

U.S. EQUIVALENT COORDINATE TABLE		METRIC COORDINATE TABLE			
No.	NORTH	East	No.	NORTH	East
8	610167.152471	1312802.352386	8	185979.320034	400142.957297
16	611462.464364	1312605.055886	16	186374.131888	400082.821204
19	610383.334683	1313168.040665	19	186045.212504	400254.419307
22	610356.699187	1313121.936473	22	186037.093988	400258.654758
25	610307.814226	1313071.972951	25	186022.193822	400225.137810
97	611228.978810	1312177.506435	97	186302.965349	399952.503870
522	611113.297199	1312168.521674	522	186267.705523	399949.765310
523	611074.463128	1312219.669728	523	186255.868875	399965.552688
524	611007.088270	1312230.181840	524	186235.332977	399968.559366
525	610946.601090	1312212.495080	525	186216.896448	399963.168431
526	610895.974406	1312305.487087	526	186201.4654038	399991.512451
527	610802.359224	1312387.122384	527	186172.931439	400016.394939
528	610674.315981	1312541.489614	528	186133.903781	400063.446165
545	610199.088103	1312785.926091	545	185989.054034	400137.950552
546	610215.154628	1312815.941775	546	185993.951120	400147.099351
548	610278.234747	1312941.084436	548	186013.177979	400185.242911

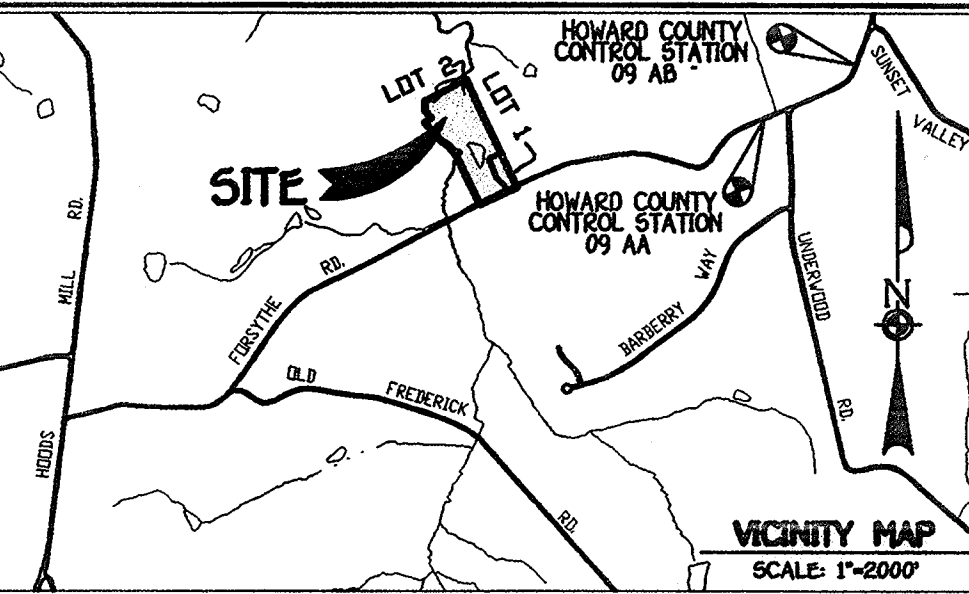
The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Terrell A. Fisher 11/26/02
Date
(Registered Land Surveyor)

Angus R. Gross III 4/23/02
Date
(Owner)

Adrienne R. Gross 4/23/02
Date
(Owner)

