		U.5. Eq	uivā	lent Coordi	inațe T	able		
8	N 606615.086424	E 1305005.475769	126	N 606410.176643	£ 13055751	45612 401	N 606417.115283	£ 1304786.794492
9	N 806773.625493	E 130576/3.022728	200	N 505367J20712	£ 1305526.8			t. 1304760.907797
10	N 806729.999819	£ 1305762,281790	201	N 606364.778LL	E 1305478.			E 1304799.46344
13	N 606690.402261	£ 1305735.539919	202	N 606344.905257	E 1305429.3			E 1304004.444825
12	N 606652.011643	t 1305708,292 89 7	203	N 606325.661153	£ 1305379.9			E 1305029.045354
13	N 606639.210164	£ 1305652.634400		N 605306.985198	£ 1305330.1	V 10		£ 1305072.036003
14	N 606619.244919	E 1305608_815276		N 606294.656505	L 1305278.			E 1305296.060671
15	N 606589.139361	E 1305574.022380		N 606286.895230	E 1305226.0			£ 1305256.669261
×	N 506559.915156	E 1305536.255362		N 606279.010106	£ 1305173.6			E 1305297.428276
17	N 606529.005398	E. 1305503.029216		N 606266.361979	E 1305121.0			E 1305257.436067
16	N 606497.073325	E 1305467.434756		N 606264.523866	£ 1305068.			£ 1305241.390929
19	N 606174,844576	e 1305425.971213		N 606260.293724	£ 1305016.0			£ 1305276,4451
	N 606447.304493	E 1305308.495996	1 ;	N 606257.709833	£ 1304952.7			£ 1305181.051802
21	N 606428.182744	£ 1305342.905867		N 606280.779666	t. 1304909.4			t 1305216.105973 t 1305212.091079
	N 606427.477454	£ 1305293.353255		N 606264.523901	£ 13046/56.			
23	N 606416.831833	£ 1305247.724240		N 606269.964010	E 1304802.		N 608284.229536 N 608235.982366	E 1305242.862496 E 1305258.96769
24	N 606396.722795	£ 1305204.071414		N 606277.134667	£ 1304748.			E 1305283.61196
25	N 606376.745509	e 1305159.276747		N 606291.605011	E 1304696.9			E 1305346.964262
26	N 606377.056366	c 1305111.096655		N 606315.615705	E 1304602.0			E 1305371.722164
27	N 506377.391418	£ 1305063.570766		N 606345.376193	t 130455531			E 1305410.065419
20	N 806371293566	E 1305016.216216		N 606369.040525	E 1304507.5			£ 1305432,603321
29	N 506364.56636	E 1304966.214226		N 606392.355044 N 606411.2094 <i>8</i> 9	E 1304456.6			E. 1305506.993374
30	N 606421.759450	E 1304666.976102		N 606440.23433	E 130441L9			E 1305569.529909
21	N 606439.341413 N 606460.914324	E 1304642.304322 E 1304599.428285		N 606471.456470	E 1304366			£ 1305585.76647
32	N 606485.424992	E 1304556.245051		N 606500.459701	£ 1304339.			E 1305629.435442
34	N 606512.731502	£ 1304518.982356		N 605636.601270	E 1305615.4			£ 1305551.427258
35	N 605543,500715	E 1304482.419991		N 605680.349785	t 1305725.			£ 1305521.74961
36	N 606572.687200	£ 1304445,259503		N 605732.356342	t 1305503			£ 1305727.690304
37	N 506600.556902	E 1304407J03129		N 605797.861115	E 13054494			E 1305752,986674
40		£ 1305812.137549		N 505624J93445	£ 1305406.		N 606050,500053	E 1306143.539518
42		E 1305061.26234)		N 605955.198991	£ 1305136.3		N 605934.376707	E. 1306013.742211
43	N 606617.303424	£ 1305617.536196		N 606029.041805	£ 1304949.	862220 55	N 605666.691991	E 1305997.333614
44	N 606563.326602	E 1305778J95236	391	N 608160.047351	£ 1304679.	997899 55	N 605635.245907	E 1305902.473056
45	N 606556.037893	£ 1305726.721225	392	N 606212.712010	£ 1304594.	103310 55		E 1305000.540779
83	N 606923.036021	E 130577L490689	393	N 606291.70 0999	E 1304466.			E 1305744.192861
85	N 606426.230580	E 1304332.211567	395	N 606330.275163	E 1304306.		N 605671.051464	L 1305725.970910
26	N 606667.194266	t 1305001.070291	446	N 606626,529940	£ 1304366.			E 1305612.460639
93	N 607186.452418	£ 1304873.946436	455	N 505506.160125	£ 1304956.	613215 55		E 1305616.046791
94	H 606910.232717	E 1304942.053049	456	N 606593,905248	E 1504696.	7.70		E 1305605.337320
105	N 607197.783325	£ 1304601.546360	461	N 606556.54245	£ 1304903.			E 1305600.520280
106	N 606710.036362	L 1304722.828577	462	N 606567.175555	£ 1305064.			E 1305490.420498
107	N 505564.310060	E 1305946,222634	463	N 608566.972353	E 1305095.			E 1305294.J14946
109		£ 1306342.645671	465	N 606628.415151	E 1305066			£ 1305242-364241
116	N 606506.312715	£ 1305702.917972	477	N 606910.013189	E 1304091.			E 1305604.946038
119	N 506466.074047	£ 1305666,601690	479	N 606411.134826	E 1304717.		- 1 * 	E 1305610.763030
120	N 606434.054945	E 1305623.479812	460	N 606427.767157	£ 1304748.		3 N 60586L972355	E 1305023.604009
1						50		E 13054794.206122
il						1.20	5 N 606060.256628	E 1305827.407317

