TO REMAIN.

THE REQUIREMENTS § 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.

Robert H. Plank
 ROBERT H. PLANK MD RPLS #10982 DATE 12-29-04
Sue Ann Constantine Harrison
 SUE ANN CONSTANTINE HARRISON & JEFFREY HARRISON DATE 12-29-04

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Frederick H. Constantine to Sue Ann Constantine Harrison and Jeffrey Harrison, her husband, by deed dated October 12, 1990, and recorded among the land records of Howard County, Maryland, in Liber 2244 at Folio 0048 and that all monuments are in place as shown in accordance with the Annotated Code of Maryland, as amended and in accordance with Howard County Subdivision Regulations.

Witness my / our hands this 29 day of December, 2004
Robert H. Plank
 ROBERT H. PLANK, MD RPLS #10982



THERE ARE NO FLOODPLAINS OR WETLANDS TO BE DISTURBED AND REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.

OWNERS CERTIFICATE

We, *Sue Ann Constantine Harrison* and *Jeffrey Harrison* owners of the property shown and described, hereon, hereby adopt this plan of subdivision, and in consideration of 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 easements shown hereon, 2) the right to require dedication for public use, the beds of the streets and / or roads and flood plains 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-way.

Witness my / our hands this 29 day of December, 2004
Sue Ann Constantine Harrison
 Sue Ann Constantine Harrison
Jeffrey Harrison
 Jeffrey Harrison

APPROVED: FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

Robert W. Kelly
 for Howard County Health Officer
 Date 1/5/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

David J. Joyce
 Chief, Development Engineering Division & Planning Director
 Date 1/5/05

RECORDED AS PLAT 17361 ON 4-14-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SUBDIVISION PLAT
JEFF HARRISON PROPERTY
 LOTS 1, 2, 3 & PRESERVATION PARCEL A
 SITUATED ON:
PENN SHOP ROAD

TAX MAP 6, GRID 3
 TAX MAP PARCEL NO. 19
 ELECTION DIST. 4th
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 200'
 DATE: AUGUST 1999

NH 204 MAIN STREET
 MOUNT AIRY, MARYLAND 21771
 (301) 829-2296
 NASSUAUX-HEMSLEY INCORPORATED

COORDINATES

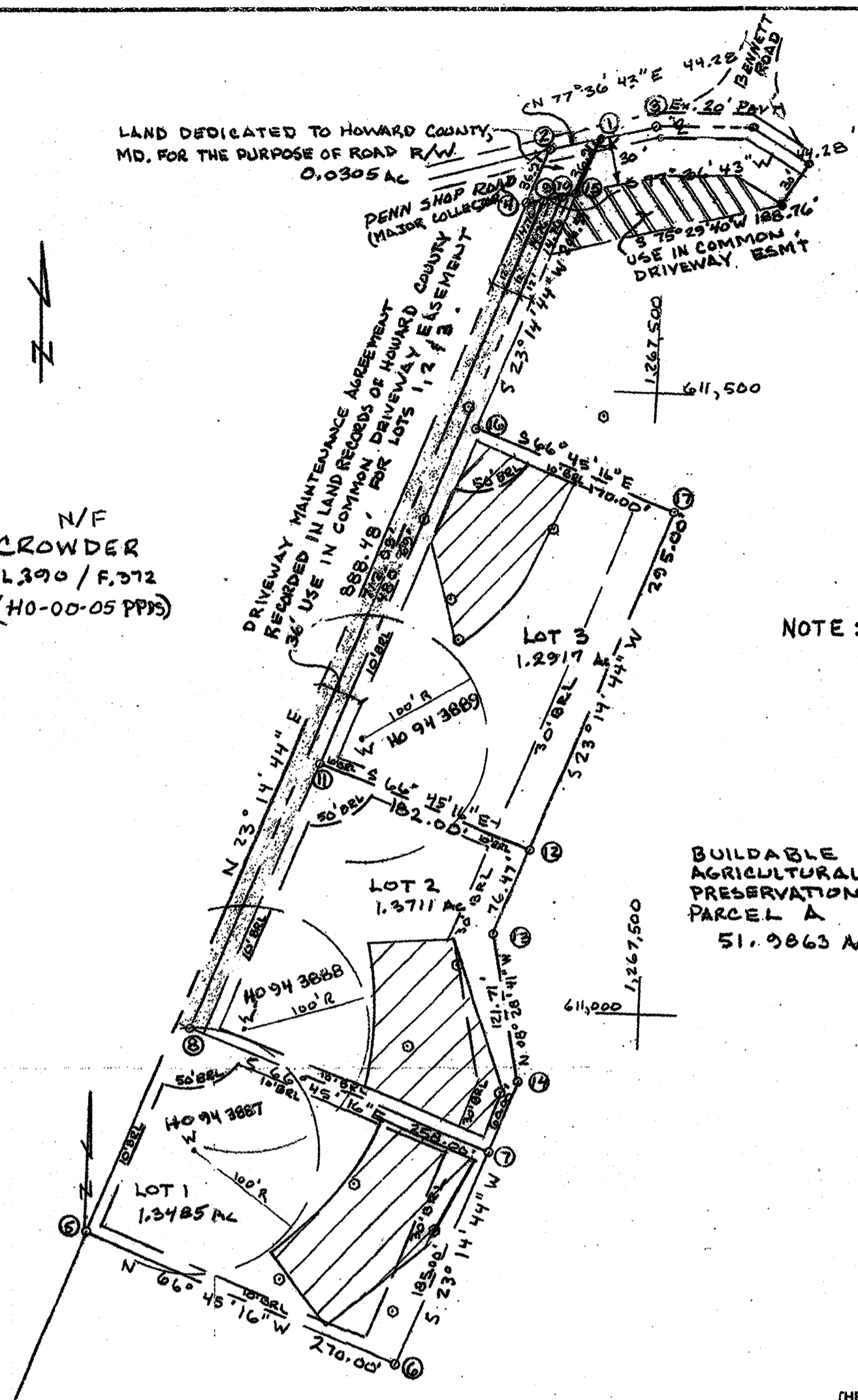
NO	NORTH	EAST
1	611,628.0266	1,267,449.4512
2	611,688.5241	1,267,405.1889
3	611,707.4055	1,267,491.1512
4	611,643.3042	1,267,385.7650
5	610,815.6434	1,267,030.2499
6	610,709.0818	1,267,278.3318
7	610,879.0638	1,267,351.3462
8	610,980.8893	1,267,144.2902
9	611,646.4716	1,267,400.1858
10	611,649.6301	1,267,414.6066
11	611,196.6705	1,267,220.0375
12	611,124.8401	1,267,387.2631
13	611,054.5773	1,267,357.0822
14	610,934.1931	1,267,375.0286
15	611,652.8086	1,267,429.0237
16	611,462.9869	1,267,347.4918
17	611,395.8925	1,267,503.6915

