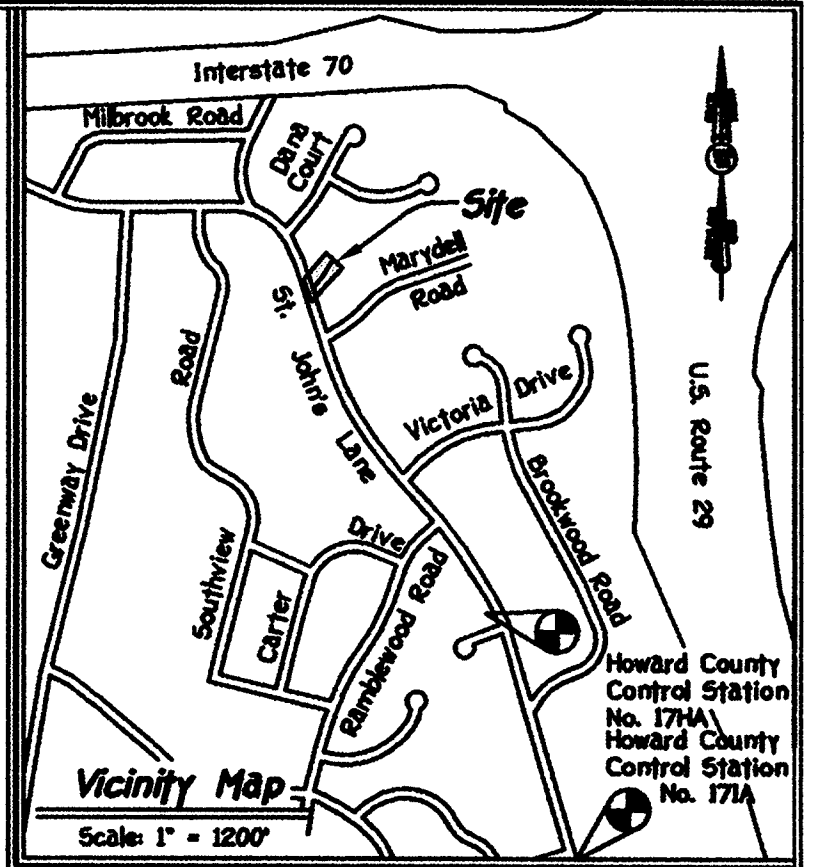


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point No.	North	East	Point No.	North	East
7	592483.939906	1359499.123526	7	180589.466676	414376.165214
14	592320.2771	1359356.9029	14	180539.563374	414332.816679
17	592392.50087	1359364.904924	17	180549.404969	414341.351913
21	592390.310997	1359398.632007	21	180560.929626	414406.495099
37	592178.558661	1359408.04941	37	180496.386984	414347.796766
38	592253.109266	1359417.913869	38	180519.110796	414351.413060
39	592207.863875	1359432.53921	39	180505.264829	414355.870673

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.



**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 And 2. 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 Escrow And Deliver Bonds For The Easements 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 Deeds Of Easement In The Land Records Of Howard County.