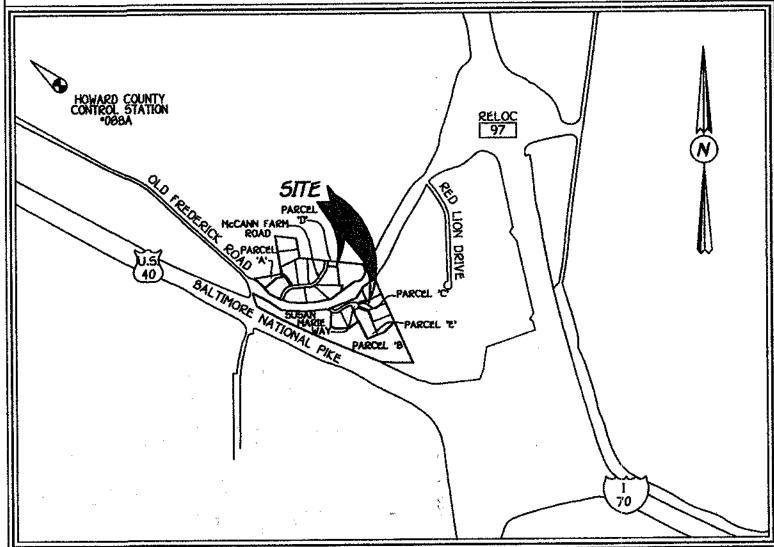
Metric Coordinate Table							
B N 184957.610746 E 398010.309079	LOS N 104034.193446	E 397940J04306	461 N 184836.308269 E	397699.614401			
9 N 184914.972819 E 398003.485378	200 N 184827J65925	£ 397925.397239	482 N 184653.532126 E	397891.924121			
10 N 16493L575667 E 397997.143526	201 N 164820,355867	E 397910.675936	484 N 164850.265428 E	397703.675905			
11 N 184919.606333 E 397986.931629	202 N 164614.296629	£ 397695.661912	405 N 154627.162672 E	397705.194234			
12 N 184907.904843 E 397980.078018	203 N 164606.433014	£ 397600.600562	407 N 184822.845335 E	397773.652613			
13 N 184904.002945 E 397963.763898	204 N 184802.740571	E 397865.444459	486 N 194644.947610 E	397786.756LB9			
14 N 184897.917526 E 397950.366840	205 N 194798.982803	£ 397849.696744	490 N 104993.502744 E	397855.898583			
15 N 184666.741333 E 397939.761914	206 N 164796.617137	£ 397633.691755	492 N 184993.755710 E	397843.70982			
16 N 184879.833778 E 397928.860135	207 N 184794.457612	£ 397617.730293		397855A55892			
17 N 184670.412464 E 397918.123184	200 N 184790.974287	£ 39780L935607		397843.266492			
16 N 184860.579549 E 397907.273971	209 N 1847/69.797722	£ 397795.030466		397936.375674			
19 N 194053.904213 E 397094.635050	210 N 184766,506962	£ 397769.665202	****	397649.060207			
20 N 184845.509979 E 597862.603786	266 N 184787.721410	£ 397753.434698		397619.964271			
2i N 184839.501650 E 397869.317489	267 N 184788.857159	E 397737.197025		397630.666604			
22 N 104639.466665 E 397654.213623	260 N 104769.790342	£ 397720.919275		397629,445062			
23 N 184836.221893 E 397840.306071	289 N 18479L456734	t 397704.612871		397636.024206			
24 N 154630.092646 E. 397627.000663	270 N 104793.642117	£ 397666.274465		397843.733081			
25 N 184824.003557 E 397813.347221	271 N 184798.II3641	£ 397672.442557		397651.244670			
26 N 184824.342147 E 397798.561899	272 N 184605.371155	t 397657.563929		39767L170166			
27 N 184824.200430 E 397784.175979	273 N 184814.442780	E 397643.677843		397876.100714			
26 N 184822.341801 E 397769.742283	274 N 184821.655073	£ 397629199939		397889.787762			
29 N 184820.291954 E 397755.111246	275 N 184828.751597	t 397614.600052		397896.718288			
30 H 184837.726884 E 397669.390305	276 N 184834.508199	£ 397599.262206		397919.331462 397936.392636			
31 N 164643.002627 E 397655.773709	277 N 184843.354989	£ 397505.572312					
32 N 184849.658263 E 397642.705067	270 N 184852.871516	t 397572.339226 t 397563.495693	1	397943.341550 397956.656879			
33 N 184657.129130 E 397630.152392	261 N 164861.711718	E 396013.344059		397932.674937			
34 N 164665.452171 E 397616.165096	384 N 164598.431523	t 397905.923757		397923.629172			
35 N 184874.830648 E 397607.040867	385 N 184511.741714 386 N 184527.593954	E 397942.796775	11 12 72 14 14 14 14 14 14 14 14 14 14 14 14 14	397986.600021			
36 N 184863.726794 L 397595.714352	366 N 184627.593954 367 N 184647.559239	£ 397901.666322		397994.350370			
37 N 164692.222016 E 397564.064241 40 N 184961.797141 E 396012.339593	388 N 184655.565349	£ 397868.521660		39643.35017			
	369 N 184695.515920	£ 397606.360774		396073.786616			
42 N 194907.421810 E 398027.312860 43 N 184697.325757 E 398013.985715	390 N IB4718.023255	t 397749.523641		396066.767466			
44 N 184866.969601 E 398001.384355	391 N 184757.953826	t 397667.262734		. 598039.8739(1			
45 N 184676.895626 t 397966.914247	392 N 184774.006046	E 39764LI73451		398035.629783			
83 N 184990.513240 E 397999.950406	393 N 184796.084377	E 397602,039526		397991.63000			
65 N 184639.086631 E 397561.257247	395 N 184809.839367	1 397577.823089	P2 1 2 1 1 2 2 3 2 3 3 3 3 3 3 3 3 3 3 3	397986.075920			
86 N 184912.532516 C 396033.594176	449 N 184900,138005	E 397577.955184		. 39795L476010 "			
93 N 185070.802719 E 397726.378367	455 N 184893,929273	E 397751.636212		. 397952.571620			
94 N 184995.754803 E 397747.361145	456 N 184890.827964	£ 397733.250564		2 397949.306757			
105 N 105074.256306 E 397643.351267	461 N 184879.005775	£ 397/35.278479		2 397947.836520			
106 N 154925.590613 E 397600.317551	462 N 184866.142764	E 397790.63425	562 N 164704.244352	£ 397914.280039			
107 N 104502.466753 E 398053.208609	463 N 184888.690429	E 397793.070176	563 N 164706.248559	c 397054.445907			
109 N 184507.005000 E 396174.038794	465 N 184900.712618	£ 39779L050262	564 N 154716.592235	L 397838.67234 0			
119 N 184863.495721 E 397979.049399	477 N 184986.543673	E 39773L56206i		2 397949183491			
119 N 18485L230950 E 397967.980174	479 N 184834.465442	£ 397676.761049		E 397951394921			
120 N 154841.471508 E 397954.836600	460 N 184839.554987	t 397666.062616		t. 398015.055202			
				2 3979109.232649			
			565 N 184727.536365	1 398016.969825			