AREA TABULATION (SHEET 2)

TOTAL NUMBER OF LOTS: 3
 TOTAL AREA OF LOTS: 4.0118 Ac.
 TOTAL AREA OF ROAD WIDENING: 0.0305 Ac.
 TOTAL AREA OF OPEN SPACE: 0.0000
 TOTAL AREA OF SUBDIVISION: 4.0418 Ac.

OWNERS:
JEFFREY & SUE HARRISON
 2119 GILLIS FALLS ROAD
 WOODBINE, MARYLAND
 21797

N/F
 CROWDER
 L390 / F.572
 (H0-00-05 PPP)



NOTE: BUILDING RESTRICTION LINES FOR LOTS 1, 2 & 3
 FRONT : 50' ARE
 SIDE : 10'
 REAR : 30'

BUILDABLE AGRICULTURAL PRESERVATION PARCEL A
 51.9863 AC.

THE REQUIREMENTS § 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.

Robert H. Plank 12-29-04
 ROBERT H. PLANK MD RPLS #10982 DATE
Sue Ann Constantine Harrison
Jeffrey Harrison 12-29-04
 SUE ANN CONSTANTINE HARRISON & JEFFREY HARRISON DATE

APPROVED:
 FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Walker 1/05/05
 for Howard County Health Officer Date

APPROVED:
 HOWARD COUNTY DEPARTMENT OF
 PLANNING & ZONING

Mark J. Lough 1/10/05
 Chief, Development Engineering Division Date
Mark J. Lough 1/5/05
 Planning Director Date

OWNERS CERTIFICATE

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Witness my / our hands this 29 day of DECEMBER, 2004

Sue Ann Constantine Harrison *Jeffrey Harrison*
 Sue Ann Constantine Harrison Jeffrey Harrison

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands conveyed by Frederick H. Constantine to Sue Ann Constantine Harrison and Jeffrey Harrison, her husband, by deed dated October 12, 1990, and recorded among the land records of Howard County, Maryland, in Liber 2244 at Folio 0048 and that all monuments are in place as shown in accordance with the Annotated Code of Maryland, as amended and in accordance with Howard County Subdivision Regulations.

Witness my / our hands this 29 day of December, 2004

Robert H. Plank
 ROBERT H. PLANK, MD RPLS #10982



RECORDED AS PLAT 17362 ON 4-14-05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SUBDIVISION PLAT
JEFF HARRISON PROPERTY
 LOTS 1, 2, 3 & PRESERVATION PARCEL A
 SITUATED ON:
 PENN SHOP ROAD

TAX MAP 6, GRID 3
 TAX MAP PARCEL NO. 19
 ELECTION: DIST. 4
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100'
 DATE: AUGUST 1999
 SHEET 2 of 2

NH 204 MAIN STREET
 MOUNT AIRY, MARYLAND 21771
 (301) 829-2296
NASSAUX-HEMSLEY INCORPORATED

