

**NOTES:**

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 2335001 & 2336006
- SUBJECT PROPERTY ZONED "RR-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 S.F. 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 SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE REQUIREMENTS OF § 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 PLAN AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

*G. Scott Shanaberger* 1/17/02  
 G. SCOTT SHANABERGER DATE

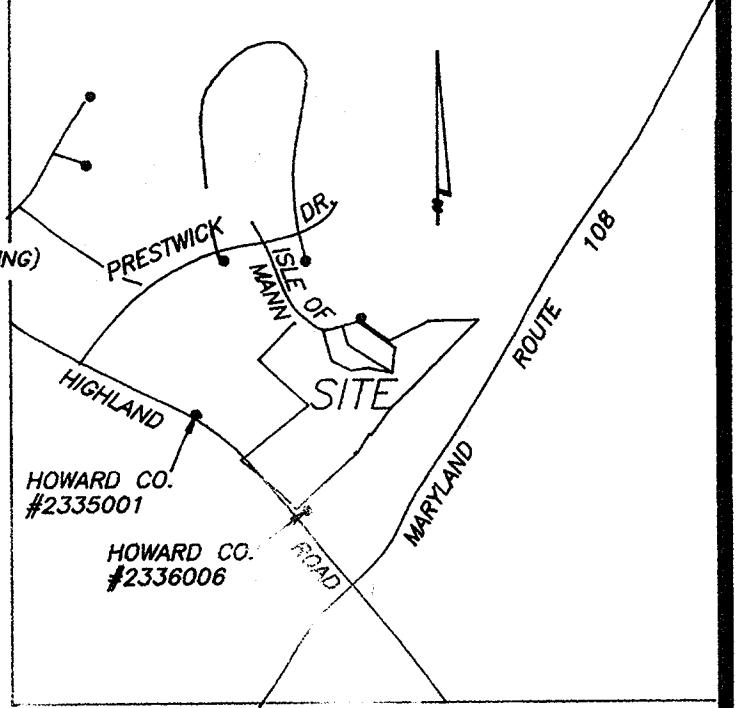
*James M. Sanborn* 1-17-02  
 NAME OF OWNER DATE

*James M. Sanborn* 1-17-02  
 SIGNATURE OF OWNER DATE

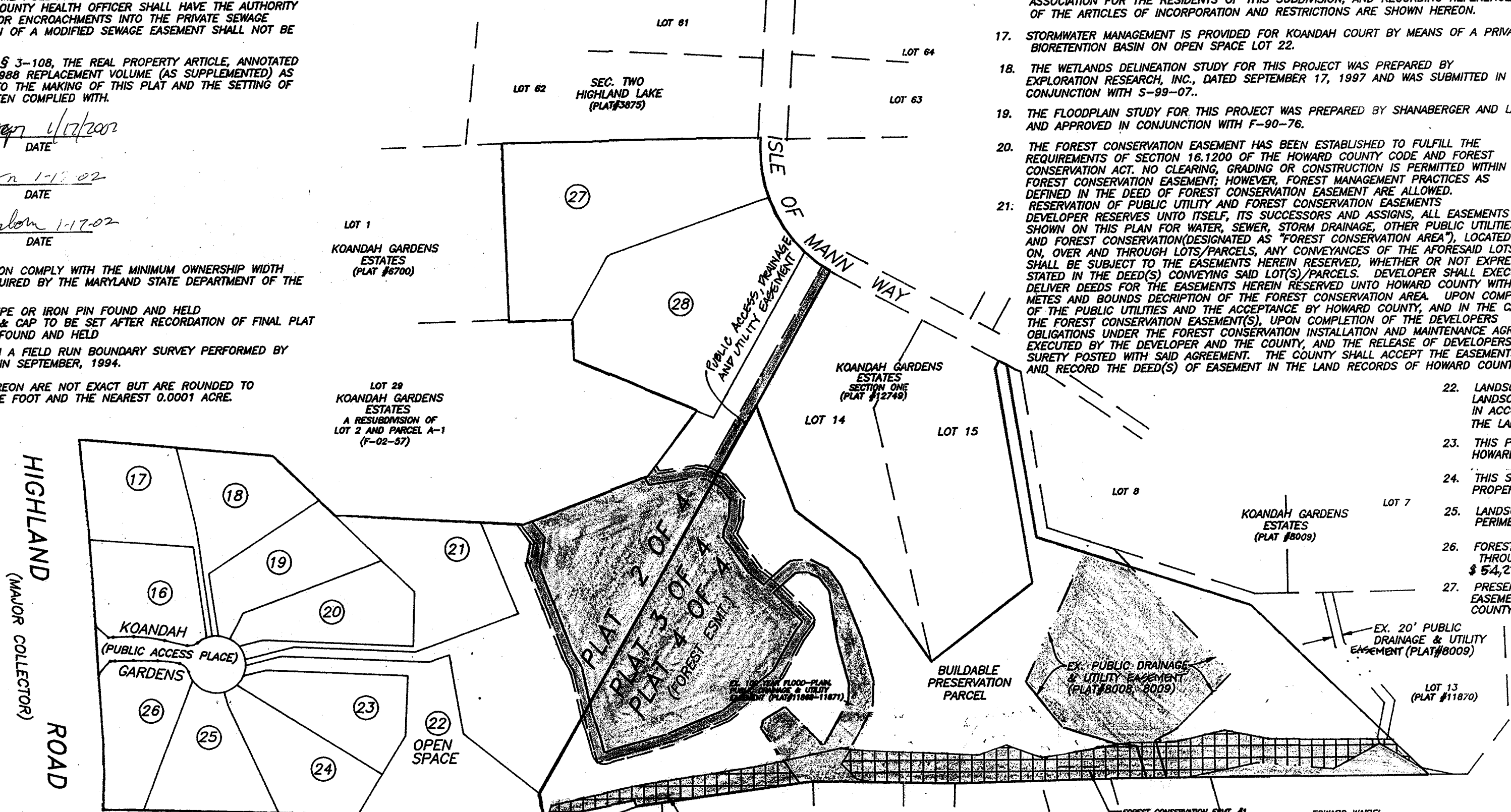
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES IRON PIPE OR IRON PIN FOUND AND HELD
- DESIGNATES REBAR & CAP TO BE SET AFTER RECORDATION OF FINAL PLAT
- DESIGNATES STONE FOUND AND HELD
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN SEPTEMBER, 1994.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.

- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN REQUIRED WETLANDS, STREAMS, OR THEIR BUFFERS, AND FOREST CONSERVATION ESMTS.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
- PREVIOUS FILE NUMBERS: VP-86-26, S-87-49, P-87-53, F-87-200, F-86-91, F-90-76, F-95-121, F-97-145, S-99-07, P-01-003
- DESIGNATES SUCCESSFUL PERC TEST
- DESIGNATES SAND MOUND PERC TEST
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OF PIPESTEM LOT DRIVEWAY.

- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 15.1 WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)  
 15.2 SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH "TAR AND CHIP" COATING (1-1/2" MIN.)  
 15.3 GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
- STRUCTURES (CULVERTS/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;
- MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- OPEN SPACE LOT 22 SHOWN HEREON IS HEREBY DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION, AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
- STORMWATER MANAGEMENT IS PROVIDED FOR KOANDAH COURT BY MEANS OF A PRIVATE BIORETENTION BASIN ON OPEN SPACE LOT 22.
- THE WETLANDS DELINEATION STUDY FOR THIS PROJECT WAS PREPARED BY EXPLORATION RESEARCH, INC., DATED SEPTEMBER 17, 1997 AND WAS SUBMITTED IN CONJUNCTION WITH S-99-07.
- THE FLOODPLAIN STUDY FOR THIS PROJECT WAS PREPARED BY SHANABERGER AND LANE AND APPROVED IN CONJUNCTION WITH F-90-76.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION DESIGNATED AS "FOREST CONSERVATION AREA". LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED UNTO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THE ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPERS OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPERS 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.



VICINITY MAP  
 SCALE: 1"=2000'



- LANDSCAPING FOR LOTS 16-28 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THE APPROVED ROAD CONSTRUCTION PLANS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY ON-SITE RETENTION (2.0% AREAS RETENTION) & OFF-SITE RETENTION (2.0% AREAS RETENTION).
- THIS SUBDIVISION IS RECEIVING 3 DEO UNITS FROM THE HOLTZINGER PROPERTY, TAX MAP 1 & 6, PARCEL 7)
- LANDSCAPING SURETY HAS BEEN PROVIDED IN THE AMOUNT OF \$ 17,250.00 FOR PERIMETER LANDSCAPING AND \$ 4800.00 FOR STREET TREES.
- FOREST CONSERVATION OBLIGATIONS ARE MET THROUGH RETENTION. SURETY HAS BEEN PROVIDED IN THE AMOUNT OF \$ 54,275.76
- PRESERVATION PARCEL 'A' IS OWNED BY JAMES M. & EMILIE S. SANBORN WITH EASEMENT RIGHTS GRANTED TO THE HOMEOWNERS ASSOCIATION AND HOWARD COUNTY, MD.
- THE HOA ARTICLES OF INCORPORATION WERE ACCEPTED BY THE STATE ON 8/27/2002. Filing # 1000361987422-668
- THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS. IN ADDITION, BECAUSE IT HAD PRELIMINARY PLAN APPROVAL PRIOR TO NOVEMBER 1, 2001, IT IS SUBJECT TO THE OCTOBER 18, 1993, ZONING REGULATIONS (AS AMENDED 7-12-01)

**OWNERS:**  
 JAMES M. SANBORN  
 EMILIE S. SANBORN  
 4967 TEN OAKS RD.  
 DAYTON, MD. 21036

**PURPOSE:**  
 THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE PARCEL 'A-2' TO CREATE 2 NON-CLUSTER LOTS, 10 CLUSTER LOTS, 1 BUILDABLE PRESERVATION PARCEL AND 1 OPEN SPACE LOT.

**TABULATION OF FINAL PLAT**  
 TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:

BUILDABLE-CLUSTER	10	WM. RUCCO 4341/568
NON-CLUSTER	2	
OPEN SPACE	1	
PRESERVATION-PARCEL	1 (BUILDABLE)	
TOTAL AREA OF LOTS AND/OR PARCELS		
CLUSTER	10.4385 ACRES±	
NON-CLUSTER	6.0000 AC.±	
OPEN SPACE	1.7000 ACRES±	
PRESERVATION-PARCEL	21.3539 AC.±	
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.5077 ACRES±	
TOTAL AREA OF SUBDIVISION TO BE RECORDED	40.0001 ACRES±	

**KEY MAP**  
 SCALE: 1"=200'

**NOTES CONTINUED:**  
 30: A FEE-IN-LIEU OF OPEN SPACE IS PROVIDED FOR LOTS 27 & 28.  
 31: LOTS 27, 28 PRES. PARCEL 'A' ARE APPROVED FOR SAND MOUND TYPE SEWAGE DISPOSAL SYSTEMS ONLY. SAND MOUND DESIGN PLANS MUST BE SUBMITTED FOR REVIEW & APPROVAL BY THE HEALTH DEPT. PRIOR TO RELEASE OF BUILDING PERMIT.  
 32: THE GROUNDWATER APPROPRIATION PERMIT NUMBER IS: Ho 20016006.

