

COORDINATE TABLE

POINT	NORTH	EAST
447	530757.67	709027.81
448	539261.77	700525.56
449	539365.20	700455.59
450	539359.02	700480.07
451	539443.34	700483.03
452	539454.79	700150.11
453	539714.47	700167.24
454	539708.69	700339.67
455	539668.43	700623.42
460	530767.68	709050.80
600	539655.53	700069.46
601	539643.30	709102.76
602	539622.26	709197.20
603	539777.92	709107.47
604	539406.74	709242.55
605	539259.59	700902.70
606	530776.84	709074.07
607	540102.00	700610.06
608	540100.41	700620.81
609	540771.49	700646.94
610	540773.02	700596.96
611	540178.05	700578.74
612	540105.67	700356.67

GENERAL NOTES (CONT):

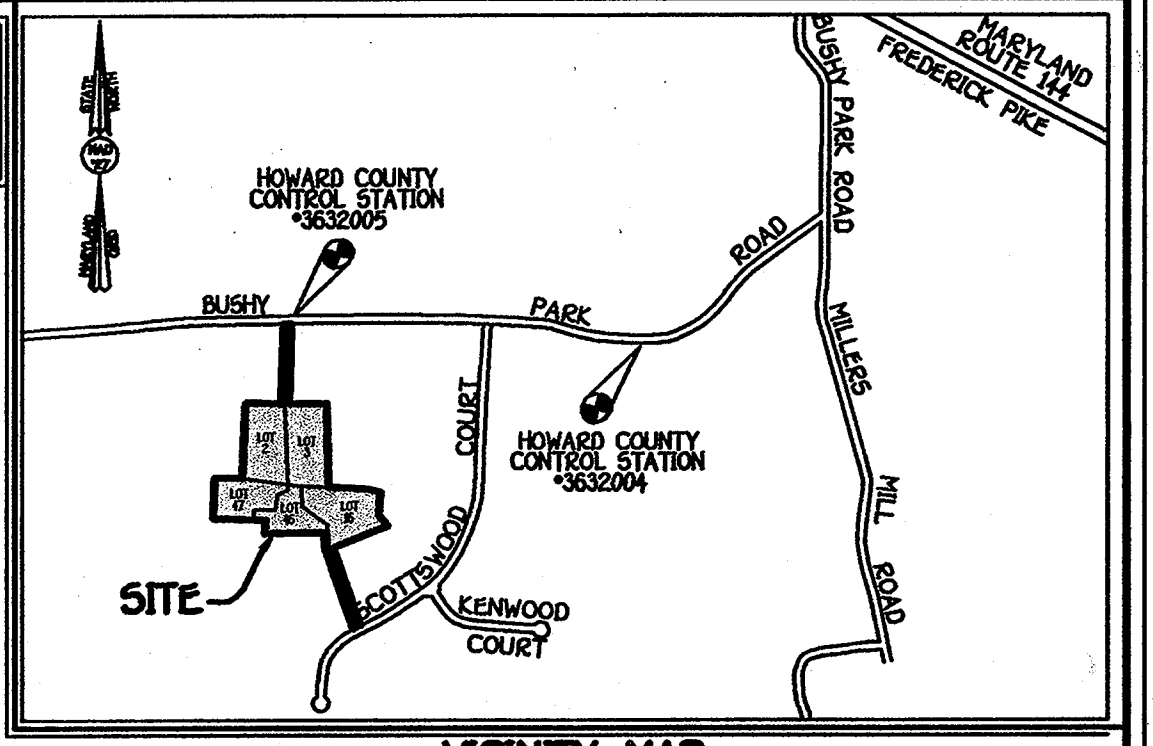
- 32. There are no wetlands on lots 2 and 3 as shown on Plat no. 9648. Wetlands exist on lot 16 as shown on Plat no. 10534.
- 33. Lots 2, 3 and 16 are exempt from forest conservation obligation with Section 16.1202 (b) (1) (vii) of the Howard County Code and Forest Conservation Manual since it is a resubdivision that does not create any additional lots.
- 34. The Owner of Lots 46 & 47 Will Retain Ownership of Those Lots Until Each Lot Is Served By An On-Site Well And Septic System.

