

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
30	589,226.4720	1,344,717.4561
31	590,187.8785	1,345,014.6601
32	590,116.6811	1,345,131.8707
33	589,187.2988	1,344,844.5563

METRIC EQUIVALENT COORDINATE TABLE

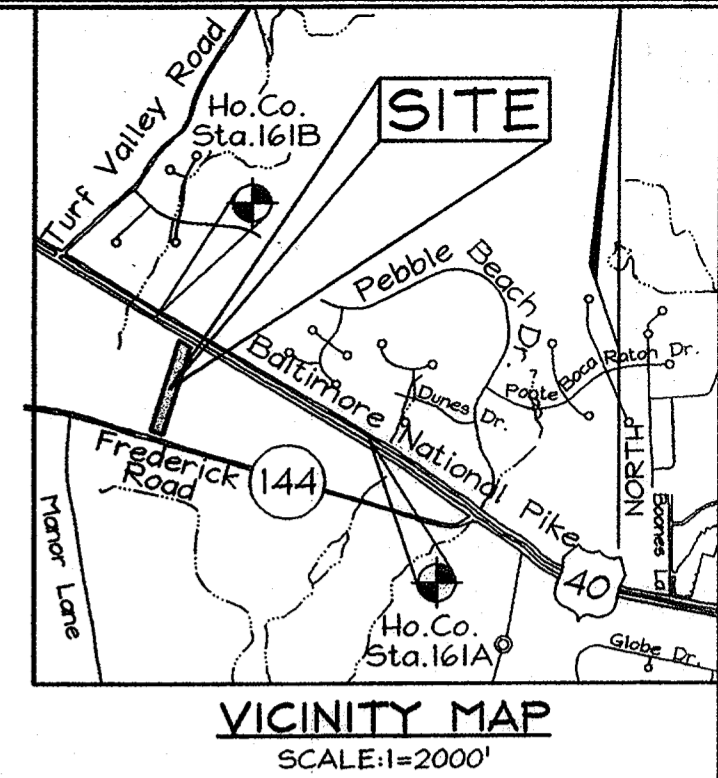
POINT	NORTHING	EASTING
30	179,596.5879	409,870.7004
31	179,889.6251	409,961.2883
32	179,867.9241	409,997.0142
33	179,584.6478	409,909.4406

Reservation Of Public Utility And Forest Coservation 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 1 thru 5, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of forest conservation area. upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s), upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of Developer's 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."