**DENSITY CHART**

AREA OF OWNERSHIP	43.2265 AC.± (P-01-003)
AREA CONVEYED TO ADJOINING OWNER	3.2264 AC.± (F-02-57)
AREA OF THIS SUBDIVISION	40.0001 AC.±
AREA OF 3 ACRE LOTS (27 & 28)	
THIS SUBDIVISION	6.0000 AC.±
ADJUSTED GROSS ACREAGE	34.0001 AC.±
LOT YIELD (BY RIGHT)	34.0001/4.25 = 8
MAX. ALLOWABLE LOT YIELD	34.0001/2 = 17
NUMBER PROPOSED LOTS	11
DEVELOPMENT RIGHTS NEEDED	11-8=3
REMAINING PARCEL "HOLTZINGER PROPERTY" TAX MAP 1, 6, PARCEL 7)	

**APPROVED:** FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.  
*[Signature]* 8/19/02  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 9/24/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/18/02  
 DIRECTOR JJA DATE

**OWNER'S CERTIFICATE**

WE, JAMES M. SANBORN AND EMILIE S. SANBORN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS RESUBDIVISION 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 RIGHT-OF-WAYS 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 SPACES 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 ERRECTED IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS BY OUR HANDS THIS 17 DAY OF JAN, 2002

*James M. Sanborn* 1-17-02  
 JAMES M. SANBORN DATE

*Emilie S. Sanborn* 1/17/02  
 EMILIE S. SANBORN DATE

*[Signature]* 1/17/02  
 WITNESS DATE

*[Signature]* 1/17/02  
 WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES S. AND VIOLA R. SANTINI TO JAMES M. SANBORN AND EMILIE S. SANBORN BY DEED DATED OCTOBER 1, 1985 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MD. IN LIBER 1389, FOLIO 401 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 ANNOTATED CODE OF MARYLAND AS AMENDED.

*[Signature]* 1/17/02  
 G. SCOTT SHANABERGER DATE  
 PROFESSIONAL L.S. #10849

RECORDED AS PLAT # 15631  
 ON 10-29-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**SHANABERGER & LANE**  
 8726 TOWN & COUNTRY BLVD.  
 SUITE 201  
 ELLICOTT CITY, MD. 21043  
 PHONE: 410-461-9563  
 FAX: 410-461-9693

**FINAL PLAT**  
**KOANDAH GARDENS ESTATES**  
 LOTS 16-28 & PRESERVATION PARCEL 'A'  
 TAX MAP 34 GRID 23 PARCEL 78  
 (A RESUBDIVISION OF PARCEL 'A-2' PLAT NOS. 15370 - 15373 )  
 5TH ELECTION DIST. HOWARD CO., MD.  
 SCALE: 1"=100' JULY 3, 2001

ZONED: RR-DEO  
 SHEET 1 OF 4

PREVIOUS FILES: VP86-26, S87-49, P87-53, F87-200, F86-91, F90-76, F95-121, F97-145, S99-07, P01-003

**WETLANDS COORDINATES**

PT	Northing	Easting
WS	492298.6203	811364.8458
W10	492316.5308	811411.1533
W11	492326.3257	811402.2391
W12	492337.5240	811404.1619
WSO	492312.7542	811336.5482
WS2	492347.6274	811368.2542