CURVE DATA TABULATION

NO. - NO.	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING AND DISTANCE
460 - 447	355.00'	25.08'	04°02'51"	12.54'	566°28'57" W 25.07'

MINIMUM LOT SIZE TABULATION

LOT NO.	LOT AREA	PIPESTEM AREA	FLOOD PLAIN AREA	REMAINING LOT AREA
2	3.346 AC.*	0.341 AC.*	0.000 AC.*	3.005 AC.*
3	3.382 AC.*	0.340 AC.*	0.000 AC.*	3.042 AC.*
16	3.417 AC.*	0.300 AC.*	0.723 AC.*	2.394 AC.*
46	1.026 AC.*	0.104 AC.*	0.000 AC.*	1.642 AC.*
47	2.457 AC.*	0.326 AC.*	0.000 AC.*	2.131 AC.*



GENERAL NOTES:

- This area designates a private sewerage easement of 10,000 square feet as required by the Maryland state department of the environment for individual sewerage disposal. Improvements of any nature in this area are restricted until public sewerage is available. These easements 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. Recordation of a modified easement shall not be necessary.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland state department of the environment.
- Subject property Zoned RC-DEO Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '27, Maryland Coordinate System as projected by Howard County geodetic control stations no. 3632004 and no. 3632005. SJA. 3632004 N 540615.201 E 790811.011 SJA. 3632005 N 540814.005 E 700666.390
- This plat is based on plat meridian of "Country Springs, plat nos. 9647-9652" approved November 19, 1990.
- 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.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - a. Width - 12' (14" serving more than one residence);
 - b. Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min);
 - c. Geometry - Max. 15% grade, max. 10% grade change and min. 45' turning radius;
 - d. Structures (culverts/bridges) - capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface;
 - e. Maintenance - sufficient to insure all weather use.
- No grading removal of vegetative cover of trees, or placement of new structures is permitted within the limits of wetland, stream, or their buffers and forest conservation easement areas.
- All Lot Areas are more or less (±/-)
- There is an existing dwelling/structure on Lots 2, 3, 16, 46 & 47 to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at distance less than the zoning regulations require.
- This area Designates an existing Sewerage Easement abandoned by Recordation of this Plat.
- Prior Department of Planning and Zoning File Nos. 5-09-37, F90-59, P09-50, WP90-15 and BA Case No. 00-31V.
- Denotes existing wetland area shown on plat entitled "Country Springs, Lots 1-42" Recorded As Plat No. 9650.
- Denotes existing floodplain elevation shown on plat entitled "Country Springs, Lots 1-42" Recorded As Plat No. 9650.
- Denotes centerline of Existing Unnamed Type III Stream.

PROPERTY OF MARY JANE AND HERBERT SULLIVAN LIBER 2475 FOLIO 402

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 481 - 2955

GENERAL NOTES (CONT):

- 22. Plat subject to Board of Appeals BA Case No. 03-04V in which the Howard County Board of Appeals on July 7, 2003 approved the Creation of a 1.826 Acre lot and a 2.457 Acre lot, each containing a Single-Family detached dwelling and to be requested to be amended reflecting the lot configuration shown hereon.
- 23. There is no wetlands located on Lots 46 and 47 based on Eco-Science Professionals site visit in February, 2002.
- 24. No 100 Year Floodplain is located on Lots 46 and 47.
- 25. Lots 2, 3, 16, 46 and 47 are exempt from the Perimeter Landscape Requirements of Section 16.124 of the Howard County Code and the Landscape Manual because each lot contains an Existing Dwelling which are to remain.
- 26. In Accordance with the Howard County Design Manual, Volume One, Section 5.1.2.B.2 this Plat is exempt from providing Storm Water Management since Lots 2, 3, 16, 46 and 47 each contain an existing house. The purpose of this plat is to locate each existing house on a separate lot. No building improvements are proposed with this submittal.
- 27. This Plat is exempt from providing Open Space Obligation since lots 2, 3, 16, 46 and 47 are being created to include an Existing Dwelling.
- 28. A Declaration of Intent is filed for this subdivision in connection with a Real Estate transaction to establish two lots; each containing an Existing Dwelling and since no change in land use will occur or no new development is proposed with this subdivision in accordance with Section 16.1202 (b)(2)(iv) of the Howard County Code and the Forest Conservation Manual.
- 29. This plat is subject to the Fifth Edition of the Subdivision and Land Development Regulations and the Zoning Regulations As Amended under Council Bill #50-2001.

