

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
100	560,500.3480	1,346,903.3260
101	560,610.5760	1,346,844.5059
102	560,744.8729	1,347,342.6195
103	560,632.5792	1,347,394.0955

METRIC EQUIVALENT COORDINATE TABLE

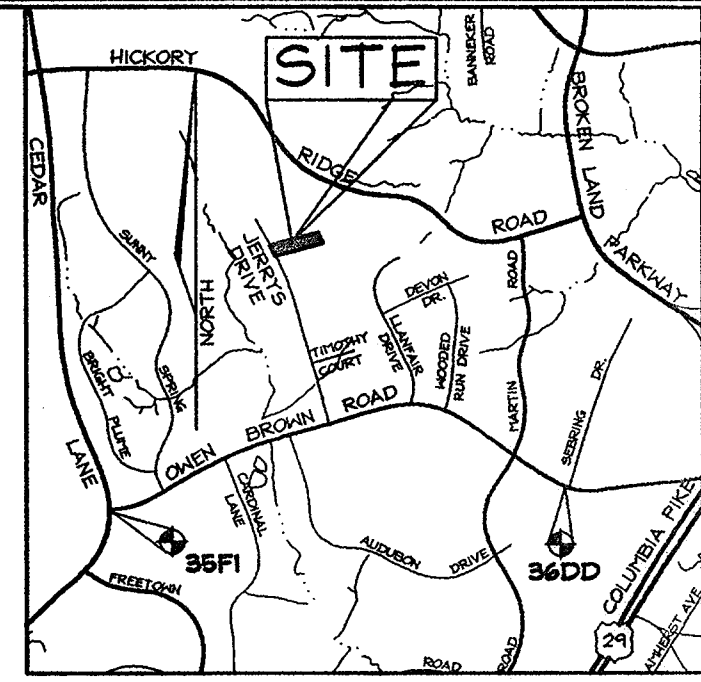
POINT	NORTHING	EASTING
100	170,840.8478	410,536.9548
101	170,874.4453	410,519.0264
102	170,915.3791	410,670.8518
103	170,881.1519	410,686.5417

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
2	21,519.47±	3,519.47±	18,000.00±
3	22,521.95±	4,521.95±	18,000.00±

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 through 3, any conveyances of the aforesaid lots shall be subject to easements 1 through 3, 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."



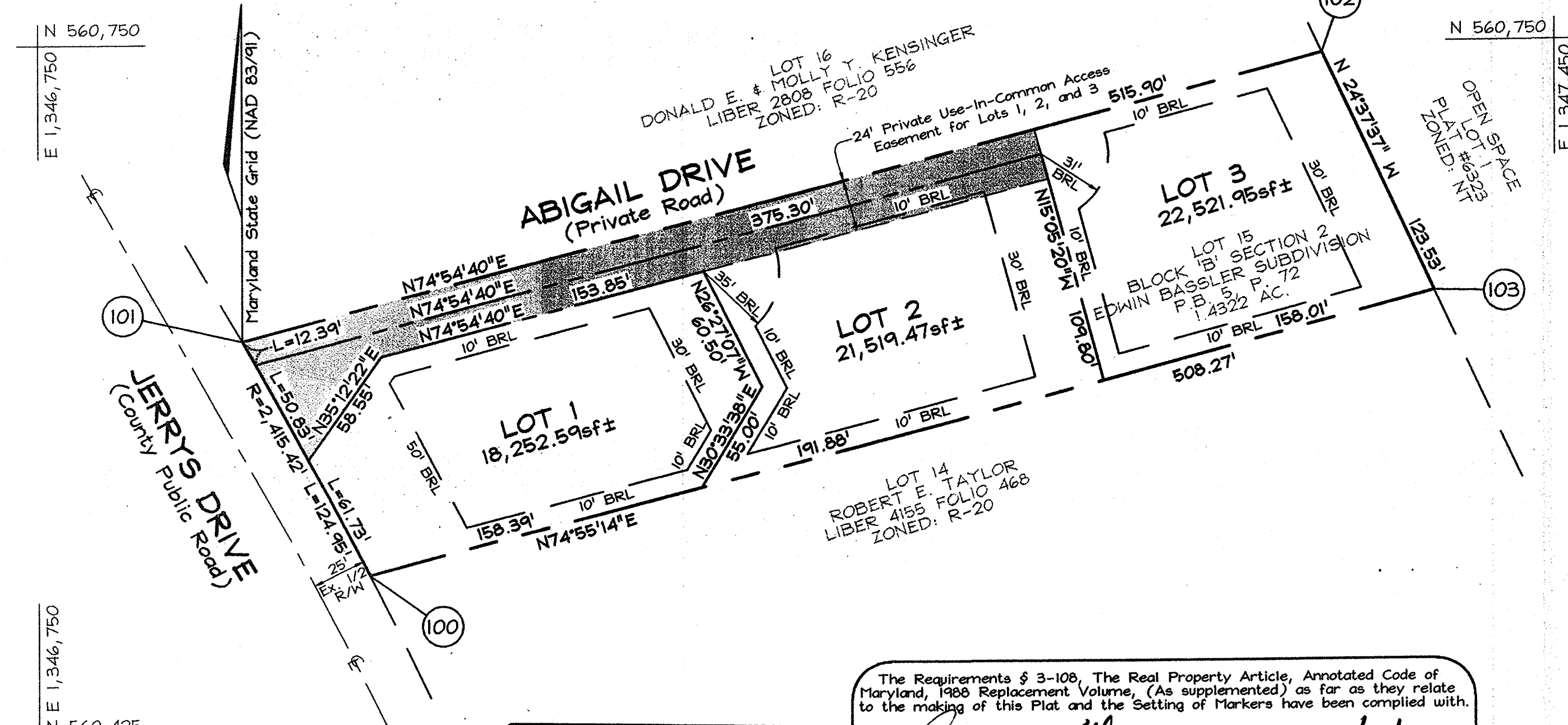
VICINITY MAP
SCALE: 1"=2000'