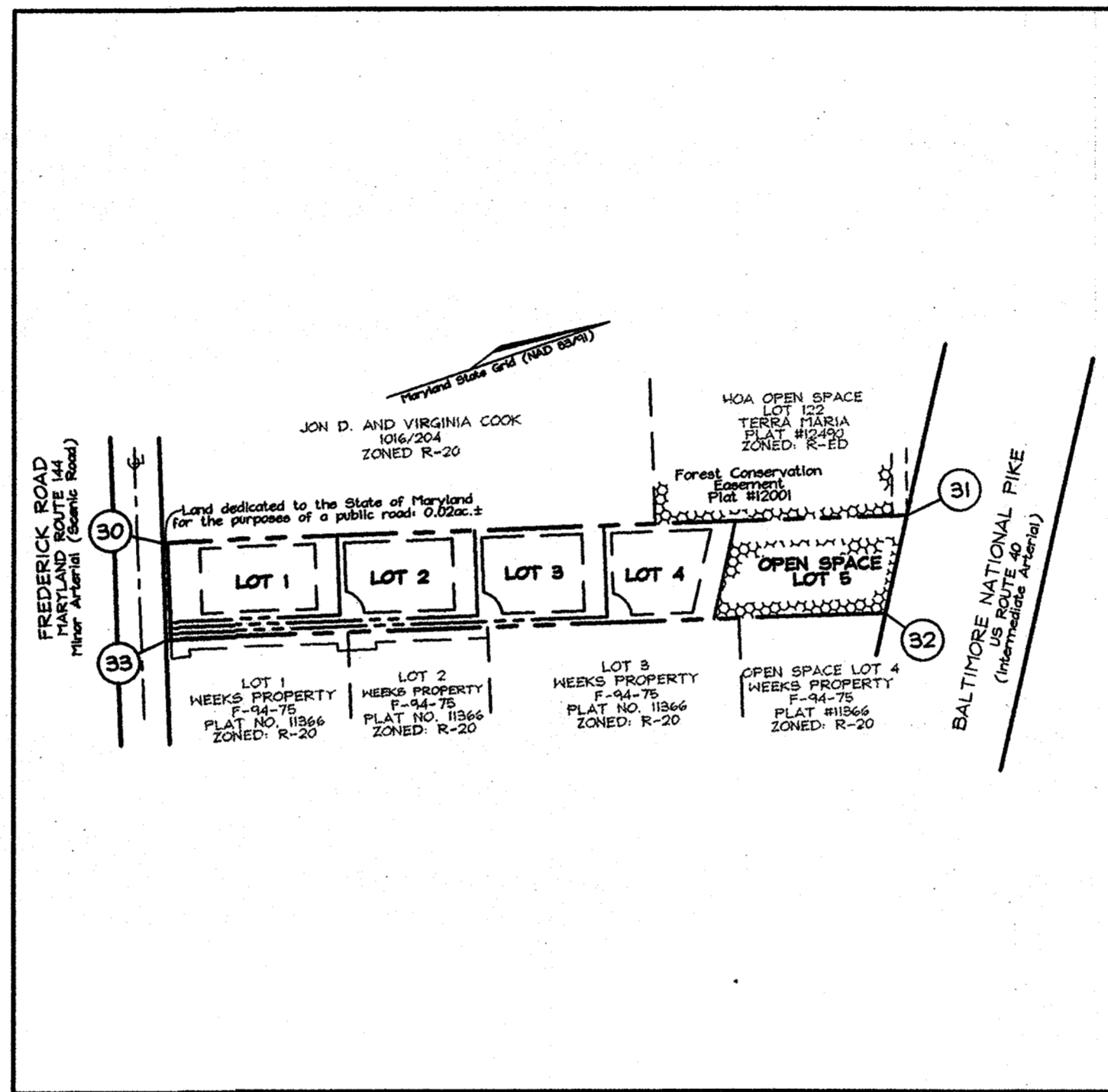
MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
2	22,663.8885	1,898.3394	20,765.5491
3	25,192.9853	3,317.8712	21,875.1141
4	26,212.8519	4,717.5271	21,495.3248



Continuation of General Notes

- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and road right-of-way line and not to the pipe stem lot driveway.
- Topography based on a Field Run Topographic Survey prepared by C.B. Miller & Associates in December, 2001 with two foot contours.
- BRL Denotes Building Restriction Line.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following 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;
 - Maintenances - sufficient to ensure all weather use
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- In Accordance with Section 16.121.(d) of the Subdivision Regulations, a Homeowners Association has been established for this Development with the State Department of Assessments and Taxation on 5/27/03 and recorded as D07891937
- Water and Sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Per section 16.155. (a).(2).(ii) a site development plan for lots 2, 3 and 4 will be required.
- Existing barn on lot 2 to remain until signature approval of a site development plan. No other existing structures are to remain on lots 2, 3, 4 and open space lot 5.
- Landscaping is provided in accordance with a certified landscape plan included with the grading/storm drain plan set in accordance with section 16.124 of the Howard County Code and the Landscape Manual. Landscape Surety in the amount of \$10,650.00 has been posted as part of Developer Agreement No. F-03-038.
- The 65 dBA noise contour line drawn on this subdivision plan is advisory as required by the Howard County Design Manual, Chapter 5 revised February, 1992 and cannot be considered to exactly locate the 65 dBA noise exposure. The 65dBA noise line was established by Howard County to alert developers builders and future residents that areas beyond this threshold may exceed generally accepted noise levels established by the U.S. Department of Housing and Urban Development.
- A use-in-common driveway maintenance agreement, for the use and benefit of Lots 1 thru 4, has been recorded in the Land Records of Howard County simultaneously with the Recordation of this Plat.



LOCATION MAP
SCALE:1=200'

GENERAL NOTES

- This subdivision is subject to the fourth edition of the Subdivision and Land Development regulations.
- Subject property zoned "R-20" per 9/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 16da and no. 16dc. \odot Denotes approximate location (see location map).

