U.S. Equivalent Coordinate Table	Metric Coordinate Table
28   N 606371.293566   E 1305016.216216   392   N 606212.712010   E 1304594.403310	28 N 184822.341801 E 397769.742283   392 N 184774.006046   E 397641.173451
29 N 606364.56636 E 1304969.214228 393 N 606291.708999 E 1304466.011426	29 N 194820.291954 E 397755.111248 393 N 184798.084377 E 397602.039526
30 N 606421.789456 E 1304666.978102   395 N 606330.275163 E 1304366.561332	30 N 194837.726864 E 397669.390305   395 N 184809.839367   E 397577.823089
31 N 606439.341413 E 1304642.304322 459 N 606565.567466 E 1304660.136244	31 N 184843.082827 E 397655.773709 459 N 184887.556843 E 397722.164976
32 N 606460.914324 E 1304599.428285 461 N 606556.54245 E 1304903.146216	32 N 194949.656263 E 397642.705067 461 N 194978.805775 E 397735.278479
33 N 606465.424992 E 1304556.245051 482 N 606567.175555 E 1305084.750008	33 N 184857.129130 E 397630.152392 462 N 184888.142764 E 397790.631425
34 N 606512,731502 E 1304518,982356 466 N 606603,276672 E 1304852,203144	34 N 184865,452171 E 397618,185098 468 N 184893,048518 E 397719,746982
85 N 606428.230560 E 1304332.211567 471 N 606678.413646 E 1304787.143542	85 N 184639.086631 E 397561.257247 471 N 184915.950374 E 397699.916755
106 N 606710.036362 E 1304722.828577 472 N 606682.996469 E 1304777.823245	106 N 194925.590813 E 397880.317551 472 N 184917.347160 E 397897.075923
107 N 605564.310060 E 1305946.222634 475 N 606647.312974 E 1304656.463079	107 N 184582468753 E 398053.208809 475 N 184906.470809 E 397660.085271
109 N 605599.192752 E 1306342.645671 479 N 60641L134826 E 1304717.721952	109 N 194567.005000 E 398174.038794 479 N 184634.465442 E 397678.761049
118 N 606506.312715 E 1305702.917972 480 N 606427.767157 E 1304748.236649	118 N 184863.495721 E 397979.049399 480 N 184639.554967 E 397686.062616
119 N 606466.074047 E 1305666.601690 461 N 606417.115283 E 1304786.794492	119 N 184851.230950 E 397967.980174 461 N 184836.308289 E 397699.814401
120 N 606434.054945 E 1305623.479812 482 N 606473.62382 E 1304760.907797	120 N 194941.471508 E 397954.836600 482 N 184853.532126 E 397891.924121
186 N 606410.176843 E 1305575.145612 484 N 606462.971947 E 1304799.46344	186 N 184634.193446 E 397940.104306 484 N 184850.285428 E 397703.675905
200 N 606367.120712 E 1305526.894179 465 N 606367.175656 E 1304804.444825	200 N 184827.185925 E 397925.397239 485 N 184827.182672 E 397703.194234
201 N 606364.778(III E 1305478.596044 487 N 606372.945575 E 1305029.045354	201 N 184820.355867 E 397910.675936 467 N 184822.845335 E 397773.652613
202 N 606344.905257 E 1305429.337526 480 N 606445.460112 E 1305072.036003	202 N 184814.298629 E 397895.661912 468 N 184844.947810 E 397786.756189
203 N 606325,661153 E 1305379,923746 512 N 606285,009245 E 1305212,091079	203 N 184806.433014 E 397880,600562 512 N 184796.042287 E 397829.445062
204 N 606306.985198 E 1305330.199100 513 N 606264.229516 E 1305242.862496	204 N 184602.740571 E 397865.444459 513 N 184789.708613 E 397838.824208
205 N 606294.656505 E 1305278.533471 514 N 606235.962366 E 1305256.96769	205 N 184798.982803 E 397849.696744 514 N 184781.092769 E 397843.733081
207 N 606279.610960 E 1305173.663121 517 N 606270.362631 E 1305263.61196	207 N 184794.457612 E 397817.738293 517 N 184791.584087 E 397851.244670
208 N 606266.361979 E 1305121.637143 518 N 606299.993614 E 1305300.900247	208 N 184790.974287 E 397801.935607 518 N 184800.607718 E 397856.510112
