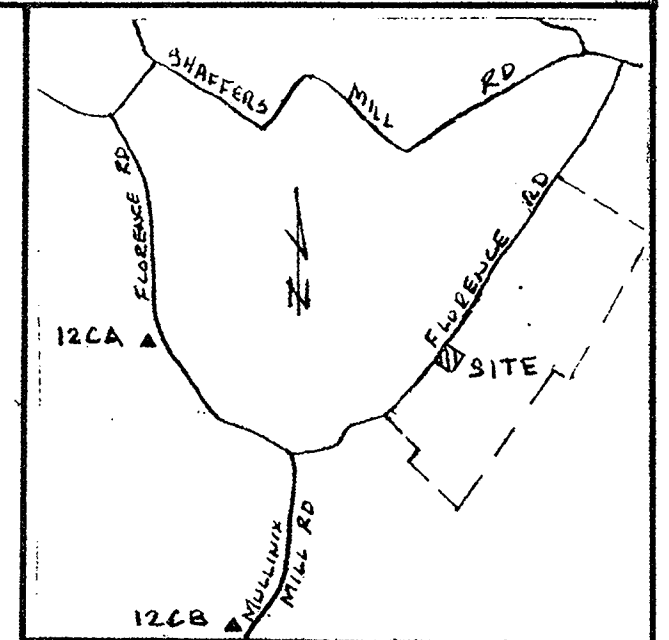
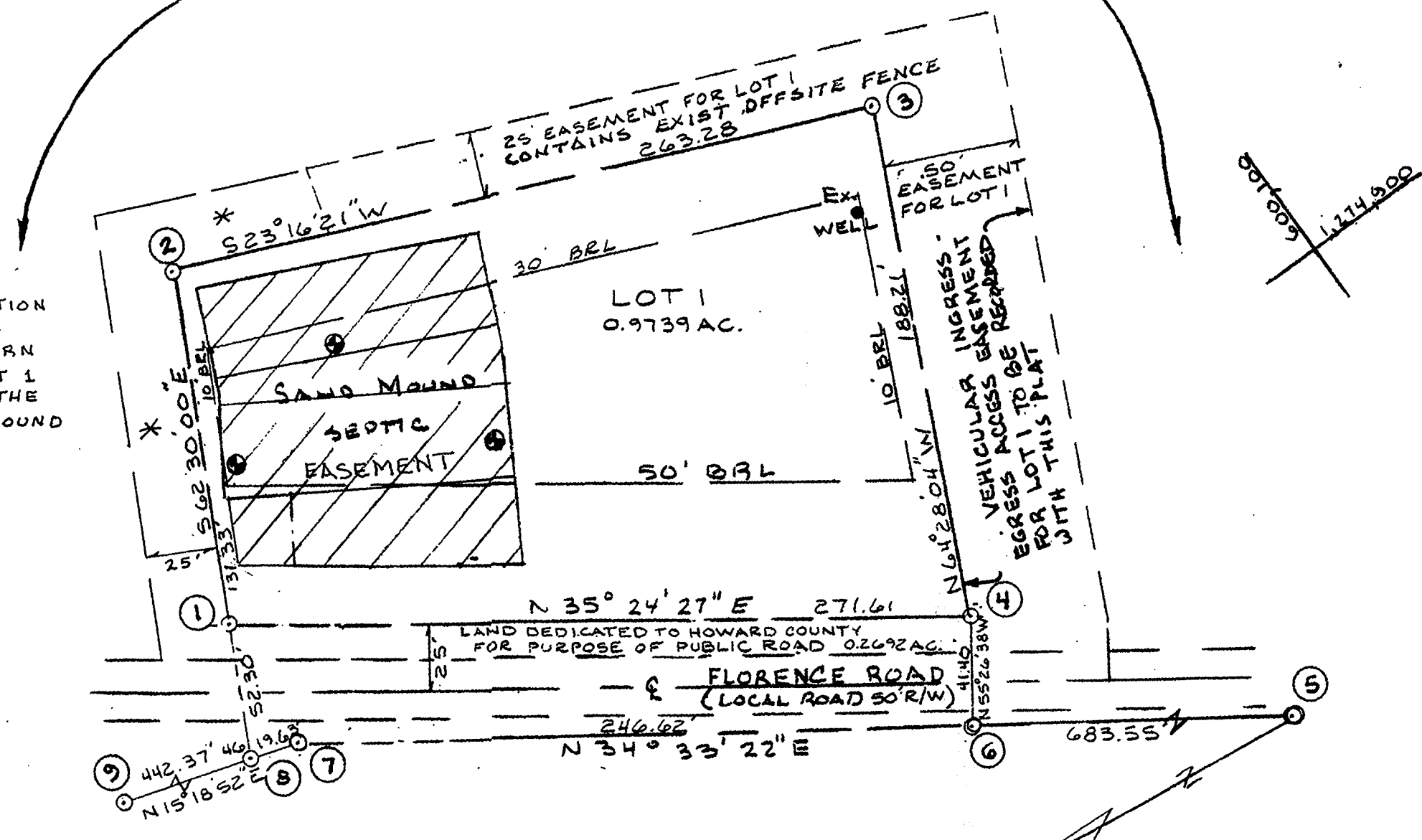