APPROVED: For Private Water And Private Sewerage Systems,

APPROVED: Howard County Department Of Planning And Zoning.

Howard County Health Department.

loward.County Health Officer Mik



Area Tabulation								
₹ 1-1	Sheet 2	Sheet 3	Sheet 4	Steet 5	Sheet 6	Shert 7	Sheet 8	Total
Total Humber Of Buildable Lots To Se Recorded	4	3	3	4	2	0	0	16
Total Number Of Open Space Lots To Se Recorded	0	0	0	g .	O	0	0	C
Total Number Of Buildable Preservation Parcels To Se Recorded	0	0	0	0	0	1	0	<u> </u>
Total Humber Of Non-Buildable Preservation Parcels To the Recorded	1	0	1	1	1	0	0	4
Total Number Of Ligit/Percels To Be Recorded	5	3	+	5	3	11	0	21
Total Area Of Buildable Lots To Be Recorded	4.257 Aca	3.266 Ac.	2971 Aca	4.608 Ac.	2.039 Ac.	0.000 Ac.	0.000 Ac.	
Total Area Of Open Space Lots To Se Recorded	0,000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.		0.000 Ac.
Total Area Of Suidable Preservation Parcels To Be Recorded	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.	0.000 Ac.	5.965 Ac.		10.245 Aca
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.63L Ac.	0.000 Ac.	2.554 AC.	1723 Ac.	0.705 Ac.	0.000 Ac.	0.000 Ac.	
Total Area Of Lots/Parcels To Be Recorded	4.000 ACA	3.268 Ac.4	5.525 Ac.	6.329 Ac.	2.744 Ac.	5.965 Aca		32.999 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.	0.788 Ac.	0.000 Ac.	0.000 Ac.	0.535 Ac.	0.000 Ac.		1.321 Ac.
Total Area To Be Recorded	4.000 ACA	4.054 Ac.	5.525 Ac.	6.329 Ac.	3.279 Ac.	5.965 Ac.	4.200 Aca	34.320 Ac.