209 N 606264.521866 E 1305066.998861 519 N 606254.57415 E 1305348.984262	209 N 184789.797722 E 397785.830466 519 N 184786.704692 E 397871.170186
210 N 606260.293724 E 1305016.028942 522 N 606296.577394 E 1305410.065419	210 N 194766.506962 E 397769.665202   522 N 194799.566266   E 397869.767762
266 N 606257.709633 E 1304962.713747   525 N 606341.616422   E 1305506.993374	266 N 184787.721410 E 397753.434698 525 N 184813.357759 E 397919.331462
267 N 606260.779660 E 1304909.440640   527 N 606339.121709   E 1305569.529909	267 N 184786.657159 E 397737.197025   527 N 184812.535800   E 397936.392636
260 N 606264.323901 E 1304656.036065   526 N 606336.729757   E 1305565.76647	260 N 184789.798342 E 397720.919275   526 N 184812.416332   E 397943.341550
269 N 606269,964610 E 1304602.537472   536 N 606332.093941 E 1305629.435442	269 N 184791456734 E 397704.612671 536 N 184810.393732 E 397956.651679
270 N 606277.134867 E 1304748.933663 540 N 606362.644645 E 1305727.690304	270 N 184793.642117 E 397686.274465   540 N 184819.705605   E 397986.600021
271 N 60629L005011 E 1304696.992032 541 N 606374.064647 E 1305752.966674	271 N 184798.113641 E 397672.442557 541 N 184823.186429 E 397994.310370
272 N 606315.615705 E 1304646.243332 546 N 606060.686053 E 1306143.539516	272 N 184805.371155 E 397657.583929   546 N 184727.669051 E 398113.351117
273 N 606345.378193 E 1304602.619145 550 N 605934.378707 E 1306013.742211	273 N 184814.442780 E 397643.677643 550 N 184689.169885 E 398073.786618
274 N 606369.040525 E 1304555.120213 551 N 605666.091991 E 1305997.333614	274 N 184821.655073 E 397629.199939 551 N 184668.599892 E 398068.787468
275 N 606392.355644 E 1304507.509129   552 N 605635.245907 E 1305902.473056	275 N 184629.761597 E 397614.666052 552 N 184659.954146 E 396039.673911
276 N 606411.209489 E 1304456.899501 556 N 605848.213305 E 1305612.460839	276 N 184834.508199 E 397599.262206 556 N 184662.906617 E 397951.478010
277 N 606440.23433 E 1304411.985242 557 N 605673.367074 E 1305616.046791	277 N 1949(3.354999 E 397595.572312 557 N 194670.579599 E 397952.571620
278 N 606471.456470 E 1304368.569692 550 N 605694.56337 E 1305605.337320	276 N 194652.071516 E 397572.339226 558 N 194677.070722 E 397949.306757
281 N 606500.459701 E 1304339.555535 559 N 606060.021145 E 1305600.520280	281 N 194661,711718 E 397563,495693 559 N 124727,465777 E 397947,630520
384 N 605636.661270 E 1305615.433033 562 N 605983.835520" E 1305490.420498	100 111 10 10 10 10 10 10 10 10 10 10 10
385 N 605680.349785 E 1305725.471593 563 N 605996.972657 E 1305294.114946	000 11 10 10 10 10 10 10 10 10 10 10 10
386 N 605732.356342 E 1305563.979155   564 N 606024.346867   E 1305242.364241	000 111 2010017157577
387 N 605797.861115 E 1305449.036994 580 N 605678.620336 E 1305294.114946	307 N 104647.559239 E 397901.666322 560 N 104672.172025 E 397054.441940
386 N 605824.193445 E 1305406.239700 582 N 606072.644567 E 1305618.763036	000 17 20703335377   5 37703335377
369 N 605955.198991 E 1305136.355378 563 N 605861.972355 E 1305823.684809	1 007 11 2070300300
390 N 606029.041805 E 1304949.882220 584 N 606049.182698 E 13054794.206122	1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
391 N 606160.047351 E 1304679.997099   505 N 606060.250020   E 1305027.407317	391 N 194757.953826 E 397667.262734 565 N 184727.536365 E 398016.969825