COORDINATES

NO.	NORTH	EAST
1	600,502.5609	1,275,024.7905
2	600,441.9202	1,275,141.2802
3	600,200.0642	1,275,037.2581
4	600,281.1873	1,274,867.4252
5	599,741.7181	1,274,445.6080
6	600,304.6713	1,274,833.3273
7	600,507.7792	1,274,973.2126
8	600,526.7118	1,274,978.3971
9	600,953.3740	1,275,095.2343



PARCEL 25, McCARRON PROPERTY
 HOWARD COUNTY AGRICULTURAL
 PRESERVATION EASEMENT # HO-96-01E



* A TWENTY-FIVE (25) FOOT CONSTRUCTION ACCESS STRIP ADJACENT, PARALLEL AND CONTIGUOUS TO THE NORTHERN AND EASTERN BOUNDARIES OF LOT 1 IS PROVIDED BY THIS PLAT FOR THE CONSTRUCTION OF THE SAND MOUND SEPTIC SYSTEMS.

GENERAL NOTES:

- TAX MAP 12, PARCEL 25
- DEED REFERENCE: L 2077 / F 0508
- COORDINATES SHOWN HEREON ARE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 12CA & 12CB.
- SUBJECT PROPERTY ZONED RC - DR0 PER 10-18-93 COMP. ZONING PLAN
- 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 SEWERAGE EASEMENT CONTAINING AN EXISTING SEPTIC SYSTEM AND TWO SAND-MOUND REPAIR AREAS. TOGETHER THE SYSTEMS MEET THE REQUIREMENTS OF MDE FOR INDIVIDUAL SEWERAGE 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 SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE 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. April, 1999.
- B.R.L. DENOTES BUILDING RESTRICTION LINE
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPING MANUAL, LOT 1 IS EXEMPT FROM LANDSCAPING REQUIREMENTS BECAUSE AN EXISTING HOUSE IS TO REMAIN ON LOT 1.
- ALL AREAS ARE MORE OR LESS.
- THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE AGRICULTURAL PRESERVATION PROGRAM.
- LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 104.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS AND IS RE-LEASED FROM THE AGRICULTURAL LAND PRESERVATION EASEMENT # HO-96-01E.
- THERE IS AN EXISTING DWELLING LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- THIS SUBDIVISION PLAT IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202 (b)(1)(vi) OF THE HOWARD COUNTY CODE BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
- THERE ARE NO FLOODPLAINS OR WETLANDS ONSITE THAT WILL BE DISTURBED AND REQUIRE 401 AND/OR 404 PERMITS FROM THE STATE OF MARYLAND.
- THE VEHICULAR INGRESS-EGRESS ACCESS EASEMENT SERVES ONE RESIDENTIAL LOT (LOT 1); THIS EASEMENT ALSO CONTAINS A FENCE FOR LOT 1.
- THE EXISTING DRIVEWAY LOCATED WITHIN THE ACCESS EASEMENT SERVES THE EXISTING DWELLING ON LOT 1 AND SUBSTANTIALLY MEETS COUNTY DRIVEWAY REQUIREMENTS.

The requirements S 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 7-31-01
 ROBERT H. PLANK, MD RPLS #10982 DATE:
Gregg P. McCarron & Darlene McCarron 7-31-01
 GREGG P. McCARRON & DARLENE McCARRON DATE:

AREA TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED.....	1
TOTAL AREA OF LOTS TO BE RECORDED.....	0.9739 ACRES
TOTAL AREA OF ROAD DEDICATION TO BE RECORDED.....	0.2692 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	1.2431 ACRES

OWNERS:
 GREGG P. McCARRON & DARLENE McCARRON
 2490 Florence Road
 Mount Airy, Maryland
 21771

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
William C. ... 2/5/02
 Chief, Development Engineering Division MAJ Date
Joseph ... 2/8/02
 Director Date

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
... 1/25/02
 Howard County Health Officer Date

OWNERS CERTIFICATE

We, Gregg P. McCarron and Darlene McCarron 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-ways 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 31 day of July, 2001
Gregg P. McCarron *Darlene McCarron*
 Gregg P. McCarron Darlene McCarron
Henry B. Johnson *Henry B. Johnson*
 WITNESS WITNESS

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 Donald B. Hanley to Gregg P. McCarron and Darlene McCarron, his wife, by deed dated October 29, 1971, and recorded among the land records of Howard County, Maryland, in Liber 576 at Folio 154 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 4 day of May, 2001

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

RECORDED AS PLAT 15245 ON 2-14-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

AGRICULTURAL PRESERVATION
SUBDIVISION PLAT
 LOT 1
 McCARRON PROPERTY

TAX MAP 12, GRID 6
 TAX MAP PARCEL NO. 25
 ELECTION DIST. 4th
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50'
 DATE: AUGUST, 2001