VICINITY MAP

SCALE: 1" - 1200"

	Minimu	m Lot	Size Ch	a <i>rt</i>
LOT NO.	TOTAL AREA (SQ. FT.)	PEPESTEM (SQ. FT.)	REMAINING (5Q. FT)	MIN. LOT 5121 (50. FT.)
2	51,641	5,904	45,737	45,737
3	43,593	3,410	40,175	40,175
13	57,030	3,357	53,673	53,673
14	50,261	1,743	40,530	46,516
16	50.070	2,514	47,556	47,556

The Requirements §3-100, The Real Property Article, Annotated Code Of Maryland, 1980 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Compiled With

OWNER'S CERTIFICATE

Elmaleth Marie Mc Gam 2/20/02

Density Exchange Chart McCann Property (7-01-105) Tax Map 8, Parcel 78, Grid 16 Liber 271, folio 12 Receiving Percei Information Total Area Of Subdivision Allow Density Units 34.320 Acres 34.320 Acres • 1 DU/4.25 Acres • 8.075 DJ 34.320 Acres • 1 DU./2.0 Acres • 17.160 DU. Maximum Density Units Proposed Density Units Humber Of DEO Units Required 17 D.U. - 8 D.U. - 9 D.U. 9 DEO Units From Sending Parcel "O" Covenant Baptist Church of West Columbia ending Parcel Infor Tax Map 30, F-02-105 Liber 2979, Folk 71

Owner. Mrs. Elizabeth McCann c/o Michael J. McCann 5000 Willow Branch Way Owings Mills, Maryland 2017 Contract Purchaser And Developer FCC PARTNERSHIP 10272 Baitimore National Pike Ellicott City. Maryland 21042

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 Drainings, Other Public Utilities And Forest Conservation (Designated As Torest Conservation Area'), Located In, On, Over, And Through Lots 1 Thru 16 And Parcels A Thru E, Any Conveyances Of the Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated in The Deedka Conveying Said Lotts). 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 Dead(s) Of Easement in The Land Records Of Howard County."

General Notes:

This Area Designates A frivate Sewerage Easement 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 10/10/93 Comprehensive Zoning Plan Coordinates Based On Had '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 00AA And No. 06BA.

5ta. 08AA N 609.214.9889 E 1.299.547.5360 Olot Shown Within Limits Of Vicinity Map)
5ta. 08BA N 609.098.5311 E 1.301.409.1070 This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About July 1998, By

Fisher, Collins And Carter, Inc. 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 T.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 Fisg/Pipe Stem Driveway.

2. Use-In-Common Driveways 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 (14 Feet Serving More Than One Residence):

b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. U -1/2" Minimums:
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius:

d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e) Drainage Elements - Capable Of Safety Passing 100 Year Flood With No More Than I Foot Depth Over Surface: f) Structure Clearances - Minimum 12 Feets

g) Maintenance - Sufficient To Ensure All Weather Use.

All Lot Areas Are More Or Less (4). Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.

2. Denutes Public Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code Forest Conservation Act. The Forest Obligation is Fulfilled By Providing 7.251 Acress Of Afforestation On-Site: 2704 Acress Of Forest Retention And A Fee-in-Lieu Payment Of \$19,602 for The Balance Of 0.9 Acres Reforestation Obligation. No Clearing, Grading Or Construction is Permitted Within The Forest Conservation Casement: However, Forest Management Practices As Defined in The Deed Of Forest Conservation Easement Are Allowed.

Denotes Public 10' Wide Tree Maintenance Easement. A Public Tree Maintenance Easement Ten Feet in Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Amy Kind Shall Be Located On Or Over The Said Easement Area.

Denotes Wetlands Area. Wetlands Area Delineated By Exploration Research, Inc.

✓ Denotes Wetlands Area Outline. 19. The Wetlands And Forest Were Delineated By Eco-Science Professionals, Inc. Dated September 1990 And Approved By Howard County On 7/29/99 Under 599-03.

20. The Traffic Study Was Prepared By The Traffic Group, Inc. Date September 1998 And Approved By Howard County On 21. CICICICIC Denotes Unmittigated 65 dBA Noise Line Determined By Wildman Environmental Services Dated September 1990 And

Approved By Howard County On 7/29/99 Under 599-03. 22. Noise Miligation Measures And The Miligated 65 d8A Noise Line Shown On This Plan Were Prepared By Wildman

Environmental Services And Were Reviewed And Approved By Howard County On 7/29/99 Under 599-03.