Continuation of General Notes

- E) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over surface;
- F) Structure clearances - minimum 12 Feet;
- G) Maintenance's - sufficient to ensure all weather use
- 17. Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- 18. There is no 100 Year Flood plain existing on-site.
- 19. A.P.F.O. Traffic Study prepared by Lee Cunningham and Associates and approved on June 14, 2002.
- 20. This subdivision is subject to the fourth edition of the Howard County Subdivision and Land Development regulations.
- 21. Stormwater management for proposed Lots 2 and 3 is provided by rooftop disconnects. Stormwater management for the use-in-common driveway is provided in a grass swale located within the use-in-common access easement.

GENERAL NOTES

1. Subject property zoned R-20 per 10/18/93 Comprehensive Zoning Plan.
2. Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 35FI and no. 36DD ♦ Denotes approximate location (see location map).
 Sta. 35FI N 557,787.367 (FT) E 1,345,217.309 (FT) ELEV. 401.165 (FT)
 N 170,013.9297 (M) E 410,023.0559 (M) ELEV. 122.2752 (M)
 Sta. 36DD N 558,056.573 (FT) E 1,349,892.314 (FT) ELEV. 393.153 (FT)
 N 170,095.9837 (M) E 411,448.0004 (M) ELEV. 119.8332 (M)
3. ○ Denotes iron pipe found.
4. ● Denotes rebar and cap set.
5. □ Denotes concrete monument found.
6. ■ Denotes concrete monument set.
7. This plat complies with the requirements of Section 16.1200 of the Howard County Code for forest conservation. The total required obligation is 0.72 acres with 0.42 acres being paid for by a fee-in-lieu of \$9,147.60 and by planting off-site the remaining 0.30 acres as the 13th exchange on the 'Amended Plat of Forest Conservation Easements on the Winkler Property', F-03-78(FC). PLAT Nos 15915 - 15918
8. Water and Sewer service to these lots will be granted under the provisions of section 18.122.B of the Howard County Code. Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
9. There is an existing dwelling 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 requires.
10. Landscaping for Lots 2 and 3 is provided in accordance with a certified Landscape plan under SP-02-04, in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety will be posted at Site Development Plan Stage.
11. On May 20, 2002 the Planning Director approved Waiver Petition WP-02-100 from the following sections:
 - 1) 16.132(a)(2)(i)(a) Not to improve one half of the public road to the full designated paving section.
 - 2) 16.134(b)(1)(i) Not to construct sidewalks along the frontage of the property on Jerry's Drive.
 - 3) 16.135(a) Not to install a street light.
 - 4) 16.136 Not to plant street trees.
 A fee-in-lieu of the required improvements in the amount of \$6,302 was paid on March 13, 2003 to capital project No. J-4134
12. Open Space obligations for this property are fulfilled by payment of a fee-in-lieu of providing Open Space in the amount of \$3,000.
13. BRL Denotes Building Restriction Line.
14. This plat is based on field run Monumented Boundary Survey performed on or about October, 2001 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
15. 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.
16. Driveway(s) 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 requirements:
 - A) Width - 12 feet (14 feet serving more than one residence);
 - 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 (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);



AREA TABULATION CHART

1. Total number of Buildable Lots to be recorded: 3
2. Total area of Buildable Lots to be recorded: 1.430 Acres±
3. Total area of road widening to be recorded: 0 Acres±
4. Total area of subdivision to be recorded: 1.430 Acres±

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 15, BLOCK B, SECTION 2, OF THE EDWIN BASSLER SUBDIVISION INTO 3 BUILDABLE LOTS.

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 4/16/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Michael L. Pfau 4/16/03
Michael L. Pfau Date

OWNER/DEVELOPER

Michael L. Pfau
3675 Park Avenue Suite 301
Ellicott City, Maryland 21043
410-480-0023

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

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

Penny Bronte 5-6-03
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Mark Taylor 4/29/03
Chief, Development Engineering Division Date

Mark Taylor 5/12/03
Director Date

OWNER'S CERTIFICATE

I Michael L. Pfau, 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 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 16th day of April, 2003

Michael L. Pfau
Michael L. Pfau

Zacharia G. Eisch
Zacharia G. Eisch
Witness

Michael L. Pfau
Michael L. Pfau
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 Stephen A. Menzies and Tina F. Menzies to Michael L. Pfau by deed dated January 22, 2003 and recorded in the land records of Howard County in liber 6849 folio 128, 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 4/16/03
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 15927 on 5-16-03
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
ABBIE GLEN

LOTS 1 THRU 3, (A RESUBDIVISION OF LOT 15, BLOCK 'B', SECTION 2, OF THE EDWIN BASSLER SUBDIVISION PLAT BOOK 5 FOLIO 72)
TAX MAP 35 GRID 12 PARCEL 179
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=50'
Date: April 16, 2003
Sheet 1 of 1
SP-02-04; WP-02-100