

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 4/21/04
 Mark L. Robel, 339
 (Registered Property Line Surveyor)
Charles A. Sharp 4-26-04
 Charles A. Sharp
 (Owner)
Denise D. Sharp 4/26/04
 Denise D. Sharp
 (Owner)

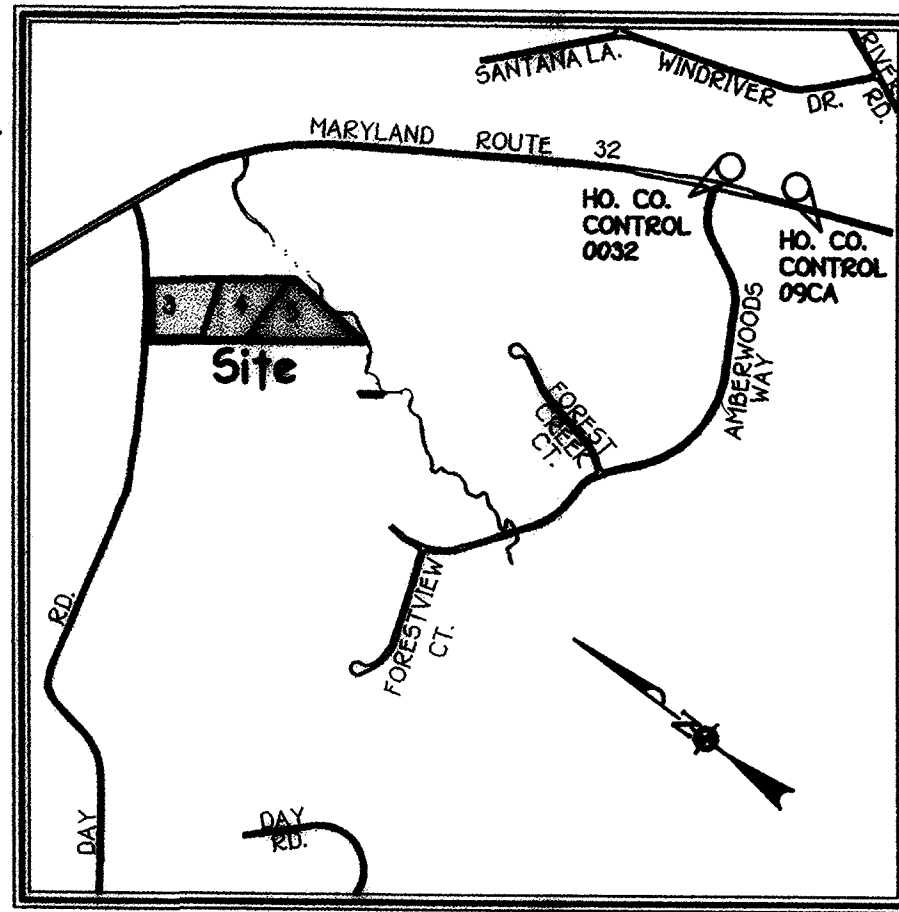
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
4	611137.3485	1322956.5567	401	188275.0364	403236.5752
5	611711.6473	1323007.1147	402	188456.0830	403253.5751
401	612190.4909	1322156.3434	403	188596.0348	403294.0595
402	612414.9404	1322457.1066	404	188884.4472	403085.7329
405	612203.9286	1322176.3532	405	188600.1602	403000.1565
409	612197.1424	1322166.3616	406	188596.0822	402997.1130

