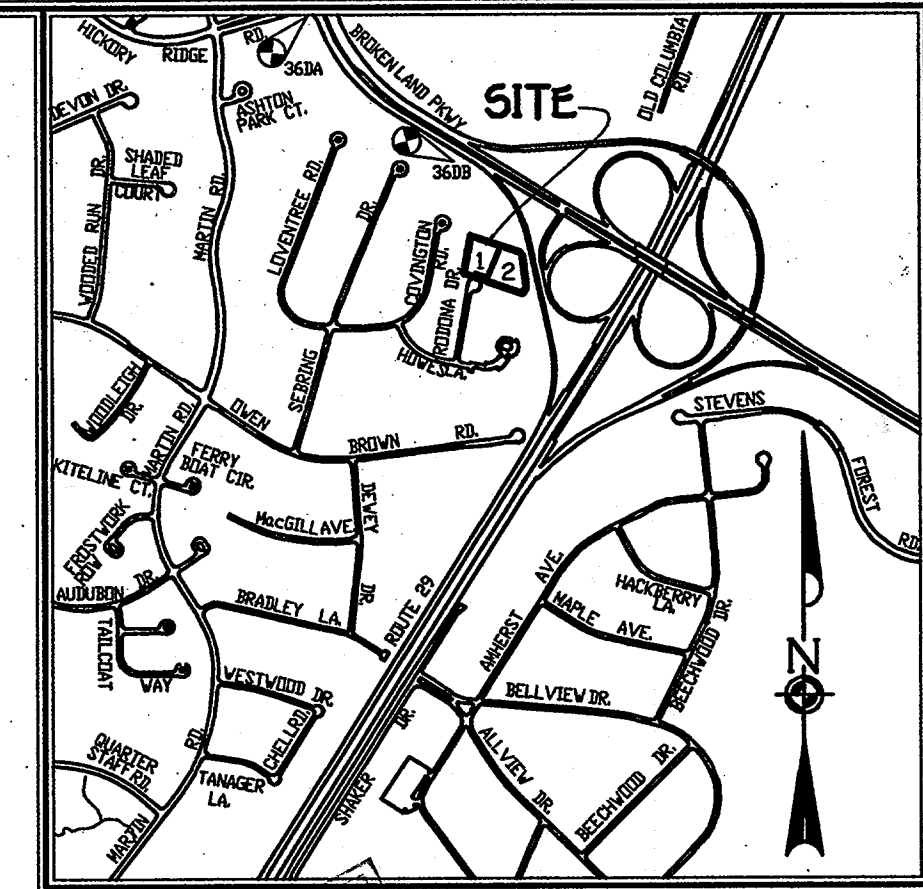


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
137	559044.9301	1351372.6549	137	170397.2355	411899.2090
211	559170.0476	1351001.3629	211	170435.3714	411786.0390
223	559409.4705	1351046.1796	223	170508.3476	411799.6991
401	559306.9563	1351348.1370	401	170477.1012	411891.7359
402	559286.3924	1351366.7589	402	170470.8303	411897.4119
403	559085.5540	1351391.3123	403	170409.6177	411904.8958
405	559139.5287	1351091.9290	405	170426.0692	411813.6436

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	53,359 Sq.Ft.	1,163 Sq.Ft.	52,196 Sq.Ft.



VICINITY MAP
SCALE: 1" = 1200'

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 And 2, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(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 Deeds(s) Of Easement In The Land Records Of Howard County.

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.
- Subject Property Zoned R-20 As Per The 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 36DB And No. 36DA.
No. 36DB North 559940.8181 East 1350945.6894
No. 36DA North 560849.3448 East 1350037.5107
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May 1, 2003, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "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 Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road Right Of Way And Not Onto The Flag/Pipe Stem Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy 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 - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
 (i) - 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 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.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Water Quality Volume And Ground Water Recharge Volume For Lot 1 Are Addressed On Site By Roof-Top And Non-Roof Top Disconnection Credit As Depicted On The Supplemental Plan.
- No Cemeteries Exist On This Site Based On A Visual Site Visit & Based On An Examination Of The Howard County Cemetery Inventory Map.
- Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated July 9, 2003.
- Landscape For Lot 1 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. Landscaping For Lot 1 Is Fulfilled By On-Site Credit For Existing Vegetation. Lot 2 Is Exempt From The Perimeter Landscape Requirements Of The Howard County Code And Landscape Manual Because Lot 2 Contains An Existing Dwelling Which Is To Remain. Therefore A Landscape Surety Is Not Required For This Subdivision.
- This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations.
- This Area Designates A Private Temporary Easement For Driveway Construction. All Rights Acquired By The State Highway Administration Shall Terminate At The End Of Construction. See State Highway Administration Plat #52526.
- 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.

General Notes Continued:

- There Is An Existing Dwelling/Structure Located On Lot #2 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- Water And Sewer Services To These Lots Will Be Granted Under The Provisions Of Section 18J22B Of The Howard County Code. Existing Public Water And Public Sewer Services Are Provided Under Contract #24-4038.
- Public Water And Sewerage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- No Public 100-Year Flood Exists On Lots 1 Or 2 Of This Subdivision.
- Lot 1 Requires The Submission And Approval Of A Site Development Plan In Accordance With Section 16.15(a)(2)(ii) Of The Subdivision Regulations.
- Lot 2 Is Privately Owned And Maintained And Retains The Right To Be Further Subdivided In Accordance With The Regulations In Section 10B Of The Howard County Zoning Regulations. The Resubdivision Of Lot 2 Will Be Subject To Testing For Housing Allocations And Adequate Schools At The Time Of Subdivision.
- The Existing House On Lot 2 Is Presently Served By Private Septic And Private Well. The Existing Private Well And Septic System Can Remain In Service No Longer Than One Year After Plat Recordation. At That Time, The Existing Well Will Be Disconnected From The House As A Potable Supply And Allowed Continued Use As A Non-potable Supply.
- Forest Conservation Obligation For This Property Has Been Made With A Fee-In-Lieu Payment Of \$2,613.50 For The Required Forest Afforestation To The Forest Conservation Fund.
- Open Space Tabulation:**
Open Space Required = (2.069 Acres X 6%) = 0.124 Acres
Open Space Provided = 0.00 Acres
A Fee-In-Lieu Of Open Space Has Been Paid In The Amount Of \$1,500.00 For Lot #1. Lot 2 Is Exempt From Open Space Obligations Due To The Existing House Which Is To Remain.
- A Waiver To Section 4.3.B.3.b Of Volume II Of The Howard County Design Manual Requiring Gravity Sewer Service To The Basement Or Lowest Floor Level Of Each Structure Was Granted On June 26, 2003. Lot #1 Shall Have Gravity Sewer Service To The First Floor Only. Basement Sewer Service To Be Provided By Private On-Site Pump System.
- There Are No Prior Department Of Planning And Zoning File Numbers For This Property.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Conservation Easement Areas.
- □ □ Denotes Unmitigated 65 dBA Noise Line.
- ● ● Denotes Mitigated 65 dBA Noise Line.
- Ingress And Egress For Lots 1 And 2 Shall Be Restricted To Rodona Drive Only. Access Is Denied From Ramp 'G'.

The Requirements S3-108, The Real Property Article, Annotated Code Of Maryland, 1992 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 12/08/03
Mark L. Robel #339
(Registered Property Line Surveyor)

James H. Schuchardt 12/08/03
James H. Schuchardt
(Owner)

Jane A. Schuchardt 12/08/03
Jane A. Schuchardt
(Owner)

AREA TABULATION CHART

Total Number Of Lots And/Or Parcels To Be Recorded:	2
Buildable:	0
Non-Buildable:	0
Open Space:	0
Preservation Parcels:	0
Total Area Of Lots And/Or Parcels:	2.069 Ac*
Buildable:	0.000 Ac*
Non-Buildable:	0.000 Ac*
Open Space:	0.000 Ac*
Preservation Parcels:	0.000 Ac*
Total Area Of Roadway To Be Recorded Including Widening Strips:	0.000 Ac*
Total Area Of Subdivision To Be Recorded:	2.069 Ac*

OWNER/DEVELOPER

James H. Schuchardt
Jane A. Schuchardt
10151 Rodona Drive
Columbia, Md 21044-3921

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Penny Swenton M.D. 12/19/03
Howard County Health Officer HR Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 12/23/03
Date

Director 12/23/03
Date

OWNER'S CERTIFICATE

James H. Schuchardt And Jane A. Schuchardt 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 8th Day Of December, 2003.

James H. Schuchardt
James H. Schuchardt
(Owner)

Jane A. Schuchardt
Jane A. Schuchardt
(Owner)

Mark L. Robel
Witness

Mark L. Robel
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Albert E. Heiges, Jr. And Dorothy V. Heiges, His Wife To James H. Schuchardt And Jane A. Schuchardt, His Wife By Deed Dated April 24, 1960 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 351 At Folio 337, 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.



