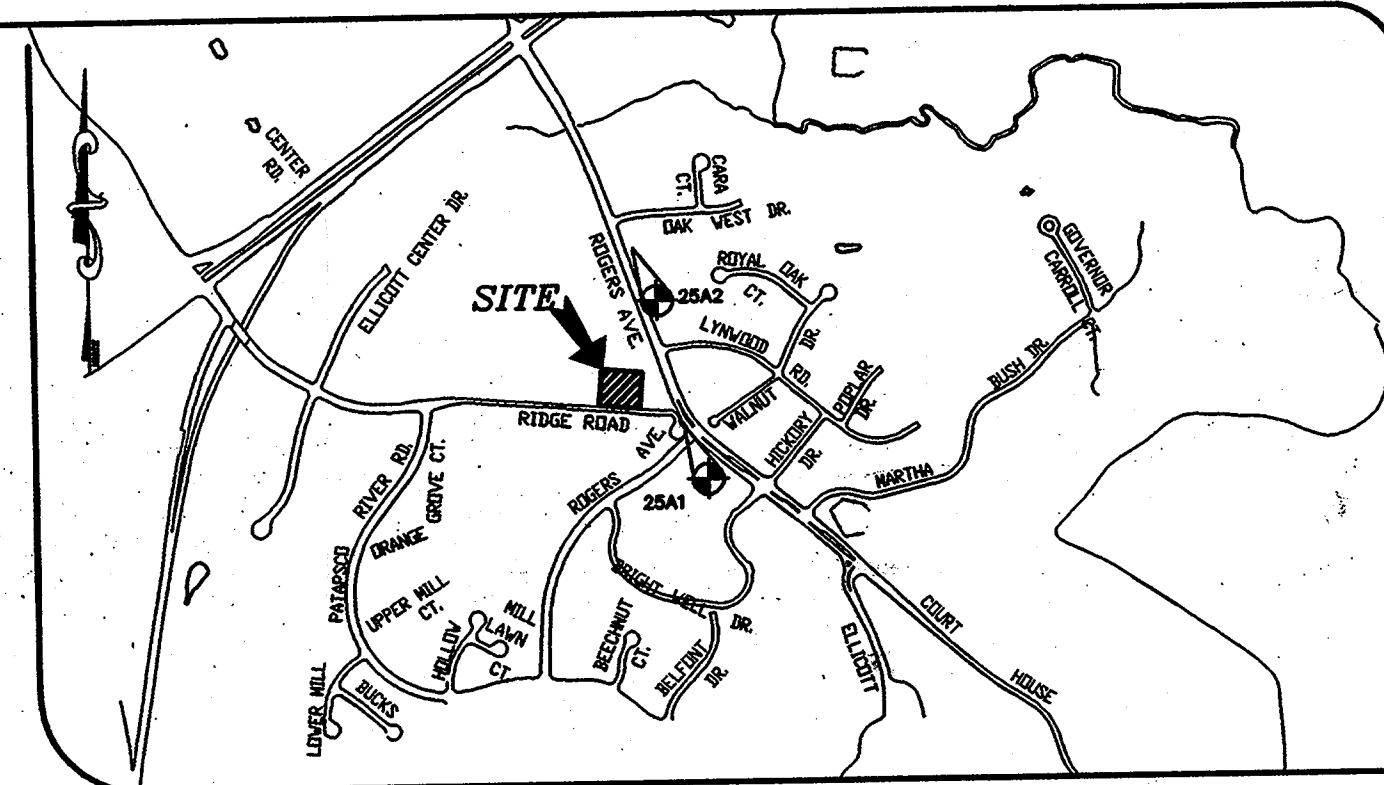


| COORDINATE TABLE | | |
|------------------|-------------|--------------|
| NO. | NORTHING | EASTING |
| 1 | 586681.4896 | 1366397.0951 |
| 2 | 586706.4026 | 1366399.1787 |
| 3 | 586889.7625 | 1366414.5139 |
| 4 | 586878.8491 | 1366546.1526 |
| 5 | 586872.4947 | 1366622.7994 |
| 6 | 586689.1348 | 1366607.4642 |
| 7 | 586664.2218 | 1366605.3806 |

