

**U.S. EQUIVALENT COORDINATE TABULATION**

POINT	NORTH	EAST
9	536700.320257	136537.990300
10	536700.24072	136537.830748
12	536713.14505	136539.797546
15	536619.77386	136534.633368
30	536720.535262	136563.001173
51	536642.362683	136540.014116
65	536636.040560	136567.294000
71	536704.11452	136570.210930
2194	536647.917025	136563.999289

**METRIC COORDINATE TABULATION**

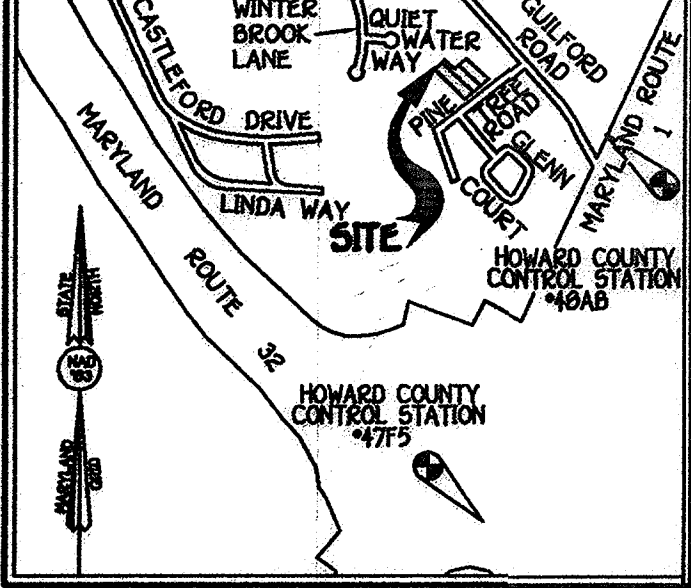
POINT	NORTH	EAST
9	164225.757134	416235.673512
10	164164.906775	416235.757474
12	164200.099584	416263.693601
15	164241.740996	416291.52724
30	164202.349360	416261.285733
51	164239.490689	416277.004658
65	164182.69124	416257.939930
71	164223.725614	416293.52686
2194	164200.213469	416240.586017

**WETLAND METES AND BOUNDS TABULATION**

LINE	BEARING AND DISTANCE
L1	N33°17'50"E 51.55'
L2	S63°52'22"W 30.45'
L3	S06°43'12"E 20.22'
L4	N65°56'27"W 35.08'
L5	S35°01'09"W 11.07'
L6	S37°48'48"W 29.28'

**75' STREAM BUFFER METES AND BOUNDS TABULATION**

LINE	BEARING AND DISTANCE
SB 1	R = 75.00' Δ = 177°09'32" CHORD: 599°33'22"W 149.96'
SB 2	N61°47'14"W 13.50'
SB 3	S08°29'52"W 31.50'



**VICINITY MAP**

SCALE: 1"=1200'

