

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
81	552,397.5210	1,339,109.2957
82	553,315.0776	1,339,354.5526
83	552,554.6262	1,340,524.5444
84	552,531.9283	1,340,522.7669
101	552,680.5760	1,340,294.0650
142	552,757.7654	1,338,866.7988
163	553,093.9337	1,338,821.9832
174	553,074.3823	1,339,132.1516

METRIC EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
81	168,371.1011	408,161.3297
82	168,650.7730	408,236.0841
83	168,418.9869	408,592.6983
84	168,412.0686	408,592.1565
101	168,457.3765	408,522.4481
142	168,480.9039	408,087.4164
163	168,583.3682	408,073.7566
174	168,577.4089	408,168.2961

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	10.05 Ac±	0.04 Ac±	10.01 Ac±
2	6.83 Ac±	0.44 Ac±	6.39 Ac±

General Notes continued...

- width of 20' instead of 24' minimum, 16.120 (b)(4)(iii)b to allow environmental features (wetlands, streams, floodplain) and their required buffers on residential lots less than 10 Acres in size for proposed lots 1 and 2. Subject to the following conditions.
- All grading associated with the use-in-common driveway construction within the floodplain, stream and wetlands and their buffer is subject to obtaining all necessary water quality permits from Maryland Department of The Environment.
- All grading within floodplain, stream wetland and their buffers shall be minimized in compliance with a grading plan approved by the Howard Soil Conservation District.
- Submittal of a final plan. The upgraded driveway shall follow the existing driveway location.
- Existing Dwelling on lot No. 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.
- This plat is subject to the amended fifth edition of Howard County subdivision and Land Development Regulations.
- Forest conservation obligations for this site are met by retention of 5.96 Ac of forest on Lot 1.
- Lot No. 2 was excluded from the forest conservation calculations and requirements with this subdivision plat, however, upon further resubdivision of the lot, separate forest conservation calculations and requirements will be provided based on its acreage size.
- On July 20, 2004 The Development Engineering Division approved a waiver from Design Manual Volume III from the following sections: Section 2.5.2.H Figure 2.17 To allow utilizing stopping sight distance and Section 2.6.2 not to construct a public access place road across a 100 Yr. Floodplain.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland Department of the Environment.

AREA TABULATION CHART

- 1. Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 16.88 Acres±
- 2. Total area of road widening to be recorded: 0.01 Acres±
- 3. Total area of subdivision to be recorded: 16.89 Acres±