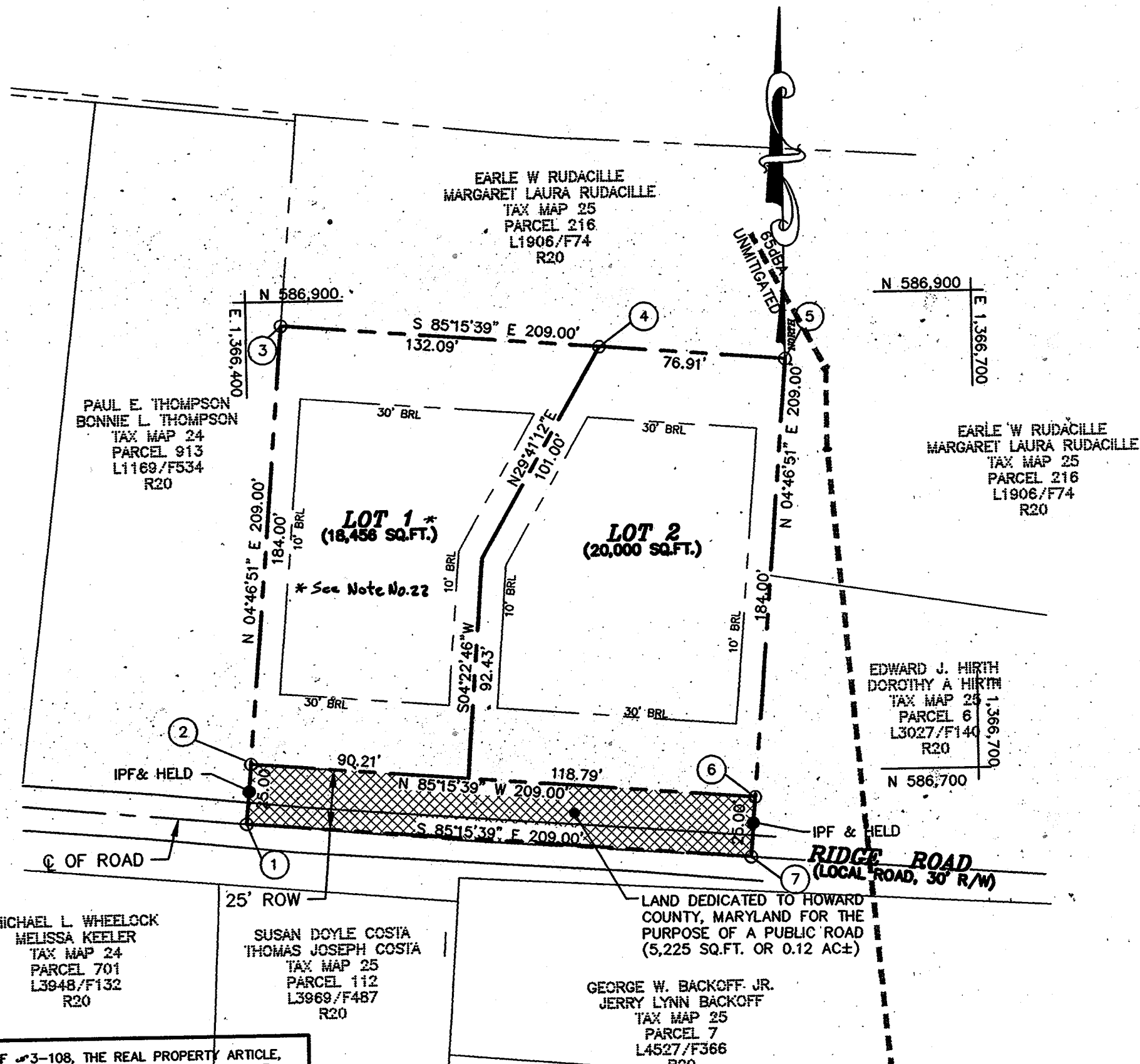
NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