GENERAL NOTES (CONT):

- 30. This plat is subject to WP-03-05 which the Planning Director on September 11, 2002 approved a request to waive Section 16.120 (b)(4)(D)(ii) which requires that residential lots shall be designed to be usable in terms of lot dimensions generally not exceeding a 3:1 lot depth to lot width ratio; Section 16.120 (c)(2) which requires that lot frontage shall coincide with access onto approved streets with a public right of way; and Section 16.120(b)(4)(iii)(b) which requires that environmental features are not allowed on residential lots less than 10 acres, subject to the following conditions:
 - Written documentation of the Board of Appeals Decision and Order approval.
 - Approval of a Design Manual waiver to allow 5 users on a use-in-common driveway.
 - Recording of plat and maintenance agreement to include lots 2, 3 and 16.
 - Provide location survey for existing structure setbacks.
- 31. Plat Subject To Design Manual Waiver, Volume III, Section 2.6.1 which The Development Engineering Division on November 27, 2002 Approved Five (5) Lots To Access A Private Use-In-Common Driveway.

DEVELOPER

MR. AND MRS. THOMAS A. GARLAND
15067 BUSHY PARK ROAD
WOODBINE, MARYLAND 21797

SURVEYOR'S CERTIFICATE

I Herby Certify That To The Best Of My Knowledge, The Final Plat Shown Hereon Is Correct; That It Is Comprised Of (1) All Of The Lands Conveyed By Carman Associates To F. Joseph Reese, III And Margaret Speake Reese By Deed Dated June 22, 1995 and Recorded Among The Land Records Of Howard County, Maryland In Liber 3507 At Folio 603; Said Property Also Being Lot 2 As Shown On A Plat Entitled "Country Springs, Lots 1-42" And Recorded As Plat No. 9648; (2) All Of The Lands Conveyed By Monica Lynn Sparrington To William Morgan Adams, Jr. And Monica Lynn Sparrington By Deed Dated April 24, 1999 and Recorded Among The Aforesaid Land Records In Liber 3719 Folio 124. Said Property Also Being Lot 3 As Shown On Said Plat Recorded As Plat No. 9649 (3) All Of The Lands Conveyed By T.B.I. Homes, Inc. To Andrew W. Spicer And Ellen M. Spicer By Deed Dated 17, 1999 and Recorded Among The Aforesaid Land Records In Liber 4973 At Folio 351; Said Property Also Being Lot 16 As Shown On A Revision Plat Entitled "Country Springs, Lots 15 And 16" Recorded As Plat No. 10534; And (4) All Of The Lands Conveyed By United States Of America (U.S. Marshall) To Thomas A. Garland And Laurel G. Garland By Deed Dated June 24, 1996 and Recorded Among The Aforesaid Land Records In Liber 3769 At Folio 301; Said Property Also Being Lot 17 As Shown On Plat Entitled "Country Springs, Lots 1-42" Recorded As Plat No. 9650, And That All Monuments, Markers, Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County. The Plat 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, Professional Land Surveyor No. 10692
Date 4/21/03

OWNER'S CERTIFICATE

F. Joseph Reese, III, Margaret Speake Reese, William Morgan Adams, Monica Lynn Adams, Andrew W. Spicer, Ellen M. Spicer, Thomas A. Garland And Laurel G. Garland Owners Of The Property Shown And Described Hereon, Herby 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. All Easements Of Rights-Of-Way Affecting The Property Are Included In The Plan Of Subdivision, Witness My Hand This 13th Day Of May, 2003.

Joseph Reese III, Margaret Speake Reese, Ellen M. Spicer, William Morgan Adams, Monica Lynn Adams, Thomas A. Garland, Laurel G. Garland

Area Tabulation For All Sheets

	SHEET 1	SHEET 2	TOTAL
Total Number Of Buildable Lots To Be Recorded	3	2	5
Total Number Of Open Space Lots To Be Recorded	0	0	0
Total Number Of Lots To Be Recorded	3	2	5
Total Area Of Buildable Lots To Be Recorded	7.700 AC.*	6.708 AC.*	14.408 AC.*
Total Area Of Open Space Lot To Be Recorded	0.000 AC.*	0.000 AC.*	0.000 AC.*
Total Area Of Lots/Parcels To Be Recorded	7.700 AC.*	6.708 AC.*	14.408 AC.*
Total Area Of Roadway To Be Recorded	0.000 AC.*	0.000 AC.*	0.000 AC.*
Total Area To Be Recorded	7.700 AC.*	6.708 AC.*	14.408 AC.*

Approved For Private Water And Private Sewerage Systems, Howard County Health Department.