23. Previous Department Of Planning And Zoning File Nos: 599-03, P00-12.

24. Density Calculations: a. Total Area Of Subdivision: 34.320 Ac.

b. Allowed Development Rights for Subdivision 8 D.U. (34.320 Acres / 4.25 D.U. - 8.075 D.U.) c. Permitted Development Rights Under CEO: 17 Units (34.320 Acres / 2 D.U. = 17.160 D.U.)

d. Number Of Buildable Lots And Buildable Preservation Parceis In Subdivision: 17

e. Total Number Of Density Rights Required To be Transferred: 9 D.U. U7 D.U. - 9 D.U. - 9 D.U.

f. Sending Parcel Informations 1. Tax Map No. 30

3. Grid No. 1

4. Ownership: Covenant Baptist Church Of West Columbia (9 DEO)

(Liber 2979, Folio 71) Sec f-02-105

25. Open Space Tabulation
a. Open Space Required: 1.716 Ac. (5% Of Gross Area)
(34.320 Ac.X5%) = 1.716 Ac. b. Open Space is Substituted by H.O.A. Owned And Malmained Non-Buildable Preservation Parcel 'E' =1.989 Ac.

26. Articles Of Incorporation Of McCann Property Homeowner's Association, Inc. Filed With The Maryland State

Department of Assessments And Taxation on January 11, 2002, As Account No. D 06613731

27. Stormwater Management is Provided by A Public Detention Pond Located in Non-Buildable Preservation Parcel "L' And A Shallow Marsh Facility. The Shallow Marsh Was Approved As A Design Manual Waiver on 3/7/2000.

28. Buildable Preservation Parcel 'B' is Privately Owned And Maintained. This Preservation Parcel is Encumbered by An Easement Agreement With McCann Property Homeowner's Association, Inc. And Howard County, Maryland Which Prohibits Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of The Owner And Enumerates

The Uses Permitted On The Property. 29. Non-Buildable Preservation Parcels 'A', 'C' And 'D' Are Privately Owned And Maintained. These Preservation Parcels Are Encumbered By An Easement Agreement With McCann Property Homeowner's Association, Inc. And Howard County, Maryland Which Prohibits Further Subdivision Of These Parcels Outlines The Maintenance Responsibilities Of The Owners

And Enumerates The Uses Permitted On The Parcels. 30. Non-Buildable Preservation Parcel 'E' is Owned And Maintained By McCann Property Homeowner's Association, Inc. And Encumbered By An Easement Agreement With Howard County, Maryland Which Prohibits Further Subdivision Of This Parcel

Outlines The Maintenance Responsibilities of The Owners And Enumerates The Uses Permitted On The Parcels.

31. Denotes Public Temporary Revertible Roadway And Grading Easement.

32. O O O Denotes Mitigated 65dBA Noise Line.

No 100 Year Flood Plain Located Within Limits Of This Submission

12/12/0/

34. There Are No Existing Cemeteries On This 5ite To The Best Of My Knowledge.

35. For Curve Tabulation See Sheet 2

36. The Use - In - Common Driveway For Lots 2 And 3 Must Be Constructed As Far Away From The Project Boundary As "Possible In Order To Protect Existing Trees Along Property Line.

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS ntennial square office park - 10272 baltimore national pike

ELICOTT CITY, MARYLAND 21042

RECORDED AS PLAT No. 15470 ON 6-27-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

McCann Property

Lots 1 Thru 16 And Preservation Parcels 'A' Thru 'E'

Zoning: RC-DEO

Tax Mao No.: 8 Parcel No.: 76 Grid No.: 16 Fourth Election District Howard County, Maryland

Date: December 10, 2001

Scale: As Shown

Sheet 1 of B

599-03 P00-12 F01-105

John H. McCann. Deceased And Elizabeth Marie McCann. His Wife, 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 Zeth Day Of February , 2001.

Terrell A. Fisher, Professional Land Surveyor No. 10692

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct: That It

Virginia H. Hernandez, His Wife, Of Los Angelos County, California To John H.

