

COORDINATES		
PT. #	NORTH	EAST
502	607958.8430	1286523.3170
503	606236.0795	1285523.9540
504	605680.0570	1286080.9956
505	605524.0287	1286236.9174
506	604307.1323	1287671.8955
1023	606945.9596	1285949.6234
1217	606961.0129	1285923.6735
1218	607969.2611	1286508.7033
1219	607392.1904	1287318.1697
1238	607951.8464	1286533.1313
1250	607085.3622	1287748.5344
1350	607188.2320	1287200.5139
1351	607236.1209	1287049.1764
1352	607500.0793	1287166.8322
07FA	604392.197	1288044.167
07FB	605463.389	1289326.091

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE IN FEET, TO CONVERT METERS DIVIDE BY 3.28083333.

**OWNER**  
 EVELYN W. PICKETT  
 16571 FREDERICK ROAD  
 MOUNT AIRY, MD 21771

**DEVELOPER**  
 WILLIAM E. BARNES  
 1878 WOODBINE ROAD  
 WOODBINE, MD 21797

**AREA TABULATION:**

A. Total number of lots and/or parcels to be recorded: Buildable.....	1
B. Total area of lots and/or parcels: Buildable.....	43,560 SQ. FT. OR 1.000 Ac.±
C. Total area of road right-of-way to be recorded, including widening strips.....	0
D. Total area of subdivision to be recorded.....	43,560 SQ. FT. OR 1.000 Ac.±

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.

*Evelyn W. Pickett*  
 EVELYN W. PICKETT (TRUSTEE) 3/19/04  
 DATE

*Sourabh Munshi*  
 SOURABH G. MUNSHI, P.L.S. NO. 10,770 3/10/04  
 DATE

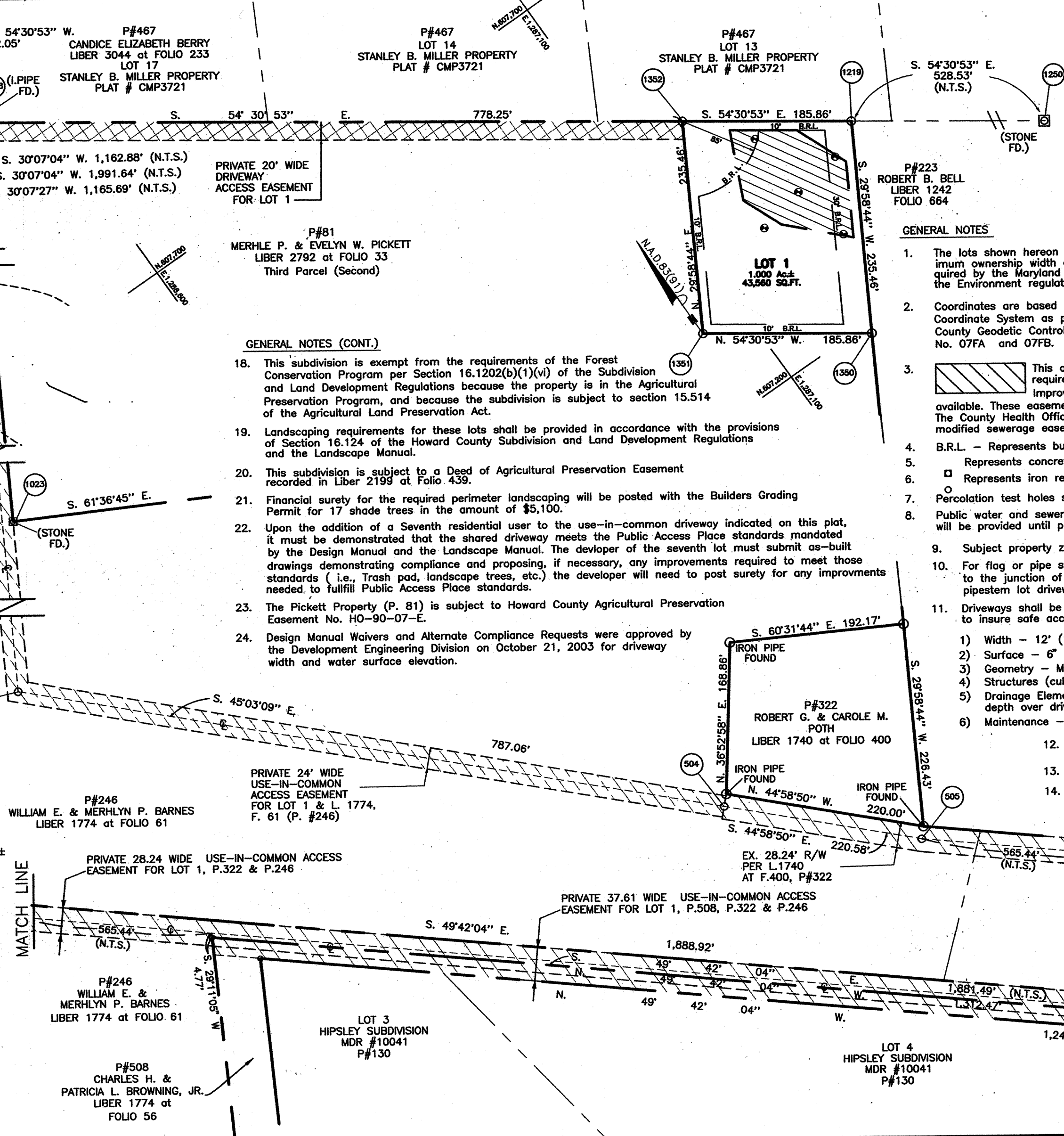
**APPROVED**  
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

