

U.S. Equivalent Coordinate Table

Point	North	East
26	593024.110709	1357576.616582
176	592834.994799	1357571.703869
178	592837.562256	1357427.870501
189	593000.103362	1357619.686352
190	593055.28073	1357469.883074

Metric Coordinate Table

Point	North	East
26	180754.112289	413790.184519
176	180696.469644	413788.687121
178	180697.252206	413744.846646
189	180746.794835	413803.312211
190	180763.612930	413757.652080

Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of The Sections 18.122.B Of The Howard County Code. Public Water Sewerage Allocations Will Be Granted At The Time Of Issuance Of The Building Permit If Is Capacity Is Available At That Time.

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

Suzanne Reardon 12/19/01
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
Christopher L. Brown 12/21/01
Christopher L. Brown
(Owner)

Reservation of Public Utility

"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 Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

PRIVATE SEWER AND UTILITY EASEMENT METES AND BOUNDS TABULATION

COURSE NO.	Bearing And Distance
1	573°43'13"E 20.00'
2	517°26'50"W 70.69'
3	501°33'54"W 73.07'

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	0.689 AC±
Total Area Of Open Space Lots To Be Recorded	0.000 AC±
Total Area Of Lots To Be Recorded	0.689 AC±
Total Area Of Easements To Be Recorded	0.000 AC±
Total Area To Be Recorded	0.689 AC±

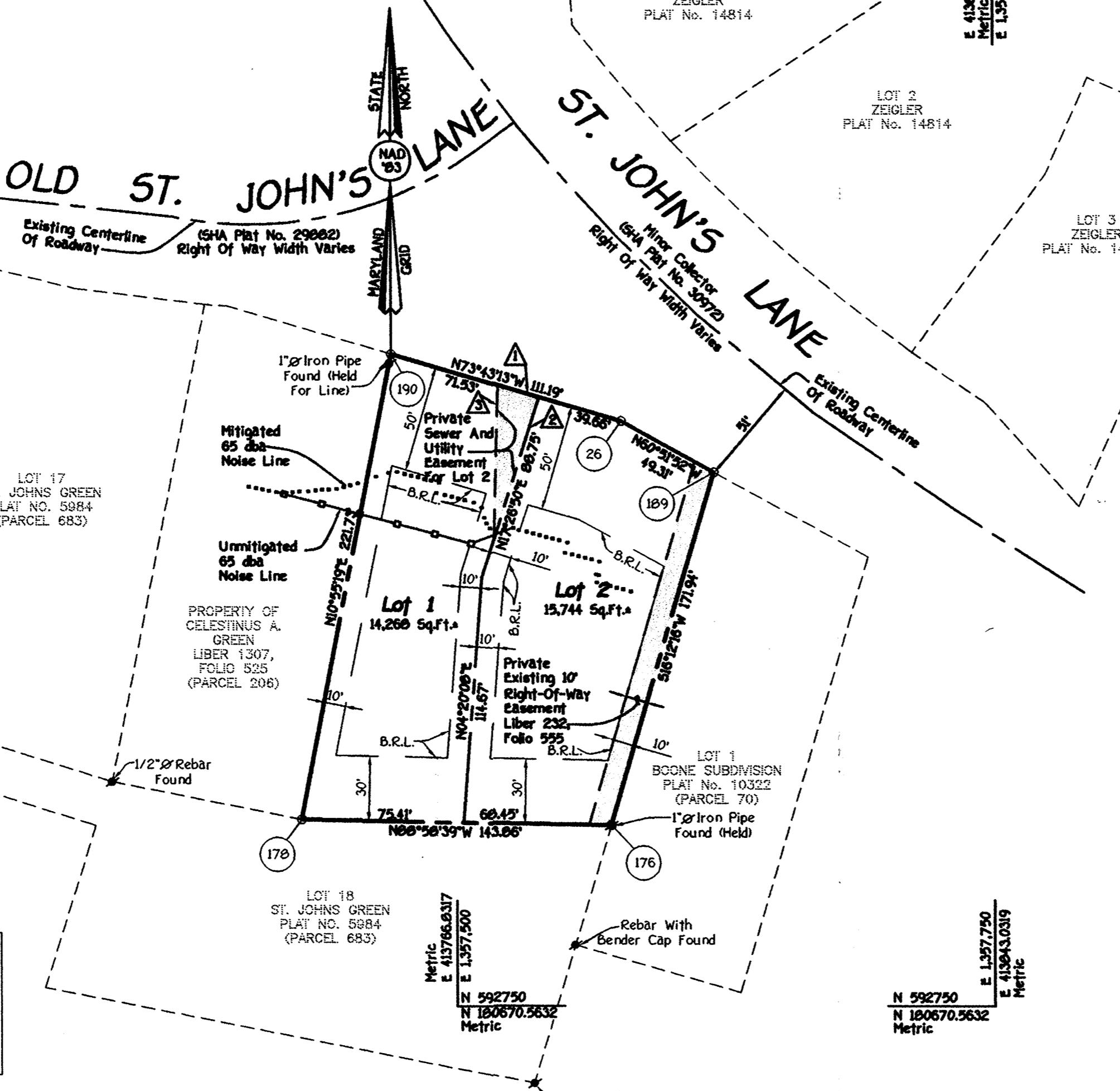
APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Penny Borenstein M.D. 1/07/02
Howard County Health Officer MKO Date

APPROVED: Howard County Department Of Planning And Zoning

John P. ... 12/28/01
Chief, Development Engineering Division Date

Joseph ... 2/6/02
Director Date



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
4100 481 - 2295
38739 St Johns Delight Record Plat 69

OWNER
Christopher L. Brown
c/o Harmony Builders
4228 Columbia Road
Ellicott City, Maryland
21042

DEVELOPER
Harmony Builders
4228 Columbia Road
Ellicott City, Maryland
21042

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 21st Day Of December, 2001.

