

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
5	592403.3629	1367924.7855	308	180564.9062	416944.3084
6	592380.9168	1367916.2834	313	180558.0646	416941.7170
445	592400.97410	1367931.365969	445	180564.179881	416946.318476
446	592442.943808	1367815.747861	446	180576.972261	416911.078006
447	592505.701495	1367807.230726	447	180596.100843	416908.481978
448	592566.385784	1367804.788901	448	180614.597451	416907.737708
449	592624.909846	1367825.960581	449	180632.435621	416914.190849
1220	592491.759209	1367610.934606	1220	180591.851225	416848.650800

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	19,916 Sq.Ft.	2,846 Sq.Ft.*	17,070 Sq.Ft.*
2	19,916 Sq.Ft.	1,391 Sq.Ft.*	18,525 Sq.Ft.*

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 deeds conveying said lots(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.

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE MAY 22, 2002, ON WHICH DATE DEVELOPER AGREEMENT 14-4015-12 WAS FILED AND ACCEPTED.

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. 10692
 (Registered Land Surveyor) 2/1/02
Date

Timothy W. Feaga, President
 Land Marketing Consultants
 By: Timothy W. Feaga, President
 (Owner) 2-9-02
Date

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	0.9181 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.0000 Ac.
Total Area Of Lots To Be Recorded	0.9181 Ac.*
Total Area Of Roadway To Be Recorded	0.0002 Ac.*
Total Area To Be Recorded	0.9183 Ac.*

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2955

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

Douglas B. ... 7-22-02
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

... 7/29/02
 Chief, Development Engineering Division Date

... 7/30/02
 Director Date

Owner's Certificate

Land Marketing Consultants, Inc., by Timothy W. Feaga, President, 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 9TH Day Of February, 2002.

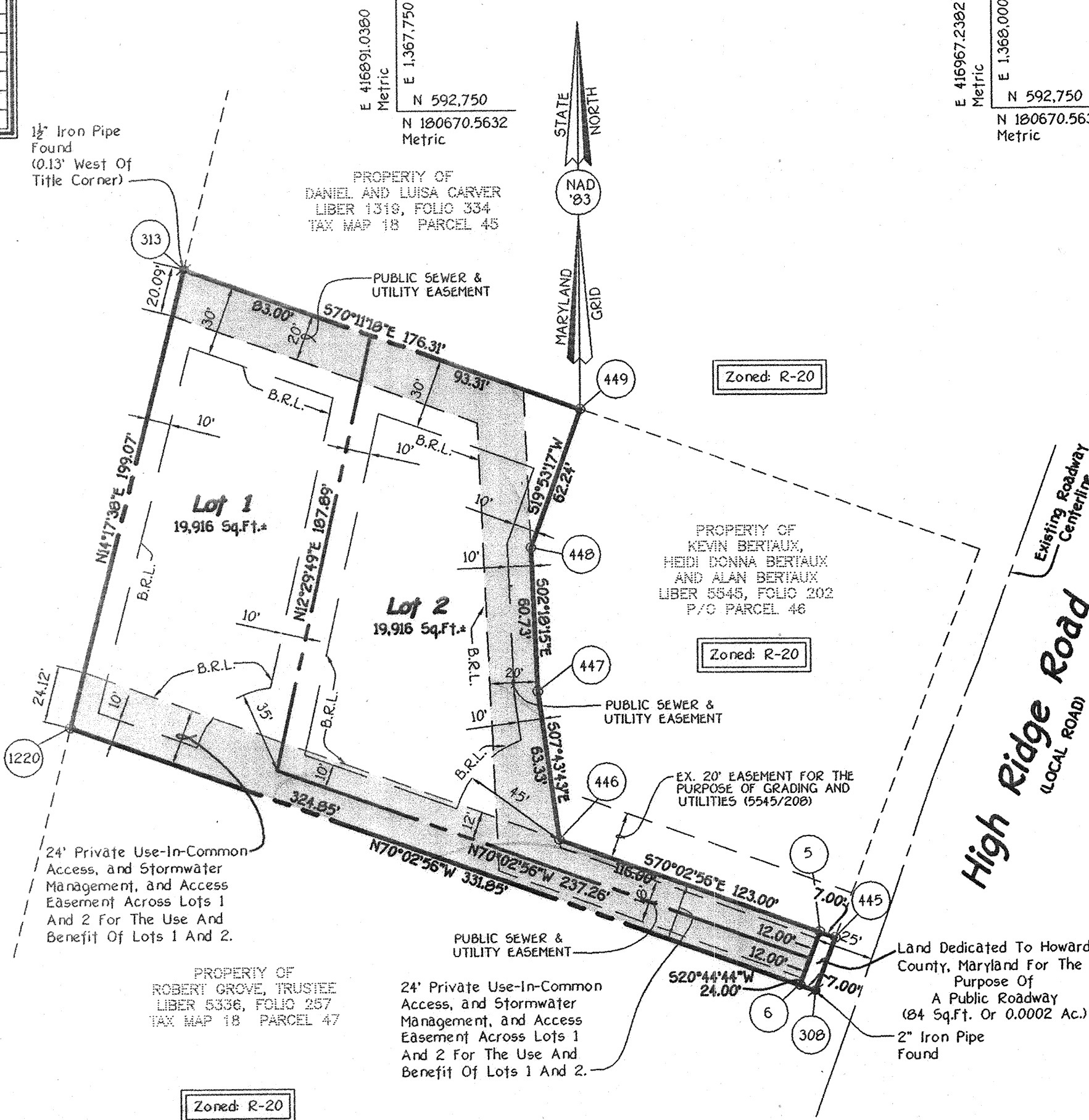
...
 Land Marketing Consultants, Inc.
 By: Timothy W. Feaga, President