Penny Bocater, M.P.H. 6-16-03
Howard County Health Officer Date

Approved: Howard County Department Of Planning And Zoning.

Director Date 7/6/03

Recorded As Plat No. 16095 On 8-8-03 Among The Land Records Of Howard County, Maryland.

**COUNTRY SPRINGS
LOTS 2, 3, 16, 46 AND 47**

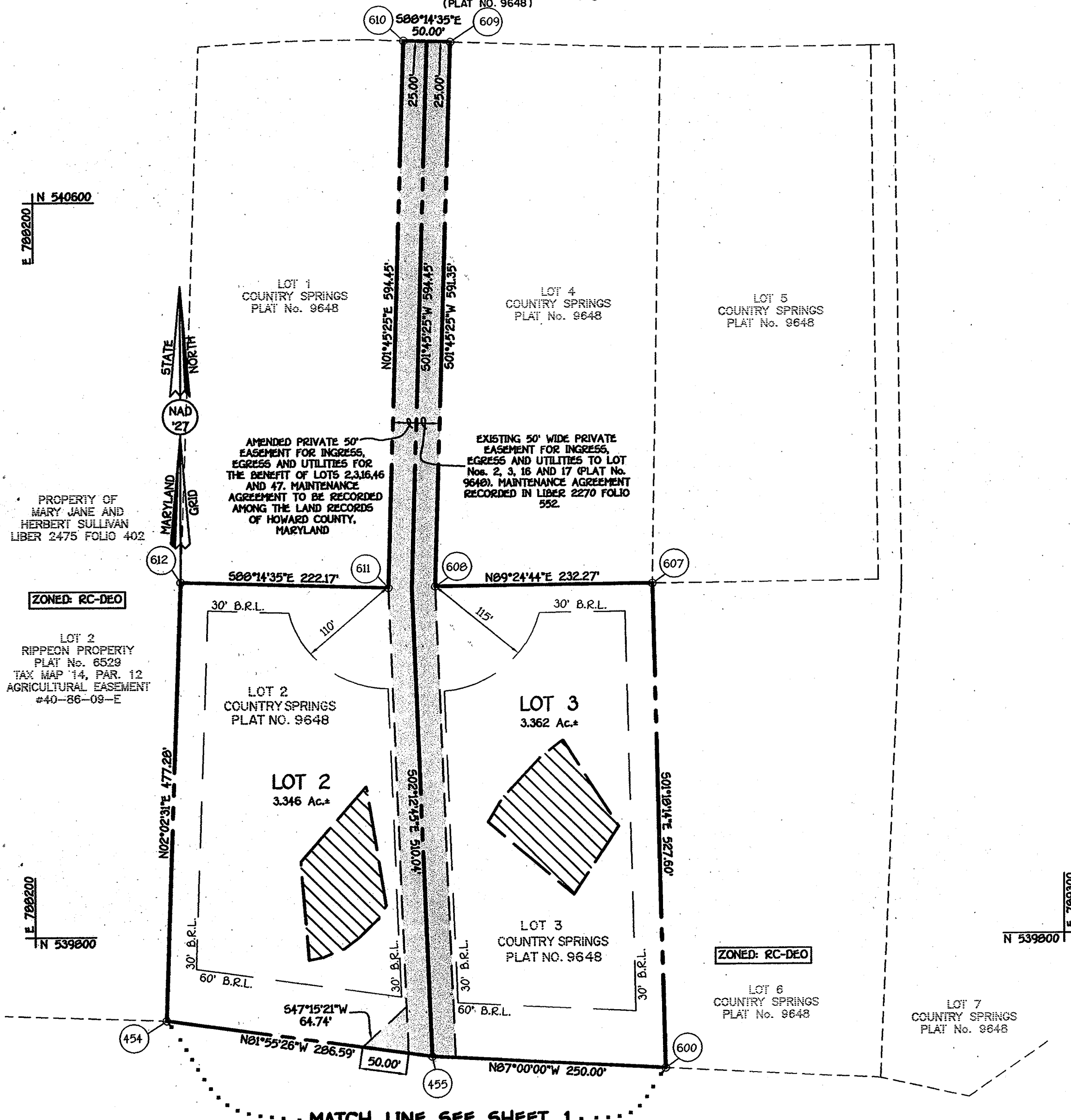
(A RESUBDIVISION OF LOT 17 AND A REVISION TO LOTS 2, 3 AND 16, "COUNTRY SPRINGS", PLAT Nos. 9648, 9650 and 10534)

