

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
6	604369.256	1310907.303	6	184212.118	399565.345
15	604296.933	1311200.048	15	184190.074	399654.574
18	603993.488	1311771.928	18	184097.583	399228.883
40	604373.312	1310941.692	40	184213.354	399575.827
45	604972.308	1311171.565	45	184395.928	399645.892
200	605051.989	1312027.849	200	184420.215	399906.888
201	605367.461	1311646.401	201	184516.371	399790.623
3007	604415.981	1310975.688	3007	184226.360	399586.189
3009	605427.038	1311464.653	3009	184534.530	399735.226
3047	604278.158	1311160.821	3047	184184.351	399642.618
3048	604187.112	1311179.666	3048	184156.600	399648.362
3049	603871.568	1311173.021	3049	184060.422	399646.336
3050	603635.286	1311131.120	3050	183988.403	399633.565
3051	604311.105	1311173.340	3051	184194.393	399646.433
3057	603632.151	1311161.032	3057	183987.447	399642.682
3058	603868.616	1311202.966	3058	184059.523	399655.464
3059	604189.872	1311209.731	3059	184157.442	399657.526
3061	604275.676	1311191.971	3061	184183.594	399652.112
3023	604807.588	1311400.856	3023	184345.697	399715.780
3024	604480.512	1311315.310	3024	184246.029	399689.706
3029	604443.814	1311555.589	3029	184234.843	399732.463
3030	604770.809	1311541.135	3030	184334.511	399758.537

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

Mark L. Robel 8/20/03
 Mark L. Robel *339
 (Registered Property Line Surveyor)
 Date

David F. Healey 8/20/03
 David F. Healey
 (Owner)
 Date

Marianne M. Healey 8/20/03
 Marianne M. Healey
 (Owner)
 Date

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 And Other Public Utilities Located In, On, Over, And Through Lots 1 And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.

