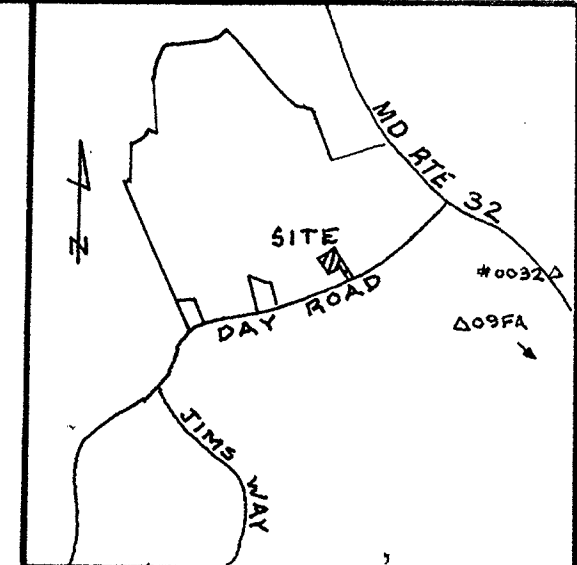


COORDINATES

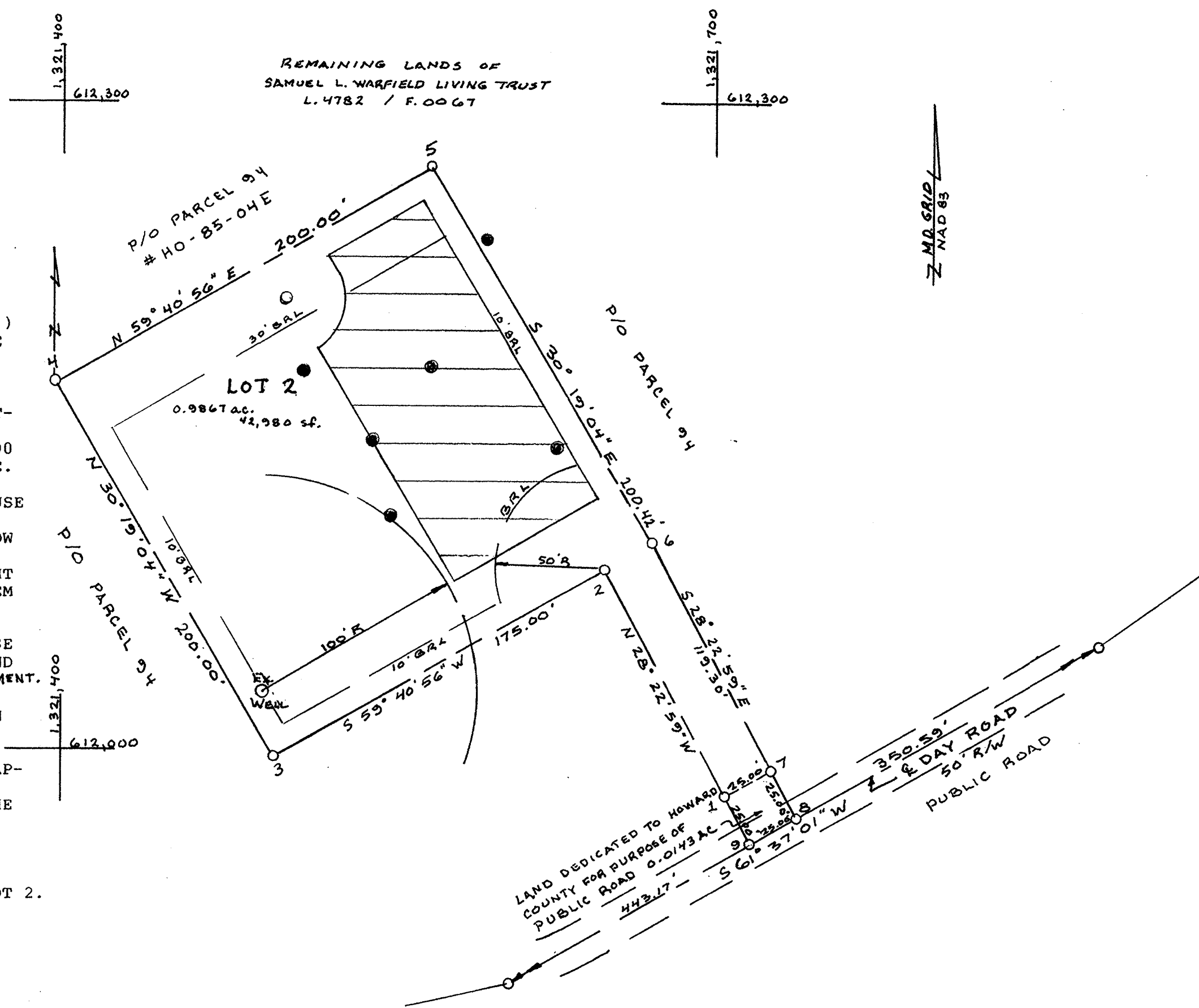
NO.	NORTH	EAST
1	611,980.4805	1,321,705.4256
2	612,085.0715	1,321,648.9132
3	611,996.7320	1,321,497.8466
4	612,169.3798	1,321,396.8875
5	612,270.3393	1,321,569.5351
6	612,097.3270	1,321,670.7073
7	611,992.3646	1,321,727.4203
8	611,970.3699	1,321,739.3044
9	611,958.4858	1,321,717.3097