Is A Subdivision Of Fart Of The Lands Conveyed By B. Frank Hernandez And

McCann And Elizabeth Marie McCann, His Wife, Of Baltimore City By Deed

Dated August 5, 1955 And Recorded Among The Land Records Of Howard

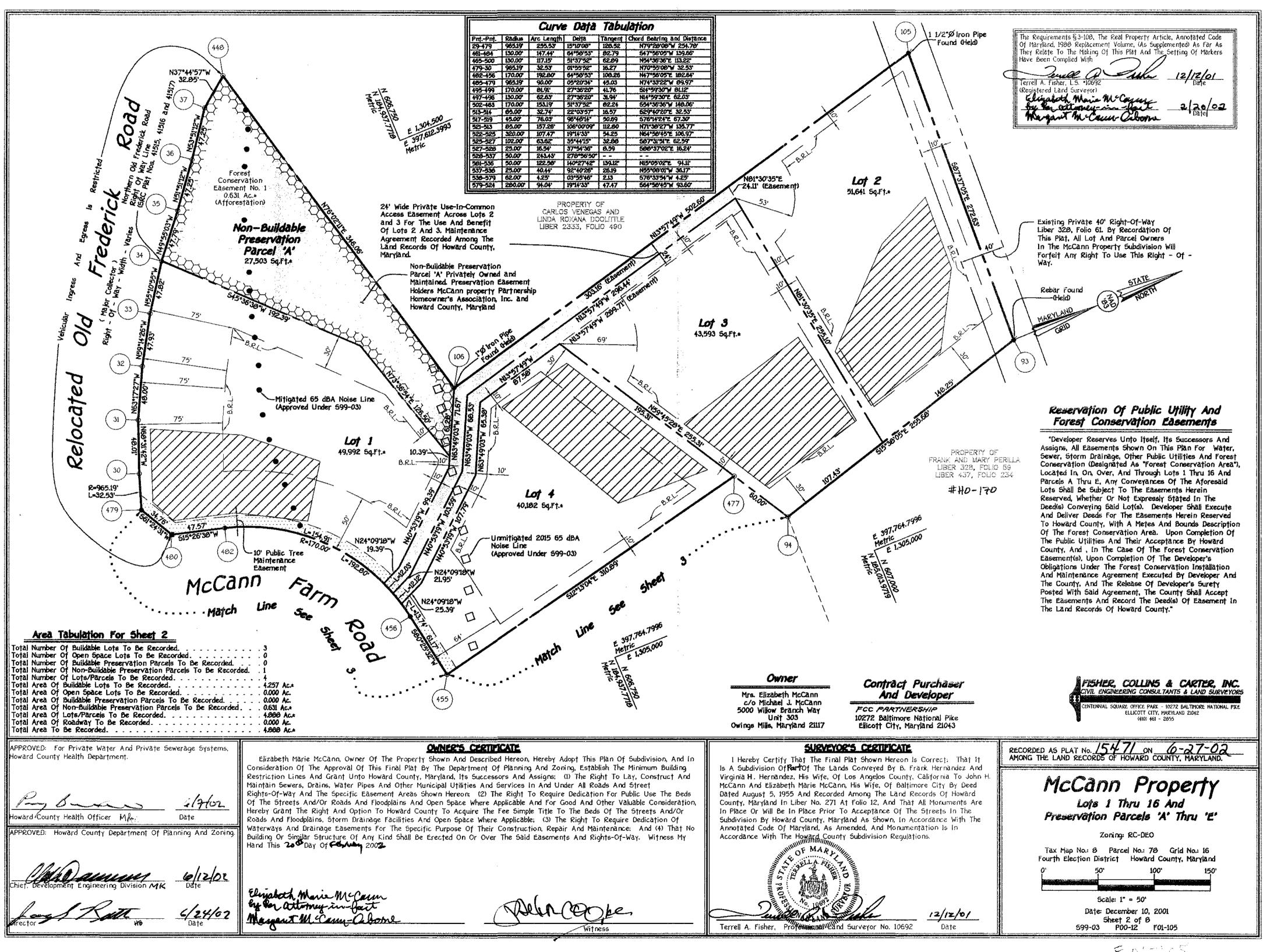
In Place Or Will Be In Place Prior To Acceptance Of The Streets In The

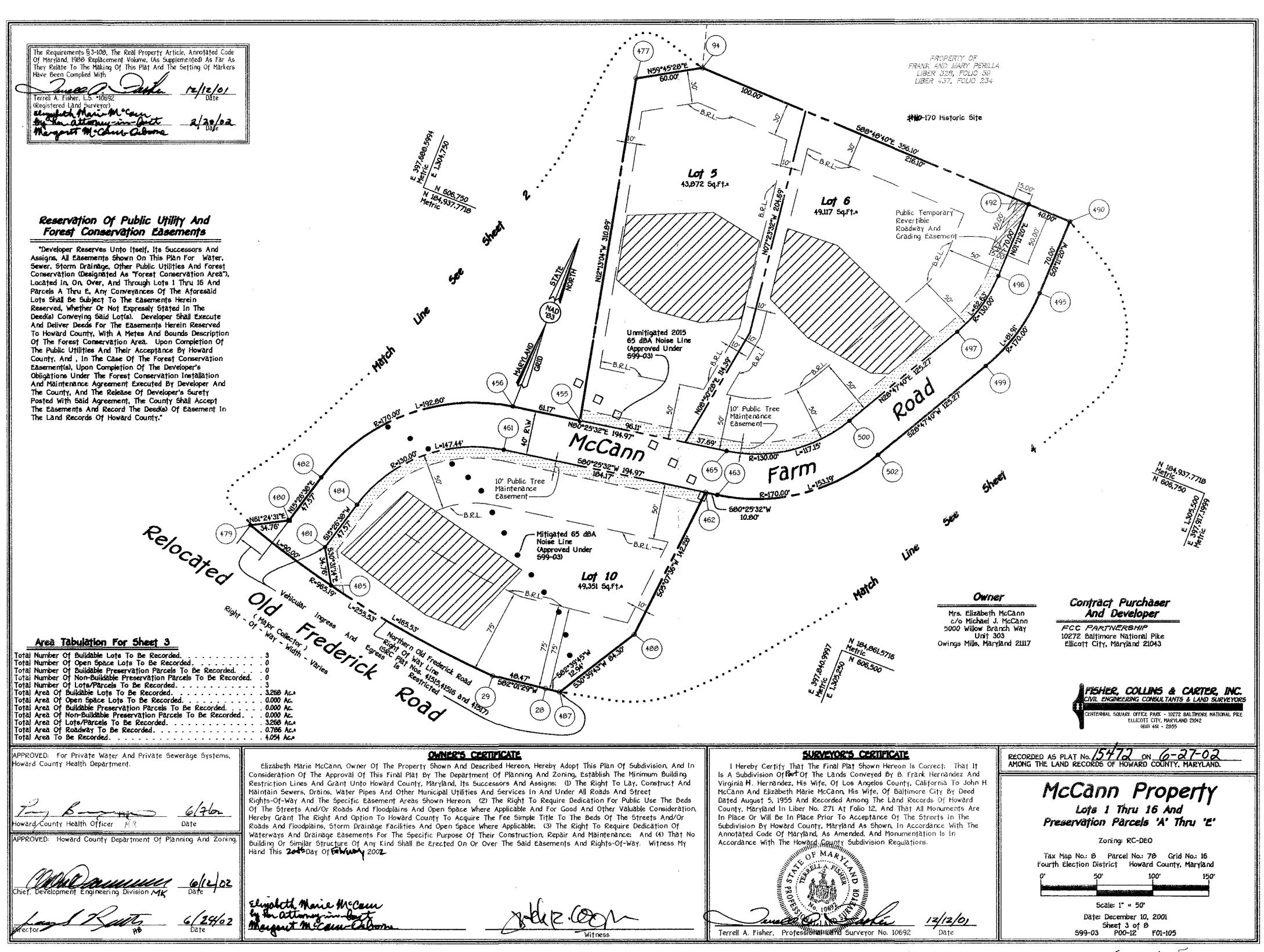
Annotated Code Of Maryland, As Amended, And Monumentation is in