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 Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- 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 RC-DEO Per 2/2/04 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0032 And No. 09CA.
 Station No. 0032 North 609,424.120 East 1,325,347.933
 Station No. 09CA North 609,029.570 East 1,325,501.365
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 10, 2003 By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "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 Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Flag/Pipestem And The Road Right Of Way And Not Onto The Flag/Pipestem Driveway. Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings 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 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.
- No Construction, Grading Or Removal Of Existing Vegetation Shall Occur Within The Floodplain, Stream Or Stream Buffer.
- All Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Stormwater Management Will Be Provided In Accordance With The 2000 Maryland Stormwater Management Design Manual, Vol. I And II. Water Quality Volume And Ground Water Recharge Volume Is Being Addressed By Rooftop Disconnection And By Grass
- Traffic Study Was Prepared By Mars Group On June 24, 2003.
- No Cemeteries Exist On This Site Based On A By Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated September 17, 2003. As Per This Certification, No Wetlands Exist On This Site.
- Landscaping For Lot 4 Is On File With This Plat And Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Lot 3 Is Exempt From The Perimeter Landscape Requirements Because Lot 3 Contains An Existing Dwelling To Remain. Lot 5 Is Given Credit For Existing Vegetation.
- A Total Landscape Surety For Five (5) Shade Trees In The Amount Of \$1,500.00 For Lot 4 Shall Be Posted With The Grading Permit. Lot 5 Is Given Credit For Existing Vegetation.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations (Council Bill 45-2003).
- This Property Is Subject To The Following Planning And Zoning File Numbers:
 F-80-155 (Lots 1 & 2, Earl & Jeanne R. Talley Property)
 VP-80-12 & BA Case 147-D, WP-04-47.
- There Is An Existing Dwelling/Structure(s) Located On Lot 3 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- This Plan Is Exempt From Forest Conservation Based On Section 16.1202(b)(1)(viii) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision That Creates One Additional Lot And Has No Further Subdivision Potential.
- In Accordance With Section 16.115(d) Of The Howard County Code, This Floodplain Is Not Critical To The Proposed Development.
- 197.0 Denotes 100 Year Flood Plain Elevation Based On Plat #4627.
- A Fee-In-Lieu Of Open Space In The Amount Of \$1,500.00 Has Been Paid With This Subdivision Plan.

General Notes Continued:

- This Plan Is Subject WP 04-47 Which Was Approved On November 7, 2003.
 a) WP-04-47 Granted Relief From The Following Section:
 Section 16.1202(b)(1)(viii) Which Requires The Placement Of Flood Plains, Wetlands, Streams, Their Buffers And Forest Conservation Easement Be Placed On Lots Or Buildable Preservation Parcels Of No Less Than 10 Acres And That The Building Envelope From These Environmental Features Be A Minimum Of 35 Feet.
- The Existing Garage Located On Lot 4 Shall Be Retained For Storage Purposes During Construction Of The Proposed Residence On Lot 4. Upon Completion Of The Existing Residence On Lot 4, The Garage Shall Be Removed.



VICINITY MAP
 1"=1,200'

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/Parcels, Any Conveyances Of The Aforesaid Lots/Parcels 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."

AREA TABULATION FOR SHEET

Total Number Of Lots And/Or Parcels To Be Recorded:	
Buildable:	3
Non-Buildable:	0
Open Space:	0
Total Area Of Lots And/Or Parcels:	
Buildable:	9.690 Aca
Non-Buildable:	0.000 Aca
Open Space:	0.000 Aca
Total Area Of Roadway To Be Recorded Including Widening Strips:	0.000 Aca
Total Area Of Subdivision To Be Recorded:	9.690 Aca

OWNER / DEVELOPER

CHARLES SHARP
 4005 JENNINGS CHAPEL
 BROOKVILLE, MARYLAND 20833

FISHER, COLLINS & CARTER, INC.

CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2955

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE BUILDABLE LOTS 1 & 2, PROPERTY OF EARL & JEANNE R. TALLEY, PLAT #4627 INTO BUILDABLE LOTS 3, 4 & 5 TALLEY PROPERTY.

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

Ronny Borcota MA, P.E. 6-1-04
 Howard County Health Officer SAB Date

APPROVED: Howard County Department Of Planning And Zoning.

Mark L. Robel 5/1/04
 Chief, Development Engineering Division Date
Mark L. Robel 6/3/04
 Director Date

OWNER'S CERTIFICATE

Charles A. Sharp And Denise D. Sharp, 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 21st Day Of April, 2004.

Denise D. Sharp
 Denise D. Sharp
Charles A. Sharp
 Charles A. Sharp
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 Johathan S. Follmer And Cheryl Ann Follmer To Charles A. Sharp And Denise D. Sharp By Deed Dated July 31, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7548 At Folio 619, 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 4/21/04
 Mark L. Robel, Property Line Surveyor No. 339 Date



RECORDED AS PLAT No. *116722* ON *6/19/04*
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TALLEY PROPERTY

LOTS 3 THRU 5
 (A Resubdivision Of Lots 1 & 2,
 On A Plat Entitled Earl & Jeanne R. Talley
 Plat No. 4627)
 Zoned: RC-DEO
 Tax Map: 9 ** Grid: 4 ** Parcel: 316
 Third Election District
 Howard County, Maryland
 Scale: 1"=100'
 Date: April 21, 2004
 Sheet 1 of 2
 F-80-155 VP-80-12 BA CASE 147-D F-04-50

