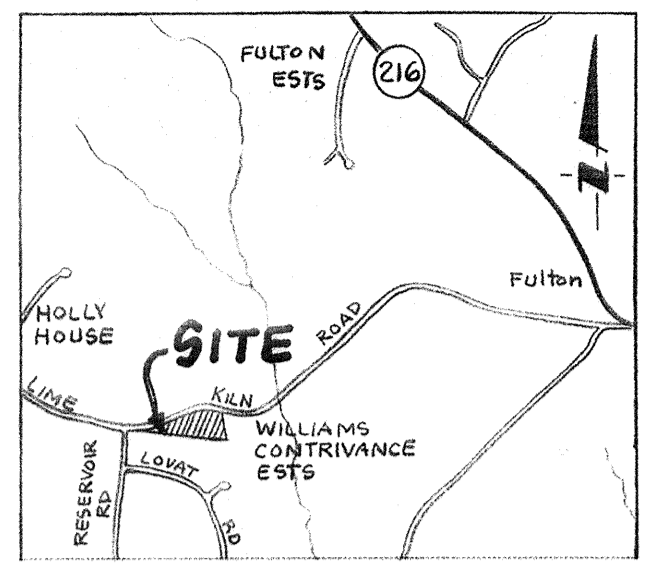


CURVE TABLE						
LABEL	RADIUS	DELTA	LENGTH	TAN	CHORD	BEARING
C1	2600.00'	6°17'53"	285.79'	143.04'	285.85'	S71°35'55"W
C2	340.00'	36°00'26"	213.67'	110.50'	210.17'	S66°27'12"W

COORDINATE TABLE		
POINT	NORTH	EAST
1213	539576.76	1330164.14
264	539645.20	1329898.89
266	539632.20	1329688.92
270	539561.56	1329510.05
268	539471.41	1329239.09
101	539227.96	1330211.60

