

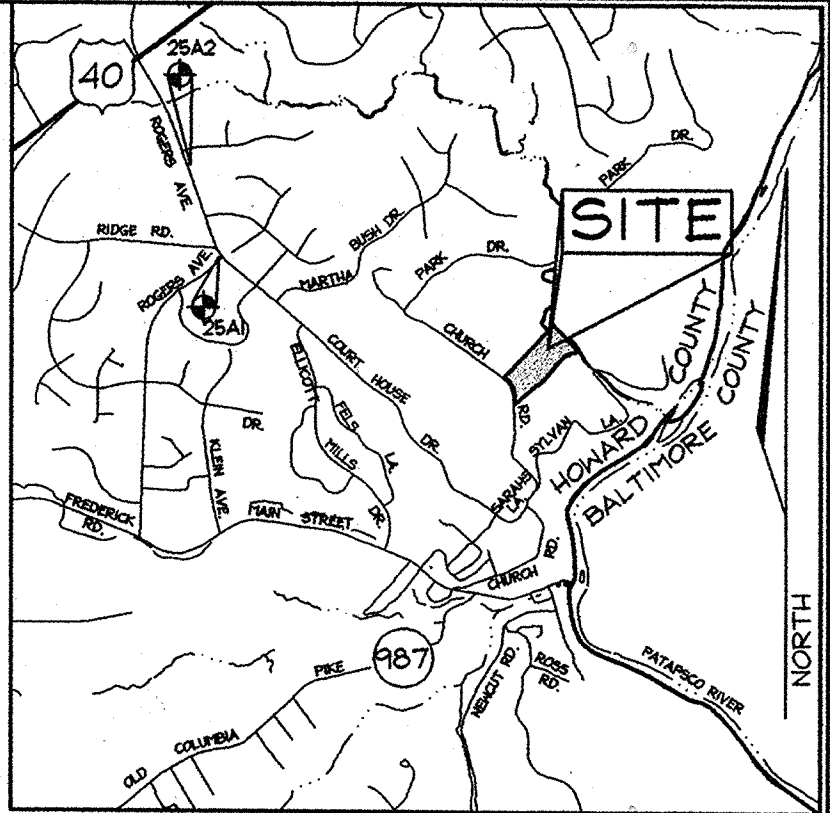
U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
27	585,224.8552	1,370,139.3155
29	585,446.3141	1,370,355.2861
30	585,540.8806	1,370,439.7312
41	585,589.6573	1,370,579.2740
56	585,571.3766	1,370,554.0535
60	585,844.2593	1,370,336.8221
68	585,856.3913	1,370,323.5361
73	585,264.8204	1,370,207.5557
74	585,184.8135	1,369,918.0557
75	585,223.8610	1,369,904.0351
76	585,285.9380	1,369,860.3631
77	585,326.6829	1,369,819.4372
81	585,043.9163	1,369,931.8328

METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
27	178,376.8926	417,619.2986
29	178,444.3934	417,685.1266
30	178,473.2174	417,710.8655
41	178,488.0845	417,753.3982
56	178,482.5126	417,745.7110
60	178,565.6874	417,679.4987
68	178,569.3852	417,675.4492
73	178,389.0740	417,640.0983
74	178,364.6879	417,551.8585
75	178,376.5896	417,547.5850
76	178,395.5107	417,534.2737
77	178,407.9298	417,521.7995
81	178,321.7423	417,556.0577