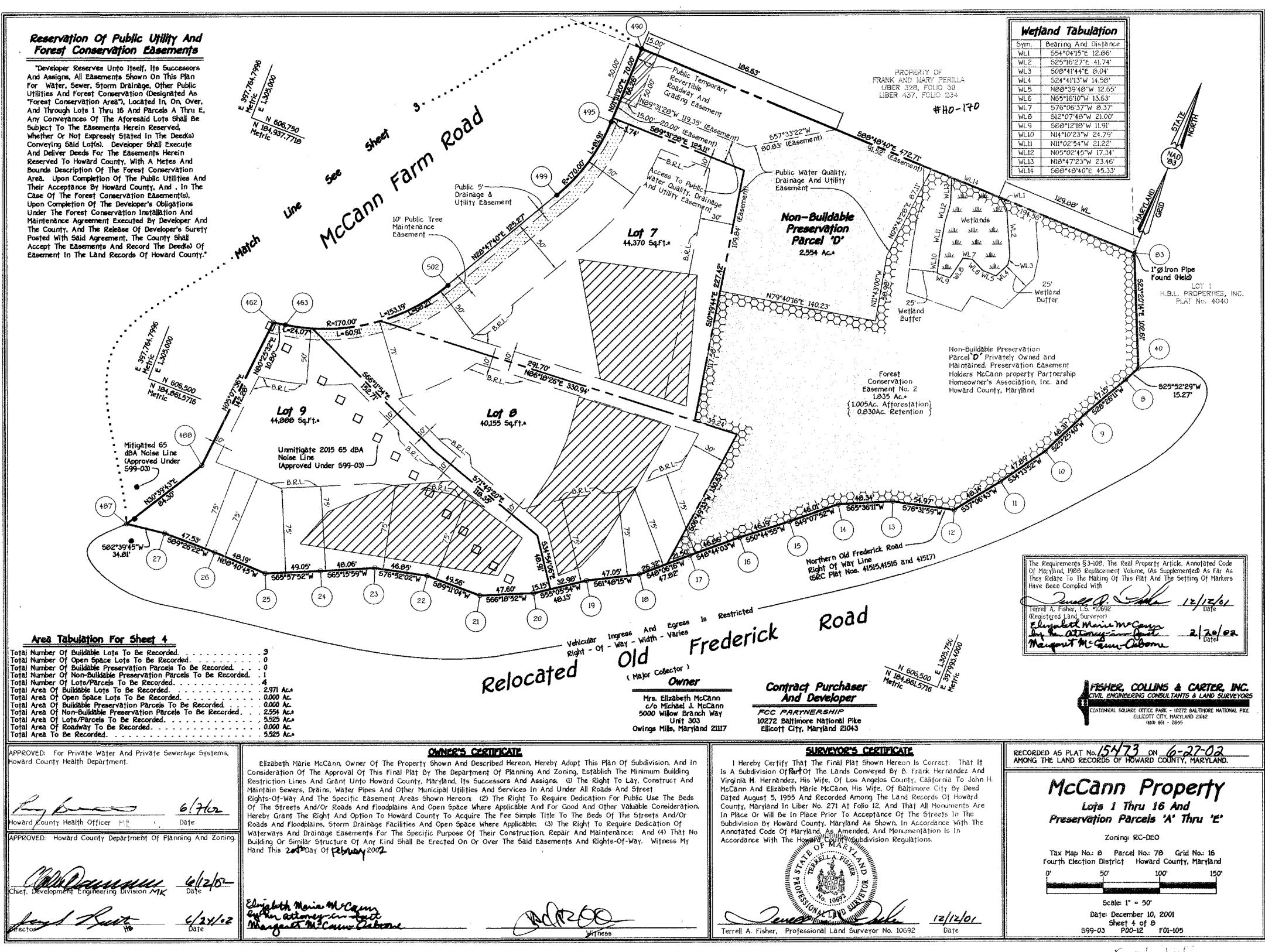
Accordance With The Howard Committy Subdivision Regulations.