VICINITY MAP
1" = 2000'

GENERAL NOTES

- THE DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH-12 FEET (14' FEET SERVING MORE THAN ONE)
 - SURFACE-6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY-MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45 FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/BRIDGES)-CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS-CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT OVER DRIVE.
 - STRUCTURE CLEARANCES-MINIMUM 12 FEET.
 - MAINTENANCE-SUFFICIENT TO INSURE ALL WEATHER USE
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- LOT 2 IS EXEMPT FROM STORMWATER MANAGEMENT BECAUSE DISTURBANCE WILL BE LESS THAN 5000 SQUARE FEET AND SURROUNDING LANDS ARE IN AGRICULTURAL LAND MANAGEMENT.
- THIS SUBDIVISION PLAT CONFORMS TO THE 5TH EDITION OF SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THIS SUBDIVISION IS EXEMPT FROM PERIMETER LANDSCAPING IN ACCORDANCE WITH SECTION 16.124 OF HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS THE CREATION OF AN INTERIOR LOT ONLY.
- THERE IS NO EXISTING HOUSE LOCATED ON LOT 2.
- THERE ARE NO EXISTING STRUCTURES WITHIN 60' OF LOT 2.



GENERAL NOTES

- SUBJECT PROPERTY IS ZONED RC-DEO PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- BRL DENOTES BUILDING RESTRICTION LINE.
- ALL AREAS ON THIS PLAT ARE +/- (MORE OR LESS).
- THE PURPOSE OF THIS PLAT IS TO CREATE A LOT IN ACCORDANCE WITH SECTION 104 E.6 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THIS AREA INDICATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPT. 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 THE CONNECTION TO A COUNTY SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED AS SHOWN HEREON AND ARE SHOWN THUS ●.
- THE SUBJECT PROPERTY IS ENCUMBERED BY AN AGRICULTURAL PRESERVATION EASEMENT, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 1400 FOLIO 129; THIS PLAT IS SUBJECT TO SECTION 15.514(B) OF THE AGRICULTURAL PRESERVATION PROG.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY NASSAUX-HEMSLEY, INC AUGUST, 2001.
- AT CORNER DENOTES ROD AND CAP SET.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 09FA AND 0032.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.1202 (b)(1)(vi) OF THE HOWARD COUNTY CODE BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
- THERE ARE NO FLOODPLAINS OR WETLANDS ONSITE THAT WILL BE DISTURBED AND REQUIRE 401 AND/OR 404 PERMITS FROM THE STATE OF MARYLAND.

AREA TABULATION

TOTAL NUMBER OF LOTS TO BE RECORDED.....	1
TOTAL AREA OF LOTS TO BE RECORDED.....	42,980 sf
TOTAL AREA OF ROAD DEDICATION.....	625 sf
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	43,605 sf

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	42,980 sf	2,980 sf	40,000 sf

OWNER: THE SAMUEL L. WARFIELD LIVING TRUST
C/O SAMUEL L. WARFIELD
910 DAY ROAD
SYKESVILLE, MARYLAND 21784

THE REQUIREMENTS OF S 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.

Robert H. Plank
ROBERT H. PLANK, MD, RPLS # 10982
Samuel L. Warfield
SAMUEL L. WARFIELD, TRUSTEE

02-28-02
DATE
02/28/02
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 3/5/02
Chief, Development Engineering Division MK Date
[Signature] 3/22/02
Director sb Date

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 3/14/02
Howard County Health Officer RP Date

OWNER'S CERTIFICATE
I, SAMUEL L. WARFIELD AS TRUSTEE OF THE SAMUEL L. WARFIELD LIVING TRUST, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND ALL EASEMENTS AND RIGHTS OF WAY INCLUDED IN THIS PLAN OF SUBDIVISION
WITNESS BY MY HAND THIS 28th DAY OF Feb, 2002
[Signature]
SAMUEL L. WARFIELD, TRUSTEE
[Signature]
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 SAMUEL L. WARFIELD AND ETHEL L. WARFIELD TO SAMUEL L. WARFIELD AS TRUSTEE OF THE SAMUEL L. WARFIELD LIVING TRUST BY DEED DATED MAY 18, 1999 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4782 AT FOLIO 0067 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND IN ACCORDANCE WITH HOWARD COUNTY SUBDIVISION REGULATIONS.
[Signature]
ROBERT H. PLANK, MD, RPLS # 10982
02-28-02
DATE

RECORDED AS PLAT NUMBER March 27, 2002 ON 15325 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT LOT TWO SAMUEL WARFIELD PROPERTY

TAX MAP 9, BLK 4, PARCEL 94
THIRD ELECTION DISTRICT HOWARD COUNTY, MD.
SCALE: 1" = 50' DECEMBER, 2001

NH NASSAUX - HEMSLEY, INC.
LAND SURVEYING - ENGINEERING 204 S. MAIN STREET, MT. AIRY, MD. 21771 301-829-2296