**PUBLIC DRAINAGE & UTILITY ESMT.**

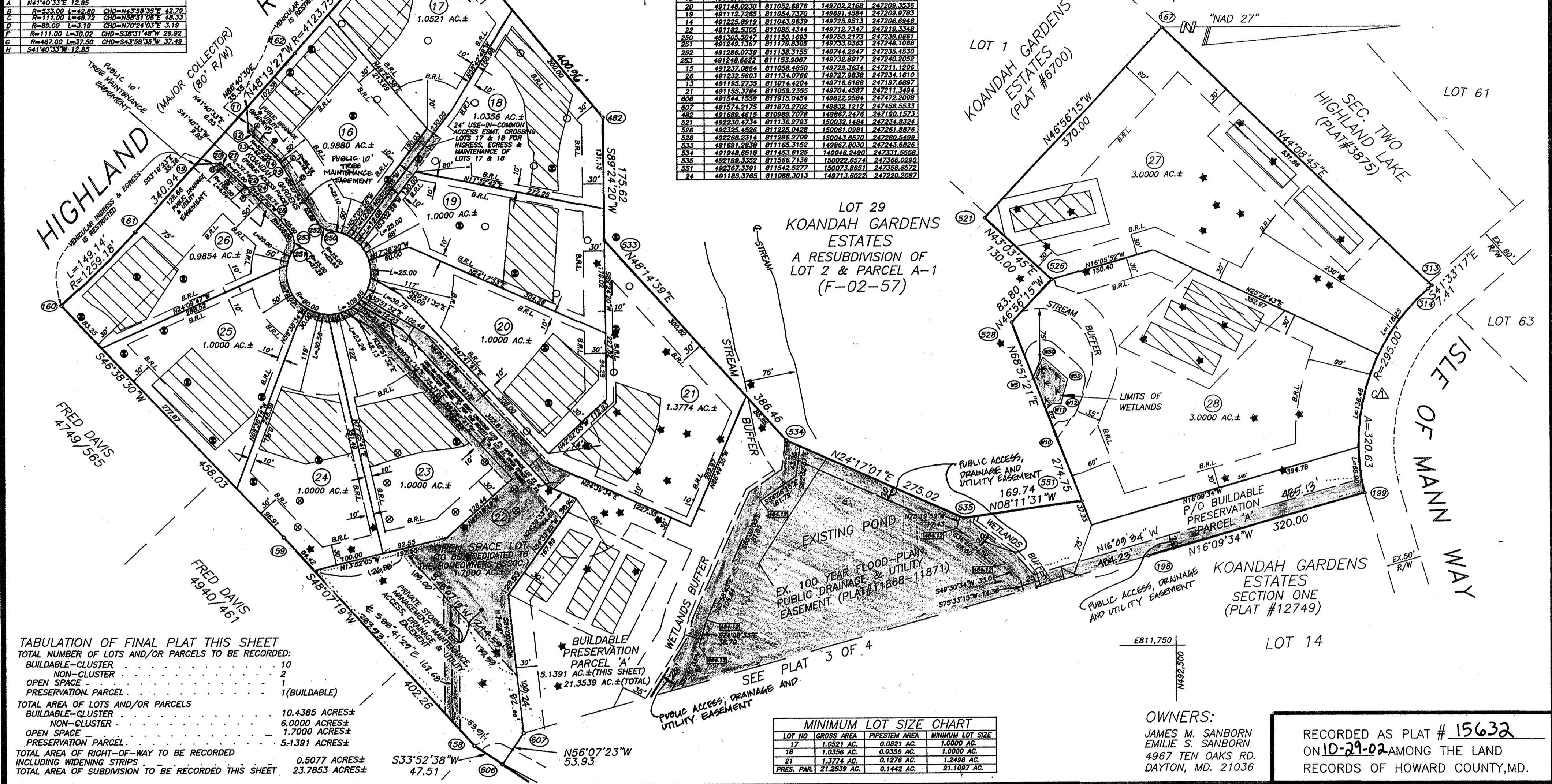
A	B	C	D	E	F	G	H
N61°40'33"E 12.85	R=533.00 L=42.80 CHD=N4758'35"E 42.29	R=111.00 L=48.72 CHD=N5931'08"E 48.33	R=89.00 L=3.19 CHD=N7024'03"E 3.18	R=111.00 L=30.02 CHD=S38°31'48"W 29.92	R=467.00 L=37.30 CHD=S43°58'35"W 37.49	R=467.00 L=37.30 CHD=S43°58'35"W 37.49	S41°40'33"W 12.85

**COORDINATE TABLE**

PT	Northing(N)	Easting(E)	Northing(N)	Easting(E)
159	491236.1880	811589.0580	149728.0896	247372.8387
160	490921.7210	811258.0310	149633.2398	247271.3328
162	491253.9380	810896.1100	149734.4998	247161.6287
163	491382.8360	810744.0700	149773.7880	247115.2888
164	491434.0240	810680.8480	149788.3901	247085.9351
165	491743.4080	811054.9770	149883.6889	247210.0514
167	492483.1080	810965.3540	150109.1515	247152.4371
198	492461.0990	811621.6480	150102.4432	247382.7723
199	492768.4560	811532.5860	150196.1258	247355.6289
241	492864.7700	811236.4030	150225.4823	247265.3502
242	492859.2234	811241.3196	150223.7917	247265.8487
11	491185.8674	810872.3727	149713.7516	247184.8354
12	491187.9180	811007.8724	149714.3788	247195.6939
20	491148.0230	811052.6876	149702.2168	247209.3536
19	491112.7285	811054.7370	149691.4584	247209.9783
14	491225.8919	811043.9639	149725.9513	247206.6948
22	491182.6305	811085.4344	149712.7247	247215.3549
250	491305.5047	811150.1693	149720.2121	247239.0661
251	491249.1387	811179.8305	149733.0363	247248.1068
252	491286.0736	811138.3155	149744.2947	247235.4530
263	491248.6622	811153.9067	149732.8917	247240.2052
15	491237.0864	811058.4830	149728.3634	247211.1206
26	491232.5803	811134.0766	149727.9838	247234.1610
13	491195.2735	811014.4204	149716.6188	247197.6897
21	491155.3784	811059.2355	149704.4587	247211.3484
606	491544.1539	811915.0454	149822.9384	247472.2008
607	491574.2175	811970.2702	149836.1212	247458.5533
608	491688.4615	811453.6125	149846.2490	247331.5558
521	492304.4734	811136.2793	150032.1484	247234.8324
526	492325.4526	811225.0428	150061.0891	247261.8876
528	492268.2314	811286.2709	150043.6570	247280.5489
533	491691.2839	811165.3152	149867.8030	247243.6826
534	491248.6518	811453.6125	149846.2490	247331.5558
535	492199.3352	811366.7136	150022.6374	247368.0280
551	492367.3391	811542.5277	150071.8651	247358.6522
24	491185.3765	811088.3013	149713.6022	247220.2087