*Randy Bostain*  
 HOWARD COUNTY HEALTH OFFICER 3-9-04  
 DATE

**APPROVED**  
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark D. Lytle*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 3/19/04  
 DATE

*Mark D. Lytle*  
 PLANNING DIRECTOR 3/23/04  
 DATE



**OWNER'S CERTIFICATE**

I, EVELYN W. PICKETT (TRUSTEE), OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS AGRICULTURAL PRESERVATION SUBDIVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

WITNESS MY/OUR HANDS THIS 1 DAY OF March, 2004.

*Evelyn W. Pickett*  
 EVELYN W. PICKETT (TRUSTEE) 3/19/04  
 DATE

*Merhlyn P. Barnes*  
 WITNESS 3/19/04  
 DATE

**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 MERHLE P. PICKETT AND EVELYN W. PICKETT TO MERHLE P. PICKETT (DECEASED) & EVELYN W. PICKETT (TRUSTEE) BY DEED DATED AUGUST 25, 1992 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2792 FOLIO 33 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.

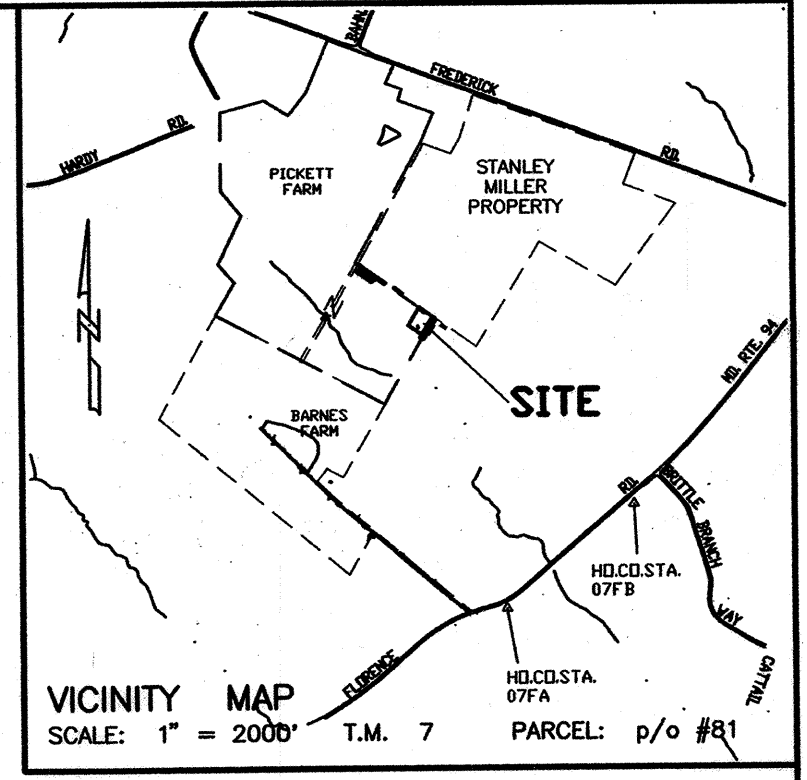
*Sourabh Munshi*  
 SOURABH G. MUNSHI, Prof. L.S. #10770 3/10/04  
 DATE