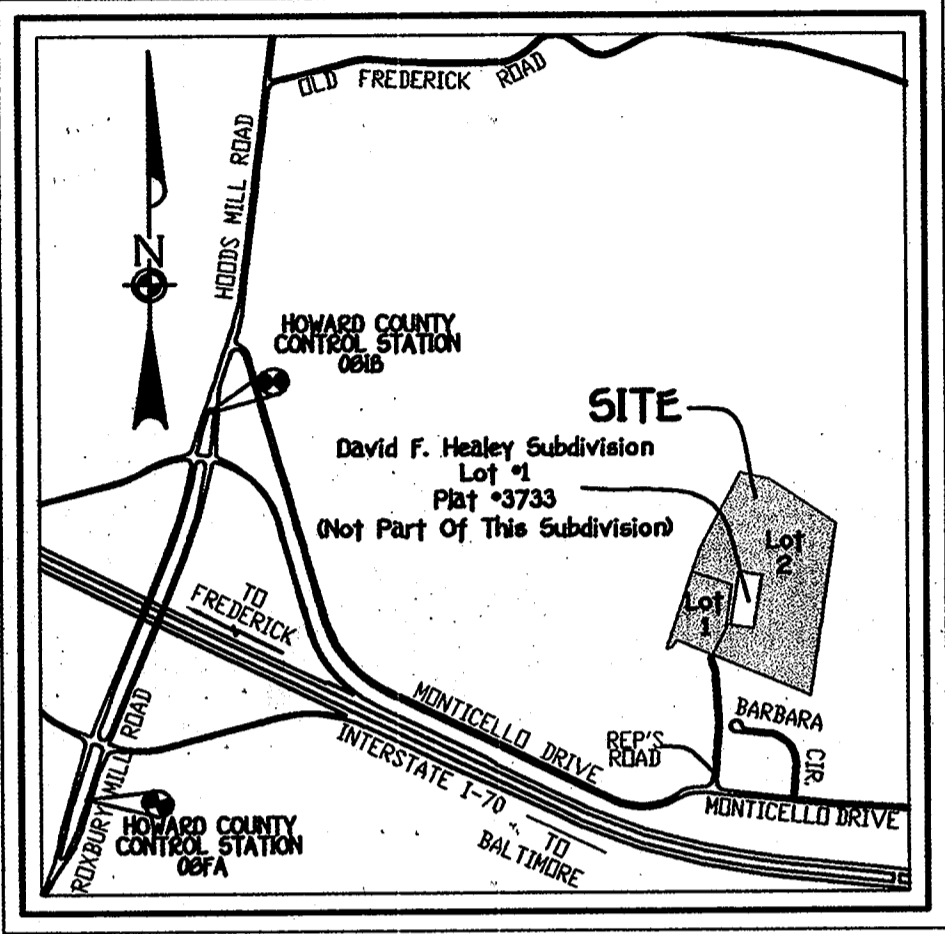
- General Notes:**
1. This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall 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.
 2. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 3. Subject Property Zoned RC-DEO Per 10/18/93 Comprehensive Zoning Plan.
 4. Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0818 And No. 08FA.
 Sta. 0818 N 183899.1670 meters E 398437.1458 (meters)
 Sta. 08FA N 184626.5886 (meters) E 398700.8556 (meters)
 5. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2002, By Fisher, Collins And Carter, Inc.
 6. B.R.L. Denotes Building Restriction Line.
 7. \bullet Denotes Iron Pin With Cap Set T.C.C. 105°.
 8. \bullet Denotes Iron Pipe Or Iron Bar Found.
 9. \curvearrowright Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
 10. \circ Denotes Concrete Monument With Cap Set T.C.C. 106°.
 11. \square Denotes Concrete Monument Or Stone Found.
 12. For Flag Or Pipestem Lots Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Reps Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
 13. Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - a) Width - 12 Feet Or 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 (125-Loading)
 - 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 - Sufficient To Ensure All Weather Use.
 14. All Lot Areas Are More Or Less (±).
 15. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
 16. No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers.
 17. Wetlands Shown Are Based On A Site Evaluation By Eco-Science Professionals During February 15, 2002.
 18. Previous Department Of Planning And Zoning File Numbers F-77-71, F-99-189 And F-03-58.
 19. No Cemeteries Exist On Site By Visual Observation.
 20. The Existing Dwelling On Lot #1 Healey Property Is Non-conforming With Respect To The Building Restriction Lines As Set Forth Under Section 106.D Of The Zoning Regulations. There Is An Existing Dwelling/Structure(s) Located On Lot 1 Which Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Or Accessory Structures Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 21. This Project Is Exempt From Perimeter Landscaping In Accordance With Section 15.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat To Revise Property Lines Between Two Buildable Properties And Does Not Create Any Additional Lots.
 22. A Forest Conservation Declaration Of Intent Has Been Filed With The Submission Of This Plat. This Is Exempt From Providing A Forest Retention Surety Since This Subdivision Plat Does Not Create Any New Additional Building Lots.
 23. This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations And The Planning And Zoning Regulations As Amended Under Council Bill #50-2001.
 24. \bullet Denotes Wetlands Area.
 25. In Accordance With The Howard County Design Manual, Volume One, Section 5.12.B.2, Lot 1 Is Exempt From Providing Stormwater Management Since Lot 1 Contains An Existing House. The Improvements On Lot 2 Do Not Disturb Over 5,000 Sq. Ft. Of Area. Therefore, Lot 2 Is Exempt From The Provisions And Requirements Of Providing Stormwater Management In Accordance With Section 5.12.B.2 Of The Howard County Design Manual, Volume 1. If The Disturbance Exceeds 5,000 Square Feet Then Stormwater Management Will Be Provided At The Plat Stage.
 26. \square Denotes Top Of Stream Bank.
 27. \square Denotes Land Dedicated To Howard County For The Purpose Of A Public Roadway Recorded On Plat No. 3733 That Was Not Acquired By Howard County Maryland. Howard County Relinquishes This Area From Dedication And Does Not Require Howard County Council Resolution To Ratify This Action.
 28. Open Space Fee-In-Lieu Is Not Required For This Project Because It Does Not Involve The Creation Of A New Lot.
 29. The Existing Pond Falls Entirely Within The Limits Of Lot 1. The Property Is Currently Owned And Maintained By David F. Healey And Marianne M. Healey And Following The Recordation Of This Plat, Lot 1 Will Remain In The Ownership Of David F. Healey And Marianne M. Healey. The Healeys Will Assume All Responsibility For Pond Maintenance And Liability. Prior To The Sale Or Transfer Of Lot 1, The Pond Must Be Brought Into Compliance With MD-378 Standards.
 30. The Existing Well Located On Lot #1 Is To Remain As An Agricultural Well Only.
 31. This Plat Is Subject To WP-03-142. A Waiver To Section 15.120(b)(4)(iii) Was Granted On July 10, 2003. This Waiver Allows A Lot Or Buildable Parcel Of 10 Acres Or Less To Contain Wetlands, Floodplains, Streams And Buffers And Forest Conservation Easements To Be Located On The Lot.