**CURVE DATA**

FROM-TO	RAD.	LENGTH	DELTA	TAN	CHORD
160-161	1259.18	149.14	6°47'10"	74.66	N44°55'52"W 149.05
162-163	4123.75	199.30	2°46'11"	99.69	N49°42'32"W 199.32
314-199	295.00	320.63	62°16'27"	178.21	S72°41'29"E 305.09
13-14	530.00	42.56	4°38'03"	21.29	N43°58'35"E 42.55
21-22	470.00	37.74	4°38'03"	18.88	N43°58'35"E 37.73
14-15	86.36	18.37	12°11'17"	9.32	N52°21'57"E 18.33
26-283	108.00	28.00	13°35'00"	12.86	N51°59'44"E 16.39
253-251	28.00	27.26	62°28'19"	15.16	N89°57'04"E 25.53
250-252	25.00	23.63	54°09'33"	12.78	S31°23'07"W 22.76
250-251	60.00	309.85	295°52'53"	-37.58	S27°45'13"E 63.70
22-24	108.00	4.04	2°08'36"	2.02	N45°12'33"E 4.04



**TABULATION OF FINAL PLAT THIS SHEET**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE-CLUSTER	10
NON-CLUSTER	2
OPEN SPACE	1
PRESERVATION PARCEL	1 (BUILDABLE)
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE-CLUSTER	10.4385 ACRES±
NON-CLUSTER	6.0000 ACRES±
OPEN SPACE	1.7000 ACRES±
PRESERVATION PARCEL	5.1391 ACRES±
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.5077 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED THIS SHEET	23.7853 ACRES±

**MINIMUM LOT SIZE CHART**

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
17	1.0521 AC.	0.0521 AC.	1.0000 AC.
18	1.0356 AC.	0.0356 AC.	1.0000 AC.
21	1.3774 AC.	0.1276 AC.	1.2498 AC.
PRES. PAR.	21.2539 AC.	0.1442 AC.	21.1097 AC.

**OWNERS:**  
 JAMES M. SANBORN  
 EMILIE S. SANBORN  
 4967 TEN OAKS RD.  
 DAYTON, MD. 21036

RECORDED AS PLAT # 15632  
 ON 10-29-02 AMONG THE LAND  
 RECORDS OF HOWARD COUNTY, MD.

**APPROVED:** FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 9/19/02  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 9/24/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/18/02  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

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JAMES M. SANBORN DATE 1/17/02  
 EMILIE S. SANBORN DATE 1/17/02  
 WITNESS DATE 1/17/02

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES S. AND VIOLA R. SANTINI TO JAMES M. SANBORN AND EMILIE S. SANBORN BY DEED DATED OCTOBER 1, 1985 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MD. IN LIBER 1389, FOLIO 401 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 ANNOTATED CODE OF MARYLAND AS AMENDED.

*[Signature]* 1/17/02  
 G. SCOTT SHANABERGER  
 PROFESSIONAL L.S. #10849 DATE

SHANABERGER & LANE  
 8726 TOWN & COUNTRY BLVD.  
 SUITE 201  
 ELLICOTT CITY, MD. 21043  
 PHONE: 410-461-9563  
 FAX: 410-461-9693

**FINAL PLAT**  
**KOANDAH GARDENS ESTATES**  
 LOTS 16-28 & PRESERVATION PARCEL 'A'  
 TAX MAP 34 GRID 23 PARCEL 78  
 (A RESUBDIVISION OF PARCEL 'A-2' PLAT NOS. )  
 5TH ELECTION DIST. HOWARD CO., MD.  
 SCALE: 1"=100' JULY 3, 2001  
 ZONED: RR-DEO  
 SHEET 2 OF 4  
 PREVIOUS FILES: VP86-26, S87-49, P87-53, F87-200, F86-91, F90-76, F95-121, F97-145, S99-07, P01-003

