

**LINE TABLE**

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L-1	N06°57'57"E	74.12'	L-28	S78°02'19"E	3.37'
L-2	N32°30'50"E	81.61'	L-33	S60°45'51"W	100.98'
L-3	N52°55'14"E	108.90'	L-34	S39°41'27"W	105.12'
L-4	N31°59'34"E	88.57'	L-35	S02°04'42"E	250.99'
L-6	N72°34'35"W	47.47'	L-36	N86°20'20"E	100.04'
L-7	S21°45'15"W	48.36'	L-37	N02°04'42"W	172.05'
L-8	S82°46'06"W	36.82'	L-38	N39°37'28"E	88.09'
L-9	S68°21'09"W	51.93'	L-39	N86°14'37"E	142.86'
L-10	S00°34'23"E	64.05'	L-40	N51°33'43"E	100.06'
L-11	S45°54'15"W	78.13'	L-41	N50°06'30"W	126.69'
L-12	S13°31'16"W	39.47'	L-42	S51°33'43"W	91.48'
L-13	N21°56'06"W	39.66'	L-43	S03°50'20"E	191.44'
L-14	S04°39'02"W	46.25'	L-44	N86°20'20"E	119.43'
L-15	N86°20'20"E	64.23'	L-45	S13°18'32"W	25.99'
L-16	N11°57'41"E	12.50'	L-46	N80°07'08"W	37.43'
L-17	N78°02'19"W	3.37'	L-47	S71°37'41"W	284.57'
L-18	N34°30'58"W	43.76'	L-48	N24°23'34"E	209.91'
L-19	N75°11'57"W	155.62'	L-49	N86°20'20"E	262.33'
L-20	S69°18'04"W	120.79'	L-50	N82°32'33"E	133.45'
L-21	N52°08'58"W	118.68'	L-51	N35°12'35"E	128.87'
L-22	N82°02'19"W	112.79'	L-52	N56°24'32"E	141.16'
L-23	S82°02'19"E	112.79'	L-53	N78°02'19"W	3.37'
L-24	S52°08'58"E	118.68'	L-54	N34°30'58"W	43.76'
L-25	N69°18'04"E	120.79'	L-55	N75°11'57"W	155.62'
L-26	S75°11'57"E	155.62'	L-56	S69°18'04"W	120.79'
L-27	S34°30'58"E	43.76'	L-57	S33°49'49"W	231.72'
L-28	S13°27'20"W	416.15'	L-58	S13°27'20"W	416.15'

**NOTES**

- Coordinates based on NAD'83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No.16DA & No.16DC.
- There are no scenic roads abutting the site.
- No clearing, grading or construction is permitted within wetlands & stream buffers or forest conservation areas, except as allowed by waiver WP-99-05.
- There are no known burial grounds or cemetery sites on the subject property.

