

U.S. Equivalent Coordinate Table

Point	North	East
112	593349.610687	1357948.771722
907	592983.931091	1357789.680792
916	592984.355326	1357789.026250
917	593032.523858	1357745.965310
919	593209.111887	1357554.614504
922	593329.404766	1357546.158041

Metric Coordinate Table

Point	North	East
112	180853.327320	413903.617633
907	180741.865517	413855.126620
916	180741.994824	413854.927116
917	180756.676622	413841.802115
919	180810.500761	413783.478272
922	180847.166104	413780.900980

Reservation Of Public Utility And Forest Conservation Easements

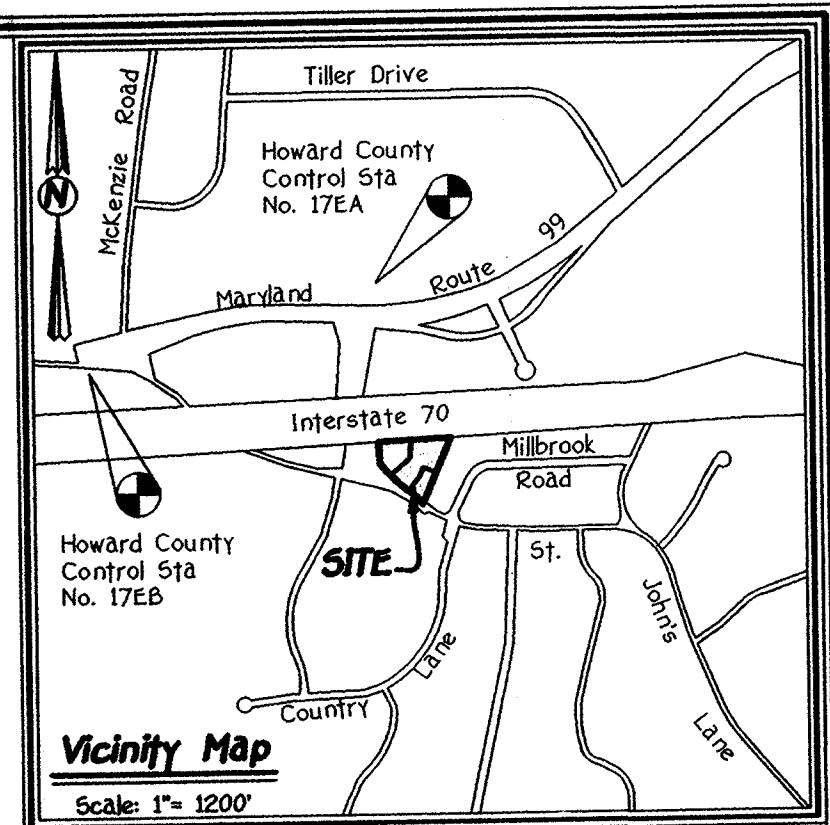
"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1 Through 3, Any Conveyances Of The Aforesaid 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."

CURVE DATA TABULATION

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
917-919	768.51'	261.64'	19°30'24"	132.10'	N47°17'52"W 260.38'