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

Robert J. Weber 11/17/04
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

[Signature] 12/6/04
Chief, Development Engineering Division Date

[Signature] 12/6/04
Director Date

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

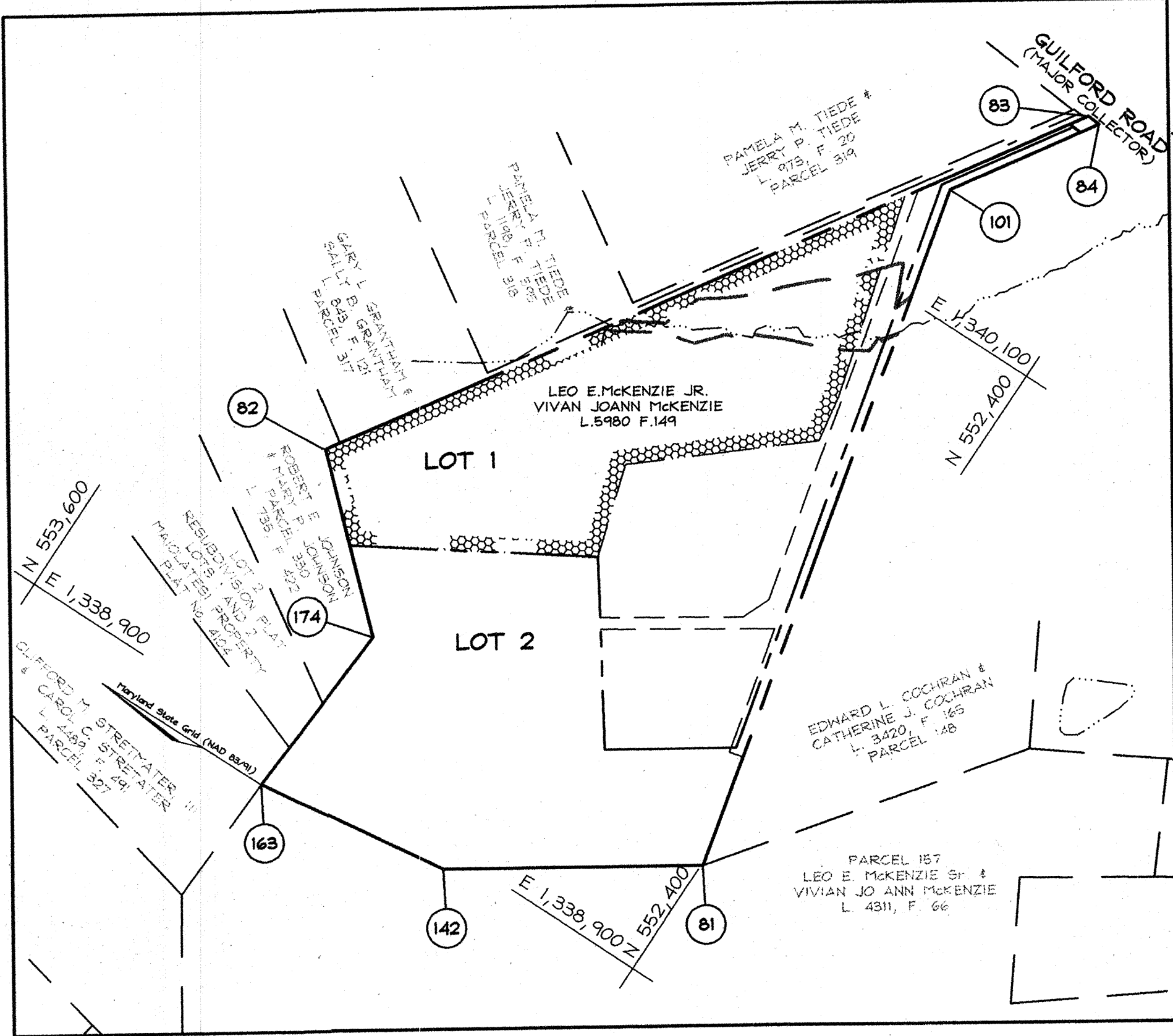
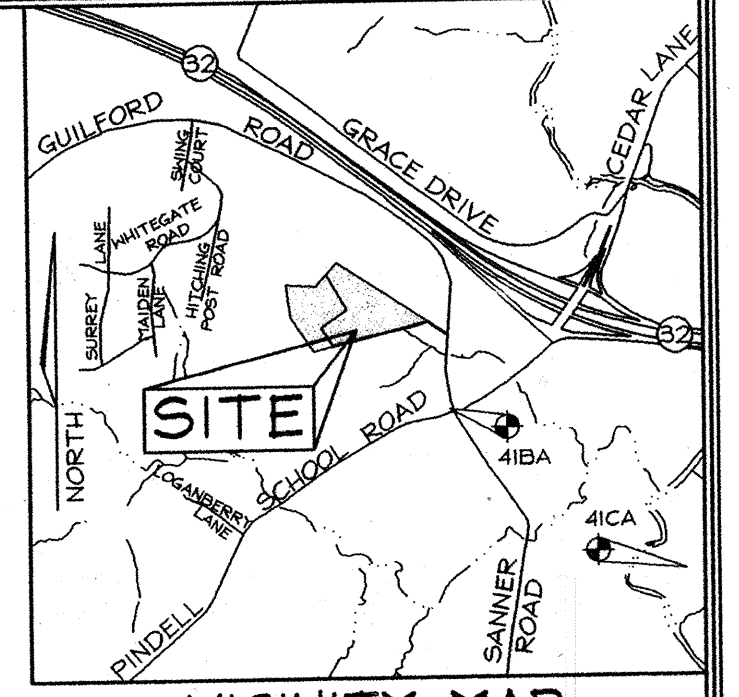
[Signature] 8/19/04
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

[Signature] 8/19/04
Leo E. McKenzie Sr., Trustee Date

[Signature] 8/19/04
Vivian JoAnn McKenzie, Trustee Date

Reservation Of Public Utility And Forest Coservation 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 & 2 (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."



LOCATION MAP

SCALE:1=200'

GENERAL NOTES

- Subject property zoned RR-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. 41ba and no. 41ca. Denotes approximate location (see location map).
Sta. 41BA N 168,185.7680 m. E 408,590.7607 m. Elev. 104.6388 m.
N 551,789.473 ft E 1,340,518.187 ft Elev. 343.302 ft
Sta. 41CA N 167,678.391 m. E 409,335.3113 m. Elev. 90.2164 m.
N 550,124.854 ft E 1,342,960.933 ft Elev. 295.985 ft
- Denotes iron pipe found.
- Denotes rebar and cap set.
- Denotes concrete monument/stone 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.
- 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.
- This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about October 1, 2002 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not to the pipestem lot driveway.
- 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:
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
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- This plat is subject to waiver petition WP-03-83. On March 14, 2003 the Planning Director approved waivers from sections 16.115(c)(2) to allow clearing, excavating, filling, altering drainage placing impervious paving and drainage structures in the 100 yr. Floodplain. 16.116(a)(1)(4)(2) to allow grading paving and removal of vegetative cover within wetland streams and their buffers. 16.120(c)(2)(iii) to allow the pipestems to have a collective

