

U.S. Equivalent Coordinate Table

Table with 5 columns: Point, North, East, Point, North, East. Contains coordinate data for points 6 through 3030.

Metric Coordinate Table

Table with 5 columns: Point, North, East, Point, North, East. Contains coordinate data for points 6 through 3030.

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.

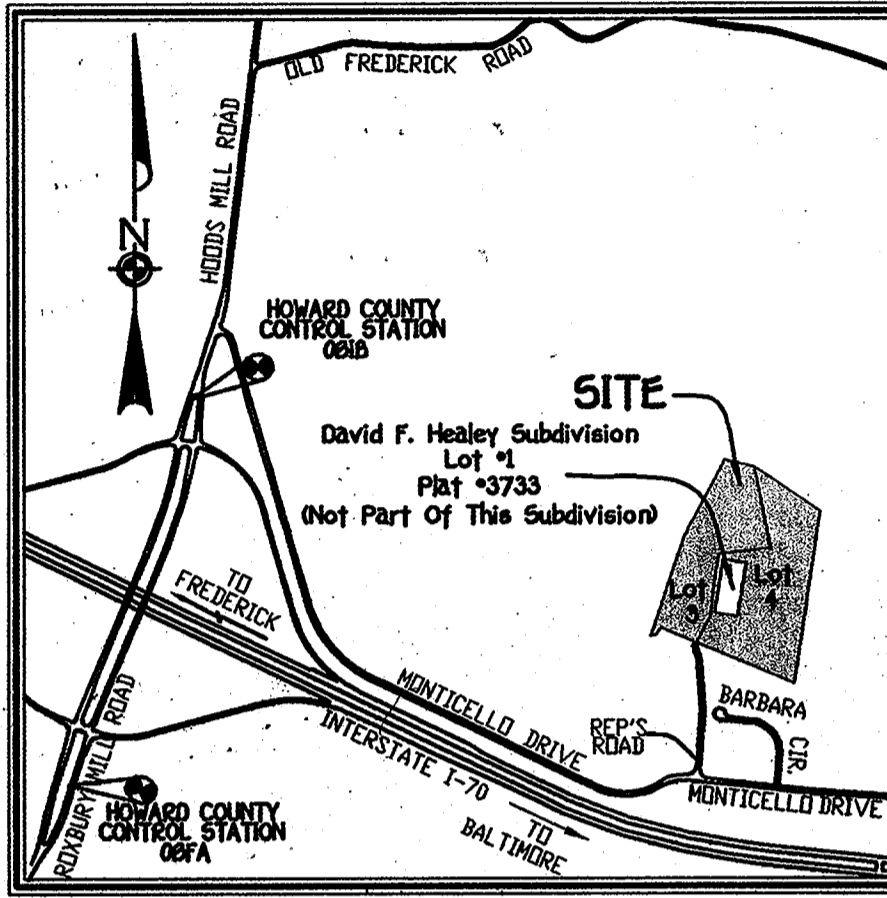
Mark L. Robel 11/14/03
(Registered Property Line Surveyor)
Date
Dist. Jery 11/14/03
Date
David F. Healey 11/14/03
(Owner)
Date
Marianne M. Healey 11/14/03
(Owner)
Date

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 And Other Public Utilities Located In, On, Over, And Through Lots 3 And 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved...

General Notes:

