

U.S. Equivalent Coordinate Table

Point	North	East
112	593349.618607	1357948.771722
701	593154.301773	1357863.799355
702	593104.620204	1357794.109105
703	593055.900326	1357711.937292
708	593235.058765	1357721.109703
713	593138.771169	1357774.162607
719	593341.005891	1357777.225454
720	593287.923604	1357725.163510
721	593155.042944	1357600.279543

Metric Coordinate Table

Point	North	East
112	100853.327320	413903.617633
701	100793.794605	413877.718004
702	100803.035601	413856.476397
703	100763.801704	413831.430354
708	100818.409306	413834.226135
713	100789.060867	413850.396668
719	100850.702134	413851.330226
720	100834.522621	413835.461716
721	100794.020514	413797.397004

The Requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1998 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. 10692 Date
(Registered Land Surveyor)

Robert M. Donohue Date
Robert M. Donohue (Owner)

Leslie L. Donohue Date
Leslie L. Donohue (Owner)

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 4 Through 6. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot(s). 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 Deed(s) Of Easement In The Land Records Of Howard County."

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE
ELLCOTT CITY, MARYLAND 21042
(410) 481 - 2255

Total Sheet Tabulation

Total Number Of Buildable Lots To Be Recorded	3
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	1.063 Ac.
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Lots To Be Recorded	1.063 Ac.
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	1.063 Ac.

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

Robert J. White Date
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

Robert J. White Date
Chief, Development Engineering Division

Debra Lafferty Date
Director

MINIMUM LOT SIZE CHART

Lot No.	Gross Area	Pipestem Area	Remaining Area	Minimum Lot Size
5	15,070 Sq.Ft.	1,794 Sq.Ft.	14,076 Sq.Ft.	14,076 Sq.Ft.
6	16,000 Sq.Ft.	1,027 Sq.Ft.	14,261 Sq.Ft.	14,261 Sq.Ft.

General Notes: (Continued)

33. A Site Development Plan Will Be Required For Lots 4 Through 6 Prior To Issuance Of Building Permits.

34. \square \square \square Denotes Mitigated 65dBA Noise Contour Line Determined By Wildman Environmental Services.

35. Stormwater Management Facilities Will Be Required On The Lots Shown On This Plat In Accordance With The Design Manual. Prior To Signature Approval Of The Site Development Plan, The Developer Will Be Required To Execute The Developer's Agreement For The Construction Of The Storm Water Management Facility And A Maintenance Agreement.