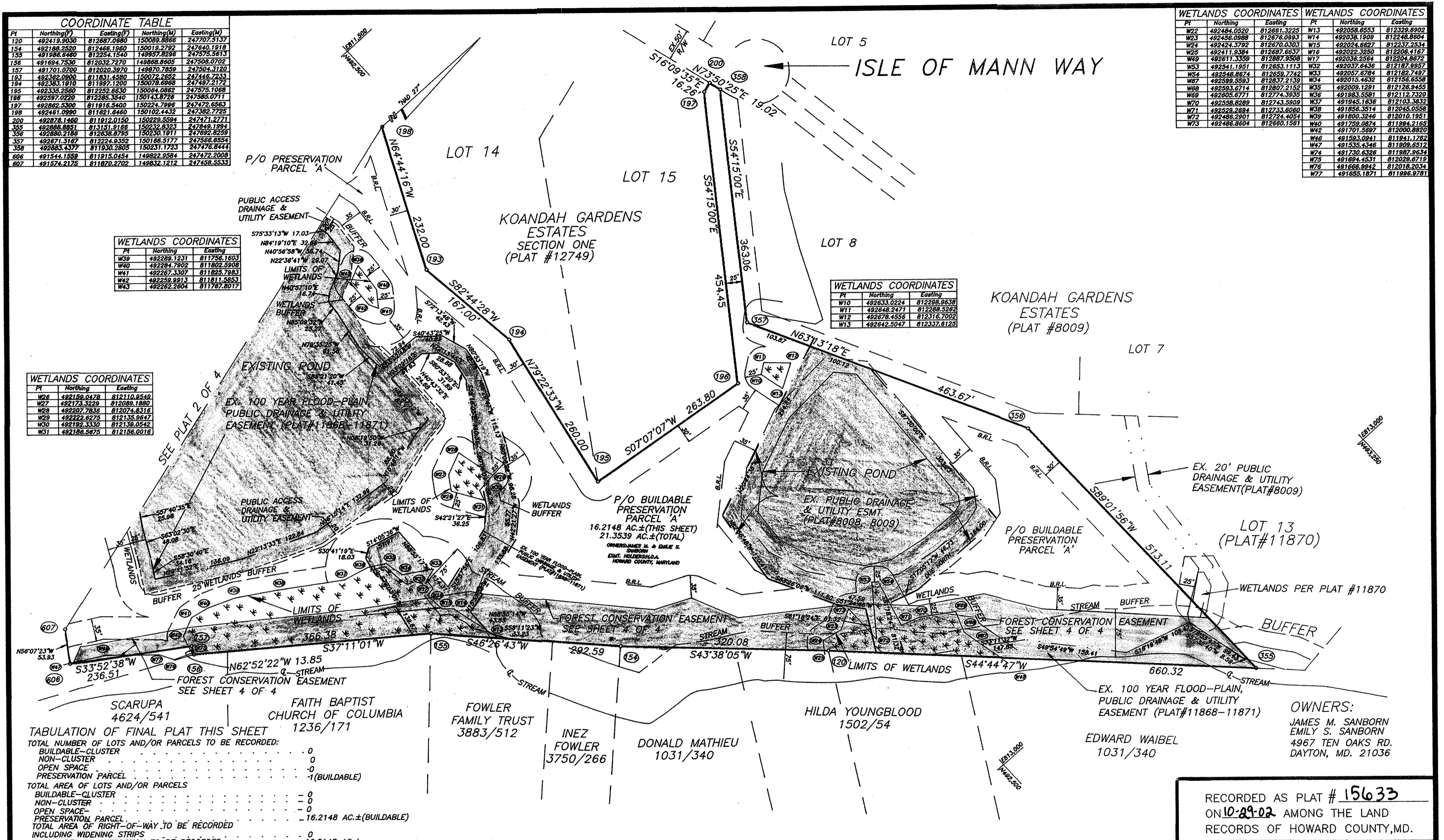
COORDINATE TABLE			
PT	Northing(N)	Eastng(E)	Northng(N)
120	492419.9030	812687.0680	150088.8666
121	492419.9030	812687.0680	150088.8666
122	492419.9030	812687.0680	150088.8666
123	492419.9030	812687.0680	150088.8666
124	492188.2520	812466.1860	150019.2792
125	491986.6440	812254.1540	149957.8298
126	491694.7530	812032.7270	149888.8605
127	491701.0700	812020.3870	149870.7859
128	491392.0900	811831.4580	150079.2652
129	491353.1910	811897.1200	150078.6898
130	491353.1910	811897.1200	150078.6898
131	491353.1910	811897.1200	150078.6898
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197	491353.1910	811897.1200	150078.6898
198	491353.1910	811897.1200	150078.6898
199	491353.1910	811897.1200	150078.6898
200	491353.1910	811897.1200	150078.6898

WETLANDS COORDINATES			
PT	Northing	Eastng	Northng
W22	492484.0520	812681.3225	150088.8666
W23	492456.0988	812676.0693	150088.8666
W24	492424.3792	812670.0303	150088.8666
W25	492411.5384	812667.6637	150088.8666
W26	492411.5384	812667.6637	150088.8666
W27	492411.5384	812667.6637	150088.8666
W28	492411.5384	812667.6637	150088.8666
W29	492411.5384	812667.6637	150088.8666
W30	492411.5384	812667.6637	150088.8666
W31	492411.5384	812667.6637	150088.8666
W32	492411.5384	812667.6637	150088.8666
W33	492411.5384	812667.6637	150088.8666
W34	492411.5384	812667.6637	150088.8666
W35	492411.5384	812667.6637	150088.8666
W36	492411.5384	812667.6637	150088.8666
W37	492411.5384	812667.6637	150088.8666
W38	492411.5384	812667.6637	150088.8666
W39	492411.5384	812667.6637	150088.8666
W40	492411.5384	812667.6637	150088.8666
W41	492411.5384	812667.6637	150088.8666
W42	492411.5384	812667.6637	150088.8666
W43	492411.5384	812667.6637	150088.8666
W44	492411.5384	812667.6637	150088.8666
W45	492411.5384	812667.6637	150088.8666
W46	492411.5384	812667.6637	150088.8666
W47	492411.5384	812667.6637	150088.8666
W48	492411.5384	812667.6637	150088.8666
W49	492411.5384	812667.6637	150088.8666
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W70	492411.5384	812667.6637	150088.8666
W71	492411.5384	812667.6637	150088.8666
W72	492411.5384	812667.6637	150088.8666
W73	492411.5384	812667.6637	150088.8666

WETLANDS COORDINATES			
PT	Northing	Eastng	Northng
W39	492288.1231	811756.1603	150088.8666
W40	492284.7902	811802.5908	150088.8666
W41	492267.3307	811825.7983	150088.8666
W42	492259.9913	811811.5853	150088.8666
W43	492262.2604	811787.6017	150088.8666