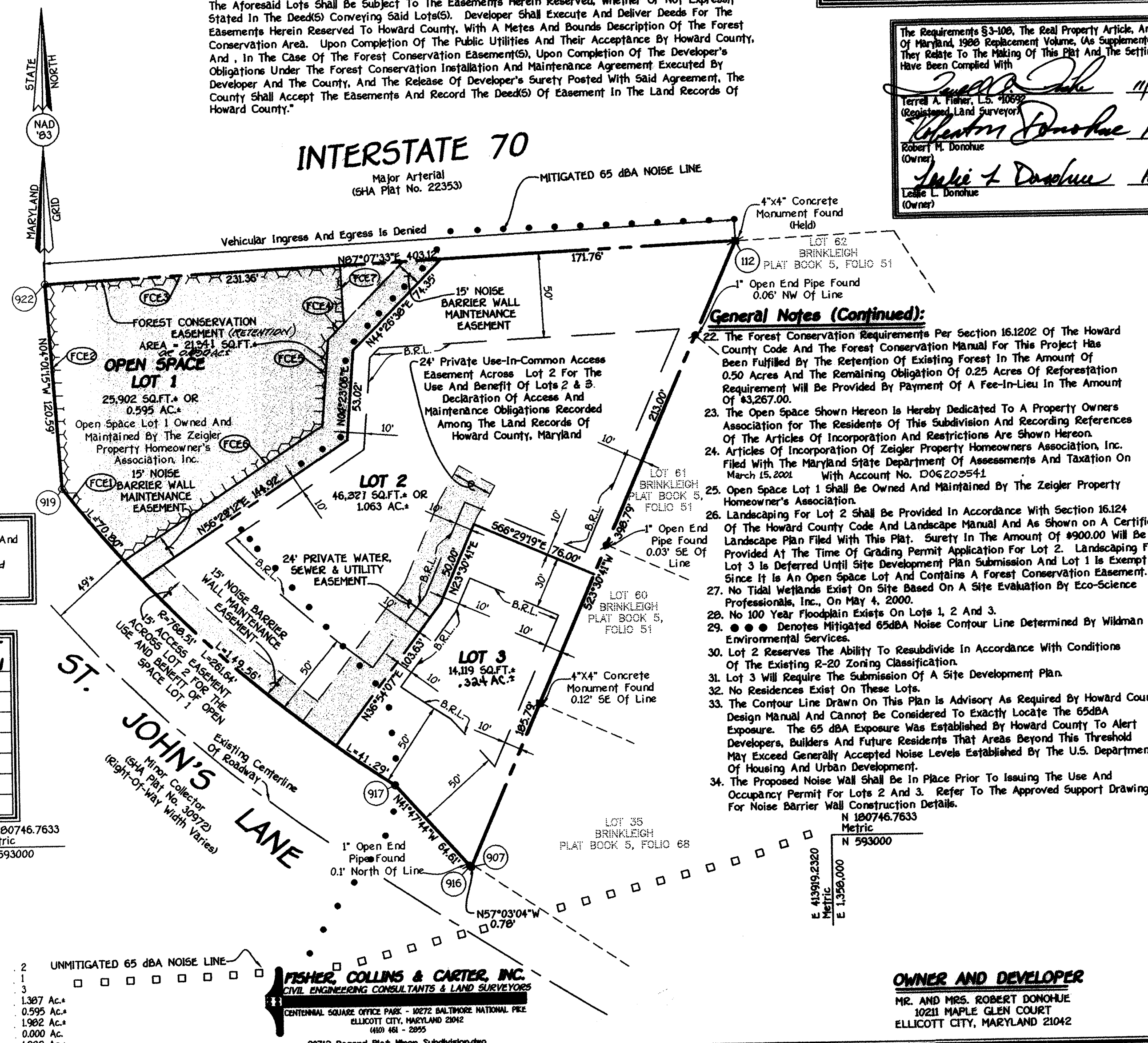
The Requirements S-3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Supplement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher 11/2/2000
 Registered Land Surveyor
Robert M. Donohue 11/2/2000
 Owner
Leslie L. Donohue 11/2/2000
 Owner



INTERSTATE 70

Major Arterial (SHA Plat No. 22353)



General Notes (Continued):

- The Forest Conservation Requirements Per Section 16.1202 Of The Howard County Code And The Forest Conservation Manual For This Project Has Been Fulfilled By The Retention Of Existing Forest In The Amount Of 0.50 Acres And The Remaining Obligation Of 0.25 Acres Of Reforestation Requirement Will Be Provided By Payment Of A Fee-In-Lieu In The Amount Of \$3,267.00.
- The Open Space Shown Hereon Is Hereby Dedicated To A Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.
- Articles Of Incorporation Of Zeigler Property Homeowners Association, Inc. Filed With The Maryland State Department Of Assessments And Taxation On March 15, 2001 With Account No. D0620541
- Open Space Lot 1 Shall Be Owned And Maintained By The Zeigler Property Homeowner's Association.
- Landscaping For Lot 2 Shall Be Provided In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual And As Shown On A Certified Landscape Plan Filed With This Plat. Surety In The Amount Of \$900.00 Will Be Provided At The Time Of Grading Permit Application For Lot 2. Landscaping For Lot 3 Is Deferred Until Site Development Plan Submission And Lot 1 Is Exempt Since It Is An Open Space Lot And Contains A Forest Conservation Easement.
- No Tidal Wetlands Exist On Site Based On A Site Evaluation By Eco-Science Professionals, Inc., On May 4, 2000.
- No 100 Year Floodplain Exists On Lots 1, 2 And 3.
- Denotes Mitigated 65dBA Noise Contour Line Determined By Wildman Environmental Services.
- Lot 2 Reserves The Ability To Resubdivide In Accordance With Conditions Of The Existing R-20 Zoning Classification.
- Lot 3 Will Require The Submission Of A Site Development Plan.
- No Residences Exist On These Lots.
- The Contour Line Drawn On This Plan Is Advisory As Required By Howard County Design Manual And Cannot Be Considered To Exactly Locate The 65dBA Exposure. The 65 dBA Exposure Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
- The Proposed Noise Wall Shall Be In Place Prior To Issuing The Use And Occupancy Permit For Lots 2 And 3. Refer To The Approved Support Drawing For Noise Barrier Wall Construction Details.

