

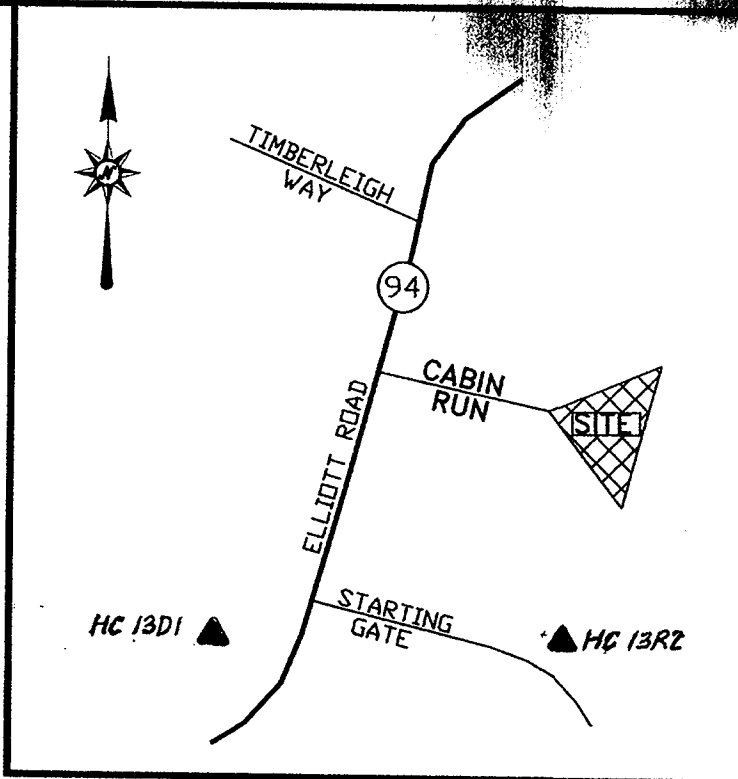
LOT 8  
PARCEL 250  
FLORENCE FARMS  
n/f MICHAEL G. & CHERYL L. PUTRO  
L. 1635 F. 581

NE 593,700  
E 1280,600

PROPERTY COORDINATES

| POINT | NORTHING   | EASTING     |
|-------|------------|-------------|
| 58    | 593667.980 | 1280986.872 |
| 59    | 593360.291 | 1279899.128 |
| 60    | 593304.525 | 1279876.988 |
| 63    | 593360.841 | 1279897.742 |
| 402   | 593182.594 | 1280923.923 |
| 404   | 592803.765 | 1280933.105 |
| 503   | 592912.102 | 1280712.749 |
| 1400  | 593492.909 | 1280366.061 |

\* Howard County Geodetic Control Stations:  
Station HC 13D1 N:593,130.8399 E:1,277,553.0030  
Elev.: 591.336'  
Station HC 13R2 N:592,552.5507 E:1,279,148.1810  
Elev.: 555.956'



LOT 1  
57,208 SQ. FT.  
1.3133 ACRES

EXISTING SEPTIC AREA  
PROPOSED SEPTIC AREA

PRIVATE USE-IN-COMMON ACCESS EASEMENT MAINTENANCE AGREEMENT RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY FOR LOT 1 & PRESERVATION PARCEL "A"

PRESERVATION PARCEL "A"  
415,360 SQ. FT.  
9.5353 ACRES

LOT 9  
P/O PARCEL 303  
WARFIELD PROPERTY  
PLAT 5170

LOT 6  
PARCEL 248  
FLORENCE FARMS  
n/f MICKEY J. HENDERSON  
L. 2905 F. 320

LOT 5  
PARCEL 247  
FLORENCE FARMS  
n/f DOUGLAS M. & LINDA GASCH  
L. 1336 F. 098

COLONIAL PIPELINE  
GAS R/W  
L.395 F.67

The requirements of 3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement by volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

*James D. Reeve* 12-4-2000  
Date  
*Catherine H. Reeve* 12-4-2000  
Date  
*Fred D. Nuss* 1-12-00  
Date  
*Barbara G. Nuss* 1-12-00  
Date  
*Jefferson D. Lawrence* 6-18-99  
Date  
Md. Reg. Prof. Land Surveyor #5216

MINIMUM LOT SIZE CHART

| LOT | GROSS AREA ACRES | PIPESTEM AREA ACRES | REMAINING AREA ACRES | 100-YEAR FLOODPLAIN ACRES | 25% SLOPES ACRES | MINIMUM LOT SIZE ACRES |
|-----|------------------|---------------------|----------------------|---------------------------|------------------|------------------------|
| 1   | 1.3133           | 0.0000              | 1.3133               | 0.0000                    | 0.0000           | 1.3133                 |