- TAX MAP: 25, PARCEL: 215, BLOCK: 1
- THIS PLAT IS IN ACCORDANCE WITH THE 5th EDITION OF THE SUBDIVISION AND LAND DEVELOPEMENT REGULATIONS.
- SUBJECT PROPERTY ZONED R-20 RESIDENTIAL PER THE 10/18/93 COMPREHENSIVE ZONING PLAN.
- BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN & MONUMENTED SURVEY BY MILDENBERG, BOENDER & ASSOCIATES, INC. ON OR ABOUT JULY 2003.
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD 83 (HORZ) AND NGVD29 (VERT) AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS NO. 25A1 & 25A2.
 STA. No. 25A1 N 586,557.508 ELEV. 396.416
 E 1,366,847.12
 STA. No. 25A2 N 587,502.689 ELEV. 348.217
 E 1,366,556.40
- REQUIRED OPEN SPACE = 1.00 AC X 0.06% = 0.06 ACRES (20,000 SF LOTS)
 OPEN SPACE PROVIDED = 0.00 AC ±
- OPEN SPACE REQUIREMENTS HAVE BEEN SATISFIED VIA THE PAYMENT OF A FEE IN LIEU IN THE AMOUNT OF \$1500.00.
- DENOTES IRON PIPE OR REBAR FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
- ALL AREAS ARE MORE OR LESS.
- PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. WATER AND SEWER ARE PUBLIC. CONTRACT NUMBERS ARE 21-S FOR SEWER AND 10-W FOR WATER.
- THE DRIVEWAY INTERSECTION SHALL CONFORM TO HOWARD COUNTY STANDARD DETAIL R6.06.
- NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES ARE LOCATED ON THE SITE.
- NO FLOODPLAIN, WETLANDS, OR STEEP SLOPES EXIST ON SITE.
- THE SUBJECT PROPERTY IS NOT WITHIN A HISTORIC DISTRICT.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT REQUIREMENTS, AREA OF DISTURBANCE IS LESS THAN 5,000 S.F. ACTUAL AREA OF DISTURBANCE IS 4,552 SQ.FT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A RESIDENTIAL OCCUPANCY PERMIT TO ENSURE 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 - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.



- THE 65 dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS 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 DEVELOPMENT.
- LANDSCAPING FOR LOT 1 HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (5 SHADE TREES) IS DEFERRED UNTIL THE SITE DEVELOPMENT PLAN STAGE.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF FOREST CONSERVATION. IT IS A MINOR SUBDIVISION WHICH CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL BASED ON THE EXISTING ZONING IN ACCORDANCE WITH SECTION 16.1202(b)(1) OF THE HOWARD COUNTY CODE.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 1 THRU 2, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF 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 A DEED 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 DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- THIS PLAN IS SUBJECT TO SECTION 16.120(b)(2)(ii) OF THE SUBDIVISION REGULATIONS WHICH CREDITS ROAD DEDICATION FOR UP TO 10% OF THE MINIMUM LOT SIZE REQUIREMENT.
- THERE IS AN EXISTING HOUSE LOCATED ON LOT 2 WHICH IS TO REMAIN. ALL ADDITIONS OR CONSTRUCTION TO THE EXISTING HOUSE MUST MEET THE BUILDING RESTRICTION LINES AS SHOWN ON THIS PLAT.

THE REQUIREMENTS OF §§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.

John B. Mildenberg 10/9/03
 JOHN B. MILDENBERG, SURVEYOR DATE

Michael E. Shearer 10/9/03
 MICHAEL E. SHEARER DATE

Julie G. Shearer 10-13-03
 JULIE G. SHEARER DATE

AREA TABULATION

| | |
|---------------------------------|--------|
| NUMBER OF BUILDABLE LOTS | 2 |
| NUMBER OF OPEN SPACE LOTS | 0 |
| NUMBER OF LOTS OR PARCELS | 2 |
| AREA OF BUILDABLE LOTS | 0.88 ± |
| AREA OF RIGHT-OF-WAY DEDICATION | 0.12 ± |
| AREA OF OPEN SPACE LOTS | 0.0 ± |
| TOTAL AREA | 1.0 ± |

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Penny Brewster 10/24/03
 PENNY BREWSTER, M.D. DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark D. Meyer 10/22/03
 MARK D. MEYER DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Mark D. Meyer 10/22/03
 MARK D. MEYER DATE
 DIRECTOR

OWNER
 MICHAEL E. SHEARER
 JULIE G. SHEARER
 10317 KINGSWAY COURT
 ELLICOTT CITY, MD 21042
 (410) 808-5573

OWNER'S CERTIFICATE

MICHAEL E. SHEARER AND JULIE G. SHEARER, 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 RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND OPTION 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 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 ERRECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 9th DAY OF October, 2003.

Michael E. Shearer
 MICHAEL E. SHEARER

Julie G. Shearer
 JULIE G. SHEARER

Maesther Pandullo
 WITNESS

Maesther Pandullo
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY ROLAND REELEY JR. TO MICHAEL E. SHEARER AND JULIE G. SHEARER BY DEED DATED JULY 28, 2003 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY IN LIBER 07424 AT FOLIO 219 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildenberg 10/9/03
 JOHN B. MILDENBERG, SURVEYOR NO. 1071 DATE

RECORDED AS PLAT 16295 ON 11/3/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REELEY PROPERTY
 LOTS 1 AND 2

SHEET 1 OF 1

TAX MAP 25 2nd ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 215 HOWARD COUNTY, MARYLAND DATE: OCTOBER 2003
 BLOCK 1 EX. ZONING R-20 DPZ FILE NOS.: N/A

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax