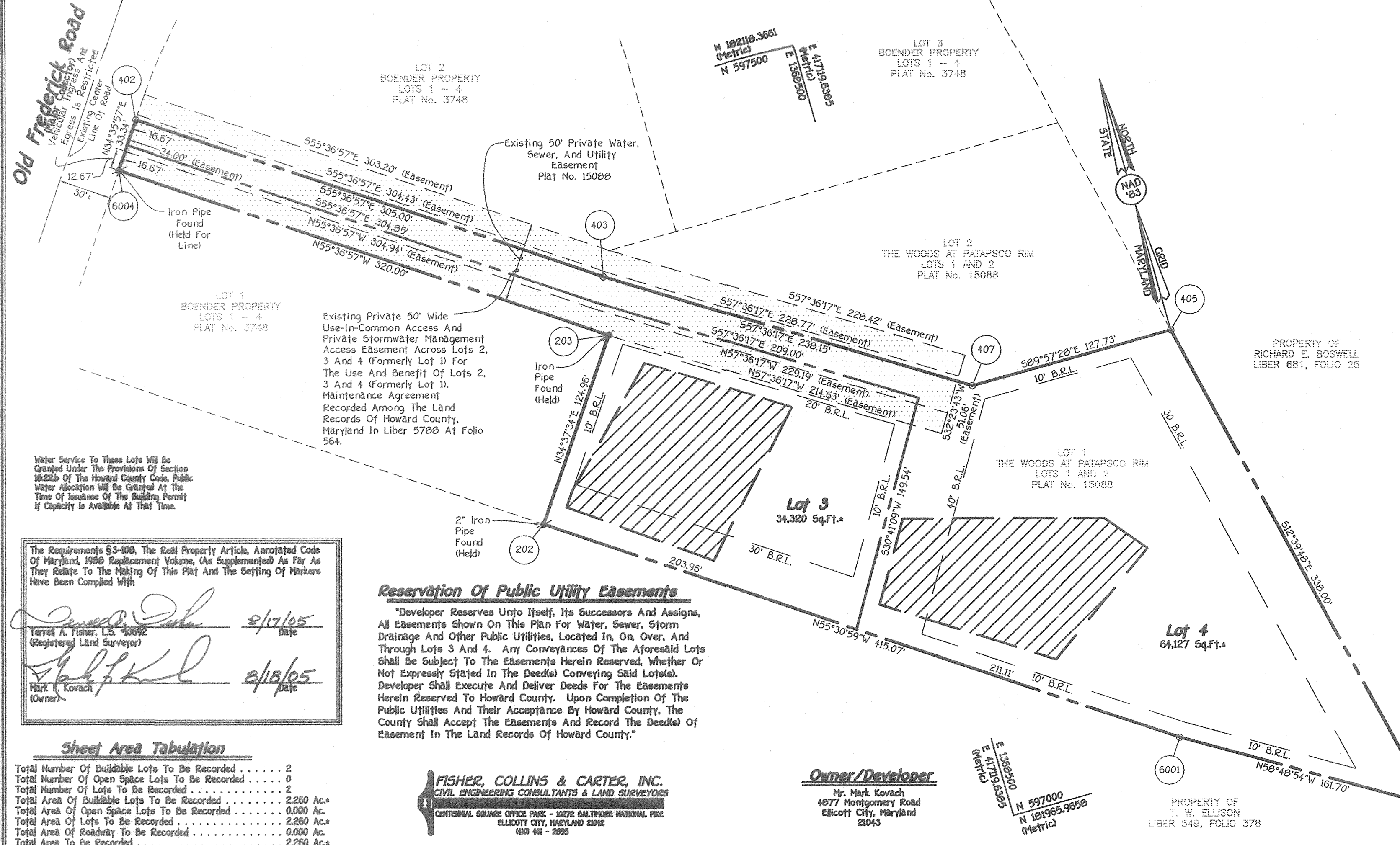