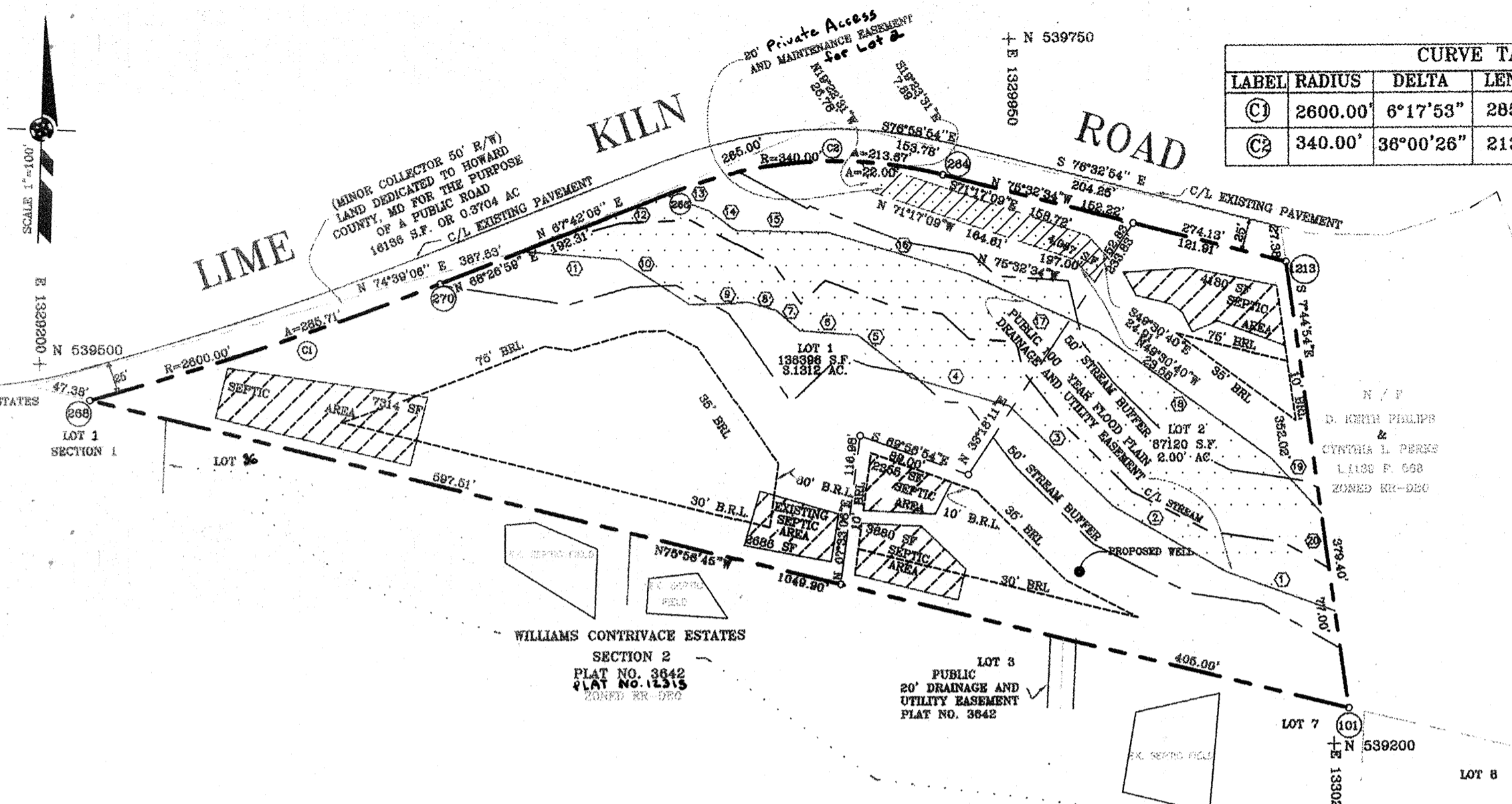


LEGEND

THIS AREA DESIGNATES A PRIVATE SEWERAGE OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS EASEMENT 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, AND RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.

AREA OF PUBLIC 100 YEAR FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT

FLOODPLAIN TABLE		
COURSE NO	BEARING & DISTANCE	
1	N69°50'00"W	89.00
2	N59°30'00"W	102.00
3	N45°40'00"W	112.00
4	N73°30'00"W	79.00
5	N51°15'00"W	53.00
6	N85°30'00"W	45.00
7	N48°50'00"W	25.00
8	N76°00'00"W	22.00
9	S88°45'00"W	45.00
10	N56°45'00"W	64.00
11	N85°15'00"W	75.81
12	N68°26'59"E	119.59
13	S69°20'00"E	35.14
14	S53°30'00"E	27.00
15	S88°45'00"E	70.00
16	S73°20'00"E	113.00
17	S65°27'12"E	109.19
18	S53°30'46"E	168.30
19	S42°32'59"E	56.94
20	S07°44'54"E	77.24