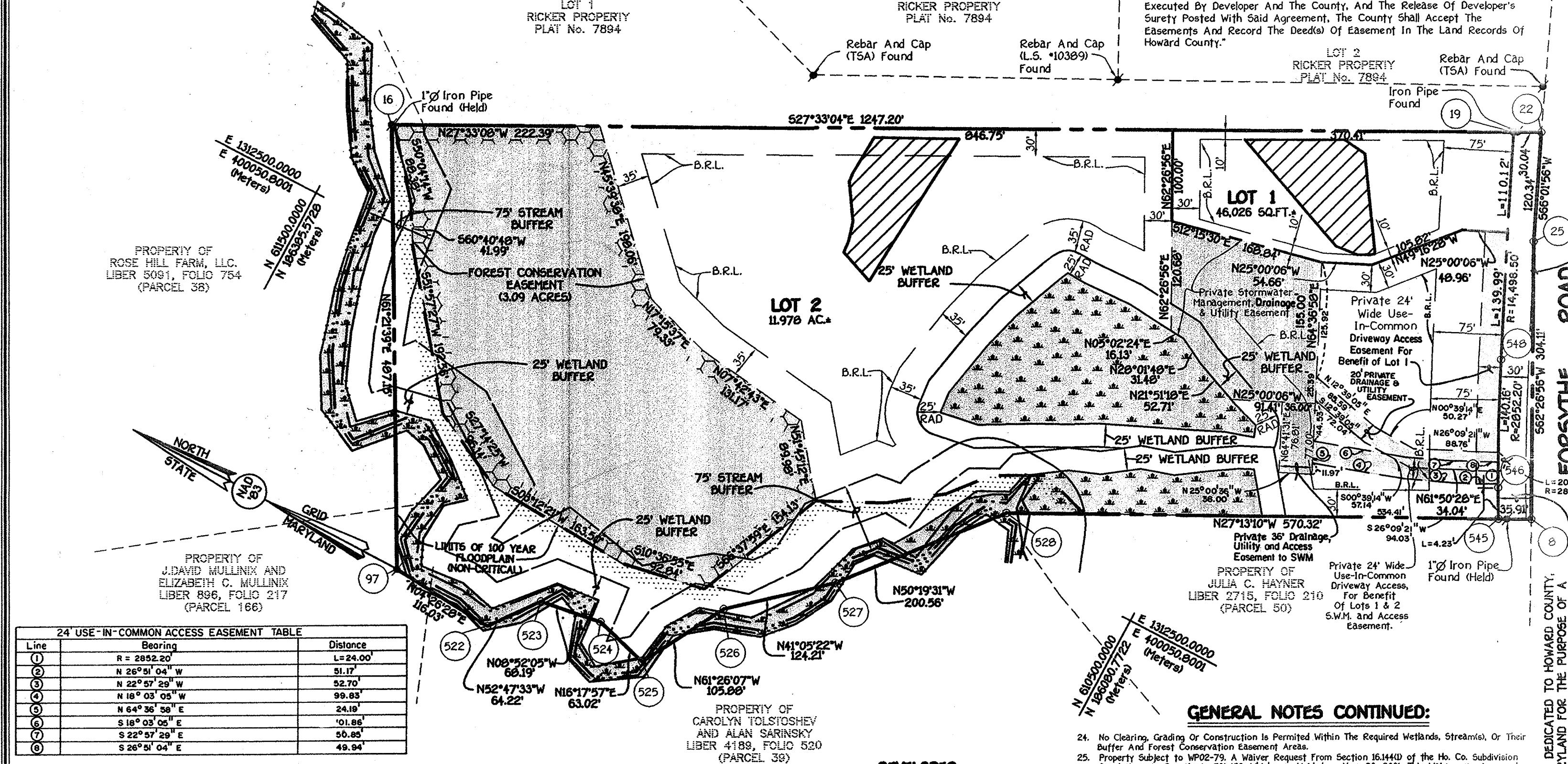
CURVE DATA TABULATION					
PT-PT	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING & DISTANCE
546-548	2852.20'	140.16'	02°48'56"	70.09'	N63°14'56"E 140.14'
548-19	14498.50'	250.11'	00°59'18"	125.06'	N65°09'07"E 250.11'



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 Lot 2, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots(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 The Forest Conservation Easements, 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 Deeds(s) Of Easement In The Land Records Of Howard County.