- 1. [Symbol] 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.
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. 0818 And No. 08FA.
5. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2002, By Fisher, Collins And Carter, Inc.
6. B.R.L. Denotes Building Restriction Line.
7. \* Denotes Iron Pin With Cap Set T.C.C. 106".
8. / Denotes Iron Pipe Or Iron Bar Found.
9. ^ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
10. o Denotes Concrete Monument With Cap Set T.C.C. 106".
11. \* Denotes Concrete Monument Or Stone Found.
12. For Flag Or Pipestem Lots Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of The Flag Or Pipestem And Rep's Road Right-Of-Way Line And Not Onto The Flag Or Pipestem Lot Driveway.
13. Drivers/Trucks 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 Or 14 Feet Serving More Than One Residence;
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (3/4") 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 (22.5-Ton 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.
14. All Areas Are More Or Less.
15. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
16. No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers.
17. Wetlands Shown Are Based On A Site Evaluation By Eco-Science Professionals During February 15, 2002.
18. Previous Department Of Planning And Zoning File Numbers F-77-71, F-99-399, F-03-36 And F-03-105.
19. No Cemeteries Exist On Site Based On A Site Inspection And On An Examination Of The Howard County Cemetery Inventory Map.
20. The Existing Dwelling On Lot 3 Healey Property Is Non-conforming With Respect To The Building Restriction Lines As Set Forth Under Section 108D Of The Zoning Regulations. There Is An Existing Dwelling/Structure(s) Located On Lot 3 Which Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Or Accessory Structures Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
21. This Project Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat To Revise Property Lines Between Two Buildable Properties And Does Not Create Any Additional Lots.
22. This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(2)(iv) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision That Does Not Create Any Additional Lots.
23. This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations And The Planning And Zoning Regulations As Amended Under Council Bill #50-2001.
24. \* Denotes Wetlands Area.
25. In Accordance With The Howard County Design Manual, Volume One, Section 512.6.2, Lot 3 Is Exempt From Providing Stormwater Management Since Lot 3 Contains An Existing House. The Improvements On Lot 4 Do Not Disturb Over 5,000 Sq. Ft. Of Area. Therefore, Lot 4 Is Exempt From The Provisions And Requirements Of Providing Stormwater Management In Accordance With Section 512.6.2 Of The Howard County Design Manual, Volume 1. If The Disturbance Exceeds 5,000 Square Feet Then Stormwater Management Will Be Provided At The Plot Plan Stage.
26. --- Denotes Top Of Stream Bank. (Stream Buffer Area Measured From Top Of Stream Bank)
27. Open Space Fee-In-Lieu Is Not Required For This Project Because It Does Not Involve The Creation Of A New Lot.
28. The Existing Pond Falls Entirely Within The Limits Of Lot 3. The Property Is Currently Owned And Maintained By David F. Healey And Marianne M. Healey And Following The Recordation Of This Plat, Lot 3 Will Remain In The Ownership Of David F. Healey And Marianne M. Healey. The Healey's Will Assume All Responsibility For Pond Maintenance And Liability. Prior To The Sale Or Transfer Of Lot 3, The Pond Must Be Brought Into Compliance With MD-378 Standards.
29. The Existing Well Located On Lot 3 Is To Remain As An Agricultural Well Only.
30. This Plat Is Subject To WP-03-142. A Waiver To Section 16.1202(b)(2)(iv) Was Granted On July 10, 2003. This Waiver Allows A Lot Or Buildable Parcel Of 10 Acres Or Less To Contain Wetlands, Floodplains, Streams And Buffers And Forest Conservation Easements To Be Located On The Lot.
31. No 100 Year Flood Plain Exists On This Site.
32. Previous Plat For Lots 1 And 2, The Healey Property, Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 16218 Thru 16219.



Vicinity Map
Scale: 1" = 1,200'

PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT

Table with 4 columns: Sym., Bearing And Distance, Sym., Bearing And Distance. Lists easement details for 22 points.

Minimum Lot Size Chart

Table with 4 columns: LOT No., GROSS AREA, PIPESTEM AREA, MINIMUM LOT SIZE. Shows requirements for lots 3 and 4.

Wetland Tabulation

Table with 6 columns: Sym., Bearing And Distance, Sym., Bearing And Distance, Sym., Bearing And Distance. Lists wetland boundaries for 27 points.

TOTAL AREA TABULATION

Table with 2 columns: Description, TOTAL. Summarizes total area for buildable lots, open space, and roadways.

OWNER/DEVELOPER

Mr. David Healey And Mrs. Marianne M. Healey
14098 Monticello Drive
Cooksville, MD 21723

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10722 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

The Purpose Of This Revision Plat Is Relocate The Common Lot Line Between Lots 1 And 2; The Healey Property, Lots 1 And 2, Plat Nos. 16218 Thru 16219, To Create Lots 3 And 4 As Shown Hereon.

APPROVED: For Private Water And Private Sewerage Systems, Howard County Health Department.

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division
Director (Planning)

OWNER'S CERTIFICATE
David F. Healey And Marianne M. Healey, Owners Of The Property Shown And Described Hereon, Herby 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 For For Good And Other Valuable Consideration, Herby 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 Their 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 20th Day Of October, 2003.

David F. Healey, Marianne M. Healey, Mark L. Robel (Witness), Mark L. Robel (Witness)

SURVEYOR'S CERTIFICATE
I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of 1) All The Lands Conveyed By Mary L. Schlepner, Widow To David F. Healey And Marianne Healey, His Wife, By Deed Dated October 12, 1985 And Recorded Among The Aforesaid Land Records In Liber No. 1404 At Folio 149; 2) All Of The Lands Conveyed By Wilson Lee Green And Kathleen D. Green To David F. Healey And Marianne Healey By Deed Dated July 20, 1999 And Recorded Among The Aforesaid Land Records In Liber No. 4915 At Folio 307; And 3) All Of The Lands Conveyed By Wilson Lee Green And Kathleen Debra Green, His Wife To David F. Healey And Marianne M. Healey, His Wife, By Deed Dated November 30, 2001 And Recorded Among The Aforesaid Land Records In Liber No. 5973 At Folio 342 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 In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel 11/14/03
Date
Mark L. Robel, Property Line Surveyor No. 339