Mark L. Robel 12/08/03
Mark L. Robel, (Registered Property Line Surveyor) #339 Date

RECORDED AS PLAT No. 16437 ON 12-30-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Schuchardt Property

Lots 1 And 2

Zoned R-20

Tax Map: 36 Grid: 7 Parcel: 53
Fifth Election District
Howard County, Maryland



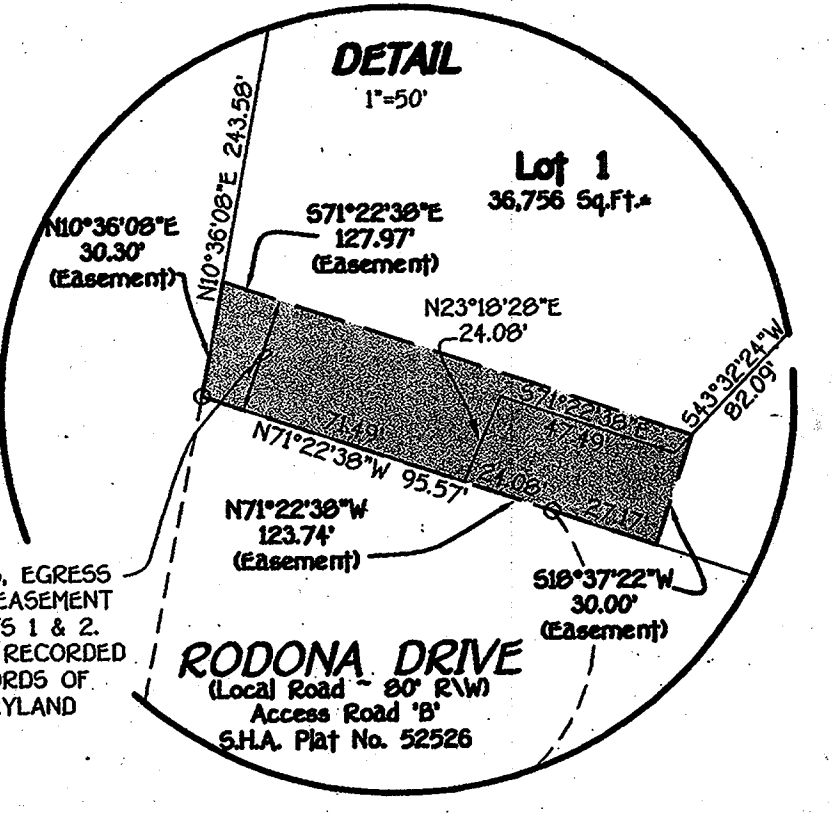
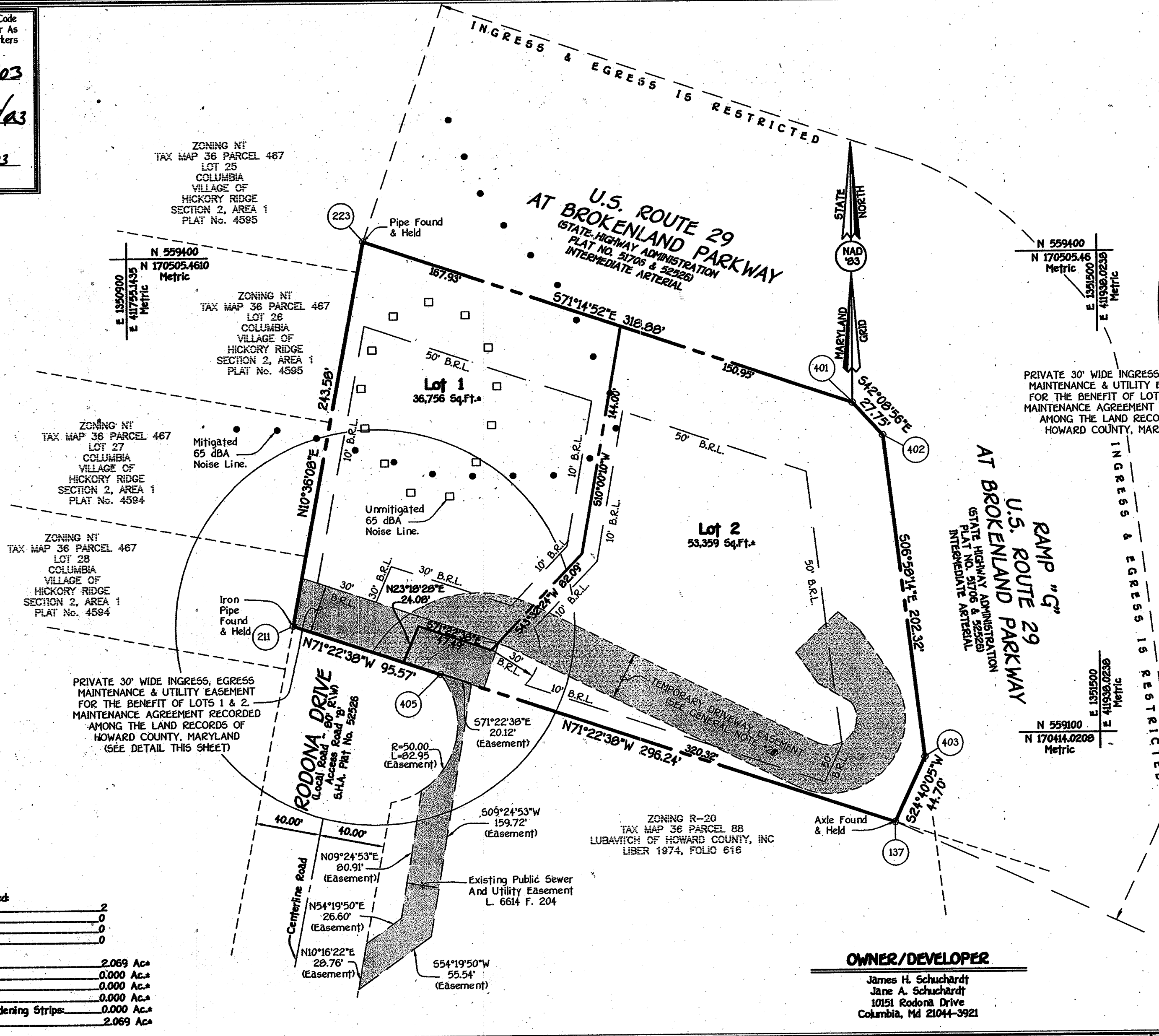
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Date: December 8, 2003

Sheet 1 of 2

F-04-28

The Requirements S3-108, 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 12/08/03
 Mark L. Robel *339 Date
 (Registered Property Line Surveyor)
James H. Schuchardt 12/08/03
 James H. Schuchardt Date
 (Owner)
Jane A. Schuchardt 12/08/03
 Jane A. Schuchardt Date
 (Owner)



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 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 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 Deeds Of Easement In The Land Records Of Howard County.

AREA TABULATION CHART

Total Number Of Lots And/Or Parcels To Be Recorded:	2
Buildable:	0
Non-Buildable:	0
Open Space:	0
Preservation Parcels:	0
Total Area Of Lots And/Or Parcels:	
Buildable:	2.069 Ac±
Non-Buildable:	0.000 Ac±
Open Space:	0.000 Ac±
Preservation Parcels:	0.000 Ac±
Total Area Of Roadway To Be Recorded Including Widening Strips:	0.000 Ac±
Total Area Of Subdivision To Be Recorded:	2.069 Ac±

OWNER/DEVELOPER

James H. Schuchardt
 Jane A. Schuchardt
 10151 Rodona Drive
 Columbia, Md 21044-3921

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 In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Penny Boverstein M.D. 12/19/03
 Penny Boverstein M.D. Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chris Primm 12/28/03
 Chris Primm Date
 Chief, Development Engineering Division

Mark L. Robel 12/23/03
 Mark L. Robel Date
 Director

OWNER'S CERTIFICATE

James H. Schuchardt And Jane A. Schuchardt 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 8th Day Of December, 2003.

James H. Schuchardt
 James H. Schuchardt (Owner)
Jane A. Schuchardt
 Jane A. Schuchardt (Owner)
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 All Of The Lands Conveyed By James H. Schuchardt And Jane A. Schuchardt By Deed Dated April 24, 1960 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 351 At Folio 337, 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.



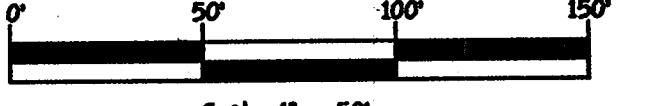
Mark L. Robel 12/08/03
 Mark L. Robel, (Registered Property Line Surveyor) *339 Date

RECORDED AS PLAT No. 16438 ON 12-30-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Schuchardt Property

Lots 1 And 2
 Zoned: R-20

Tax Map: 36 Grid 7 Parcel: 53
 Fifth Election District
 Howard County, Maryland



Scale: 1" = 50'
 Date: December 8, 2003

Sheet 2 of 2

F-04-28