**LEGEND**

- PERC TEST (PASSING)
- PERC TEST (FAILED)
- IRON PIPE FOUND
- WING FENCE WITH HEIGHT DESIGNATIONS
- STONE FOUND

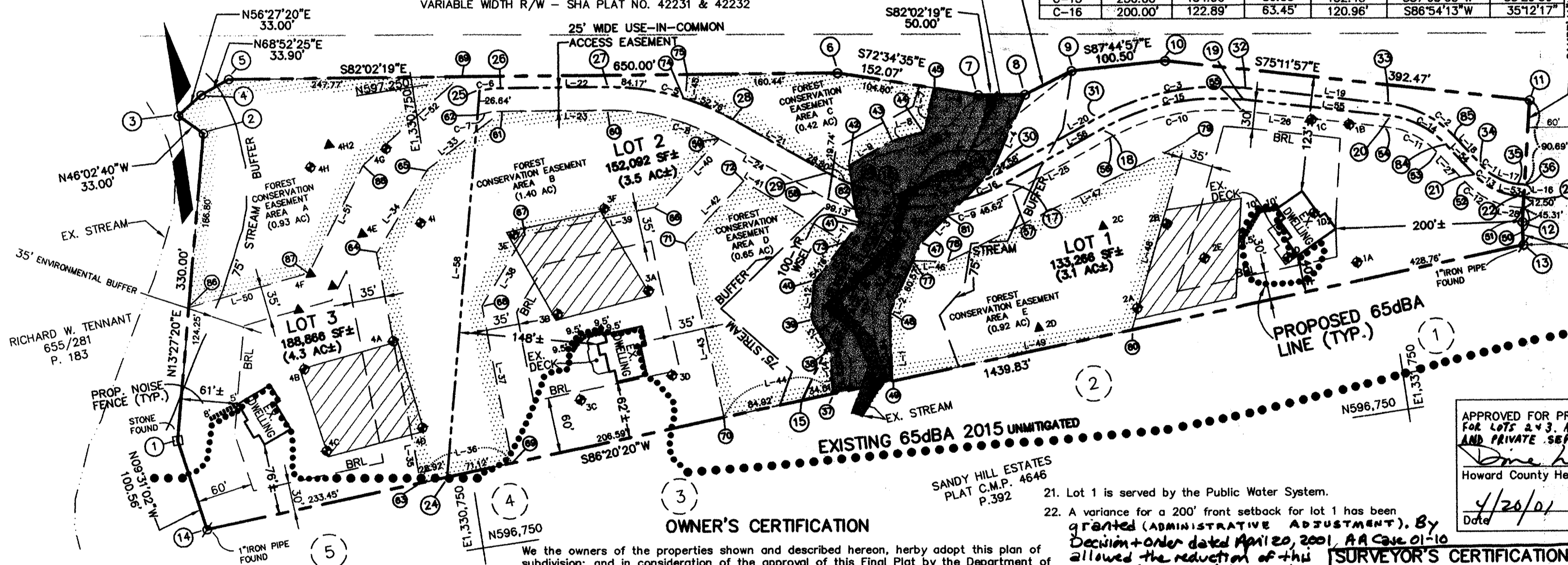
**MINIMUM LOT SIZE CHART**

LOT NO.	GROSS AREA	PIPESTEM AREA	MIN. LOT SIZE
2	152,092 SF	9,112 SF	142,980 SF
3	188,866 SF	56,438 SF	132,428 SF

EX. PERPETUAL EASEMENT FOR STREAM CHANGE (SHA R/W PLAT 40145)

**BALTIMORE NATIONAL PIKE I-70**

VARIABLE WIDTH R/W - SHA PLAT NO. 42231 & 42232



**OWNER'S CERTIFICATION**

We the owners of the properties 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. All Easements of rights-of-way affecting the property are included in this plan of subdivision.

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.

Witness my hand this Date: 3-26-01

- LOT 1: Deed 4746/105 Date 3-26-01
- LOT 2: Deed 5292/359 Date 3-26-01
- LOT 3: Deed 5039/138 Date 3/23/2001

- Keith P. Sample Keith P. Sample
- Charmaine C. Sample Charmaine C. Sample
- John James Ellsworth John James Ellsworth
- Marki M. Ellsworth Marki M. Ellsworth
- David Eric Benton David Eric Benton
- Lisa Marie Benton Lisa Marie Benton



**D.S. THALER & ASSOC., INC.**  
 CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS LAND PLANNERS  
 7115 Ambassador Road  
 Baltimore, Maryland 21244  
 (410)944-ENGR, (410)944-3647

APPROVED FOR PRIVATE WATER AND SEPTIC SYSTEMS:  
 FOR LOTS 2 & 3. APPROVED FOR PUBLIC WATER AND PRIVATE SEPTIC SYSTEM FOR LOT 1.  
Howard County Health Department  
 Date: 4/20/01

**SITE TABULATION**

- A. Total number of lots to be recorded:  
 Buildable: 3  
 Open Space: 0
- B. Total area of lots:  
 Buildable: 474,224 SF or 10.89 AC  
 Total Open Space: 0  
 Area of recreation open space: 0  
 Total area of 100 year floodplain: 32,062 SF or 0.73 AC
- C. Total area of road R/W to be recorded including widening strips: 0
- D. Total gross area of subdivision to be recorded: 474,224 SF or 10.89 AC