**GENERAL NOTES**

- Subject Property Zoned R-12 Per 10/10/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No.40AB And No.4775. Sta.4775 N 530304.423 E 1365415.860 Sta.4775 N 535905.053 E 1365653.461
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July 2000, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- 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 Concrete Monument Or Stone Found.
- No Clearing, Grading Or Construction Is Permitted Within Wetland, Wetland Buffers, Streams Or Stream Buffers.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Denotes Wetlands Area. Wetlands Area Delineated By Eco-Science Professionals, Inc. On Or About July 26, 2000.
- There Are Existing Dwellings Located On Lots 1 And 3 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwellings) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- Accessory Structures (Sheds) To Be Removed From Lot 2, White Property. Prior To Recordation Of Plat.
- 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 (4 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 (425-Loadings)
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Driveway Surface.
  - Structure Clearances - Minimum 12 Feet.
  - Maintenance - Sufficient To Ensure All Weather Use.
- Perimeter Landscape In Accordance With Section 16.124 Of The Howard County Code And Landscape Plan Shall Be As Shown On The Landscape Plan On File With This Subdivision. Lots 1 And 3 Are Exempt Since They Have Existing Residences Located On The Lots Which Are To Remain. Lot 2 Shall Take Credit For The Existing Vegetation, Wetland, A Stream And Their Buffers. No surety is required.
- A Fee In Lieu Of Open Space Was Paid In The Amount Of \$1500.00.
- Forest Conservation Obligation For 0.15 Acres Has Been Made With A Fee-In-Lieu Payment Of \$1,980.20, (For required afforestation) To The Forest Conservation Fund.
- In Accordance With The Howard County Design Manual, Volume I, Section 5.1.2.B.2 And The Supplemental Plan On File With This Subdivision, This Project Is Exempt From Providing Stormwater Management. If A Site Development Plan Is Submitted Which Indicates 5,000 Square Feet Or Greater Of Disturbed Area, Stormwater Management Shall Be Provided.
- Prior Department Of Planning And Zoning File No. F99-26.
- No 100 Year Floodplain Exists On Lots 1, 2, And 3.
- Limits Of Wetland Determination Provided By Eco-Science Professionals, Inc. During July, 2000.
- Lot 2 Shall Require Submission Of A Site Development Plan.
- This plan conforms to the 4<sup>th</sup> Edition of the Subdivision and Land Development Regulations.

**Purpose Note:**  
The Purpose Of This Plat Is To Subdivide 1 Buildable Platted Lot And 1 Deeded Parcel Into 3 Buildable Platted Lots.

**Reservation Of Public Utility Easements**

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, 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. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County.

Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.22.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.

**OWNER AND DEVELOPER**

MARK E. WHITE  
2610 PINE TREE ROAD  
JESSUP, MARYLAND 20794

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLICOTT CITY, MARYLAND 21042  
(410) 461-2895

30715 Record Plat.dwg

The Requirements 55-406, 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 Getting Of Witnesses Have Been Complied With.

*Terrell A. Fisher, L.S. 10692* 9/24/02  
Registered Land Surveyor

*Mark E. White* 9-25-02  
Mark E. White  
Owner

**TOTAL SHEET AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.	0
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TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	0.973 Ac±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.	0.000 Ac±
TOTAL AREA OF LOTS TO BE RECORDED.	0.973 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED.	0.026 Ac±
TOTAL AREA TO BE RECORDED.	0.999 Ac±

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

*Penny Branton Mgr. S&S* 10-3-02  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Mark E. White* 10/1/02  
Chief, Development Engineering Division Date

*James R. Roth* 11/26/02  
Director Date

**OWNER'S CERTIFICATE**

Mark E. White, Owner 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 23rd Day Of April, 2001.

*Mark E. White*  
Mark E. White (Owner)

*Terrell A. Fisher*  
Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of 3 Part The Lands Conveyed By Oliver E. Ostmann And Doris M. Ostmann, His Wife, To Mark E. White By Deed Dated October 30, 1997 And Recorded In The Land Records Of Howard County, Maryland In Liber 4133 At Folio 252; And Same Also Being Known And Designated As Lot "1", "White Property", Recorded Among The Land Records Of Howard County, Maryland As Plat Number 13542; 2) All Of The Lands Conveyed By Maureen Kenny And David H. Bowman, Co-Personal Representatives Of The Estate Of William Stanley Peed, Who Died On Or About May 21, 1999 Per Administration No. 55224., To Mark White By Deed Dated May 31, 2000 And Recorded In The Aforesaid Land Records In Liber 5159 At Folio 701, 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* 9/24/02  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 15697 ON 12/2/02  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**LOTS 1, 2 AND 3 WHITE PINES**

(A RESUBDIVISION OF LOT 1, "WHITE PROPERTY," PLAT No. 13542 AND LIBER No. 5159, FOLIO 701)

ZONING: R-12  
TAX MAP No. 47, PARCEL No. 66 & PART OF PARCEL No. 305, GRID No. 6

SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

Scale: 1" = 50'  
DATE: JANUARY 18, 2001  
SHEET 1 OF 1  
F-01-116

K:\Drawings\319715 Pine Tree Road\White Pines (Lots 1-3)\319715 WP Record Plat.dwg, 9/24/2002 11:04:27 AM