GENERAL NOTES

- DEED REFERENCE: L. 1713 / F. 0358 and L. 4025 F. 0051.
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RR-DEO PER 10/18/93 COMPREHENSIVE REZONING PLAN.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY BATTI, GOODE AND ASSO., INC. ON OR ABOUT FEBRUARY 21, 2001.
- THE BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
45CA (N) 540071.003 (E) 1327702.745
401A (N) 541725.800 (E) 1325316.890
- BRL DENOTES BUILDING RESTRICTION LINE.
o DENOTES IRON PIPE W / CAP SET.
o DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY
□ DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO NAD 83 GRID MEASUREMENT.
- DRIVEWAYS 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' SERVING MORE THAN ONE RESIDENT)
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 (BRIDGES / CULVERTS) -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 DRIVEWAY SURFACE;
f) STRUCTURE CLEARANCES- MINIMUM 12 FEET.
g) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
h) NO NON-TIDAL WETLANDS EXIST ON LOT 1 OR 2.
- 100 YEAR FLOOD PLAIN SHOWN HEREON IS BASED ON ANALYSIS PERFORMED BY BATTI GOODE AND ASSO., INC. DATED MAY 2001.
- IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL, PERIMETER LANDSCAPING FOR LOT 2 SHALL BE FULFILLED BY THE PLANTING OF 9 SHADE TREES, AND 5 EVERGREEN SHRUBS ALONG THE DRIVEWAY FOR LOT 2 LOCATED ACROSS LOT 1 @ THE ENTRANCE ONTO LIME KILN ROAD, AS SHOWN ON A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAN.
- SURETY IN THE AMOUNT OF \$2,850.00 SHALL BE PROVIDED AT THE TIME OF GRADING PERMIT APPLICATION FOR LOT 2.
- THE EXISTING HOUSE ON LOT 1 TO REMAIN, NO NEW BUILDING, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS, FLOOD PLAINS- THEIR BUFFERS OR FOREST CONSERVATION AREAS.
- THIS PLAN IS SUBJECT TO WP 02-72 APPROVED MARCH 26, 2002 TO WAIVE SECTION 16.120 (b) (4) (iii) B/4th EDITION, TO ALLOW CONSTRUCTION OF A DWELLING WITHIN 35' OF A STREAM, WETLANDS, FLOOD PLAIN OR THEIR BUFFERS, SUBJECT TO THE FOLLOWING CONDITIONS:
a) A MINIMUM OF 20' FROM THE REAR OF THE HOUSE TO THE FLOOD PLAIN BOUNDARY MUST BE MAINTAINED SO THAT CONSTRUCTION OF ANY PROPOSED DECK ONTO THE REAR OF THE HOUSE WILL NOT ENCROACH INTO THE FLOOD PLAIN AREA.
b) ESTABLISH AN ACCESS EASEMENT FOR LOT 2 ACROSS LOT 1. THIS EASEMENT SHALL BE A MINIMUM OF 20' IN WIDTH AND SHALL CONTAIN A DRIVEWAY MEETING THE REQUIREMENTS OF THE DESIGN MANUAL (12' OF PAVEMENT). THE LOCATION OF THE DRIVEWAY ACCESS FOR PROPOSED LOT 2 ONTO LIME KILN ROAD MUST MEET THE MINIMUM SIGHT DISTANCE REQUIREMENT AS APPROVED BY THE DEVELOPMENT ENGINEERING DIVISION. APPROVAL OF THIS WAIVER SHOULD NOT BE CONSTRUED AS AN ENDORSEMENT OF THE DRIVEWAY LOCATION. THE FINALIZED LOCATION WILL BE DETERMINED IN CONJUNCTION WITH THE REVIEW OF F 02-52.
c) CONSTRUCTION OF THE DRIVEWAY FOR LOT 2 SHALL NOT ENCROACH INTO THE STREAM, FLOOD PLAIN AREA OR THEIR BUFFERS WHICH EXISTS ON BOTH PROPOSED LOTS 1 AND 2. THE APPROVAL OF THIS WAIVER APPLIES ONLY TO THE LOCATION OF THE DRIVEWAY AND HOUSE FOOTPRINTS AS SHOWN ON THE PLAN EXHIBIT RECEIVED BY THIS DIVISION ON MARCH 11, 2002.
- 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, OVER AND THROUGH THE LOT. ANY AND ALL CONVEYANCES OF AFORESAID LOT 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, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- IN ACCORDANCE WITH 16.1202 (b) (1) (viii) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL, THIS SUBDIVISION IS EXEMPT FROM FOREST CONSERVATION OBLIGATIONS SINCE IT CREATES ONLY ONE LOT WITH NO FURTHER SUBDIVISION POTENTIAL.
- AS A CONSEQUENCE OF THIS PLAN SUBMISSION PRIOR TO NOVEMBER 15, 2001 THIS PLAN IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- A MAINTENANCE AGREEMENT FOR THE DRIVEWAY EASEMENT LOCATED ACROSS LOT 1 FOR ACCESS TO LOT NO. 2 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS FINAL PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MD.
- A FEE-IN-LIEU OF OPEN SPACE HAS BEEN PROVIDED IN THE AMOUNT OF \$1500.00 FOR LOT 2.
- THIS PROPERTY IS SUBJECT TO WAIVER PETITION FILE NUMBER WP 02-34 / McDONALD PROPERTY DENIED ON 1/24/02.
- THIS PROPERTY IS SUBJECT TO BOARD OF APPEALS CASE NO. 00-07V FOR A VARIANCE TO REDUCE THE REQUIRED 3 ACRES MINIMUM LOT SIZE TO 2 ACRES. GRANTED MAY 11, 2000 SUBJECT TO THE FOLLOWING CONDITIONS
a) THE VARIANCE SHALL APPLY ONLY TO THE SINGLE FAMILY DETACHED DWELLING AS DESCRIBED IN THE PETITION AND PLAN SUBMITTED TO THE BOARD, AND NOT TO ANY OTHER ACTIVITIES, USES OR STRUCTURES ON THE PROPERTY.
b) THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND COUNTY LAWS AND REGULATIONS.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the MD Dept. of Environment.