Alde M. Vitucci 2-9-02
 Witness

Surveyor's Certificate

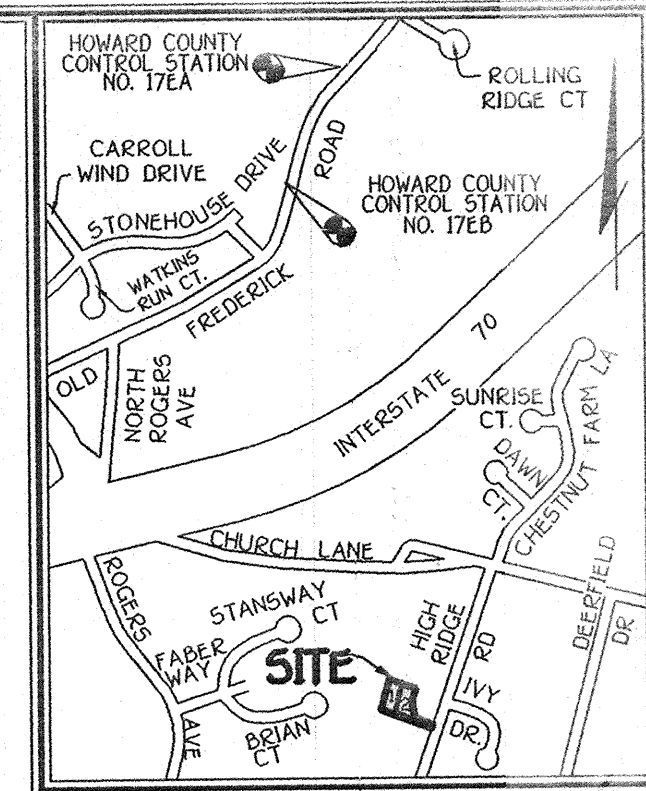
I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By James T. Turner, Trustee Of The Residuary Trust Of Margaret S. Turner To Land Marketing Consultants, Inc. By Deed Dated May 30, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5545 At Folio 208, 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 2/1/02
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date



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.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April, 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 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 (14 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 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 (H25-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 Nad '83 Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- A Use-In-Common Driveway Maintenance Agreement For Lot 1 And Lot 2 Is Recorded In The Howard County Office Of Land Records.
- This Project Is Exempt From The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation In Accordance With Section 16.1202(b)(1)(i) Since The Subdivision Is Less Than 40,000 Square Feet.
- Perimeter Landscape In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual For Lots 1 And 2 Shall Be Provided As Shown On A Certified Landscape Plan On File With This Subdivision Plat. Posting Of Landscape Surety In The Amount Of \$100,000 Is Deferred Until Site Development Plan Approval And Will Be Approved With The Grading Permit For Lot 1 And Lot 2.
- 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 1 And 2.
- No Residences Exist On These Lots.
- Plat Not Subject To Prior Department Of Planning And Zoning Files.
- Stormwater Management For This Subdivision Is Provided In A Grass Channel Located Within The 24 Foot Wide Use-In-Common Driveway Access Easement. This Is A Private Facility To Be Maintained By The Homeowner's Association With Maintenance Obligation Recorded With The Modified Agreement For The Use-In-Common Driveway.
- Open Space Obligation Has Been Provided By Payment Of A Fee-In Lieu In The Amount Of \$1,500.00.
- Lots 1 & 2 Are Provided With Gravity Sewer Service To The First Floor Only. Basement Sewer Shall Be Provided By Private On Site Pump.
- As A Consequence Of Its Submission On September 19, 2001, This Final Plan Is Grandfathered To The 4th Edition Of The Subdivision And Land Development Regulations.



Vicinity Map
 Scale: 1" = 1200'

RECORDED AS PLAT No. 15528 ON 7-31-02
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Apple Grove Subdivision

Lots 1 And 2
 Zoning: R-20
 Tax Map: 18 Parcel: P/O 46 Grid: 13
 Second Election District Howard County, Maryland
 Scale: 1" = 50'
 Date: February 8, 2002
 Sheet 1 Of 1
 F02-33