County, Maryland In Liber No. 271 At Folio 12, And That All Monuments Are

Subdivision By Howard County, Maryland As Shown, In Accordance With The







F 61-105

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 Thru 16 And Parcels A Thru E, 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), Non-Buildable Preservation Conservation & Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Parcel 'C' Privately Owned and Easement No. 3 Vehicular Ingress And Egress Is Restricted Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Maintained. Preservation Easement Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Holders McCann Property Partnership (Afforestation) Homeowner's Association, Inc. and Deed(s) Of Easement In The Land Records Of Howard County." Relocated Non-Buildable Howard County, Maryland Preservation Parcel 'C' Easement No. 7 0.181 Ac. a (Afforestation) And Utility Easeme Vehicular Ingress And Egress is Restricted NØ2°17'20"E 14.06' -512 Maintenance N 104705.3714 Metric N 184785.3714 N 606,250 (514 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 2/20/02 Lot 12 45,668 5q.Ft.+ Owner Contract Purchaser Mrs. Elizabeth McCann And Developer (582) c/o Michael J. McCann FCC PARTNERSHIP Lot 11 5000 Willow Branch Way Unit 303 10272 Baltimore National Pike 43,145 Sq.Ft.+ Owings Mills, Maryland 2017 Ellicott City, Maryland 21043 _555°19'05"W Area Tabulation for Sheet 6 N 104709.1713 NB6*10*17*W 196.74* Total Number Of Buildable Lots To Be Recorded. lotal Number Of Open Space Lots To Be Recorded. Total Number Of Buildable Preservation Parcels To Be Recorded. . . Total Number Of Non-Buildable Preservation Parcels To Be Recorded. Total Area Of Buildable Lots To Be Recorded. FISHER, COLLINS & CARTER, INC. IVIL ENGINEERING CONSULTANTS & LAND SURVEYORS Sheet Total Area Of Buildable Preservation Parcels To Be Recorded . Total Area Of Non-Buildable Preservation Parcels To Be Recorded. . ENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE ELLICOTT CITY, MARYLAND 21042 RECORDED AS PLAT No. 15475 ON 6-27-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. APPROVED: For Private Water And Private Sewerage Systems, OWNER'S CERTIFICATE SURVEYOR'S CERTIFICATE Howard County Health Department. Elizabeth Marie McCann, Owner Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In I Hereby Certify That The Final Plat Shown Hereon is Correct; That it Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Is A Subdivision Of Fart Of The Lands Conveyed By B. Frank Hernandez And Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Virginia H. Hernandez, His Wife, Of Los Angelos County, California To John H. McCann Property Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street McCann And Elizabeth Marie McCann, His Wife, Of Baltimore City By Deed Rights-Of-Way And The Specific Easement Areas Shown Hereon: (2) The Right To Require Dedication For Public Use The Beds Dated August 5, 1955 And Recorded Among The Land Records Of Howard Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Lots 1 Thru 16 And County, Maryland In Liber No. 271 At Folio 12, And That All Monuments Are Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or In Place Or Will Be in Place Prior To Acceptance Of The Streets in The Preservation Parcels 'A' Thru 'E' oward County Health Officer Date Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Subdivision by Howard County, Maryland As Shown, In Accordance With The Waterways And Brainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Annotated Code Of Maryland, As Amended, And Monumentation is In APPROVED: Howard County Department Of Planning And Zoning. Zoning: RC-DEO Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Accordance With The Howard Grunty Subdivision Regulations. Hard This 20th Day Of February , 2002 Tax Map No.: 8 Parcel No.: 78 Grid No.: 16 Fourth Election District Howard County, Maryland Chief, Development Engineering Division MK Date Elizabeth Marie Mc Courn by Reactioney-in-fact Marie Mc Courn 1 24/62 Marie Mc Courn 1 24/62 Marie Mc Courn 1 24/62

Terrell A. Fisher, Professional Util Surveyor No. 10692

Scale: 1" = 50" Date: December 10, 2001 Sheet 6 of 8 599-03 P00-12 F01-105