PROPERTY OWNER  
FRED & BARBARA NUSS AND  
JAMES D. & CATHERINE H. REEVE  
#3132 CABIN RUN  
WOODBINE, MD. 21797

- GENERAL NOTES
- Property Zoned RC-DEO
  - Coordinates based on NAD 83 MD Coordinate System.
  - denotes concrete monument to be set.
  - denotes iron pipe to be set.
  - B.R.L. denotes building restriction line.
  - ▨ this area designates a private sewage easement of a minimum of 10,000 SF. as required by the Maryland Department of the Environment, for individual sewage disposal. Improvements of any nature in this area are restricted until public sewage is available and servicing any residential structures constructed on these buildable sites. This easement shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachment into the private sewage easement. Recordation of a modified sewage easement shall not be necessary. Percolation test holes shown hereon have been field located and shown thus: ● Passed Hole ○ Failed Hole
  - For flag or pipestem lots, refuse collection, snow removal, and road maintenance are provided to the junction of the flag or pipestem and road right-of-way and not onto the flag or pipestem.
  - Driveways which serve two or more lots must meet the requirements of the Howard County Fire Department.
  - This plat is based on a field run monumented boundary survey performed March, 1996 by D'Connell & Lawrence, Inc.
  - Areas indicated on this plat are more or less.
  - The Forest Conservation Easement has been established to fulfill the requirement of Section 16.1200 of the Howard County Code Forest Conservation Easement; however, forest management practices as defined in the Deed of Forest Conservation Easement are allowed.
  - Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
    - Width - 12 Feet (6' minimum for more than one residence)
    - Surface - 6 inches of compacted crusher run base with tar and chip coating
    - Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 45-foot turning radius
    - Structures (curbs/bridges) - Capable of supporting 25 gross tons (H25 loading)
    - 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 insure all weather use
  - Developer reserves unto itself, its successors and assigns, all easements shown on this plat for storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through Lots 18 and 19, or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of aforesaid lots shall be subject to the easement herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver a deed(s) 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.
  - Stormwater management for this project is being provided as follows:  
Water Quantity - Lots: Exempt  
Water Quality - Lots: Exempt
  - Lots shown on this plat comply with the minimum ownership width and lot areas as required by the Maryland State Department of Health Regulations.
  - There are no wetlands on site that will be disturbed and require 401 and 404 wetlands permits from the State of Maryland.
  - Existing house on Lot 1
  - No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
  - Preservation Parcel "A" is encumbered by an easement agreement with Howard County, Maryland and the Audubon Society of Central Maryland. This agreement prohibits further subdivision of the parcel, outlines the maintenance responsibilities of its owner and enumerates the uses permitted on the property.
  - The Preservation Parcel will have private ownership.
  - The Preservation Parcel associated with this subdivision will create an environmental enclave to preserve the existing natural features of the property.
  - Grading, removal of vegetation, and construction are prohibited within the streambank buffer.

FINAL PLAT TABULATION

|  | TOTALS      |
|--|-------------|
| 1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:                       | 2           |
| 2. TOTAL AREA OF LOTS AND/OR PARCELS:  | 10.8486 AC. |
| 3. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS: | 0.0000 AC.  |
| 4. TOTAL AREA OF SUBDIVISION TO BE RECORDED:                                 | 10.8486 AC. |

The purpose of this plat correction is to modify the boundary line along the northwest portion of the property, so as to be in accordance with the Amended Memorandum Opinion and Order of The Circuit Court for Howard County Maryland, entered April 22, 1999, in Case No. 97-CA-33267, and recorded among the Land and Records of Howard County, Maryland at Liber 4735, folio 0236. This correction modifies previous lots 1 and Preservation Parcel A.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR HOWARD COUNTY HEALTH DEPARTMENT.  
*Diana Z. Matynski* 5-14-01  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Charles W. West* 5/16/01  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*James P. Rott* 5/16/01  
DIRECTOR DATE

OWNER'S CERTIFICATE  
We, Fred D. and Barbara G. Nuss and James D. and Catherine H. Reeve, owners of the property shown and described hereon, hereby adopt this plan of subdivision and in consideration of the approval of this plat by the Department of Planning and Zoning establish the minimum building restriction lines. All easements of [or] rights-of-way affecting the property are included in this plan of subdivision.  
Witness our hands this 19 day of NOV., 2000  
*Fred D. Nuss* 1-12-00  
*Barbara G. Nuss* 1-12-00  
*James D. Reeve*  
*Catherine H. Reeve*  
*Claudia H. Lowe*  
WITNESS AS TO JAMES D. REEVE & CATHERINE H. REEVE

SURVEYOR'S CERTIFICATE  
I hereby certify that the final plat shown hereon is correct, that it is a subdivision of all the land conveyed to Fred D. Nuss and Barbara G. Nuss, husband and wife, from Robert H. Dickman, Marion M. Dickman, Alan Lloyd Dickman and Sharon Lee Herzberger, as Joint Tenants, by deed dated January 12, 1988 and recorded in Liber 1777 at Folio 749 and land conveyed to James D. Reeve and Catherine H. Reeve, husband and wife, from Fred D. Nuss and Barbara G. Nuss by deed dated September 19, 1997 and recorded in Liber 4064 at Folio 136 all among the Land Records of Howard County, Maryland 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 Amended Memorandum Opinion and Order of The Circuit Court for Howard County, Maryland, as amended.  
*Jefferson D. Lawrence* 6-18-99  
Md. Reg. Professional Land Surveyor #5216

RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 5-19-01 AS PLAT NUMBER 14937  
PLAT OF CORRECTION  
NUSS PROPERTY  
LOT 1 AND PRESERVATION PARCEL A  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
TAX MAP: 13 GRID # 14 PARCEL: 249  
ZONE: RC-DEO SCALE: 1"=100' SHEET 1 OF 1  
MAY 1999 F-97-05  
O'CONNELL & LAWRENCE, INC.  
SURVEYORS, ENGINEERS & LAND PLANNERS  
17904 Georgia Avenue, Suite 302, Olney, Maryland 20854  
Tel: (301) 921-4970 Fax: (301) 921-4972