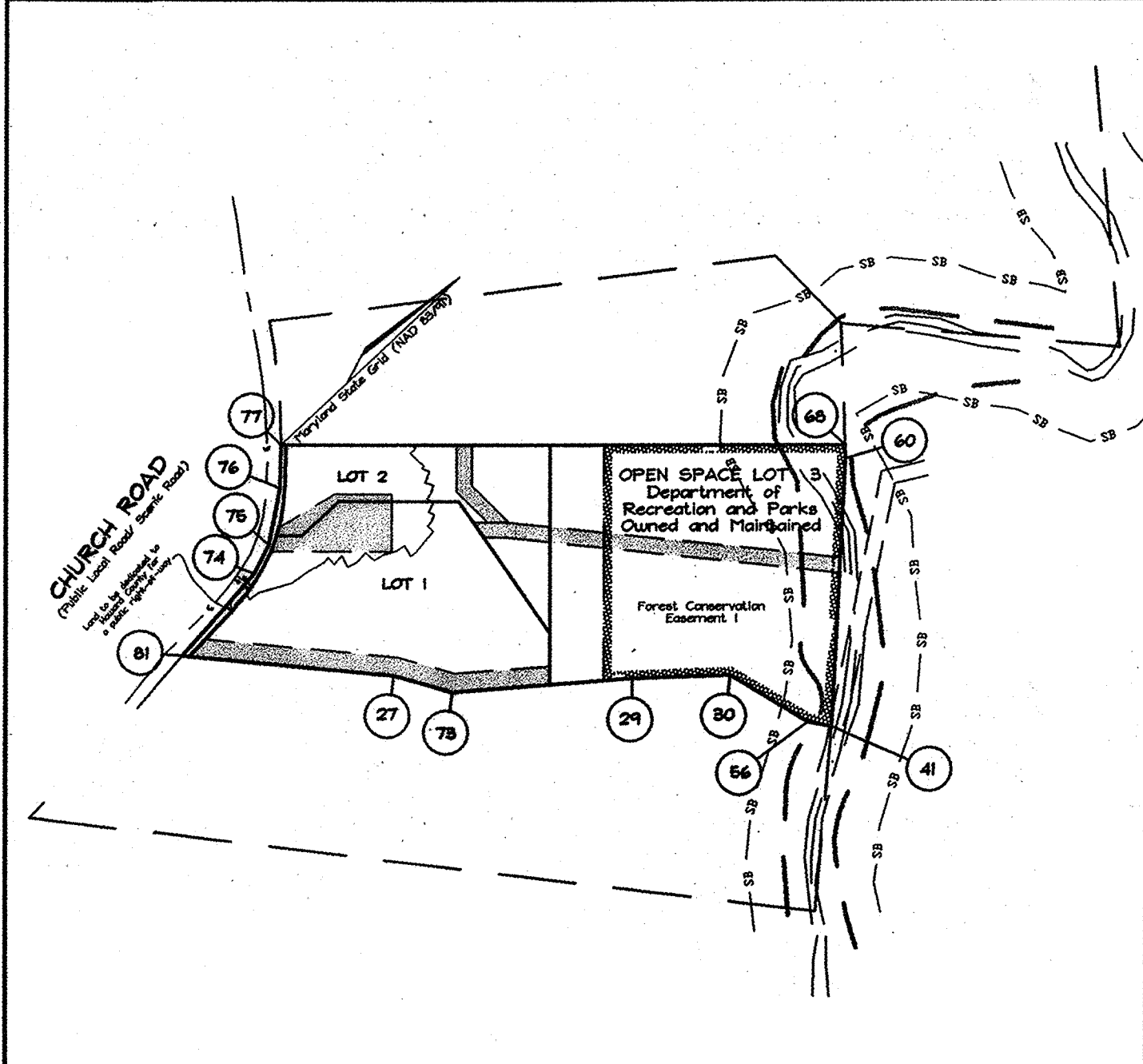
CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	236.48'	174.18'	42°12'08"	N24°38'24"W	170.27'	91.26'
C2	236.48'	106.38'	25°46'28"	N16°26'34"W	105.49'	54.11'
C3	236.48'	67.80'	16°25'40"	N37°31'38"W	67.57'	34.14'

**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 Thru 2, Open Space Lot 3, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation 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."



- Continuation of 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.
  - Gross area of property = 5.4681 Ac
  - Net area of property (excluding steep slopes and flood plains) = 1.01 Ac
  - Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following requirements:
    - Width - 12 feet (14 feet serving more than one residence);
    - Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
    - Geometry - Maximum 15% grade, Maximum 10% grade change and 45-foot turning radius;
    - Structures (culverts/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 surface;
    - Structure clearances - minimum 12 Feet;
    - Maintenances - sufficient to ensure all weather use
  - This plat is subject to waiver petition WP-04-037. On December 29, 2003 the planning director approved a waiver from section 16.120 (6)(4)(iii)(a) requesting to reduce the required 35' buffer between the steep slopes on the lot and the building envelope to 10', subject to the following conditions:
    - A minimum distance of 10' must be maintained between the house footprint and the limits of steep slopes. This waiver approval applies only to grading shown on the plan exhibit dated 11/20/2003 and does not endorse grading to steep slopes (25% or greater) for the purpose of accommodating the house or yard.
    - All graded areas must be restabilized and reforested.
    - The limit of disturbance shown on the waiver exhibit may not be exceeded on the Final plan or Site Development Plan.
  - The property is located within the boundary of the Ellicott City Historic District.
  - The existing septic system, now serving the existing dwelling on Lot #2, shall be properly abandoned prior to signature of a Site Development Plan for Lot 1. At that time, both Lots 1 and 2 shall connect to public sewer.
  - Open Space Required: 50% of Gross Area or 2.7341 Ac.±  
Open Space Provided: 2.7555 Ac.±
  - Water and Sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code. Public Water and public sewer allocation will be granted at the time of the issuance of the building permit if capacity is available at that time.



- GENERAL NOTES**
- This plat is Grandfathered to compliance with the amended 5th Edition of the Howard County Subdivision Regulations and the amended Howard County Zoning Regulations pursuant to Council Bills 50-2001 and 45-2003.
  - Subject property zoned RR per 2/2/04 Comprehensive Zoning Plan.
  - This site is located within the metropolitan district.
  - Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 25A1 and no. 25A2. Denotes approximate location (see vicinity map).
 

Sta. 25A1	N 586,557.508 (ft)	E 1,366,847.120 (ft)	Elev. 396.416 (ft)
	N 178,783.0861 (m)	E 416,615.8367 (m)	Elev. 121.8280 (m)
Sta. 25A2	N 587,502.689 (ft)	E 1,366,556.400 (ft)	Elev. 348.217 (ft)
	N 179,071.1776 (m)	E 416,527.2244 (m)	Elev. 106.1370 (m)
  - Denotes iron pipe found.
  - Denotes rebar and cap set.
  - Denotes concrete monument found.
  - Denotes concrete monument set.
  - 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 and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easements are allowed.
  - There is an existing dwelling on lot 2 to remain, no new buildings, extensions, or additions are to be constructed at a distance less than the zoning regulation requires.
  - This project complies with the requirements of section 16.1200 of the Howard County Code for Forest Conservation by retaining 1.74 acres of forest within Forest Conservation Easement 1.
  - Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
  - Denotes Wetland Area outline.
  - Denotes existing centerline of Stream Channel.
  - Denotes Wetland Buffer outline.
  - Denotes Stream Buffer outline.
  - BRL Denotes Building Restriction Line.
  - Public water and sewer will be used within this site.
  - Howard County Soils Map 16.
  - Landscaping for Lots 1 thru 3 is provided in accordance with a certified Landscape Plan set in accordance with Section 16.124 of the Howard County Subdivision Regulations and the Landscape Manual.
  - No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department of Planning and Zoning.
  - All lot areas are more or less (+/-).
  - This plat is based on a field run Monumented Boundary Survey performed on or about July, 2003 By Hoffman and Hoffman Surveyors.

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.

Thomas M. Hoffman Jr. (Maryland Property Line Surveyor #267) Date 6/24/04

Richard F Taylor (Owner) Date 6/24/04

Kathleen P Taylor (Owner) Date 6/24/04

**AREA TABULATION CHART** (Total - All Sheets)

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 2.6509 Acres±
- Total number of Open Space Lots to be recorded: 1
- Total area of Open Space Lot to be recorded: 2.7555 Acres±
- Total area of road dedication to be recorded: 0.0617 Acres±
- Total area of subdivision to be recorded: 5.4681 Acres±

**OWNER/DEVELOPER**  
Richard F Taylor and Kathleen P Taylor  
3575 Church Road  
Ellicott City, Maryland 21043-4401

APPROVED: For Public Water and Public Sewerage Systems  
Howard County Health Department

Robert J. Welton, Howard County Health Officer, Date 7/10/04

APPROVED: Howard County Department of Planning and Zoning

Director, Date 6/30/04

Director, Date 7/2/04

**OWNER'S CERTIFICATE**

We, Richard F Taylor and Kathleen P Taylor (Owner) 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 24th day of June, 2004.