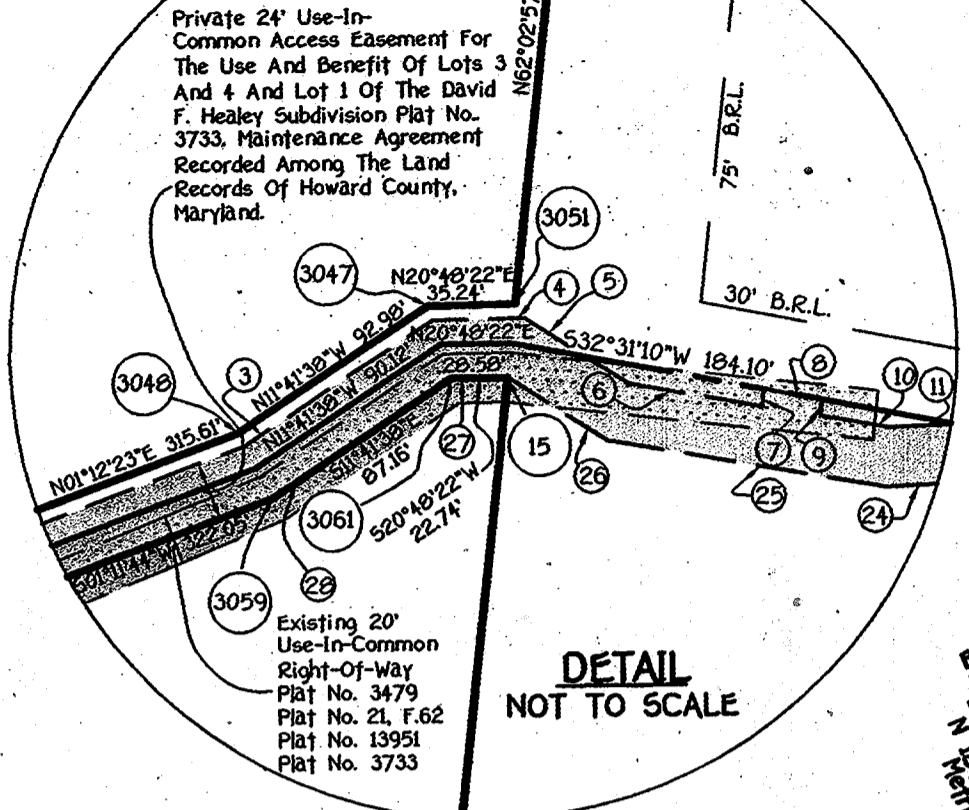
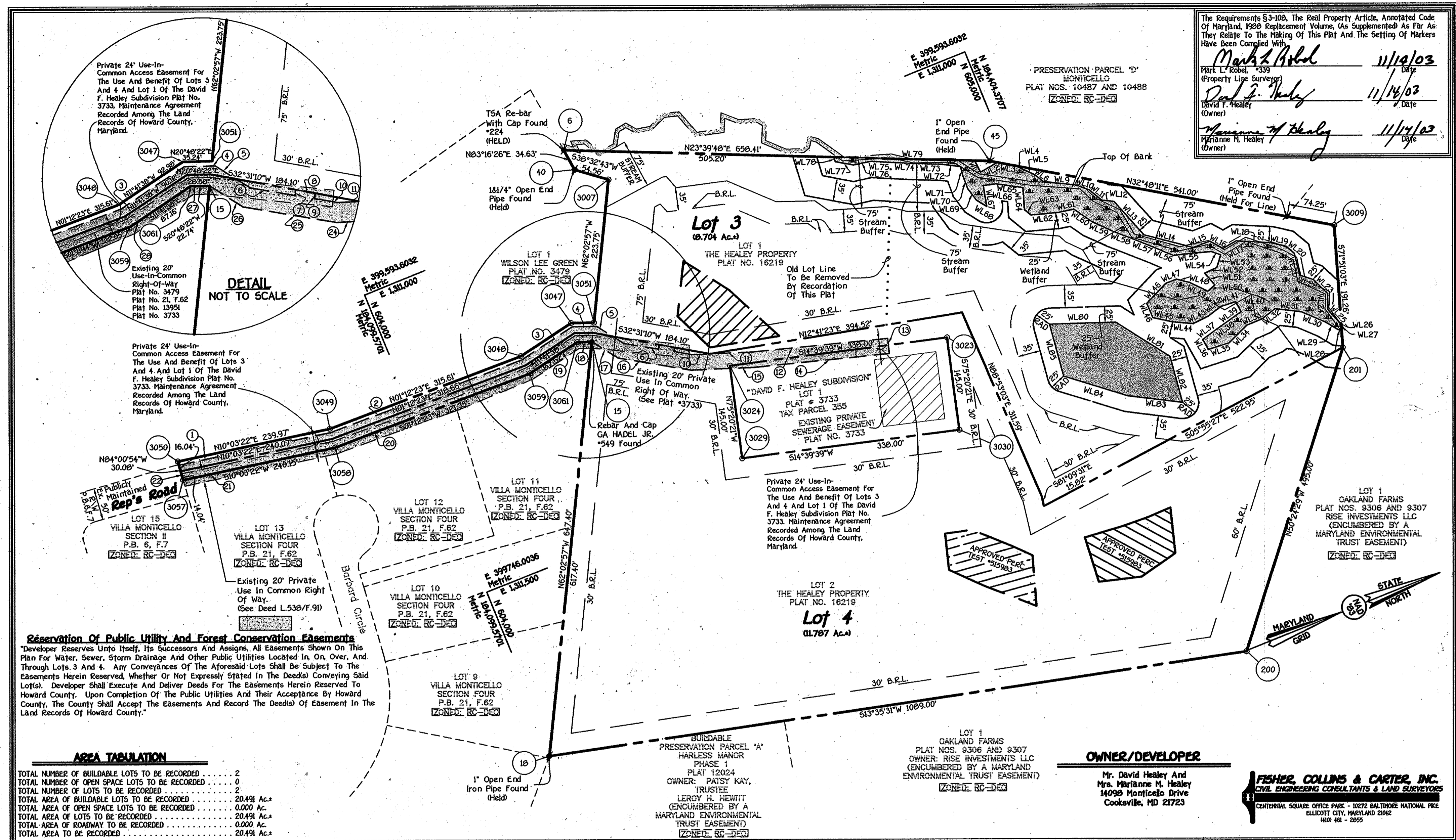
RECORDED AS PLAT No. 16439 ON 12-30-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
The Healey Property
Lots 3 and 4