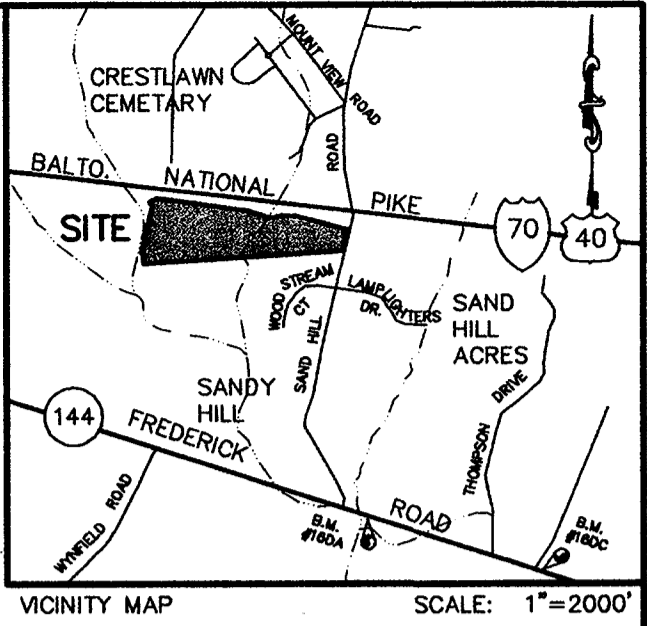
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
Chief, Development Engineering Division  
 Date: 4/30/01  
 Date: 5/15/01

thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of 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 all 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 case of a forest conservation easement(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the 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.

- Waiver request WP-99-05 was approved by the Planning Director 11/25/98, as follows:  
 Section 16.115(c): to allow construction of a driveway across a floodplain;  
 Section 16.116(a)(2): to allow grading within 75 feet of a stream for the construction of a driveway;  
 Section 16.120(b)(5)(i): to allow construction of three (3) dwellings in an area where noise levels exceed Design Manual standards;
- Subject to the following conditions:  
 a. Evidence of obtaining a Joint Permit, Water Quality Cert., etc.  
 b. Revide plat per conditions.  
 c. Minimize disturbance in floodplain and stream to the extent necessary for the crossing.  
 d. Provide a revised exhibit to show a limit of disturbance from all improvements.  
 e. Use-in-common driveway to be constructed to applicable standards with maintenance agreement to be recorded.  
 f. Provide wing walls/fences with building permits as shown on noise exhibit.
- A \$3000.00 fee-in-lieu of open space has been paid for this development.
- The use-in-common maintenance agreement is recorded in the Land Records of Howard County.
- All buildable parts of this site lie within the 65 dBA limits. Construction of all buildings shall incorporate noise attenuation materials.
- The floodplain shown on this plat was taken from a floodplain study by Brass, Inc. with a revised date of 1-25-99.
- ME permit #98-NT-0510.
- Reason for Amendment - show As-Built location of dwellings and proposed noise wall locations; reduce the front Building Restriction Line for Lot 1 from 232 feet to 200 feet.

**CURVE DATA**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	82.50'	47.48'	24.95'	46.34'	N56°16'39"W	43°31'21"
C-2	112.50'	79.88'	41.71'	78.21'	N54°51'28"W	40°40'59"
C-3	262.50'	162.64'	84.03'	160.05'	S87°03'03"W	35°29'59"
C-4	187.50'	191.60'	105.11'	183.37'	N81°25'27"W	58°32'58"
C-5	262.50'	136.94'	70.06'	135.39'	N67°05'39"W	29°53'21"
C-6	112.50'	23.98'	12.04'	23.93'	N88°08'43"W	12°12'47"
C-7	87.50'	26.77'	13.49'	26.66'	N89°11'54"E	17°31'34"
C-8	237.50'	123.90'	63.39'	122.49'	S67°05'39"E	29°53'21"
C-9	212.50'	217.15'	119.13'	207.82'	S81°25'27"E	58°32'58"
C-10	237.50'	147.15'	76.02'	144.81'	N87°03'03"E	35°29'59"
C-11	87.50'	62.13'	32.44'	60.83'	S54°51'28"E	40°40'59"
C-12	87.50'	66.47'	34.93'	64.88'	S56°16'39"E	43°31'21"
C-13	75.00'	56.97'	29.94'	55.61'	N56°16'39"W	43°31'21"
C-14	100.00'	71.01'	37.07'	69.52'	N54°51'28"W	40°40'59"
C-15	250.00'	154.90'	80.03'	152.43'	S87°03'03"W	35°29'59"
C-16	200.00'	122.89'	63.45'	120.96'	S86°54'13"W	35°12'17"