Richard F Taylor (Owner), Kathleen P Taylor (Owner)

Richard F Taylor (Owner), Kathleen P Taylor (Owner)

Richard F Taylor (Owner), Kathleen P Taylor (Owner)

**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 Wallace L. Simon, by and through Catherine Jane Simon, his Attorney-in-Fact, and Jane P. Simon to Richard F. Taylor and Kathleen P. Taylor by deed dated July 30, 2003 and recorded in the land records of Howard County in Liber 2967, Folio 627 and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown in accordance with the Annotated Code of Maryland as amended.

Thomas M. Hoffman Jr. (Maryland Property Line Surveyor #267) Date 6/24/04

Recorded as Plat No. 16801 on 7-9-04  
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF**  
**R. TAYLOR PROPERTY**

LOTS 1, 2 AND OPEN SPACE LOT 3

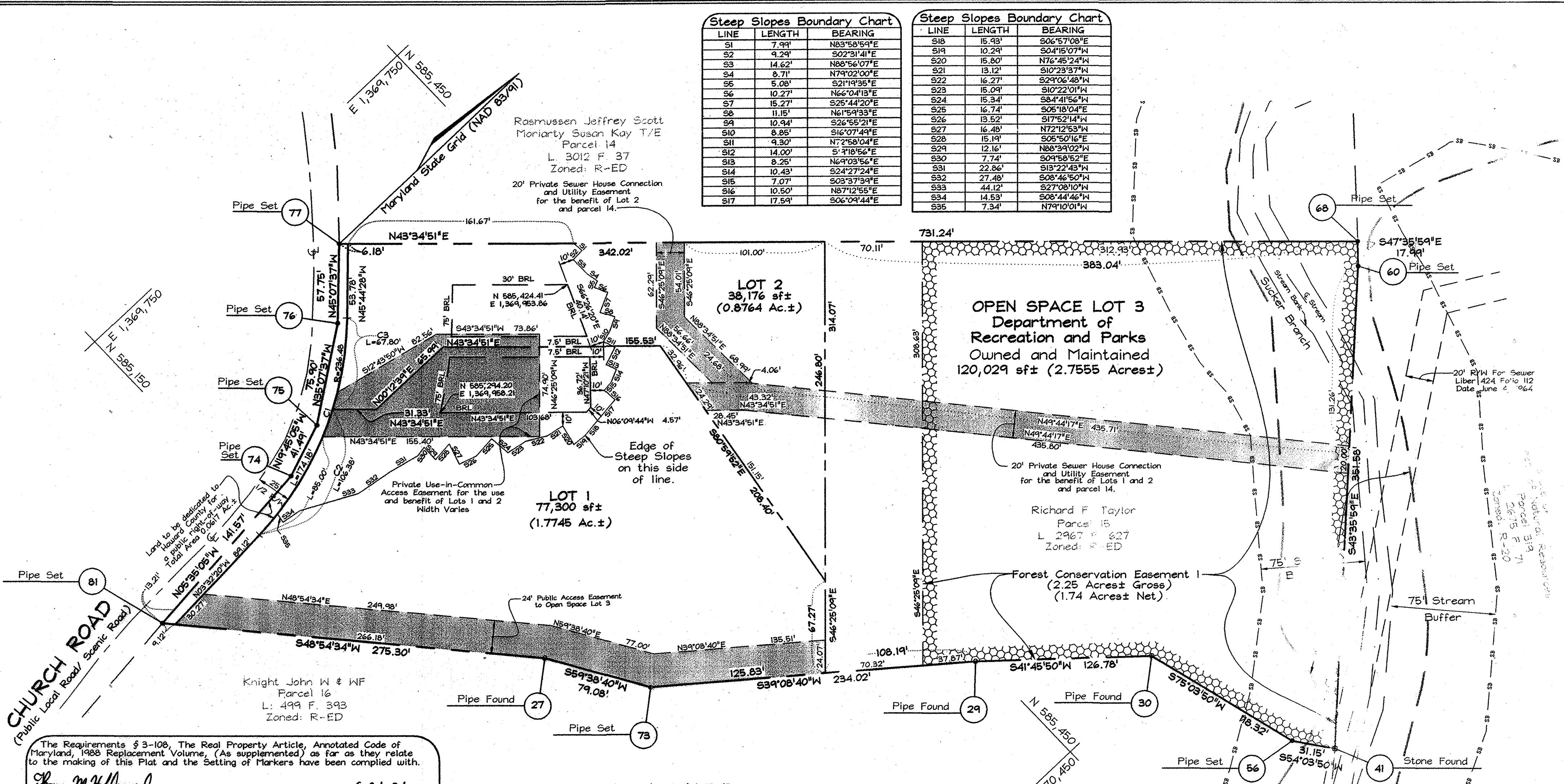
TAX MAP 25, GRID 08, PARCEL 15  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