1			Curve	Curve Data		Tabulation	
∦	PntPnt.	Radius	Arc Length	Delta	Tangent	Chord Bearing and Distance	
H	29-479	965.19	255.53	15*10'08"	120.52	N79"28'08"W 254.78'	
I	461-464	130.00	147.44*	64*50'53"	82.79	547°56'05"W 139.66'	
1	479-30	965.19	32.53'	01*55'52"	16.27	N70°55'08'W 32.53'	
1	485-479	965.19	90.00	05°20'34"	45.03	N74°33'22"W B9.97'	
1	513-514	85.00	32.74*	22*03'57"	16.57	529°40'20"E 32.53"	
1	517-519	45.00	76.03*	96°40'14"	50.69	576°14'24°£ 67.30°	
1	522-525	320.00	107.47	19*14*33*	54.25	N64°50'45°E 106.97'	
1	525-527	102.00	63.62*	35*44'15"	32.66	507°31'51'E 62.59'	
1	527-526	25.00	16.54	37°54'36"	6.59	500°37'02"E 16.24'	
]	528-536	50.00	45.75	52*25'31"	24.62	561°21'35°E 44.17'	
]	482-459	170.00	154.91	52°15'37"	63.30	N41°32'57"E 149.61"	

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

well o. (Registered Land Surveyor)

MICHAEL J. MCCANN

RELOC 97

## 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 Non-Buildable Preservation Parcel "C", Buildable Preservation Parcel "B", Lot "1 And Lot "10, 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). 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 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."

PISHER, COLLINS & CARTER. INC. IVIL ENGINEERING CONSULTANTS & LAND SURVEYORS OCUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE FILICOTT CITY, MARYLAND 21042

### Total Area Tabulation

oward County Health Department.

Total Number Of Buildable Lots To Be Recorded. Total Number Of Buildable Preservation Parcels To Be Recorded . . . 1 Total Number Of Non-Buildable Preservation Parcels To Be Recorded. Total Area Of Open Space Lots To Be Recorded. 

### Owner

PULTE HOMES (MARYLAND DIVISION) 1501 SOUTH EDGEWOOD STREET **SUITE** K BALTIMORE, MARYLAND 21227

Rights-Of-Way. Witness My Hand This 2374 Day Of MAY, 2003.

OWNER'S CERTIFICATE

Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning

Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In

Pulte Homes Corporation (A Michigan Corp.) Michael J. McCann Owner Of The Property Shown And Described Hereon,

And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And

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

(N)

VICINITY MAP

## General Notes:

This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage 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. OBAA And No. OBBA. Sta. 08AA N 609,214,9869 E 1,299,547.5360 (Not Shown Within Limits Of Vicinity Map) Sta. 08BA N 609,098.5311 E 1,301,409,1070

5. This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About July 1990, By

Fisher, Collins And Carter, Inc. • Denotes Iron Pin Set Capped T.C.C. 106".

Denotes Iron Pipe Or Iron Bar Found 8. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.

m Denotes Concrete Monument Set With Cap "F.C.C. 106". 10. III Denotes Concrete Monument Or Stone Found.

11. Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And

The Road R/W And Not Onto The Flag/Pipe Stem Driveway. 12. 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 (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);
e) Drainage Elements - Capable Of Safety Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface; Structure Clearances - Minimum 12 Feet;

o) Maintenance - Sufficient To Ensure All Weather Use.
All Lot Areas Are More Or Less (a).

14. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement

15. Distances shown are based on surface measurement and not keduced to had the Grid measurement.

15. 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 Forest Conservation Act. The Forest Obligation is fulfilled by Providing 7.251 Acress of Afforestation On-Site: 2.704 Acress of Forest Retention and A fee-in-Lieu Payment of \$19,602 for the Balance of 0.9 Acres Reforestation Obligation. No Grading, Removal of Vegetative Covers, or Placement of New Structures is Permitted Within The Limits of New Structures is Permitted Within The Limits of

Wetlands, Streams), Or Their Buffers And Forest Conservation Easeme Denotes Public 10' Wide Tree Maintenance Easement. A Public Tree Maintenance Easement Ten Feet in Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way, This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over

The Said Easement Area. 17. The Wetlands And Forest Were Delineated By Eco-Science Professionals, Inc. Dated September 1990 And Approved By

18. The Traffic Study Was Prepared By The Traffic Group, Inc. Date September 1998 And Approved By Howard County On

19. DEDDED Denotes Unmitigated 65 dBA Noise Line Determined By Wildman Environmental Services Dated September 1998 And

Approved By Howard County On 7/29/99 Under 599-03.