Sta.	N	E	EI.
161A	179,682.8211	410,366.3677	141.3280 (meters)
	589,509.388	1,346,343.658	463.674 (feet)
161B	179,977.2258	409,881.8290	143.4319 (meters)
	590,475.281	1,344,753.967	470.576 (feet)
- \circ Denotes iron pipe found.
- \bullet Denotes rebar and cap set.
- \square Denotes concrete monument found.
- \blacksquare Denotes concrete monument set.
- XXXXX Denotes Public Forest Conservation Easement. The Forest Conservation Easement shown hereon has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. Surety has been posted as part of Developer Agreement No. F-03-038 in the amount of \$7,801.00 for 0.45 Acres of on-site Afforestation. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easements are allowed. **Total Easement AREA 0.55 AC.**
- Public water and sewer will be used within this site. Contract # 24-4056-D and # 44-1344
- Open space requirements:
 - Open space required (6%):
131,612.3878 sq. ft. x 0.06 = 7,896.7433 sq. ft.
 - Open space provided:
30,842.2199 sq.ft.
- On April 10, 2001 the planning director approved waiver petition WP-01-89 from section 16.121.E.(1) to allow open space Lot 5 to have zero (0) feet frontage on a public road subject to:
 - Providing a 24' wide shared access easement to lots 1-4 and,
 - Open space Lot 5 shall be dedicated to the homeowners association.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- Existing house on Lot 1 to remain, no new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulation require.
- Existing well and septic system on Lot 1 to be properly abandoned and replaced WITHIN ONE YEAR AFTER AN ADEQUATE SEWER WATER SYSTEM BECOMES AVAILABLE WITHIN THE SUBDIVISION
- The project is within the metropolitan district.
- Previous Howard County file numbers: S-01-22; WP-01-089; P-02-019
- There are no Flood plains on-site.
- There are no wetlands on-site per field inspection by Exploration Research Inc. on 1/31/2001.
- The noise study for a portion of this project that fronts on MD. RT. 144 was taken from neighboring study F-98-111, and a noise study was prepared on October 2, 2002 by The Willson T. Ballard Co. for the portion of the property that fronts on RT. 40.

General Notes Continued see this sheet

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.

C. Brooke Miller 5/24/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Paul D. Henderson 5/24/03
Paul D. Henderson (Owner) Date

Deceased
Dolores E. Henderson (Owner Deceased) Date

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 4
- Total area of Buildable Lots to be recorded: 99,964.3079 sq.ft. or 2.2949 Acres±
- Total number of Open Space Lots to be recorded: 1
- Total area of Open Space Lots to be recorded: 30,842.2199 sq.ft. or 0.7080 Acres±
- Total area of road widening to be recorded: 805,8600 sq.ft. or 0.0185 Acres±
- Total area of subdivision to be recorded: 131,612.3878 or 3.0214 Acres±

OWNER
Paul D. Henderson
Dolores E. Henderson (Deceased)
10772 Frederick Road
Ellicott City, Md. 21042

DEVELOPER
Knaff Development LLC.
4979 Bucksin Lake Drive
Ellicott City, Md. 21042
(410) 977-4945

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7350
E-mail: FSHAssociates@cs.com

The purpose of this plat is to resubdivide existing Lot 50 of St. Charles College Farms into 4 buildable and 1 open space lots

APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department

Penny Borestein M.D. 6/25/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

John Cafferty 6/30/03
Chief, Development Engineering Division MK Date

John Cafferty 6/30/03
Director (Acting) Date

OWNER'S CERTIFICATE

We, Paul D. Henderson and Dolores E. Henderson (Deceased), owners 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 24th day of MAY, 2003.

Paul D. Henderson
Paul D. Henderson (Owner)
Deceased

Dolores E. Henderson
Dolores E. Henderson (Owner Deceased)

TDH
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed. By Eleanor M. Feaga to Paul D. Henderson and Dolores E. Henderson by deed dated May 29, 1984 and recorded in the land records of Howard County in Liber 1253 folio 690, 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.