The requirements § 3-108, The Real Property Article, Annotated Code of Maryland. The 1988 replacement volume (as supplemented) as far as they relate to the making of this plat and the setting of markets have been complied with.

Mitchell E. Goode 9/2/02
Mitchell E. Goode
Property Line Surveyor # 444



Michael C. McDonald 9/2/02
(Signature of Owner) Michael C. McDonald 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 100 YEAR FLOOD PLAIN	1.1667 AC
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.1312 AC
TOTAL AREA OF OPEN SPACE LOT TO BE RECORDED	0
TOTAL AREA OF LOTS TO BE RECORDED	5.1312 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.3704 AC
TOTAL AREA TO BE RECORDED	5.5011 AC

OWNER / DEVELOPER	
MICHAEL C. McDONALD	12259 LIME KILN ROAD
FULTON, MD 20759	
BATTI GOODE & ASSO., INC.	13 FIRSTFIELD ROAD, STE 100
ENGINEERS LAND PLANNERS SURVEYORS	GAITHERSBURG, MD 20878

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.
Ray B... 9/19/02
HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING
Ch... 9/24/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION MAT DATE

James R... 9/26/02
DIRECTOR 88 DATE

OWNER'S CERTIFICATE
I, MICHAEL C. McDONALD OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE ANY KIND SHALL BE ERCTED ON OR OVER THE REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HAND THIS DAY OF MARCH, 2002.
Michael C. McDonald 9/2/02
MICHAEL C. McDONALD OWNER
... 9/2/02
WITNESS DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY MICHAEL C. McDONALD TO MICHAEL C. McDONALD AND A FUMOS McDONALD, HIS WIFE BY DEED DATED AUGUST 4, 1987 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1713 AT FOLIO 358 AND ALL THE LAND CONVEYED BY ANTOINETTE FUMOS McDONALD TO MICHAEL C. McDONALD BY QUIT CLAIM DEED DATED JULY 2, 1997 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4025 AT FOLIO 0051. I FURTHER CERTIFY 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, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
Mitchell E. Goode 9/2/02
MITCHELL E. GOODE
PROPERTY LINE SURVEYOR
MARYLAND REG NO. 444 DATE

RECORDED AS PLAT NO. 15599 ON 10/1/02
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD
LIVMAR ESTATES
LOTS 1 AND 2
ZONED RR-DEO
TAX MAP NO. 45 BLOCK 6 PARCEL 25
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
MARCH, 2002
SCALE 1" = 100'
SHEET 1 OF 1