ZONED: RC-DEO
TAX MAP No. 14 GRID #3 PART OF PARCEL 240
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1" = 100'
DATE: APRIL 15, 2003
SHEET 1 OF 2
F02-114

K:\Drawings\310590 Country Springs\310590 ResPlat\310590 SH1.dwg, 4/21/2003 4:17:08 PM

BUSHY PARK ROAD
(PLAT NO. 9648)



The Requirements S3-108, 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

<i>Terrel A. Fisher</i>	4/21/03
Terrel A. Fisher, L.S. #10692 (Registered Land Surveyor)	Date
<i>J. G. Garland</i>	5/9/03
Thomas A. Garland (Owner)	Date
<i>Laurel G. Garland</i>	5-12-03
Laurel G. Garland (Owner)	Date
<i>F. Joseph Reese III</i>	5-12-03
F. Joseph Reese, III (Owner)	Date
<i>Margaret Speake Reese</i>	5-12-03
Margaret Speake Reese (Owner)	Date
<i>William Morgan Adams</i>	5-11-03
William Morgan Adams (Owner)	Date
<i>Monica Lynn Adams</i>	5/11/03
Monica Lynn Adams (Owner)	Date
<i>Ellen M. Spicer</i>	5/9/03
Ellen M. Spicer (Owner)	Date

OWNERS

- MR. AND MRS. THOMAS A. GARLAND (LOTS 46 & 47)
15067 BUSHY PARK ROAD
WOODBINE, MARYLAND 21797
- MR. AND MRS. F. JOSEPH REESE III (LOT 2)
15073 BUSHY PARK ROAD
WOODBINE, MARYLAND 21797
- MR. AND MRS. MORGAN ADAMS, JR. (LOT 3)
15055 BUSHY PARK ROAD
WOODBINE, MARYLAND 21797
- MR. AND MRS. ANDREW SPICER (LOT 16)
15061 BUSHY PARK ROAD
WOODBINE, MARYLAND 21797

DEVELOPER

MR. AND MRS. THOMAS A. GARLAND
15067 BUSHY PARK ROAD
WOODBINE, MARYLAND 21797

AREA TABULATION THIS SHEET

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	6.700 AC.
Total Area Of Open Space Lots To Be Recorded	0.000 AC.
Total Area Of Lots To Be Recorded	6.700 AC.
Total Area Of Roadway To Be Recorded	0.000 AC.
Total Area To Be Recorded	6.700 AC.

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CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2955

Approved: For Private Water And Private Sewerage Systems, Howard County Health Department.

Debra Bossett
Howard County Health Officer
Date: 6-16-03

Approved: Howard County Department Of Planning And Zoning.

Mark A. Leyle
Chief, Development Engineering Division
Date: 7/21/03
Director

OWNER'S CERTIFICATE

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Terrel A. Fisher
Terrel A. Fisher, Professional Land Surveyor No. 10692
Date: 4/21/03

Recorded As Plat No. 16096 On 8-8-03
Among The Land Records Of Howard County, Maryland.

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LOTS 2,3,16,46 AND 47
A RESUBDIVISION OF LOT 17, AND A REVISION TO LOTS 2,3 AND 16, "COUNTRY SPRINGS", PLAT Nos. 9648, 9650 and 10534)

ZONED: RC-DEO
TAX MAP No. 14 GRID #3 PART OF PARCEL 240
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 100'
DATE: APRIL 15, 2003
SHEET 2 OF 2
F02-114

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