

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
2	564257.610550	1370026.700712	2	171906.065410	420267.250004
511	564105.354061	1370630.770359	511	171964.041593	420207.503490
512	563502.933504	1370343.526106	512	171756.039414	42019.951265
513	563430.065110	1370401.025054	513	171736.267465	420162.105113
540	563460.579276	1370491.302500	540	171743.128051	420164.909339
900	563525.904700	1370353.220010	900	171763.063609	420122.904391

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	17,351 Sq.Ft.*	1,113 Sq.Ft.*	16,230 Sq.Ft.*
3	10,520 Sq.Ft.*	2,064 Sq.Ft.*	16,456 Sq.Ft.*
4	19,637 Sq.Ft.*	2,974 Sq.Ft.*	16,663 Sq.Ft.*

The Requirements 63-100, The Real Property Article, Annotated Code of Maryland, 1980 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

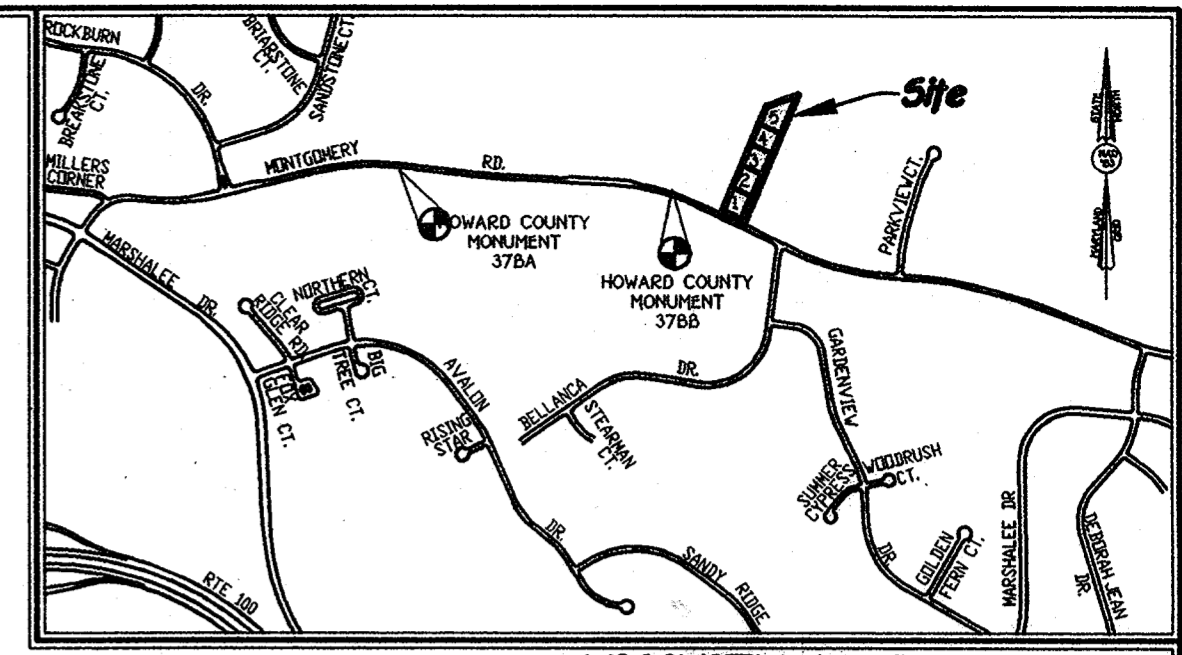
*Terrell A. Fisher* 11/03/05  
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