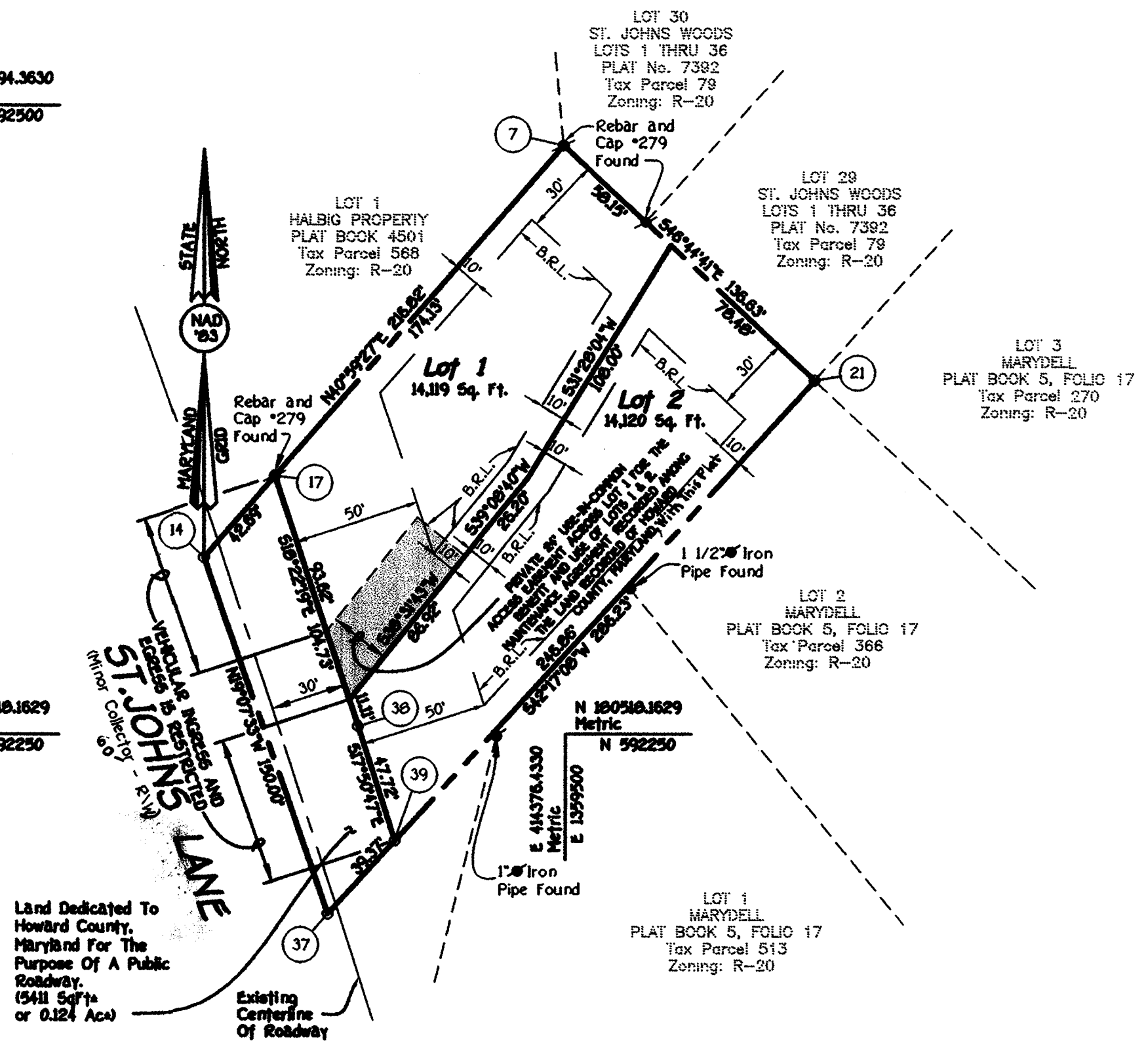
The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher* 10/15/01  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)

*Christopher L. Brown* 10/24/01  
Christopher L. Brown  
(Owner)

N 180594.3630  
Metric  
N 592500  
E 414300.2328  
Metric  
E 13596250

N 180510.1629  
Metric  
N 592250  
E 414300.2328  
Metric  
E 13596250



Land Dedicated To Howard County, Maryland For The Purpose Of A Public Roadway. (5411 Sq. Ft. or 0.124 Aca)

Existing Centerline Of Roadway

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2225  
30733 St. Johns Lane Record Plat Nhd 83.dwg