WETLANDS COORDINATES			
PT	Northing	Eastng	Northng
W26	492150.0478	812110.6548	150088.8666
W27	492173.3229	812085.1890	150088.8666
W28	492207.7835	812074.8316	150088.8666
W29	492222.6275	812135.9647	150088.8666
W30	492192.3330	812139.0542	150088.8666
W31	492186.5875	812156.0018	150088.8666

WETLANDS COORDINATES			
PT	Northing	Eastng	Northng
W10	492633.0224	812298.9638	150088.8666
W11	492648.2471	812288.5262	150088.8666
W12	492678.4556	812316.7022	150088.8666
W13	492642.5047	812337.6123	150088.8666



TABULATION OF FINAL PLAT THIS SHEET

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	0
BUILDABLE-CLUSTER	0
NON-CLUSTER	0
OPEN SPACE	0
PRESERVATION PARCEL	1 (BUILDABLE)
TOTAL AREA OF LOTS AND/OR PARCELS	0
BUILDABLE-CLUSTER	0
NON-CLUSTER	0
OPEN SPACE	0
PRESERVATION PARCEL	16.2148 AC.± (BUILDABLE)
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.2148 AC.±

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

*[Signature]* 9/19/02  
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

*[Signature]* 9/19/02  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/19/02  
DIRECTOR JJA DATE

OWNER'S CERTIFICATE

WE, JAMES M. SANBORN AND EMILIE S. SANBORN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS RESUBDIVISION 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 RIGHT-OF-WAYS 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 SPACES 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 ERRECTED IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS BY OUR HANDS THIS 5<sup>TH</sup> DAY OF SEPTEMBER 2002

*[Signature]* 9-5-02  
JAMES M. SANBORN DATE

*[Signature]* 9/5/02  
WITNESS DATE

*[Signature]* 9/15/02  
EMILIE S. SANBORN DATE

*[Signature]* 9/15/02  
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES S. AND VIOLA R. SANTINI TO JAMES M. SANBORN AND EMILIE S. SANBORN BY DEED DATED OCTOBER 1, 1985 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MD. IN LIBER 1389, FOLIO 401 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 ANNOTATED CODE OF MARYLAND AS AMENDED.

*[Signature]* 9/9/02  
G. SCOTT SHANABERGER DATE  
PROFESSIONAL L.S. #10849

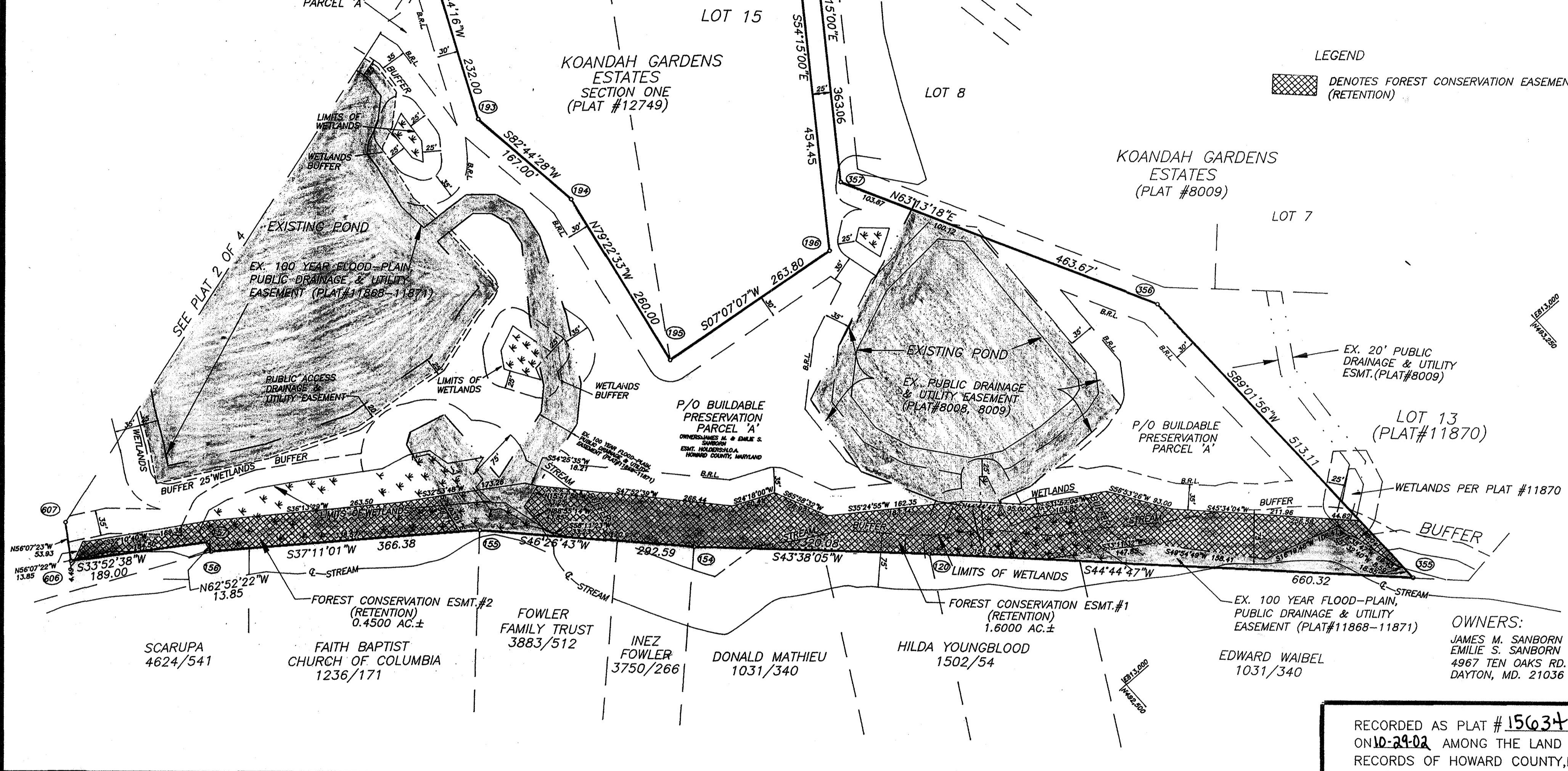
RECORDED AS PLAT # 15633 ON 10-29-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE  
8726 TOWN & COUNTRY BLVD. SUITE 201  
ELLCOTT CITY, MD. 21043  
PHONE: 410-461-9563  
FAX: 410-461-9693