F-04-50

U.S. Equivalent Coordinate Table		Metric Coordinate Table			
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402	61244.9404	1322857.1088	404	186684.4472	403065.7329
405	612203.8288	1322176.3532	405	186800.1002	403000.1585
409	612197.1424	1322186.3616	406	186598.0822	402997.1130

Curve Data Chart					
Point-Point	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
401-402	3305.00'	375.49'	06°30'34"	187.95'	N53°16'03"E 375.28'
402-405	3305.00'	351.44'	06°09'33"	175.88'	N53°03'32"E 351.27'
401-409	3305.00'	12.03'	00°12'30"	6.01'	N56°25'04"E 12.03'
409-405	3305.00'	12.02'	00°12'30"	6.01'	N56°12'34"E 12.02'

Minimum Lot Size Chart				
LOT No.	GROSS AREA	PIPESTEM AREA	FLOOD PLAIN AREA	MINIMUM LOT SIZE
Lot 4	3.087 AC'S	0.067 AC'S	0.000 AC'S	3.000 AC'S
Lot 5	3.603 AC'S	0.167 AC'S	0.415 AC'S	3.021 AC'S

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Mark L. Robel 4/21/04
Date
(Registered Property Line Surveyor)

Charles A. Sharp 4-26-04
Date
(Owner)

Denise D. Sharp 4/26/04
Date
(Owner)

LAZEWSKI SALLY ROBY, L/E
LIBER 1411/FOLIO 711
TAX MAP 9 ~ PARCEL 115
ZONING: RC-DEO

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/Parcels, Any Conveyances of The Aforesaid Lots/Parcels 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 Easements, 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."

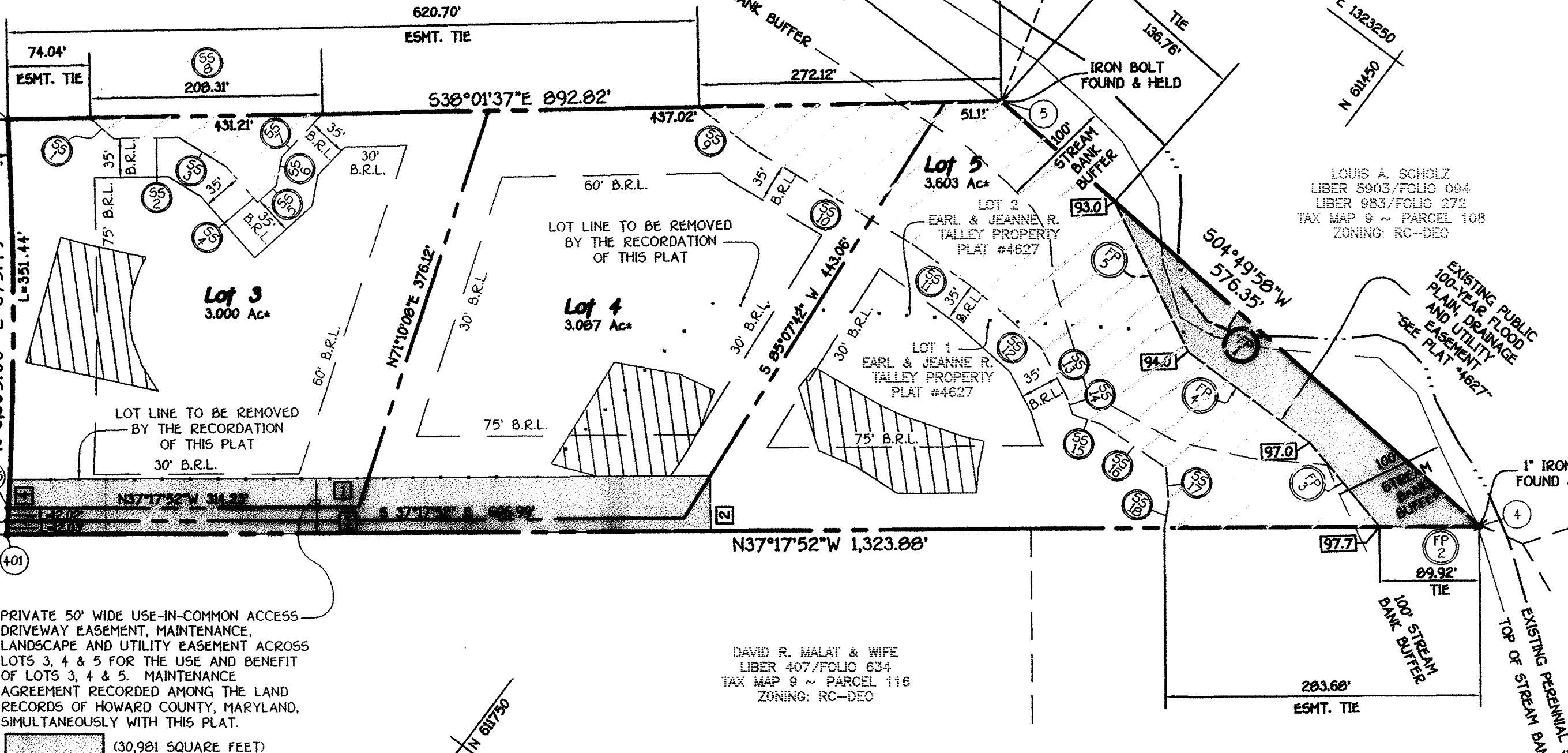
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Total Area of Roadway To Be Recorded Including Widening Strips: 0.000 Aca
Total Area of Subdivision To Be Recorded: 9.690 Aca