**Owner / Developer**  
Christopher L. Brown  
4228 Columbia Road  
Ellicott City, Maryland  
21042

**GENERAL NOTES**

- Subject Property Zoned R-20 Per 10/16/93 Comprehensive Zoning Plan.
- Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geographic Control Stations No. 177A And No. 177A. Sta. 177A N 180022.2945 (meters) E 59039.830 (meters) Sta. 177A N 179467.7025 (meters) E 414635.9035 (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 "C.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 "C.C.C. 106".
- ⊙ Denotes Concrete Monument Or Stone Found.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
- No Wetlands Exist On-Site Based On A Site Evaluation By Eco-Science Professionals, Inc. On Or About January 12, 2001.
- 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 Require.
- The Existing Covered Carport On Lot 1 And The Existing Wood Shed On Lot 2 Shall Be Removed Prior To Recordation Of This Plat.
- Driveways Shall Be Provided Prior To Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:  
a) Width - 12 Feet (4 Feet Serving More Than One Residence)  
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1/2" Minimum.  
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45 Foot Turning Radius  
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (425-Loading)  
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Driveway Surface  
f) Structure Clearances - Minimum 12 Feet  
g) Maintenance - Sufficient To Ensure All Weather Use.
- A Certified Landscape Plan Is On File With This Plat In Accordance With Section 18.124 Of Howard County Code And The Landscape Manual. Lot 1 Is Exempt From The Perimeter Landscaping Requirements Of Section 18.124 Of Howard County Code And The Landscape Manual Because It Contains An Existing Dwelling. Posting Of The Landscaping Surety In The Amount Of \$4,000.00 Is Deferred Until Site Development Plan Approval For Lot 2.
- A Fee In Lieu Of Open Space Was Paid In The Amount Of \$1500.00 For Lot 2. Lot 1 Is Exempt From Open Space Obligations.
- This Project Is Exempt From The Requirements Of Section 18.1200 Of The Howard County Code For Forest Conservation Because In Accordance With Section 18.1200(b)(1)(D), This Subdivision Is Less Than 40,000 Square Feet In Size And Is A Minor Subdivision Which Creates Only One Additional Lot With No Further Subdivision Potential.
- In Accordance With The Howard County Design Manual, Volume 1, Section 512.8.2 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.
- No 100 Year Floodplain Exists On Lots 1 And 2.
- A Site Development Plan Will Be Required For Lot 2. Should The House Located On Lot 1 Be Removed, A Site Development Plan, Including Stormwater Management, Will Be Required Prior To Construction Of A New Residence And Perimeter Landscaping With Surety Will Apply At That Time. Stormwater Management Shall Be Required For Both Lot 1 And Lot 2 If The Existing House (On Lot 1) Is Removed.

The Purpose Of This Plat Is To Create Two Building Lots From The Existing Deeded Parcel.

**Area Tabulation**

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	0.846 Aca
Total Area Of Open Space Lots To Be Recorded	0.000 Aca
Total Area Of Lots To Be Recorded	0.846 Aca
Total Area Of Roadway To Be Recorded	0.124 Aca
Total Area To Be Recorded	0.772 Aca

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

*David J. Matuyok* 10/15/01  
Howard County Health Officer MR Date

APPROVED: Howard County Department Of Planning And Zoning.

*William J. ...* 11/1/01  
Chief, Development Engineering Division Date

*Joseph ...* 11/16/01  
Director Date

**OWNER'S CERTIFICATE**

Christopher L. Brown, 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 24th Day Of OCT. 2001.

*Christopher L. Brown*  
Christopher L. Brown  
*David ...*  
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-Robert E. Loomis, Sr. And Betty A. Loomis, His Wife To Christopher L. Brown By Deed Dated January 12, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5325 At Folio 436, 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* 10/15/01  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 15296 ON 11-21-01  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Sullivan Property**  
Lots 1 And 2  
Zoned R-20  
Tax Map: 17, Parcel 404, Grid 16  
Second Election District  
Howard County, Maryland

Scale: 1" = 50'  
Date: October 15, 2001  
Sheet 1 Of 1  
FOI-183