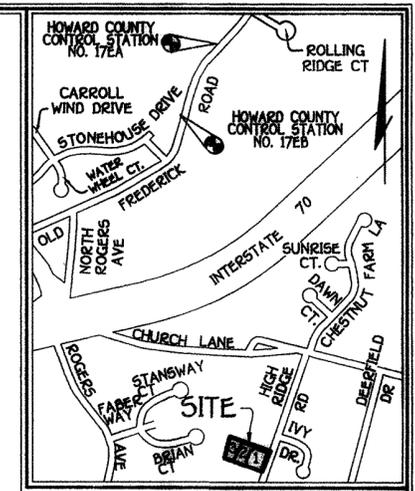


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
309	592754.2766	1366055.3482	309	180671.064928	416904.165009
310	592564.6090	1367993.3470	310	180614.054078	416965.206126
313	592864.6666	1367860.0844	313	180650.647700	416663.627507
314	592877.0954	1367709.1183	314	180709.300111	416876.571239
315	592750.5240	1368066.0533	315	180670.721064	416987.367068
480	592754.9735	1368053.5829	480	180672.077289	416983.566080
481	592567.8994	1367984.2134	481	180615.056978	416962.422223

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
Lot 2	21,533 Sq.Ft.*	1,482 Sq.Ft.*	20,051 Sq.Ft.*
Lot 3	22,993 Sq.Ft.*	2,965 Sq.Ft.*	20,028 Sq.Ft.*



The Requirements §3-106, 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.

Terrell A. Fisher 12/7/06
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

Daniel Mercer Carver Sr. 12/11/06
Daniel Mercer Carver, Sr.
(Owner)

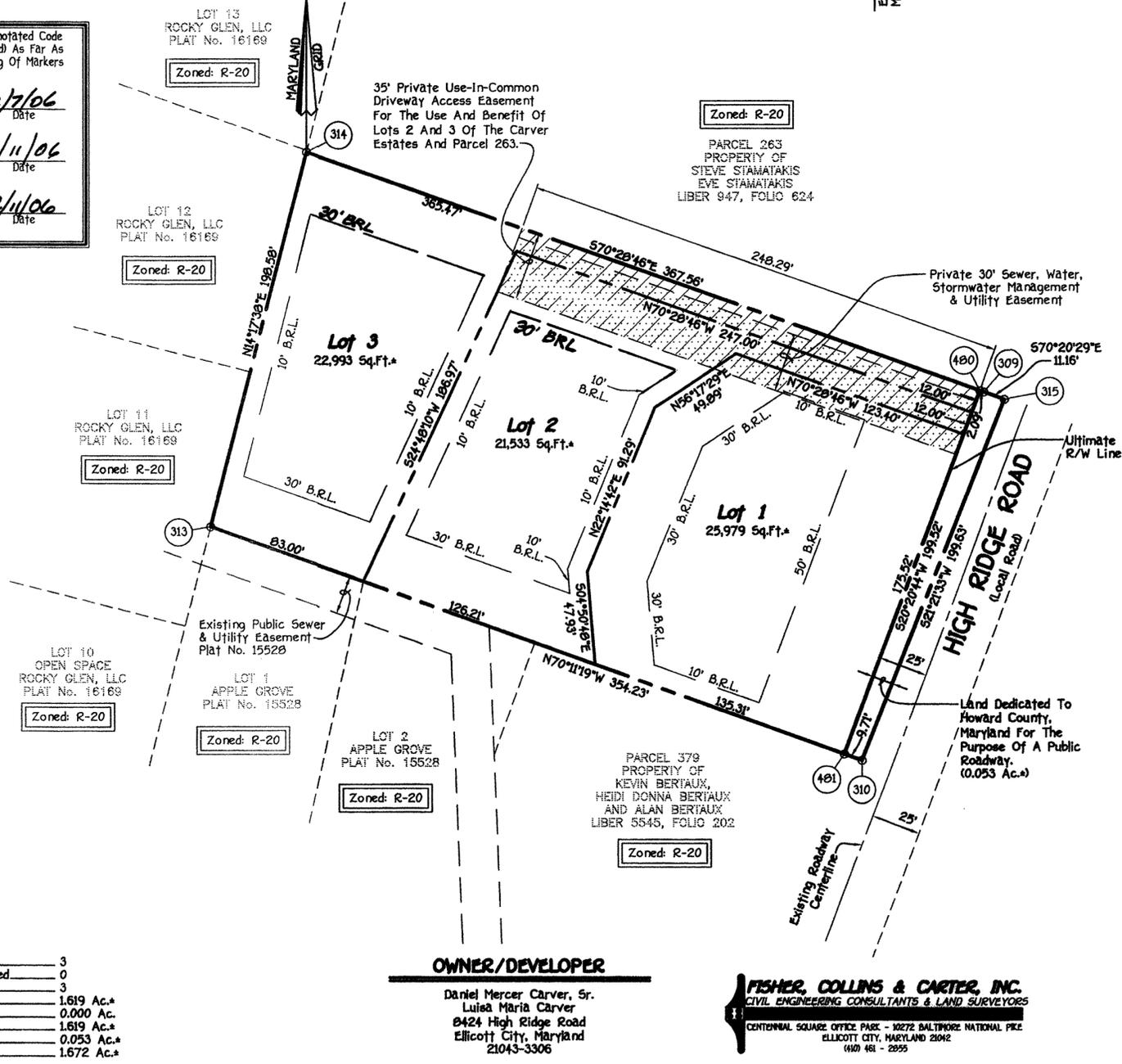
Luisa Maria Carver 12/11/06
Luisa Maria Carver
(Owner)

Reservation Of Public Utility 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 1 Thru 3. 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. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County.