Christopher L. Brown
Christopher L. Brown
Witness
Earl ...

SURVEYOR'S CERTIFICATE

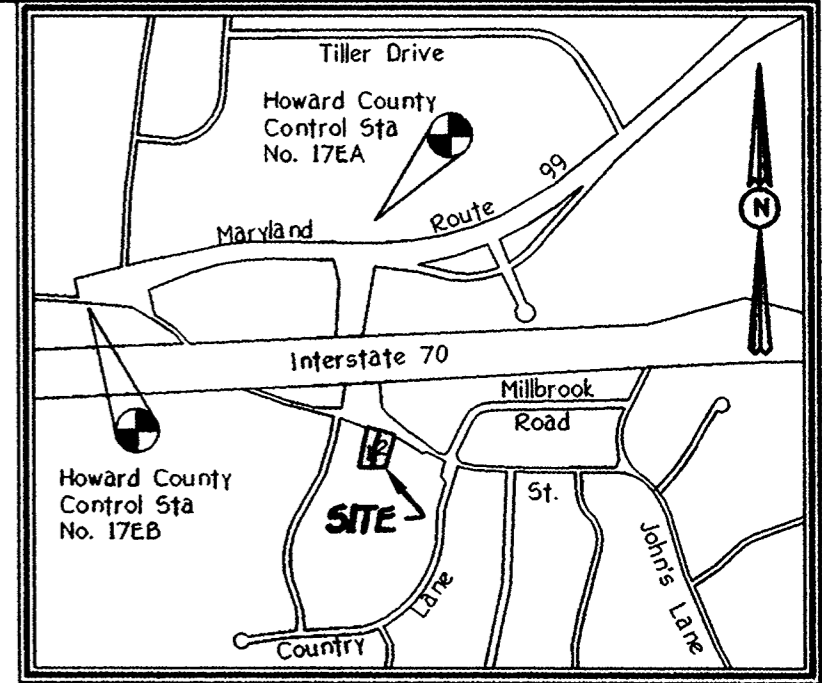
I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Suzanne Reardon To Christopher L. Brown By Deed Dated March 28, 2001 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 5460 At Folio 669, And That All Monuments 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 12/19/01

RECORDED AS PLAT No. 15241 ON 2/11/02
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

St. John's Delight
Lots 1 and 2
Zoning: R-20
Tax Map: 17 Grid: 16 Parcel No. 69
Second Election District Howard County, Maryland

Scale: 1" = 50'
Date: December 17, 2001
Sheet 1 Of 1
F-02-01



- General Notes:**
- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 17EA And No. 17EB.
Sta. 17EA N 181160.5724 (meters) E 413772.7247 (meters)
Sta. 17EB N 180994.8448 (meters) E 413227.8979 (meters)
 - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March 10, 2001, By Fisher, Collins And Carter, Inc.
 - B.R.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 Or Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Cap "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet (14 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 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 (H25-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 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 (a).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - Denotes 65 dba Mitigated Noise Contour Line Identified In A Noise Assessment Report Dated November 2001 Prepared By Wildman Environmental Services And Assumes The Construction Of House On Lot 1. The 65 dba Mitigated Noise 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.
 - Denotes Unmitigated Noise Contour Line Identified In A Noise Assessment Report Dated November 2001 Prepared By Wildman Environmental Services
 - No Wetlands Exist On Site Based On A Site Evaluation By Eco-Science Professionals, Inc. On Or About May 23, 2001.
 - No 100 Year Floodplain Exists On Lots 1 And 2.
 - The Existing Dwelling On Lot 2 Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 - A Fee In Lieu Of Open Space Was Paid In The Amount Of \$1,500.00 For Lot #1. Lot #2 Is Exempt From Open Space Obligations.
 - This Project Is Exempt From The Requirements Of Section 16.200 Of The Howard County Code For Forest Conservation. In Accordance With Section 16.1202(b)(1)(i), The Subdivision Is Less Than 40,000 Square Feet, And This Is A Minor Subdivision With No Further Subdivision Potential.
 - In Accordance With The Howard County Design Manual, Volume I, Section 5.1.2.B.2 And The Supplemental Plan On File With This Subdivision This Project Is Exempt From Providing Stormwater Management. If Site Development Plan Indicates 5,000 Square Feet Or Greater Of Disturbed Area, Stormwater Management Shall Be Provided.
 - A Certified Landscape Plan Is On File With This Plat In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual. Lot #2 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And Landscape Manual Because Of An Existing Dwelling To Remain On Lot #2. A Landscape Surety For 3 shade trees In The Amount Of \$900.00 For Lot 1 Is Deferred Until Site Development Approval For Lot 1.
 - The Existing Shed And The Existing Wood Fence On Lot 1 have been Removed Prior To Final Plat Recordation.
 - Lot 1 Requires The Submission And Approval Of A Site Development Plan In Accordance With Section 16.155 Of The Subdivision Regulations For Lot Sizes Under 20,000 Square Feet.
 - Lot 2 Contains An Existing Driveway Which Is To Be Widened To 12 Foot Width Within The Boundaries And Frontage Access To St. John's Lane To Allow An Ample Driveway For Exclusive Use Of Lot 2. No Maintenance Agreement Is Required With Adjoining Lot 1, Boone Subdivision And Lot 2, St. John's Delight Subdivision.
 - This Plat Is Grandfathered To The Fourth Edition Of The Subdivision And Land Development Regulations.