*Stephen F. Forney* 11-4-05  
 Stephen F. Forney Date

*Barbara R. Forney* 11-4-05  
 Barbara R. Forney Date

**General Notes:**

- Subject Property Zoned R-20 Per 10/10/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 37BA And No. 37BB. Sja. 37BB N 563363.4150 E 137040.4710 Sja. 37BA N 563705.6100 E 1376343.1720
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March 14, 2002, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Rebar With Cap Set "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 With Cap Set "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 Flag Or Pipestem And The Public Road Right-Of-Way Line And Not Onto The Flag Or Pipestem Lot Driveway.
- Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) 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 Driveway Surface;
  - Maintenance - Sufficient To Ensure All Weather Use.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- No Cemeteries, Burial Grounds Or Historic Structures Exist Within The Limits Of This Subdivision By Visual Observation.
- Denotes Public Forest Conservation Easement. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 10.122.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.
- Landscaping For Lots 1 Through 4 Is Provided In Accordance With A Certified Landscape Plan On File With This Plat In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual. Posting Of Required Surety Shall Be Deferred Until Site Development Plan Approval.
- In Accordance With Section 16.1200 Of The Howard County Code And Forest Conservation Manual, Forest Conservation Obligations Shall Be Met By The Placement Of 1.066 Acres Of Existing Forest Into Retention Easement Which Is Sufficient To Meet The Breakeven Requirement Of 0.70 Acres Of Existing Forest Retention.
- Previous Department Of Planning And Zoning File Numbers Exist For This Property. (See "WP-03-105")
- No 100 Year Floodplain Or Steep Slopes Exist On Site.
- No Wetlands Exist Within The Limits Of This Subdivision As Delineated By Eco-Science Professionals On March 5, 2003.
- This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.
- In Accordance With The Howard County Design Manual, Volume 1, Section 5; Stormwater Management For This Project Has Been Provided By The Use Of "Rain Gardens" And The Use Of "Disconnection Of Rooftop Runoff" & "Disconnection Of Non-Rooftop Runoff" Credits. Refer To The Supplemental Plan On File With This Subdivision For House Location And Site Grading Criteria.
- The Existing Dwellings And Structures Located On This Site Are To Be Removed.
- The Open Space Shown Hereon Is Hereby Dedicated To Howard County, Maryland (Department Of Recreation And Parks).
- Lots 1 Through 4 Require The Submission And Approval Of A Site Development Plan In Accordance With Section 16.155(a)(2)(ii) Of The Subdivision Regulations.
- Open Space Tabulations: (For 16,000 Square Foot Minimum Lot Size)
  - Open Space Required: 2.055 Ac. X 20 X = 0.571 Ac.
  - Open Space Provided / Credited: 1.002 Ac.
- This Property Is Located Within The Metropolitan District For Public Water And Public Sewer. Contract Numbers Are 10-1602-6 For Sewer And Capital Project 34-W For Water.
- The Driveway Intersection Shall Conform To Howard County Standard Detail R6.06.
- This Plat Is Subject To Waiver Petition (WP-03-105) Of The Howard County Subdivision And Land Development Section 16.121(e)(ii), Which Requires 40' Frontage To Open Space Lots And To Section 16.120(b)(4)(iv), Which Requires Lots Not Be Encumbered By Open Space Access Easement Within Residential Lots, Was Approved On April 22, 2003 And Subject To The Following Conditions:
  - Open Space Lot 5 Being Accepted By And Dedicated To The Howard County Department Of Recreation And Parks.
  - Pedestrian Access To Open Space Lot 5 Shall Be Provided By The 40' Wide Use-In-Common access Easement For Lots 1 thru 4. Maintenance And Emergency Vehicular Access To Open Space Lot 5 Shall Be Provided Through The Surrounding Open Space Land Owned By Howard County Department Of Recreation And Parks.
- Howard County Department Of Recreation And Parks Shall Not Be Responsible For The Maintenance Of The Shared Driveway For Lots 1 through 4.
- The Use-In-Common Maintenance Agreement For Lots 1 Thru 4 Shall Be Recorded Simultaneously With The Final Plat In The Land Records Office Of Howard County, Maryland.
- The On-Lot Stormwater Management Facilities Located On Lots 2 Thru 4 Are Privately Owned And To Be Maintained By The Homeowner.
- Lot 4, Gravity Sewer Service For First Floor Only. Basement Sewer Service To Be Provided By Private On-Site Pump.
- Vehicular Access For Maintenance To Open Space Lot 5 Will Be Derived From Access Through Rockburn Branch Park Approved By The Department Of Recreation And Parks.



VICINITY MAP  
SCALE: 1" = 2,000'

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION 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 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s)/Parcel(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County With A Metes And Bounds Description Of The 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 Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By The 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.

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1620 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.002 Ac.*
TOTAL AREA OF LOTS TO BE RECORDED	2.769 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.006 Ac.*
TOTAL AREA TO BE RECORDED	2.055 Ac.*

**Owner And Developer**

Mr. And Mrs. Stephen Forney  
 3360 Bramly Court  
 Glenwood, Maryland 21730-9525

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2955

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department.

*Roberto J. Walden* 11/2/05  
 Howard County Health Officer SFO Date

APPROVED: Howard County Department Of Planning And Zoning.

*Michael J. ...* 11/4/05  
 Chief, Development Engineering Division Ops Date

*Frank ...* 1/13/06  
 Director Date

**OWNER'S CERTIFICATE**

Stephen F. Forney And Barbara Forney, 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 Roads 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 The Said Easements And Rights-Of-Way. Witness My Hand This 3rd Day Of November, 2003.

*Stephen F. Forney*  
 Stephen F. Forney  
 Witness  
*Barbara R. Forney*  
 Barbara R. Forney  
 Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of All Of The Lands Conveyed By Montgomery Properties, LLC, A Maryland Limited Liability Company, To Stephen F. Forney And Barbara Forney By Deed Dated March 1, 2004 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 0205 At Folio 633, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland 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*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Date 11/03/05

RECORDED AS PLAT No. 17976 ON 1-25-06  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Carter's Crossing**  
 Lots 1 thru 4 &  
 Open Space Lot 5  
 Zoned R-20

Tax Map: 37 Grid: 5 Parcel: 45  
 First Election District  
 Howard County, Maryland  
 Scale: 1" = 50'  
 Date: October 31, 2005  
 Sheet 1 of 2

**RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION 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 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot(s)/Parcel(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County With A Metes And Bounds Description Of The 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 Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By The Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement. The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.