20. Noise Mitigation Measures And The Mitigated 65 dBA Noise Line Shown On This Plan Were Prepared By Wildman Environmental Services And Were Reviewed And Approved By Howard County On 7/29/99 Under 599-03.

23. Previous Department Of Planning And Zoning File Nos: 599-03, P00-12 And F-01-105.

24. Articles Of Incorporation Of McCann Property Homeowner's Association, Inc. Filed With The Maryland State
Department Of Assessments And Taxation On January 11, 2002 As Account No. D06613731.
25. Stormwater Management is Provided By A Public Detention Pond Located In Non-Buildable Preservation Parcel 'E'
And A Shallow March Facility. The Shallow March Was Approved As A Design Manual Waiver On 3/7/2000.
26. Buildable Preservation Parcel 'B' Is Privately Owned And Maintained. This Preservation Parcel is Encumbered By

An Easement Agreement With McCann Property Homeowner's Association, Inc. And Howard County, Maryland Which Prohibits Further Subdivision Of The Parcel, Outlines The Maintenance Responsibilities Of The Owner And Enumerates The Uses Permitted On The Property.

27. Non-Buildable Preservation Parcel C is Privately Owned And Maintained. This Preservation Parcel is Encumbered By An Easement Agreement With McCann Property Homeowner's Association, inc. And Howard County, Maryland Which Prohibits Further Subdivision Of This Parcel, Outlines The Maintenance Responsibilities Of The Owners And Enumerates The Uses Permitted On The Parcels.

30. 9 9 9 9 Denotes Mitigated 65d8A Noise Line.

31 No 100 Year Flood Plain Located Within Limits Of This Submission

32. No Cemeteries Exist On This Site Based On A Visual Site Visit & Based On An Examination Of The Howard County

33. The 65 dBA Noise Contour Line Drawn On These Plats Are 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 65 dBA 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 Deve

34. Lots 1 And 10 Require The Submission And Approval Of A Site Development Plan In Acordance With Section 16.155(a)(2)(ii) Of The Subdivision Regulations.

35. This Plat is in Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.

36. This Plat is Exempt From Perimeter Landscaping in Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since it is A Plat Of Revision, Adding A Private Easement For An Entry Monument And Appurtenance in Lots 1, 10, Buildable Preservation Parcel "B" And Non Buildable Preservation Parcel "C".

37. BRL (Building Restriction Line)

38. No Wetlands Exist Within The Limits Of This Submission.

39. This Plat is in Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.
40. There Are Existing Dwellings/Structures Located On Lots 1 And 10 To Remain. No New Buildings, Extensions Or

Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulations Require. The Forest Conservation Obligations For This Plat Were Met Under F-01-105.

42. The Private Easement for The Entry Monument And Appurtenance's Will Be The Maintained By

# 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 Elizabeth Marie McCann By (Margaret McCann-Oborne, Her Attorney-In-Fact) & McCann Property Partnership, A Maryland General Partnership: To Pulte Home Corporation (A Michigan Corporation) By Deed Dated July 12, 2002 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 6348 At Folio 600, 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

1/16/03

The Purpose Of This Plat Is To Add A Private Easement For An Entry Monument And Appurtenance In Lots 1, 10, Buildable Preservation Parcel "B" And Non Buildable Preservation Parcel "C".

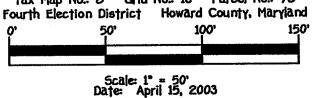
RECORDED AS PLAT No. 15995 ON 6 1903

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

# Revision\_Plat McCann Property

Lots 1, 10, Buildable Preservation Parcel 'B' And Non-Buildable Preservation Parcel 'C' (A Revision To Lots 1, 10, Buildable Preservation Parcel 'B' And Non-Buildable Preservation Parcel 'C', McCann Property.