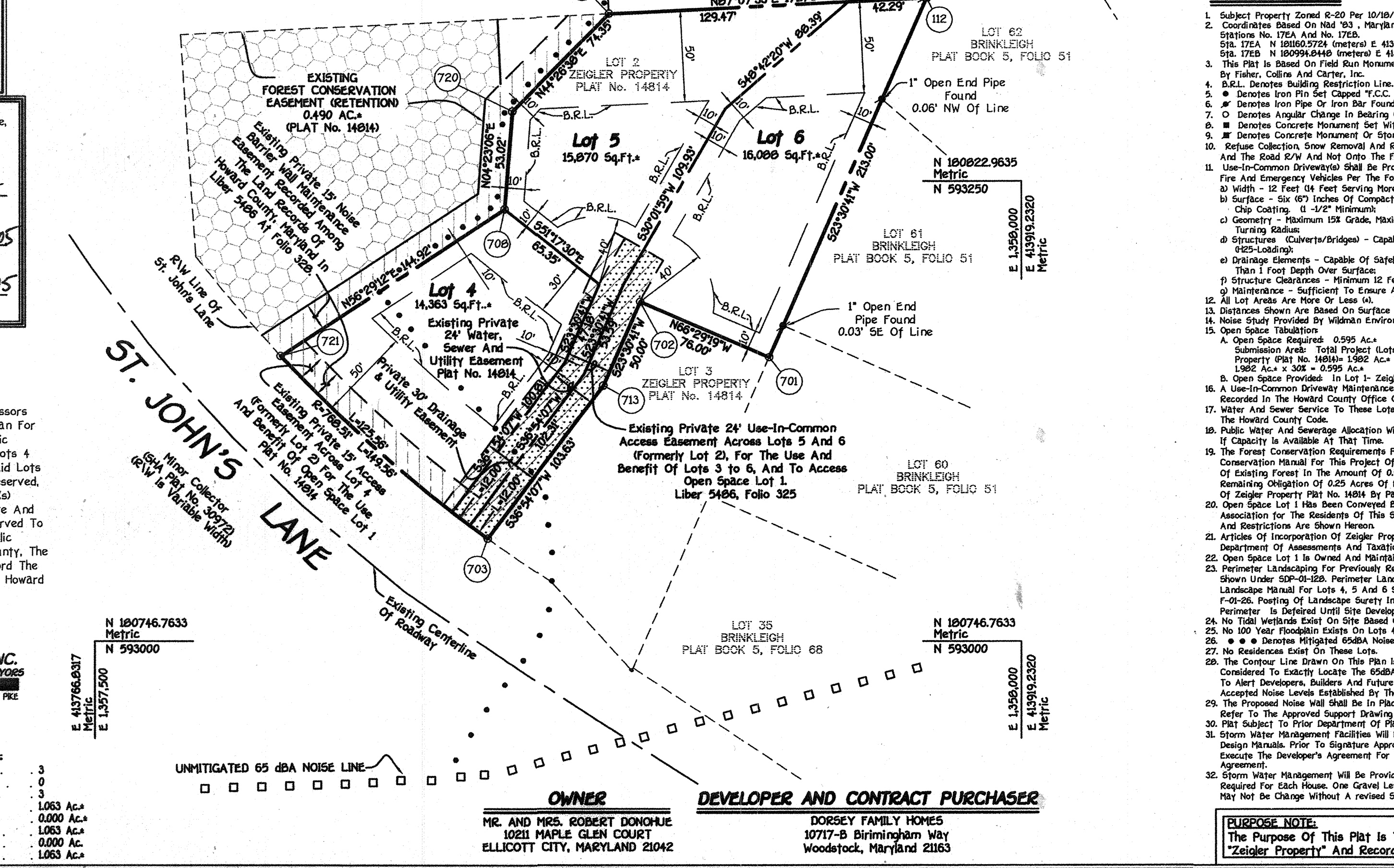
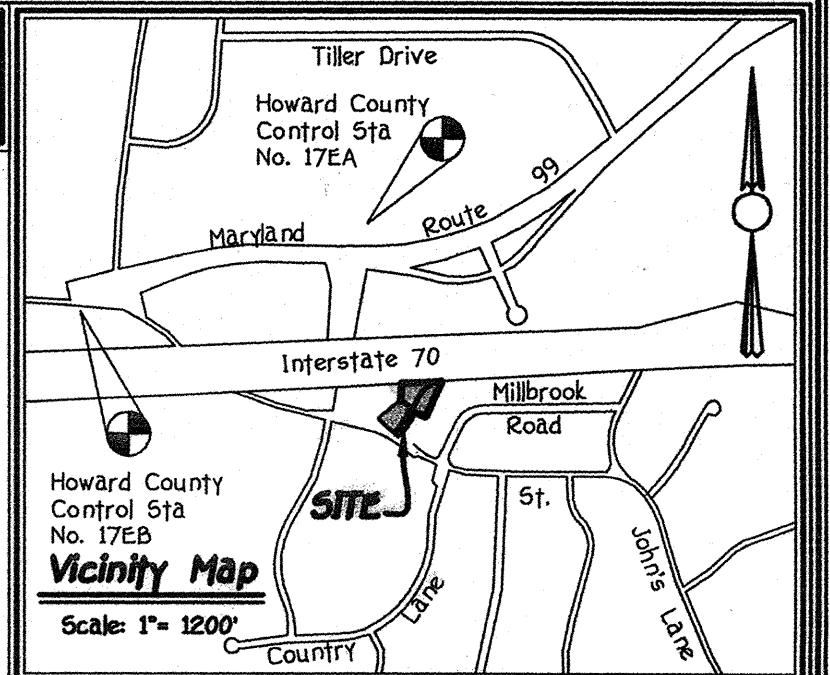
Legend

- Existing Private 15' Access Easement Across Lot 4
- Private 30' Drainage & Utility Easement
- Existing Private 24' Water, Sewer And Utility Easement
- Existing Private 24' Use-In-Common Access Easement
- Existing Private 15' Noise Barrier Wall Maintenance Easement
- Existing Forest Conservation Easement

Note:
Noise Barrier Wall Will Be Constructed Of Wood And Be A Maximum Height Of 12'. A Maintenance Agreement For The Noise Barrier Wall Has Been Recorded Among The Land Records Of Howard County, Maryland With The Previously Recorded Plat (F-01-26) As Liber 5486 At Folio 328.