**COORDINATES**

Point	Northing	Easting
1	596913.41	1330445.00
2	597234.35	1330521.79
3	597257.26	1330498.03
4	597275.49	1330525.53
5	597287.71	1330557.16
6	597197.68	1331200.89
7	597152.15	1331345.98
8	597145.22	1331395.50
9	597163.05	1331448.48
10	597159.11	1331548.90
11	597058.85	1331928.35
12	596930.69	1331901.20
13	596906.18	1331898.52
14	596814.24	1330461.63
15	596855.74	1331110.30
16	597048.23	1331219.31
17	597054.76	1331360.09
18	597097.46	1331473.09
19	597105.30	1331625.32
20	597065.55	1331755.77
21	596989.47	1331857.42
22	596958.60	1331903.67
23	596957.90	1331906.97
24	596830.99	1330723.46
25	597235.72	1330820.30
26	597234.94	1330844.22
27	597219.32	1330955.62
28	597166.62	1331080.64
29	597093.80	1331174.35
30	597086.46	1331355.67
31	597109.15	1331468.67
32	597117.39	1331628.51
33	597077.63	1331778.96
34	596986.55	1331867.71
35	596970.83	1331906.26
36	596970.13	1331909.56
37	596857.95	1331144.74
38	596904.04	1331148.49
39	596940.83	1331133.67
40	596979.26	1331142.70
41	597035.62	1331198.81
42	597097.68	1331198.17
43	597116.83	1331246.44
44	597121.44	1331282.77
45	597166.36	1331300.69
46	597070.10	1331348.57
47	597004.44	1331261.69
48	596935.62	1331217.83
49	596862.05	1331208.84
50	596945.67	1331904.38
51	596946.37	1331901.08
52	596982.39	1331847.12
53	597018.45	1331822.32
54	597053.46	1331772.58
55	597093.22	1331622.12
56	597085.77	1331477.51
57	597043.07	1331364.51
58	597074.06	1331159.01
59	597146.88	1331065.30
60	597194.56	1330952.47
61	597210.18	1330840.76
62	597209.81	1330814.10
63	596829.14	1330694.60
64	597079.97	1330685.50
65	597160.86	1330752.64
66	597084.68	1330986.93
67	597075.32	1330844.38
68	597007.47	1330788.20
69	596835.53	1330794.44
70	596850.32	1331025.55
71	597041.33	1331012.74
72	597098.20	1331084.39
73	597016.95	1331181.60
74	597194.61	1331036.02
75	597219.90	1331042.00
76	597060.05	1331335.28
77	596986.70	1331250.38
78	596980.28	1331287.26
79	597069.97	1331557.32
80	596878.80	1331470.63
81	597029.42	1331294.75
82	597049.71	1331198.65
83	597077.94	1331198.37
84	597025.53	1331832.62
85	597032.61	1331842.92
86	597052.67	1330478.32
87	597069.99	1330610.64
88	597175.29	1330684.95
89	597253.39	1330802.54

**SURVEYOR'S CERTIFICATION**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by deeds 4746/105, 5292/359, and 5039/138 as recorded in the Land Records of Howard County, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

- 3/23/01 Keith P. Sample
- 3/23/01 Charmaine C. Sample
- 3/23/01 John James Ellsworth
- 3/23/01 Marki M. Ellsworth
- 3/23/01 David Eric Benton
- 3/23/01 Lisa Marie Benton

**SAND HILL LANDING**  
 PREVIOUSLY RECORDED PLAT NO. 13696  
 FIRST AMENDED PLAT  
 Tax Map 16, Parcel 426, Zoning RR-DEO  
 3rd Election District, Howard County, Maryland  
 Scale: 1"=100'  
 Date: March 23, 2001

FOI-158