Minimum Lot Size Chart

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.250 Ac.±	0.250 Ac.±	3.00 Ac.±
2	17.241 Ac.±	0.216 Ac.±	17.025 Ac.±

Wetland Tabulation

Sym.	Bearing And Distance	Sym.	Bearing And Distance	Sym.	Bearing And Distance
WL1	N84°54'54"W 7.73'	WL28	S28°39'20"W 5.43'	WL55	S41°34'47"W 15.20'
WL2	N23°39'48"E 217.54'	WL29	S53°31'48"W 23.67'	WL56	S17°21'21"W 25.43'
WL3	N85°07'00"E 20.61'	WL30	S45°26'20"W 39.70'	WL57	S15°29'40"W 33.87'
WL4	N08°08'42"W 30.68'	WL31	S28°50'23"W 40.55'	WL58	S45°05'51"W 29.43'
WL5	N32°48'11"E 26.75'	WL32	S16°24'05"E 24.52'	WL59	S44°16'01"W 40.33'
WL6	N47°22'21"E 14.45'	WL33	S01°01'56"E 26.59'	WL60	S43°03'53"W 31.48'
WL7	N47°40'04"E 20.52'	WL34	S22°51'58"E 39.04'	WL61	S46°47'51"W 35.55'
WL8	N61°08'04"E 15.92'	WL35	S04°09'46"W 33.66'	WL62	S56°40'35"W 33.87'
WL9	N28°40'12"E 51.04'	WL36	S83°12'28"W 17.98'	WL63	S10°24'41"W 23.84'
WL10	N42°01'29"E 21.33'	WL37	N14°19'28"W 26.92'	WL64	S17°01'16"W 42.60'
WL11	N61°08'02"E 25.07'	WL38	N14°08'26"W 23.73'	WL65	S61°25'10"W 13.19'
WL12	N28°34'20"E 19.00'	WL39	N13°25'11"W 22.61'	WL66	N71°58'51"W 34.03'
WL13	N70°01'54"E 69.72'	WL40	S84°07'48"W 17.99'	WL67	S30°17'24"W 42.15'
WL14	N36°51'03"E 78.91'	WL41	S04°05'07"W 23.08'	WL68	S13°43'28"W 19.83'
WL15	N00°42'40"E 26.92'	WL42	S15°08'15"E 25.78'	WL69	S77°29'51"E 32.82'
WL16	N50°58'54"E 23.61'	WL43	S04°06'30"E 25.81'	WL70	S54°00'15"W 18.91'
WL17	N07°46'47"W 23.74'	WL44	S26°54'48"W 32.79'	WL71	S75°30'34"W 21.85'
WL18	N25°15'52"E 53.10'	WL45	S35°04'21"W 30.18'	WL72	N88°22'41"W 21.39'
WL19	N35°12'07"E 24.00'	WL46	S88°56'19"W 24.17'	WL73	N82°57'40"W 14.89'
WL20	N61°48'02"E 16.73'	WL47	N24°19'04"W 42.62'	WL74	S29°02'41"W 29.17'
WL21	S81°49'33"E 35.65'	WL48	N00°15'55"E 17.72'	WL75	S23°48'03"W 41.93'
WL22	N41°09'31"E 22.35'	WL49	N36°36'31"E 19.91'	WL76	S25°10'22"W 40.15'
WL23	N66°00'58"E 30.29'	WL50	N47°50'59"E 32.19'	WL77	S25°16'05"W 28.06'
WL24	S68°48'59"E 25.31'	WL51	N19°28'58"W 14.71'	WL78	S09°33'44"W 26.92'
WL25	N70°36'50"E 28.78'	WL52	S71°43'26"W 23.82'	WL79	S32°49'13"W 28.64'
WL26	N30°27'22"E 1.26'	WL53	N03°38'21"W 20.55'		
WL27	S71°51'03"E 10.17'	WL54	N51°16'02"W 21.18'		



Vicinity Map
 Scale: 1" = 1200'

PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT

Sym.	Bearing And Distance	Sym.	Bearing And Distance
①	N10°03'22"E 240.01'	⑫	S16°19'05"W 209.09'
②	N01°12'23"E 316.76'	⑬	S73°40'55"E 24.00'
③	N11°41'38"W 91.91'	⑭	S16°19'05"W 209.09'
④	N20°48'22"E 37.03'	⑮	S19°37'37"W 96.80'
⑤	S54°37'39"W 50.05'	⑯	S31°35'58"W 114.68'
⑥	S31°35'58"W 55.07'	⑰	S54°37'39"W 47.64'
⑦	N63°13'55"W 7.07'	⑱	S20°48'22"W 22.74'
⑧	N32°11'01"E 24.12'	⑲	S11°41'38"E 87.16'
⑨	N63°13'55"W 6.68'	⑳	S01°11'44"W 322.05'
⑩	S31°35'58"W 28.12'	㉑	S10°03'22"W 239.88'
⑪	S19°37'37"W 94.28'	㉒	N84°00'54"W 24.06'

TOTAL AREA TABULATION

	TOTAL
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	20.491 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	20.491 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	20.491 Ac.±

OWNER/DEVELOPER

Mr. David Healey And
 Mrs. Marianne M. Healey
 14098 Monticello Drive
 Cooksville, MD 21723

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2855

The Purpose Of This Plat Is: (1) To Relocate The Common Property Line Between 2 Buildable Deeded Parcels Identified On Tax Map 8 As Parcels 145 And 208; (2) Provide Fee Simple Pipestem Frontage Of Tax Parcels 145 And 208 Onto A Public Road (Reps Road) In Lieu Of The Recorded Private Access Easement; (3) Relocate The Private Sewerage Easement For Tax Parcel 208 Within The Fee Simple Boundary Of Lot 1; (4) Relinquish Public Roadway Dedication Area Within Tax Parcel 145 Identified On Plat No. 3733 As A Future Reservation For Reps Road.

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

Penny Buxton M.D. 9/12/03
 Penny Buxton M.D.
 Howard County Health Officer
 Date

APPROVED: Howard County Department Of Planning And Zoning.

Mark deLonga 9/16/03
 Mark deLonga
 Chief, Development Engineering Division
 Date

Mark deLonga 9/25/03
 Mark deLonga
 Director
 Date

OWNER'S CERTIFICATE

David F. Healey And Marianne M. Healey, 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 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 20th Day Of August, 2003.

David F. Healey
 David F. Healey

Marianne M. Healey
 Marianne M. Healey

Mark L. Robel
 Mark L. Robel
 Witness

Mark L. Robel
 Mark L. Robel
 Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of 1) All The Lands Conveyed By Mary L. Schuepner, Widow To David F. Healey And Marianne Healey, His Wife, By Deed Dated October 12, 1985 And Recorded Among The Aforesaid Land Records In Liber No. 1404 At Folio 149; 2) All Of The Lands Conveyed By Wilson Lee Green And Kathleen D. Green To David F. Healey And Marianne Healey By Deed Dated July 20, 1999 And Recorded Among The Aforesaid Land Records In Liber No. 4915 At Folio 307; And 3) All Of The Lands Conveyed By Wilson Lee Green And Kathleen Debra Green, His Wife To David F. Healey And Marianne M. Healey, His Wife, By Deed Dated November 30, 2001 And Recorded Among The Aforesaid Land Records In Liber No. 5973 At Folio 342 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 In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel 8/20/03
 Mark L. Robel, Property Line Surveyor No. 339
 Date

RECORDED AS PLAT No. 116218 ON 10/01/03
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

The Healey Property
 Lots 1 and 2

(A Resubdivision Of Non-Buildable Parcel 'A', Wilson Lee Green Subdivision (Plat No. 13951) And A Subdivision Of A Deeded Tax Parcel 208 Recorded In Liber 1404, Folio 149; Deeded Tax Parcel 348 Recorded In Liber 5973, Folio 342 And Part Of Deeded Tax Parcel 145 Recorded In Liber 538, Folio 397)

Zoned: RC-DEO

Tax Map: 8 Parcels: 145, 208, Grid: 18
 Tax Map: 8 P/O Parcel: 348 Grid: 24
 Fourth Election District Howard County, Maryland
 Scale: As Shown
 Date: August 20, 2003

Sheet 1 of 2
 F-03-185