CURVE DATA TABULATION

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
703-721	768.51'	149.56'	11°09'00"	75.02'	N48°23'50"W 149.32'



General Notes:

- Subject Property Zoned R-20 Per 10/10/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 17EA And No. 17EB.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May, 2000, By Fisher, Collins And Carter, Inc.
- B.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.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 "F.C.C. 106".
- ◆ Denotes Concrete Monument Or Stone Found.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
- Use-In-Common Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet 04 Feet Serving 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 @25-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.
- Noise Study Provided By Wildman Environmental Services On July 31, 2000.
- Open Space Tabulation:
 - Open Space Required: 0.595 Ac.
 - Submission Area: Total Project (Lots 1, 2 And 3 Of Recorded Zeigler Property (Plat No. 14814) - 1.582 Ac. x 30% = 0.595 Ac.
- Open Space Provided: In Lot 1 - Zeigler Property (Plat No. 14814) = 0.595 Ac.
- A Use-In-Common Driveway Maintenance Agreement For Lot 3 And Lots 4, 5 And 6 (Formerly Lot 2) Is Recorded In The Howard County Office Of Land Records In Liber 5486 At Folio 325 As Condition Of F-01-26.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 10.122.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.
- The Forest Conservation Requirements Per Section 16.1202 Of The Howard County Code And The Forest Conservation Manual For This Project Of 0.70 Acres Of Retention Has Been Fulfilled By The Retention Of Existing Forest In The Amount Of 0.50 Acres On Lot 1 - Zeigler Property (Plat No. 14814) And The Remaining Obligation Of 0.25 Acres Of Reforestation Requirement Has Been Provided With The Recordation Of Zeigler Property Plat No. 14814 By Payment Of A Fee-In-Lieu In The Amount Of \$3,267.00.
- Open Space Lot 1 Has Been Conveyed By A Deed Recorded In Liber No. 5535 Folio 619 To A Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.
- Articles Of Incorporation Of Zeigler Property Homeowners Association, Inc. Filed With The Maryland State Department Of Assessments And Taxation On March 15, 2001 With Account No. 00620541.
- Open Space Lot 1 Is Owned And Maintained By The Zeigler Property Homeowners Association.
- Perimeter Landscaping For Previously Recorded Lot 3 Of The Zeigler Property Subdivision Shall Be Provided As Shown Under SDP-01-128. Perimeter Landscape In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual For Lots 4, 5 And 6 Shall Be Provided As Shown On A Certified Landscape Plan On File With F-01-26. Posting Of Landscape Surety In The Amount Of \$900.00 For Three (3) Shade Trees Along The Eastern Perimeter Is Defered Until Site Development Plan Approval And Will Be Approved With The Grading Permit For Lot 6.
- No Tidal Wetlands Exist On Site Based On A Site Evaluation By Eco-Science Professionals, Inc. On May 4, 2000.
- No 100 Year Floodplain Exists On Lots 4, 5 And 6.
- ● ● Denotes Mitigated 65dBA Noise Contour Line Determined By Wildman Environmental Services.
- No Residences Exist On These Lots.
- The Contour Line Drawn On This Plan Is Advisory As Required By Howard County Design Manual And Cannot Be Considered To Exactly Locate The 65dBA Exposure. The 65 dBA Exposure Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
- The Proposed Noise Wall Shall Be In Place Prior To Issuing The Use And Occupancy Permit For Lots 4, 5 And 6. Refer To The Approved Support Drawing For Noise Barrier Wall Construction Details On File With Plat No. 14814.
- Plat Subject To Prior Department Of Planning And Zoning File No. F-01-26.
- Storm Water Management Facilities Will Be Required On The Parcel Shown On This Plat In Accordance With The Design Manual. Prior To Signature Approval Of The Site Development Plan, The Developer Will Be Required To Execute The Developer's Agreement For The Construction Of The Storm Water Management Facility And A Maintenance Agreement.
- Storm Water Management Will Be Provided With Rooftop And Non-Rooftop Disconnection Credits. Four Disconnects Are Required For Each House-One Gravity Level Spreader Required For Each House As Shown On The Plan. Lot Grading Shown May Not Be Change Without A Revised Storm Water Management Plan.

PURPOSE NOTE:
The Purpose Of This Plat Is To Resubdivide Buildable Lot 2 As Shown On A Plat Entitled "Zeigler Property" And Recorded As Plat No. 14814 Into Buildable Lots 4, 5 And 6.

OWNER'S CERTIFICATE

Robert M. Donohue And Leslie L. Donohue, 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 21st Day Of December, 2005.

Robert M. Donohue
Robert M. Donohue

Leslie L. Donohue
Leslie L. Donohue

Terrell A. Fisher
Witness

Terrell A. 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 Edward J. Zeigler Personal Representative Of The Estate Of Mary B. Zeigler To Robert M. Donohue And Leslie L. Donohue By Deed Dated April 28, 2000 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 5008 At Folio 109, 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: 11/15/05

RECORDED AS PLAT No. 17936 ON 11/16/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ZEIGLER PROPERTY
Lots 4, 5 And 6
(A Resubdivision Of Lot 2, Zeigler Property, Plat No. 14814)

Zoning: R-20

Tax Map: 17 Grid: 16 Parcel No. 64
Second Election District Howard County, Maryland

Scale: 1" = 50'
DATE: SEPTEMBER 28, 2005
Sheet 1 Of 1