FINAL PLAT  
KOANDAH GARDENS ESTATES  
LOTS 16-28 & PRESERVATION PARCEL 'A'  
TAX MAP 34 GRID 23 PARCEL 78  
(A RESUBDIVISION OF PARCEL 'A-2' PLAT NOS. )  
5TH ELECTION DIST. HOWARD CO., MD.  
SCALE: 1"=100' JULY 3, 2001  
ZONED: RR-DEO SHEET 3 OF 4  
PREVIOUS FILES: VP86-26, S87-49, P87-53, F87-200, F86-91, F90-76, F95-121, F97-145, S99-07, P01-003

F.02.04

PI	Northing(F)	Easting(F)	Northing(M)	Easting(M)
120	492419.9030	812687.0680	150089.8868	247707.5137
154	492186.2520	812466.1860	150019.2792	247840.1918
135	491986.8460	812254.1540	149957.8298	247973.5813
158	491694.7530	812032.7270	149888.8605	247508.0702
157	491701.0700	812020.3970	149870.7859	247504.3120
193	492382.0500	811831.4580	150072.2652	247446.7233
194	492383.1910	811827.1200	150076.6988	247497.2172
195	492335.2560	812252.8630	150064.0862	247575.1088
186	492597.0220	812285.3540	150143.8726	247585.0711
197	492682.5300	811916.5400	150224.7996	247472.6583
198	492461.0590	811821.6480	150102.4432	247385.7725
200	492878.1480	811812.0150	150229.5594	247471.2771
355	492888.8851	813151.9168	150232.8323	247848.1994
356	492880.2188	812638.8795	150230.1911	247892.8259
357	492871.3167	812224.9352	150168.5177	247568.6554
358	492883.2377	811830.2805	150231.1723	247476.8444
606	491544.1559	811915.0454	149822.9584	247472.2008
607	491574.2175	811870.2702	149832.1212	247458.5333



FOREST CONSERVATION EASEMENTS		
#1	1.6000 AC.±	RETENTION
#2	0.4500 AC.±	RETENTION

LEGEND  
 DENOTES FOREST CONSERVATION EASEMENT (RETENTION)

**APPROVED:** FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.  
*[Signature]* 9/19/02  
 COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*[Signature]* 9/24/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 10/19/02  
 DIRECTOR JAX DATE

**OWNER'S CERTIFICATE**

WE, JAMES M. SANBORN AND EMILIE S. SANBORN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS RESUBDIVISION 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 RIGHT-OF-WAYS 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 SPACES 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 ERRECTED IN OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS BY OUR HANDS THIS 5th DAY OF 9/2002

*[Signature]* 9/5/02  
 JAMES M. SANBORN DATE  
*[Signature]* 9/5/02  
 EMILIE S. SANBORN DATE

*[Signature]* 9/5/02  
 WITNESS DATE  
*[Signature]* 9/5/02  
 WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF PART OF THE LAND CONVEYED BY JAMES S. AND VIOLA R. SANTINI TO JAMES M. SANBORN AND EMILIE S. SANBORN BY DEED DATED OCTOBER 1, 1985 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY MD. IN LIBER 1389, FOLIO 401 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 ANNOTATED CODE OF MARYLAND AS AMENDED.

*[Signature]* 9/3/02  
 G. SCOTT SHANABERGER  
 PROFESSIONAL L.S. #10849 DATE

RECORDED AS PLAT # 15634  
 ON 10-29-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SHANABERGER & LANE  
 8726 TOWN & COUNTRY BLVD.  
 SUITE 201  
 ELLICOTT CITY, MD. 21043  
 PHONE: 410-461-9563  
 FAX: 410-461-9693

**FINAL PLAT KOANDAH GARDENS ESTATES**  
 LOTS 16-28 & PRESERVATION PARCEL 'A'  
 TAX MAP 34 GRID 23 PARCEL 78  
 (A RESUBDIVISION OF PARCEL 'A-2' PLAT NOS. )  
 5TH ELECTION DIST. HOWARD CO., MD.  
 SCALE: 1"=100' JULY 3, 2001  
 ZONED: RR-DEO SHEET 4 OF 4

PREVIOUS FILES: VP86-26, S87-49, P87-53, F87-200, F86-91, F90-76, F95-121, F97-145, S99-07, P01-003