RECORDED AS PLAT NO. 16615 ON Mar. 29, 2004 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**AGRICULTURAL PRESERVATION SUBDIVISION PLAT**  
 SECTION 1, LOT 1  
**PICKETT FARM**

TAX MAP: 7 ELECTION DISTRICT: FOURTH SCALE: 1"=100'  
 GRID NO: 10 HOWARD COUNTY, MARYLAND DATE: FEB, 2004  
 PARCEL NO: P/O 81 EX. ZONING: RC-DEO

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street P.O. box 328  
 Mount Airy, Maryland 21771  
 (301) 829 2890 (301)831 5015 (410) 549 2751



**GENERAL NOTES (CONT.)**

- This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(vi) of the Subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program, and because the subdivision is subject to section 15.514 of the Agricultural Land Preservation Act.
- Landscaping requirements for these lots shall be provided in accordance with the provisions of Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual.
- This subdivision is subject to a Deed of Agricultural Preservation Easement recorded in Liber 2199 at Folio 439.
- Financial surety for the required perimeter landscaping will be posted with the Builders Grading Permit for 17 shade trees in the amount of \$5,100.
- Upon the addition of a Seventh residential user to the use-in-common driveway indicated on this plat, it must be demonstrated that the shared driveway meets the Public Access Place standards mandated by the Design Manual and the Landscape Manual. The developer of the seventh lot must submit as-built drawings demonstrating compliance and proposing, if necessary, any improvements required to meet those standards (i.e., Trash pad, landscape trees, etc.) the developer will need to post surety for any improvements needed to fulfill Public Access Place standards.
- The Pickett Property (P. 81) is subject to Howard County Agricultural Preservation Easement No. HO-90-07-E.
- Design Manual Waivers and Alternate Compliance Requests were approved by the Development Engineering Division on October 21, 2003 for driveway width and water surface elevation.

**GENERAL NOTES**

- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
- Coordinates are based on NAD 83' Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 07FA and 07FB.
- This area designates a private sewerage easement of at least 10,000 square feet as required by Maryland State Department of Environment for individual sewerage disposal. Improvements in 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 adjustments. Recordation of a modified sewerage easement shall not be necessary.
- B.R.L. - Represents building restriction line
- Represents concrete monument set (unless otherwise noted)
- Represents iron rebar set (unless otherwise noted)
- Percolation test holes shown hereon have been field located and shown thus
- Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
- Subject property zoned 'RCDEO' per 10/18/93 comprehensive zoning plan.
- 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 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:
  - Width - 12' (14' serving more than one residence);
  - Surface - 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
  - Geometry - Max. 15% grade, max. 8% grade change and min. 45' 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 depth over driveway surface.
  - Maintenance - sufficient to insure all weather use.
- This plat is based on a field run monumented boundary survey performed on or about April 10, 2003 by Sourabh G. Munshi, Vanmar Associates, Inc.
- Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
- No wetlands currently exist on this subdivision and the subdivision does not lie within a flood hazard area.
- A use-in-common driveway maintenance agreement for Lot 1, and Parcel No.'s 508, 322 & 246 was recorded with the Recording of this Final Plat at Howard County Land Records office.
- This plat is subject to Section 15.514(b) of the Agricultural Preservation Program.
- Lot 1 is created in accordance with the provisions of section 104.E6 of Zoning Regulations and will be released from the Agricultural Land Preservation Program per section 15.514 of the Agricultural Land Preservation Act.