(A Resubdivision Of Lots 1 And 2, The Healey Property, Plat Nos. 16218 Thru 16219)
Zoned RC-DEO
Tax Map: 8 Grid 18 Parcel: 145, 208
Tax Map: 8 Grid 24 P/O Parcel: 348
Fourth Election District Howard County, Maryland
Scale: As Shown
Date: November 13, 2003
Sheet 1 of 2
F-04-75

The Requirements S3-109, 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* 11/14/03  
 Mark L. Robel, #339 Date  
 (Property Line Surveyor)  
*David F. Healey* 11/14/03  
 David F. Healey Date  
 (Owner)  
*Marianne M. Healey* 11/14/03  
 Marianne M. Healey Date  
 (Owner)



DETAIL  
NOT TO SCALE

**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 And Other Public Utilities Located In, On, Over, And Through Lots 3 And 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. Developer Shall Execute And Deliver Deeds 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 Deeds Of Easement In The Land Records Of Howard County."

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	20.491 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	20.491 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	20.491 Ac.

APPROVED: For Private Water And Private Sewerage Systems, Howard County Health Department.  
*Penny Swartz* 12-11-03  
 Howard County Health Officer BB Date

APPROVED: Howard County Department Of Planning And Zoning.  
*Cheryl Hammett* 12/23/03  
 Chief, Development Engineering Division JA Date  
*Cindy Hammett* 12/24/03  
 Director (Acting) JA Date

**OWNER'S CERTIFICATE**  
 David F. Healey And Marianne M. Healey, Owners Of The Property Shown And Described Hereon, Herby 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 Easements As 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, Herby 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 20th Day Of October, 2003.

*David F. Healey* *Marianne M. Healey*  
 David F. Healey Marianne M. Healey  
 Witness *Mark L. Robel* Witness *Mark L. Robel*

**SURVEYOR'S CERTIFICATE**  
 I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of D All The Lands Conveyed By Mary L. Schlepner, Widow To David F. Healey And Marianne Healey, His Wife, By Deed Dated October 12, 1985 And Recorded Among The Aforesaid Land Records In Liber No. 1404 At Folio 149; 2) All Of The Lands Conveyed By Wilson Lee Green And Kathleen D. Green To David F. Healey And Marianne Healey By Deed Dated July 20, 1999 And Recorded Among The Aforesaid Land Records In Liber No. 4915 At Folio 307; And 3) All Of The Lands Conveyed By Wilson Lee Green And Kathleen Debra Green, His Wife To David F. Healey And Marianne M. Healey, His Wife, By Deed Dated November 30, 2001 And Recorded Among The Aforesaid Land Records In Liber-No. 5973 At Folio 342 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 In Accordance With The Howard County Subdivision Regulations.

*Mark L. Robel* 11/14/03  
 Mark L. Robel, Property Line Surveyor No. 339 Date

RECORDED AS PLAT No. 16440 ON 12-30-03  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**The Healey Property**  
 Lots 3 and 4  
 (A Resubdivision Of Lots 1 And 2,  
 The Healey Property, Plat Nos. 16219 Thru 16219)  
 Zoned RC-DEO  
 Tax Map: 8 Grid 19 Parcels: 145, 208  
 Tax Map: 8 Grid 24 P/O Parcel: 348  
 Fourth Election District Howard County, Maryland

Scale: 1" = 100'  
 Date: November 13, 2003  
 Sheet 2 of 2  
 F-04-75

K:\Drawings 3130721 Monticello Drive Healey\Lots 3 And 4\30721 Lots 3 and 4 Final Record Plat\_Sht.2.dwg, 11/13/2003 8:51:08 AM