Lots 1 Thru 16 And Preservation Parcels "A Thru "E") Zoning: RC-DEO Tax Map No.: 8 Grid No.: 16 Parcel No.: 78

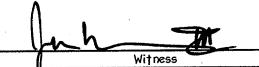


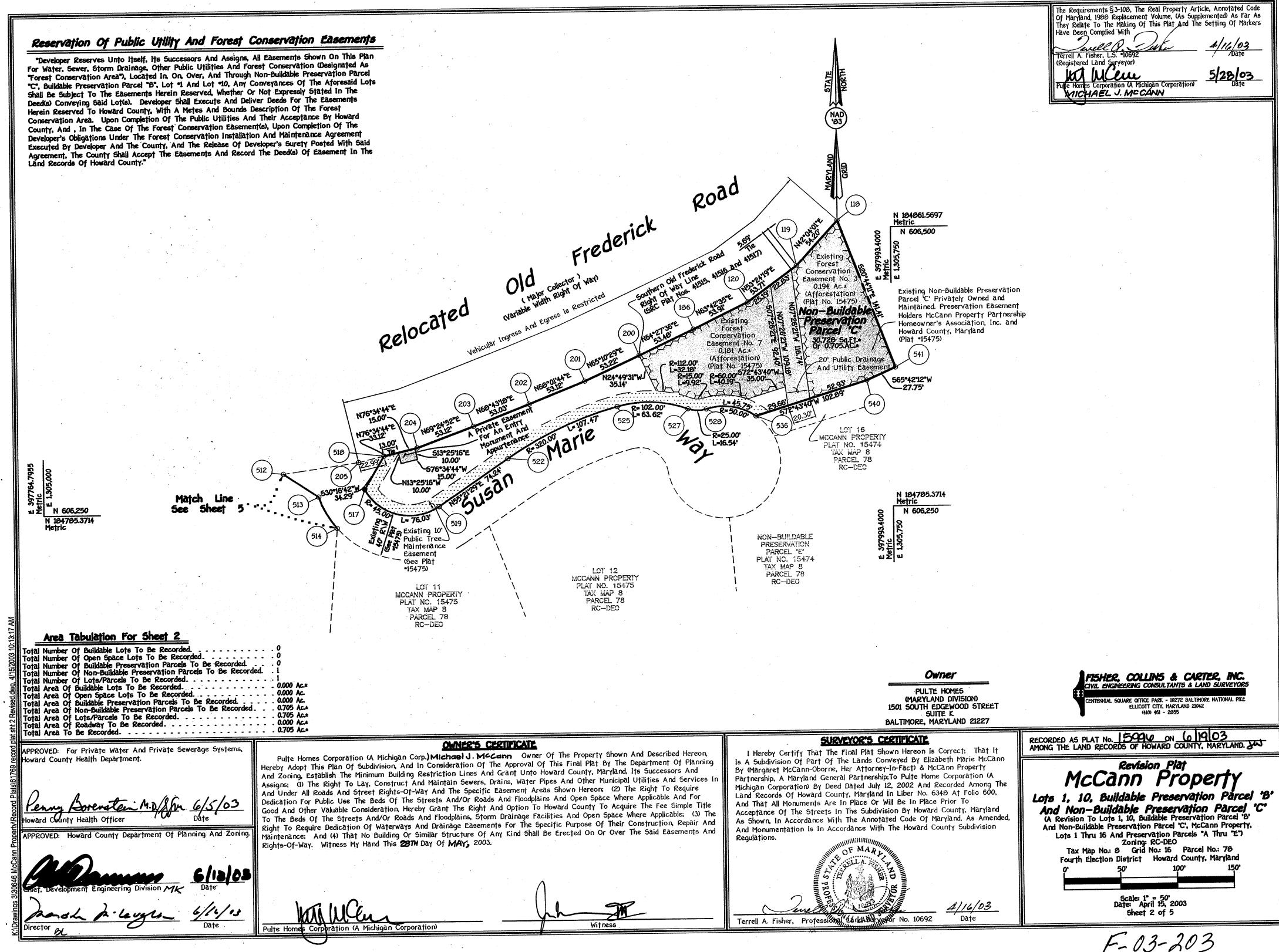
Sheet 1 of 5 F-03-203

PROVED: Howard County Department Of Planning And Zoning.