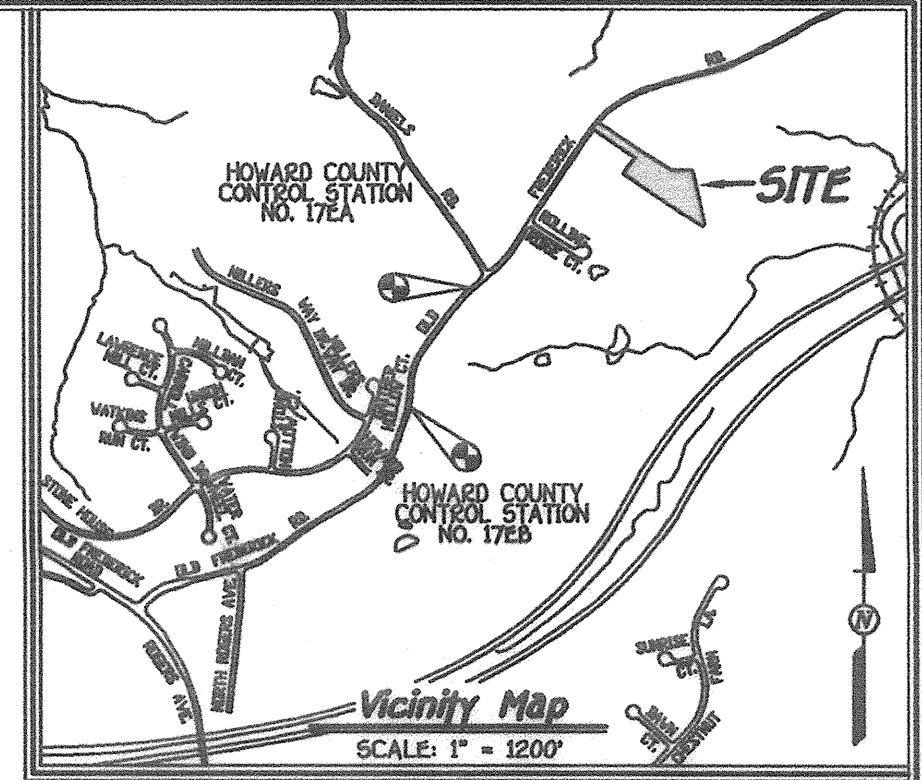