Scale: As Shown  
Date: June 24, 2004  
Sheet 1 of 2



LINE	LENGTH	BEARING
S1	7.91'	N83°58'59"E
S2	9.29'	S02°31'41"E
S3	14.62'	N88°56'07"E
S4	8.71'	N79°02'00"E
S5	5.08'	S21°19'35"E
S6	10.27'	N66°04'13"E
S7	15.27'	S25°44'20"E
S8	11.15'	N61°54'33"E
S9	10.44'	S26°55'21"E
S10	8.85'	S16°07'49"E
S11	4.30'	N7°58'04"E
S12	14.00'	S°41'18"56"E
S13	8.25'	N69°03'56"E
S14	10.43'	S24°27'24"E
S15	7.07'	S03°37'34"E
S16	10.50'	N87°12'55"E
S17	17.59'	S06°09'44"E

LINE	LENGTH	BEARING
S18	15.93'	S06°57'08"E
S19	10.29'	S04°15'07"W
S20	15.80'	N76°45'24"W
S21	13.12'	S10°23'37"W
S22	16.27'	S29°06'48"W
S23	15.09'	S10°22'01"W
S24	15.34'	S84°41'56"W
S25	16.74'	S05°18'04"E
S26	13.52'	S17°52'14"W
S27	16.48'	N72°12'53"W
S28	15.19'	S05°50'16"E
S29	12.16'	N88°39'02"W
S30	7.74'	S09°58'52"E
S31	22.86'	S13°22'43"W
S32	27.48'	S08°46'50"W
S33	44.12'	S27°08'10"W
S34	14.53'	S08°44'46"W
S35	7.34'	N79°10'01"W



**AREA TABULATION CHART (Total - All Sheets)**

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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.

*Thomas M. Hoffman Jr.*  
Thomas M. Hoffman Jr. (Maryland Property Line Surveyor #267) Date: 6.24.04

*Richard F. Taylor*  
Richard F. Taylor (Owner) Date: 6/24/04

*Kathleen P. Taylor*  
Kathleen P. Taylor (Owner) Date: 6/24/04

**OWNER/DEVELOPER**  
Richard F. Taylor and Kathleen P. Taylor  
3575 Church Road  
Ellicott City, Maryland 21043-4401

**FSH Associates**  
Engineers Planners Surveyors  
8318 Forrest Street Ellicott City, MD 21043  
Tel: 410-750-2251 Fax: 410-750-7350  
E-mail: fshassociates@cs.com

Howard County Health Department  
APPROVED: For Public Water and Sewerage Systems

*Robert J. Weber*  
Howard County Health Officer Date: 7/10/04

APPROVED: Howard County Department of Planning and Zoning

*Mark D. ...*  
Chief, Development Engineering Division Date: 6/23/04

*David A. ...*  
Director Date: 7/2/04

**OWNER'S CERTIFICATE**

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Witness my hand this 24th day of June, 2004.

*Richard F. Taylor*  
Richard F. Taylor (Owner)

*Kathleen P. Taylor*  
Kathleen P. Taylor (Owner)

*Richard J. ...*  
Witness

*Richard J. ...*  
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 Wallace L. Simon, by and through Catherine Jane Simon, his Attorney-in-Fact, and Jane P. Simon to Richard F. Taylor and Kathleen P. Taylor by deed dated July 30, 2003 and recorded in the land records of Howard County in Liber 2967, Folio 627 and that all monuments are in place or will be in place prior to acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland as amended.

*Thomas M. Hoffman Jr.*  
Thomas M. Hoffman Jr. (Maryland Property Line Surveyor #267) Date: 6.24.04

Recorded as Plat No. 10809 on 7-9-04  
Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF**  
**R. TAYLOR PROPERTY**

LOTS 1, 2 AND OPEN SPACE LOT 3

TAX MAP 25, GRID 08, PARCEL 15  
2ND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

Scale: 1"=50'  
Date: June 24, 2004  
Sheet 2 of 2

F-04-043