LINE	BEARING AND DISTANCE
1	N 37°17'52" W 628.95'
2	S 52°42'08" W 50.00'
3	N 37°17'52" W 631.91'
4	R=3,305.00' L=50.09'



LEGEND

▨ DENOTES 25 PERCENT OR GREATER SLOPES

— EXISTING PERENNIAL STREAM

--- 100' STREAM BANK BUFFER

— TOP OF STREAM BANK

100-YEAR FLOOD PLAIN, DRAINAGE & UTILITY EASEMENT	
LINE	BEARING AND DISTANCE
FP1	S 04°49'58" W 439.59'
FP2	N 37°17'52" W 89.92'
FP3	N 13°36'12" E 98.53'
FP4	N 00°00'25" E 136.62'
FP5	N 26°59'58" E 150.51'

STEEP SLOPES	
LINE	BEARING AND DISTANCE
S51	S 04°38'38" W 28.03'
S52	S 38°01'37" E 58.31'
S53	S 05°35'56" E 49.64'
S54	S 11°51'27" W 43.12'
S55	S 79°20'58" E 22.51'
S56	N 63°27'23" E 26.19'
S57	S 83°23'21" E 53.49'
S58	S 38°01'37" E 208.31'
S59	S 01°30'38" W 58.37'
S60	S 05°55'15" E 171.03'
S61	S 01°21'34" E 69.60'
S62	S 05°01'41" W 78.38'
S63	S 25°23'33" W 49.64'
S64	S 34°54'08" W 17.74'
S65	S 18°25'52" E 28.31'
S66	S 02°31'18" E 69.53'
S67	S 49°41'05" W 32.34'
S68	S 62°29'36" W 22.12'

OWNER / DEVELOPER
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4005 JENNINGS CHAPEL
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APPROVED: For Private Water And Private Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Denise D. Sharp 6-1-04
Howard County Health Officer **JAB** Date

APPROVED: Howard County Department Of Planning And Zoning.

Denise D. Sharp 5/14/04
Chief, Development Engineering Division Date

Charles A. Sharp 4/21/04
Director Date

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Charles A. Sharp And Denise D. Sharp, 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 21st Day Of April, 2004.

Denise D. Sharp *Mark L. Robel*
Denise D. Sharp Witness

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Mark L. Robel 4/21/04
Mark L. Robel, Property Line Surveyor No. 339 Date



RECORDED AS PLAT No. 160723 ON 6/9/04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

TALLEY PROPERTY

LOTS 3 THRU 5
(A Resubdivision Of Lots 1 & 2,
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Zoned: RC-DEO

Tax Map: 9 ** Grid: 4 ** Parcel: 316
Third Election District
Howard County, Maryland

Scale: 1"=100'
Date: April 21, 2004
Sheet 2 of 2

F-80-155 VP-80-12 BA CASE 147-D F-04-50

F-04-50