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
202	597254.089803	1368270.197734	202	182043.412508	417049.594606
203	597356.916263	1368341.202110	203	182074.754076	417071.236783
206	596935.361610	1368750.668056	206	181946.263960	417196.042498
402	597565.071526	1368096.044042	402	182138.199946	416996.512454
403	597392.825032	1368347.753070	403	182085.699091	417073.233520
405	597285.159906	1368676.572464	405	182046.780587	417173.457872
407	597265.233902	1368548.840946	407	182046.809237	417134.525227
6001	597019.090614	1368612.334882	6001	181971.784612	417153.878157
6004	597537.632687	1368077.115810	6004	182129.836553	416990.743117

Minimum Lot Size Chart			
LOT No.	GROSS AREA	FLAG OR PIPESTEM AREA	MINIMUM LOT SIZE
3	34,320 Sq.Ft.±	5,081 Sq.Ft.±	29,239 Sq.Ft.±
4	64,127 Sq.Ft.±	8,555 Sq.Ft.±	55,572 Sq.Ft.±



- 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 Sewage 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 Encroachments Into The Private Sewerage Easement. Recordation Of A Modified 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 R-20 Per 2/02/04 Comprehensive Zoning Plan.
  - Coordinates Based On NAD '83 - Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. H.C.M. 17EA And No. H.C.M. 17EB.  
Sta. H.C.M. 17EA N 181850.5724 (Metric) E 415772.2247 (Metric)  
Sta. H.C.M. 17EB N 180994.8448 (Metric) E 416277.8979 (Metric)
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 2001, By Fisher, Collins And Carter, Inc.
  - B.R.L. Denotes Building Restriction Line.
  - Denotes Iron Pin Set Capped T.C.C. 108°.
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate T.C.C. 108°.
  - Denotes Concrete Monument Or Stone Found.
  - Denotes Snow Removal And Road Maintenance To Be Provided At The Junction Of The Flag Stem And The Road 20' And Not On The Flag/Pipe Stem Driveway.
  - Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:  
a) Width - 12 Feet 0" Feet Serving More Than One Residence;  
b) Surface - Six (6) Inches Of Completed 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 4000-Lbs/sq-ft;  
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than One Foot Depth Over Surface;  
f) Structure Clearances - Minimum 12 Feet;  
g) 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.
  - Plat Subject To Previous Department Of Planning And Zoning File Nos. F-77-384 And F-01-150.
  - A Certified Landscape Plan Is On File With This Plat In Accordance With Section 18.04 Of Howard County Code And The Landscape Manual. Perimeter Landscaping Will Be Provided Along The Pipestem Of Lot 3 As Approved Under F01-150. Lots 3 And 4 Will Retain Existing Vegetation Which Is Sufficient To Fulfill Perimeter Landscaping Requirements.
  - Open Space Requirements Will Be Provided By Payment Of A Fee In Lieu In The Amount Of \$4,500.00.
  - Forest Conservation Obligations For This Subdivision In Accordance With Section 18.1202 Of The Howard County Code And Forest Conservation Manual Will Be Provided By The Retention Credit Of 0.50 Acres Of Existing Forest Located On Lot 4. For The Residential 60,000 Sq.Ft. Lot Policy Of DPZ Dated 5/11/99. Forest Conservation Obligations Have Been Fulfilled For Lots 1 And 2 And The Future Resubdivision Of Lot 1 Into Lots 3 And 4 By The Payment Of A Fee-In-Lieu For .50 Acres Of Required Retention Under F01-150. In Addition, Proposed Lot 4 Has Taken Credit For .50 Acres Of Existing Forest To Remain In Accordance With The DPZ Policy Dated May 11, 1999, For Residential Lots Greater Than 60,000 Sq.Ft. Any Future Resubdivision Of Lot 4 Must Address Forest Conservation Obligations At That Time.
  - No Tidal Wetlands Exist On Site Based On A Site Evaluation By Wildman Environmental Services During December, 2000.
  - No 100 Year Floodplain Exists On Lots 3 And 4.
  - A.P.F.O. Traffic Study Was Prepared By The Traffic Group, Inc. February, 2001.
  - Stormwater Management Is Provided By A Surface Sand Filter Adjacent To The Use-In-Common Driveway. This Facility Provides For The Required Water Quality Volume (WQV) And Groundwater Recharged Volume (G2V) And Shall Be Privately Owned And Maintained.

**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 3 and 4. 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. Developer shall execute and deliver deeds for the easements herein 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."

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 31272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21112  
 (410) 461 - 2225

**Owner/Developer**  
 Mr. Mark Kovach  
 4877 Montgomery Road  
 Ellicott City, Maryland  
 21043

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, L.S. 40692* 8/17/05  
 (Registered Land Surveyor) Date

*Mark F. Kovach* 8/18/05  
 (Owner) Date

**Sheet 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	2,260 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Lots To Be Recorded	2,260 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	2,260 Ac.±

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

*Robert J. Walsh* 9/27/05  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Mark A. Lege* 8/23/05  
 Chief, Development Engineering Division Date

*Mark A. Lege* 9/20/05  
 Director Date

**OWNER'S CERTIFICATE**

Mark F. Kovach, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 Rights-Of-Way Affecting The Property Are Included In The Plan Of Subdivision, Witness My Hand This 16th Day Of August, 2005.

*Mark F. Kovach*  
 Mark F. Kovach  
 Owner

*Joanna Fisher*  
 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 Samuel F. Paplauckas And Franca P. Paplauckas To Mark F. Kovach By Deed Dated November 29, 2000 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5275 At Folio 211, 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 8/17/05

RECORDED AS PLAT No. 17746 ON 10/10/05  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**The Woods At Patapsco Rim**  
 Lots 3 And 4  
 (A Resubdivision Of Lot 1, The Woods At Patapsco Rim, Plat No. 15088)

Zoned: R-20  
 Tax Map: 18 Grid: 7 Parcel: 349  
 Second Election District: Howard County, Maryland

Scale: 1" = 50'  
 Date: August 16, 2005  
 Sheet 1 of 1

F-01-187