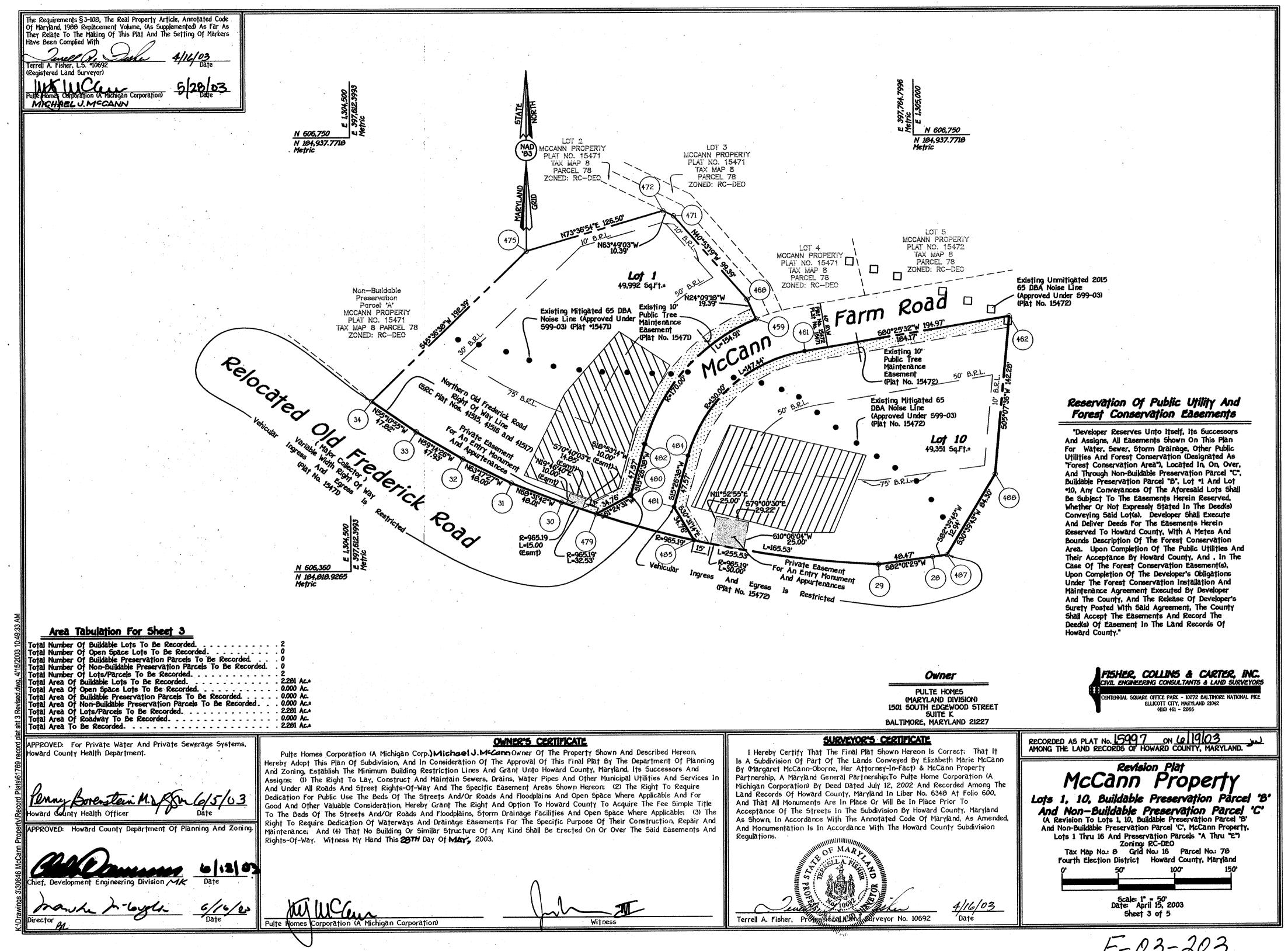
APPROVED: For Private Water And Private Sewerage Systems,

Pulte Homes Corporation (A Michigan Corporation)





F-03-203



F-03-203