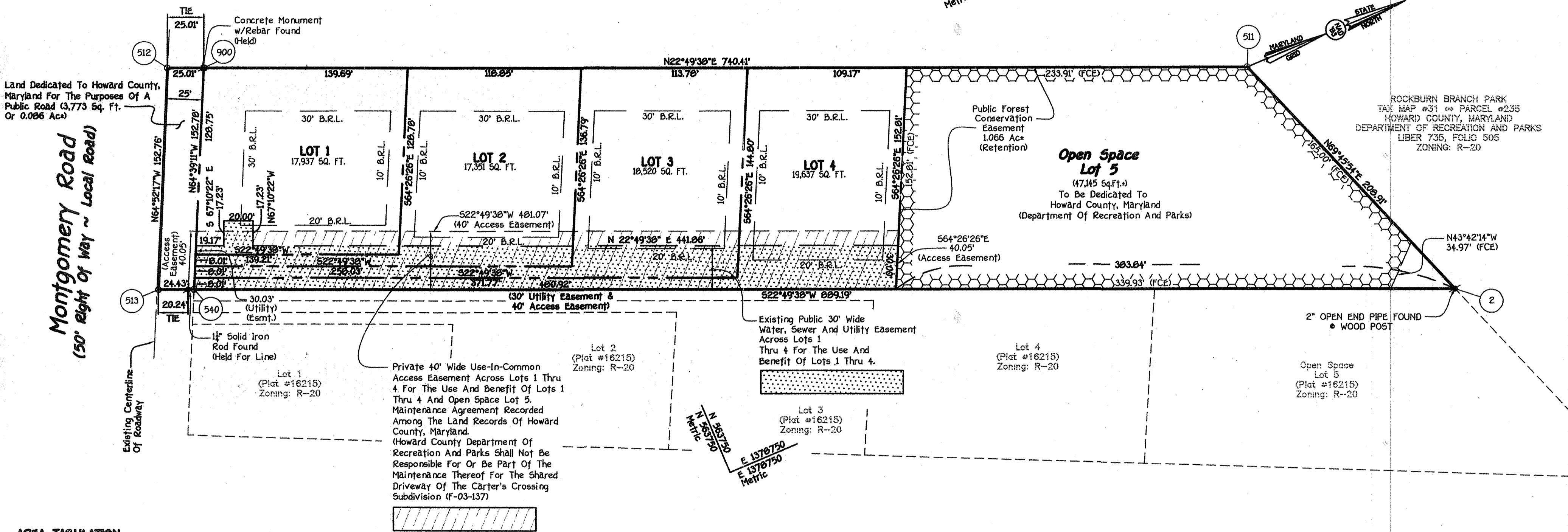
The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

*Terrell A. Fisher* 11/03/05  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor) Date

*Stephen F. Forney* 11-4-05  
 Stephen F. Forney Date

*Barbara Forney* 11-4-05  
 Barbara Forney Date

TAX MAP #31 \*\* PARCEL #235  
 HOWARD COUNTY, MARYLAND  
 DEPARTMENT OF RECREATION AND PARKS  
 LIBER 735, FOLIO 505  
 ZONING: R-20



**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	5
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,620 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1,092 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	2,769 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0,086 Ac.±
TOTAL AREA TO BE RECORDED	2,855 Ac.±

**Owner And Developer**

Mr. And Mrs. Stephen Forney  
 3368 Bramble Court  
 Glenwood, Maryland 21738-9525

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 481-2255

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department.

*Robert J. Weber* 11/2/05  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Mark D. Wight* 11/4/06  
 Chief, Development Engineering Division Date

*Mark D. Wight* 11/9/06  
 Director Date

**OWNER'S CERTIFICATE**

Stephen F. Forney And Barbara Forney, 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 Roads 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 The Said Easements And Rights-Of-Way. Witness My Hand This 3rd Day Of November, 2003.

*Stephen F. Forney*  
 Stephen F. Forney

*Barbara R. Forney*  
 Barbara Forney

*Terrell A. Fisher*  
 Witness

*Terrell A. Fisher*  
 Witness

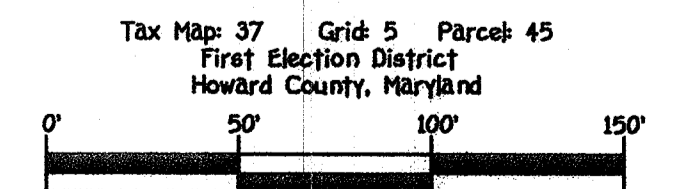
**SURVEYOR'S CERTIFICATE**

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*Terrell A. Fisher* 11/03/05  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 17977 ON 1-25-06  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Carter's Crossing**  
 Lots 1 thru 4 &  
 Open Space Lot 5  
 Zoned: R-20



Scale: 1" = 50'  
 Date: October 31, 2005  
 Sheet 2 of 2