General Notes:

- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 17EA And No. 17EB. Sta. 17EA N 181160.5724 (meters) E 413772.7247 (meters) Sta. 17EB N 180994.8448 (meters) E 413227.8979 (meters)
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May, 2000, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.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 "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
- Use-In-Common Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (14 Feet Serving More Than One Residence)
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 1/2" Minimum)
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 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 Foot Depth Over Surface
 - Structure Clearances - Minimum 12 Feet
 - 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 Nad 83 Grid Measurement.
- Fee-In-Lieu Payment For Stormwater Management Was Approved On August 30, 2000. Payment Will Be Provided In The Amount Of \$6,000.00.
- Noise Study Provided By Wildman Environmental Services On July 31, 2000.
- Open Space Tabulation:
 - Open Space Required: 0.595 Ac.±
Submission Area: 1.982 Ac.±
1.982 Ac.± x 30% = 0.595 Ac.±
 - Open Space Provided: 0.595 Ac.±
- A Use-In-Common Driveway Maintenance Agreement For Lots 2 And 3 Is To Be Recorded In The Howard County Office Of Land Records With The Recording Of This Final Subdivision Plat.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.122.B Of The Howard County Code.
- Public Water And Sewerage Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Denotes Public Forest Conservation Easement. 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, However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.

Noise Barrier Wall Will Be Constructed Of Wood And Be A Maximum Height Of 12'. A Maintenance Agreement For The Noise Barrier Will Be Recorded Simultaneously With This Plat.

FOREST CONSERVATION EASEMENT METES AND BOUNDS TABULATION

SYMBOL	BEARING AND DISTANCE
(FCE1)	R-768.51' L-55.62'
(FCE2)	N04°01'15"W 120.59'
(FCE3)	N87°07'33"E 171.26'
(FCE4)	S44°26'38"W 11.90'
(FCE5)	S04°23'06"W 51.15'
(FCE6)	S56°29'12"W 139.90'
(FCE7)	N02°52'27"W 35.02'

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.	1
TOTAL NUMBER OF LOTS TO BE RECORDED.	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	1.387 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.	0.595 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED.	1.982 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED.	0.000 Ac.
TOTAL AREA TO BE RECORDED.	1.982 Ac.±

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Den Z. Waterhouse 4-26-00
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

Chris Cummings 5/14/01
 Chief, Development Engineering Division Date

Frank R. Rutter 5/15/01
 Director Date

OWNER'S CERTIFICATE

Robert M. Donohue And Leslie L. Donohue, 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 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 2nd Day Of November, 2000.

Robert M. Donohue
 Robert M. Donohue
 Witness *W. W. Can*

Leslie L. Donohue
 Leslie L. Donohue
 Witness *W. W. Can*

OWNER AND DEVELOPER

MR. AND MRS. ROBERT DONOHUE
 10211 MAPLE GLEN COURT
 ELLICOTT CITY, MARYLAND 21042

SURVEYOR'S CERTIFICATE

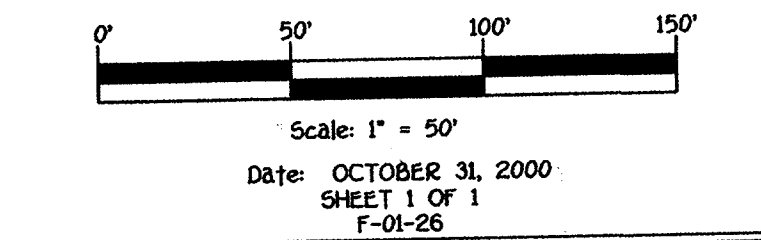
I hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Edward J. Zeigler Personal Representative Of The Estate Of Mary B. Zeigler To Robert M. Donohue And Leslie L. Donohue By Deed Dated April 28, 2000 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 5008 At Folio 109, 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 11/2/2000
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 14814 ON 5/22/01
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ZEIGLER PROPERTY
 LOTS 1 THRU 3

ZONING: R-20
 TAX MAP: 17 GRID: 16 PARCEL No. 64
 THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND



F01-26