Area Tabulation

Total Number Of Buildable Lots To Be Recorded	3
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	1.619 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Lots To Be Recorded	1.619 Ac.*
Total Area Of Roadway To Be Recorded	0.053 Ac.*
Total Area To Be Recorded	1.672 Ac.*



GENERAL NOTES

- The subject property is Zoned R-20 Per the 2/2/04 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Regulation Amendments effective 7/28/06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 172A And No. 172B.
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April 2001, 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 Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Lines Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveway Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
 - Width - 12 Feet (4 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 (H2S-Loading)
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
 - Structure Clearances - Minimum 12 Feet
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Areas Are More Or Less (A).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- A Private Use-In-Common Driveway Maintenance Agreement For Lots 2, 3 And Tax Parcel 263 And Any Additional Lots That May Be Created With The Subdivision Of That Tax Parcel Is Recorded Simultaneously With The Recordation Of This Plat.
- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.1204 Of The Howard County Code And The Landscape Manual. Lot 1 Contains An Existing House And Is Exempt From The Perimeter Landscape Requirements. The Landscaping Requirements For Lots 2 And 3 Will Be Further Reviewed Under The Site Development Plan For These Lots, And If Unchanged The Financial Surety In The Amount Of \$6,150.00 For The Required 4 Shade Trees, 8 Small Deciduous Trees And 25 Evergreen Trees Will Be Posted With The Builder's Grading Permit.
- No 100 Year Flood Plain Edge On Site.
- No Tidal Wetlands Exist On Site Based On A Site Evaluation By Eco-Science Professionals, Inc., On October 21, 2003.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- No Previous Department Of Planning And Zoning File Numbers Exist For This Property.
- There Is An Existing Dwelling/Structure Located On Lot 1 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.
- A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$3,000.00.
- Forest Stand Delineation Was Prepared By Eco-Science Professionals, Inc. Dated October 21, 2003.
- A Fee In Lieu Of Forest Conservation Easement Has Been Paid In The Amount Of \$6,534.00 (0.30 Acres Or 13,068 Sq.Ft. x 0.20 / 54.Ft.) To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code Forest Conservation Act.
- This Plan Is Subject To The Fifth Edition Subdivision And Land Development Regulations As Amended Under Council Bill No. 45-2003 And The Council Bill 75-2003 For Zoning Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.122B Of The Howard County Code.
- Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Lots 2 And 3 Require The Submission And Approval Of A Site Development Plan In Accordance With Section 16.150A(2)(D) Of The Subdivision Regulations.
- Denotes 30' Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 2 And 3.
- Denotes 30' Private Sewer, Water, Utility, And Stormwater Management Easement.
- On-Site Stormwater Management For Water Quality Volume And Groundwater Recharge Volume Are Being Provided By Rooftop And Non-Rooftop Disconnection Credit Per Sections 5.2 And 5.3 Of The MDE Stormwater Management Design Manual. The Rate Of Runoff From The 1 Year Storm Is Less Than 1 cfs. Therefore, Channel Protection Volume (CpV) Is Not Required.
- A Site Development Plan Approved By The Department Of Planning And Zoning Is Required For These Lots In Accordance With Section 16.150A(2)(D) Of The Subdivision And Land Development Regulations.

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

Robert J. Wahn 12/26/06
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Mark A. Wright 12/19/06
Chief, Development Engineering Division Date

Mark A. Wright 1/3/07
Director Date

OWNER'S CERTIFICATE

Daniel Mercer Carver, Sr. And Luisa Maria Carver, 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 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 11th Day Of December, 2006.

Daniel Mercer Carver Sr.
Daniel Mercer Carver, Sr.
Witness

Luisa Maria Carver
Luisa Maria Carver
Witness

SURVEYOR'S CERTIFICATE

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Louis W. Shaw To Daniel Mercer Carver, Sr. And Luisa Maria Carver By Deed Dated December 28, 1984 And Recorded In The Land Records Of Howard County In Liber No. 1319 Folio 334, 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.

Terrell A. Fisher 12/7/06
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 18733 ON JAN. 5, 2007
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Carver Estates
Lots 1 Thru 3
Zoned: R-20

Tax Map: 18 Parcel: 45 Grid: 13
Second Election District
Howard County, Maryland

Scale: 1" = 50'
Date: November 21, 2006
Sheet 1 of 1

F-04-140