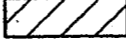


C. Brooke Miller 5/24/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date



Recorded as Plat No. 16039 on July 3, 2003
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF VANBORINE PLACE
LOTS 1 THRU 4 AND OPEN SPACE LOT 5
ZONING: R-20
A RESUBDIVISION OF PART OF LOT 50, ST. CHARLES COLLEGE FARMS, L.117 F.600, DATED MAY 23, 1923
A SUBDIVISION OF PARCEL 12
TAX MAP 16 GRID 24
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=50'
Date: May 13, 2003
Sheet 1 of 2
S-01-22, WP-01-089, P-02-019

LEGEND

- Public Water and Utility Easement 
- Public Drainage and Utility Easement 
- Private Access Easement 
- Public Sewer and Utility Easement 
- Private Pedestrian Easement 

FREDERICK ROAD
MARYLAND ROUTE 144
Minor Arterial (Scenic Road)

Approximate
65 dBa Noise
Line (See
F-98-111 for
study)

JON D. AND VIRGINIA COOK
1016/204
ZONED R-20

E 1,344,800
N 500,000

Unmitigated
65 dBa Noise Line

HOA OPEN SPACE
LOT 122
TERRA MARIA
PLAT #12490
ZONED: R-ED

20' Ex. Sewer &
Utility Easement
Per Plat No. 12490

Land dedicated to the
State of Maryland for the
purposes of a public
road: 805,8600 sq. ft.±

Maryland State Grid (NAD 83/91)

20' Public Sewer and
Utility Easement

Existing Forest
Conservation Easement
Plat #12001

LOT 1
25,894.5822sf±

LOT 2
22,663.8885sf±
VANBORINE PLACE
(PRIVATE ROAD)

LOT 3
25,192.9853sf±

LOT 4
26,212.8519sf±

OPEN SPACE
LOT 5
30,842.2199sf±
HOA owned and
maintained

Private Use-In-Common Access Easement
over Lots 1 thru 4 for the use and benefit
of Lots 1 thru 4 and Public Water and
Utility Easement Over Lots 1 thru 4
for the use and benefit of Lots 1 thru 4

Ex. Private Easement for
Water House Connections
Per Plat No. 11366

14' Private Drainage
and Utility Easement

20' Public Water
and Utility Easement

LOT 2
WEEKS PROPERTY
F-94-75
PLAT NO. 11366
ZONED: R-20

24' Private Use-In-Common Access
Easement Over Lots 1 thru 4 for
the use and benefit of Lots 1 thru 4

10' Private Pedestrian
Easement to Open Space
Lot 5 over Lot 4 for the use
and benefit of Lots 1 thru 4

LOT 3
WEEKS PROPERTY
F-94-75
PLAT NO. 11366
ZONED: R-20

Forest Conservation Easement
Afforestation: 23,881sf or 0.55 Ac.

OPEN SPACE LOT 4
WEEKS PROPERTY
F-94-75
PLAT #11366
ZONED: R-20

LOT 1
WEEKS PROPERTY
F-94-75
PLAT NO. 11366
ZONED: R-20

BALTIMORE NATIONAL PIKE
US ROUTE 40
(Intermediate Arterial)

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 compiled with.

C. Brooke Miller 5/24/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date
Paul D. Henderson 5/24/03
Paul D. Henderson (Owner) Date
Deceased
Dolores E. Henderson (Owner Deceased) Date

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Dolores E. Henderson (Deceased)
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DEVELOPER
Knauff Development LLC.
4979 Buckskin Lake Drive
Ellicott City, Md. 21042
(410) 977-4945

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APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department

Penny Bernstein M.D. 6/25/03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

[Signature] 6/30/03
Chief, Development Engineering Division Date
[Signature] 6/30/03
Director Date

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Witness my hand this 24th day of MAY, 2003.

Paul D. Henderson
Paul D. Henderson (Owner)
Deceased
Dolores E. Henderson (Owner Deceased)
[Signature]
Witness

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C. Brooke Miller 5/24/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 1604b on July 3, 2003
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF
VANBORINE PLACE**
LOTS 1 THRU 4 AND OPEN SPACE LOT 5
ZONING: R-20

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LOT 50, ST. CHARLES COLLEGE FARMS,
L.117 F.600, DATED MAY 23, 1923
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