- ### GENERAL NOTES:
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet as Required By The Maryland State Department Of The Environment For Individual Sewerage 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 Encroachment Into The Private Sewerage Easement. Recordation Of A Modified Sewerage 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 10/18/93 Comprehensive Zoning Plan.
 - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 09AA And No. 09AB.
 - 51a. 09AA N 12652.6031 (meters) 51a. 09AB N 106580.9259 (meters)
 - E 401379.6812 (meters) E 401379.6812 (meters)
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 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 Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate T.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - Driveways 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 Servicing More Than One Residence);
 - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating 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-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.
 - Forest Stand Delineation Information Shown Was Taken From Reports Prepared By Eco-Science Professionals, Inc.
 - Denotes Public Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 161200 Of The Howard County Code 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.
 - The Forest Conservation Requirement Per Section 161202 Of The Howard County Code And The Forest Conservation Manual For The Project Have Been Fulfilled By The Retention Of Existing Forest In The Amount Of 3.09 Acres.
 - Denotes Wetland Areas Delineated By Eco-Science Professionals, Inc. During December 2000. The Limits Of The Wetland Area Has Been Field Surveyed By Fisher, Collins And Carter, Inc. And Shown Hereon. Per Section 16116 (4) Of The Howard County Code, Wetlands (Metes And Bounds) Are Not Delineated For Rural Cluster Subdivisions If A Qualified Professional Certifies That Wetlands And Their Buffer Will Not Be Impacted By The Proposed Lot Or Development.
 - Per Section 16115 (4) Of The Howard County Code, Floodplain Delineation Is Not Necessary For Rural Cluster Subdivisions Where The Floodplain Is Not Critical To The Proposed Development.
 - There Is An Existing Dwelling On Lot 2 To Remain No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 - Landscaping For Lot 1, The SWM Facility And Drive Way Is Provided In Accordance With A Certified Landscape Plan On File With This Plat In Accordance With Section 16124 Of The Howard County Code And The Landscape Manual. Lot 2 Is Exempt From Landscaping Requirements Because It Is A Residue Lot Which Will Be Further Subdivided Into One Lot And A Preservation Parcel. Landscaping For The Additional Cluster Lot Will Be Provided With The Resubdivision Plans. Surety For 40 Perimeter Trees For This Submission In The Amount Of 47,900.00 Shall Be Posted With The Developer's Agreement For SWM.
 - The Creation Of Lot 1 Necessitates The Future Creation Of 3.124 Acres Of Preservation Parcel (4.25-1126-3124) Per Zoning Section 104.41(a) Upon The Resubdivision Of Lot 2 Depending On How Lot 2 Is Configured, And The Lot Yield Realized Through That Resubdivision The Acres Of Preservation Parcel May Be Located Either Entirely On This Site Or Partly On-Site And Partly Off-Site On A Sending Parcel, With The Resubdivision Of Lot 2, The Full Potential Density Of The Site, 6 Buildable Lots/Parcels (Including Lot 1) May Be Achieved Only Through The Purchase Of 3 Development Rights:
 - 11.2 Ac. Of Net Area / 2 = 5 Units Max. Yield
 - 13.4/2.5 = 3 Units Yield By Right
 - 5-3 = 2 Development Rights Required
 *Yield Based On Zoning Regulations In Effect At Time Of The Recordation Of This Subdivision Plat.
 - Storm Water Management For Lot 1 Has Been Provided For By A Bio Retention Facility With In The Easement Shown On Lot 2 Of This Plat.
- SEE GENERAL NOTES CONTINUED



24 USE-IN-COMMON ACCESS EASEMENT TABLE

Line	Bearing	Distance
1	R = 2852.20'	L = 24.00'
2	N 26° 51' 04" W	51.17'
3	N 22° 57' 29" W	52.70'
4	N 18° 03' 05" W	99.83'
5	N 64° 36' 58" E	24.18'
6	S 18° 03' 05" E	101.86'
7	S 22° 57' 29" E	50.85'
8	S 26° 51' 04" E	49.94'

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	13.035 AC.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS LOTS TO BE RECORDED	0.000 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	13.035 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.319 AC.±
TOTAL AREA TO BE RECORDED	13.354 AC.±

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 GAITHERS NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21142
(410) 461 - 2955

DEVELOPER
DAN RICKER
13098 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784

OWNER
ANGUS ROY GROSS AND ADRIENNE R. GROSS
13920 FORSYTHE ROAD
SYKESVILLE, MARYLAND 21784-5813

APPROVED: For Private Water And Private Sewerage Systems, Howard County Health Department.

Penny Bantub... 2-25-03
Howard County Health Officer SRK Date

APPROVED: Howard County Department Of Planning And Zoning.

Charles... 2/27/03
Chief, Development Engineering Division MMS Date

Masha... 2/28/03
Director (Acting) Date

OWNER'S CERTIFICATE

Angus Roy Gross, III And Adrienne R. Gross, 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 25th Day Of November, 2002.

Angus Roy Gross III
Angus Roy Gross, III

Adrienne R. Gross
Adrienne R. Gross

Daniel N. Ricker
Daniel N. Ricker
Witness

Daniel N. Ricker
Daniel N. Ricker
Witness

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 James Eldred Zuck And Effie A. Zuck, His Wife, To Angus Roy Gross, III And Adrienne R. Gross, His Wife, By Deed Dated February 9, 1973 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 624 At Folio 671, 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
Terrell A. Fisher, Professional Land Surveyor No. 10692
Date 11/26/02

RECORDED AS PLAT No. 15836 ON 3-05-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GROSS PROPERTY

LOTS 1 AND 2

ZONED: RC-DEO
TAX MAP No. 9 GRID 1 PARCEL No. 69

FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1" = 100'

DATE: October 2, 2002

SHEET 1 OF 1
WP02-79, FOI-156

F-01-156