OWNER/DEVELOPER

LEO E. MCKENZIE SR.
6950 Pindell School Road
Fulton, Maryland 20759-9718

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

OWNER'S CERTIFICATE

We, Leo E. McKenzie Sr., Trustee of the Leo E. McKenzie Sr., Living trust dated September 17,1997 and Vivian JoAnn McKenzie, Trustee of the Vivian JoAnn McKenzie Living trust Dated September 17,1997, and in consideration of the 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 the valuable consideration hereby grant the right and option to Howard County to acquire the Fee Simple Title to the 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 19th day of August, 2004.

[Signature]
Leo E. McKenzie Sr., Trustee

[Signature]
Vivian JoAnn McKenzie, Trustee

[Signature] Witness
[Signature] 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 Rodney L. Boyer and Elsie V. Boyer to Leo E. McKenzie Sr., Trustee of the Leo E. McKenzie Sr. Living trust dated September 17,1997 and Vivian JoAnn McKenzie, Trustee of the Vivian JoAnn McKenzie Living trust dated September 17, 1997 by deed dated January 28, 2002 and recorded in the land records of Howard County in liber 5980, folio 149, 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.

[Signature] 8/19/04
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 17113 on 12/18/04
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF MCKENZIE PROPERTY

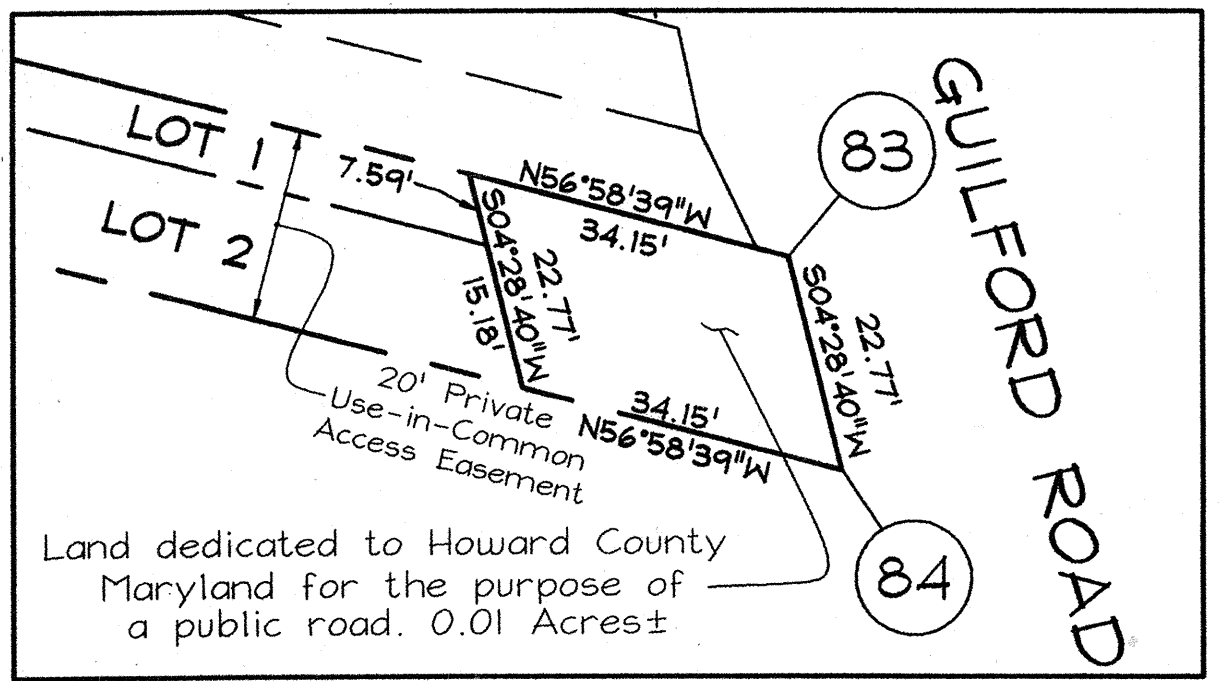
LOTS 1 AND 2
TAX MAP 35 GRID 21
PARCEL 83
L. 5980, F. 149
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: as shown
Date: August 11, 2004
Sheet 1 of 2
F-04-142

F-04-142

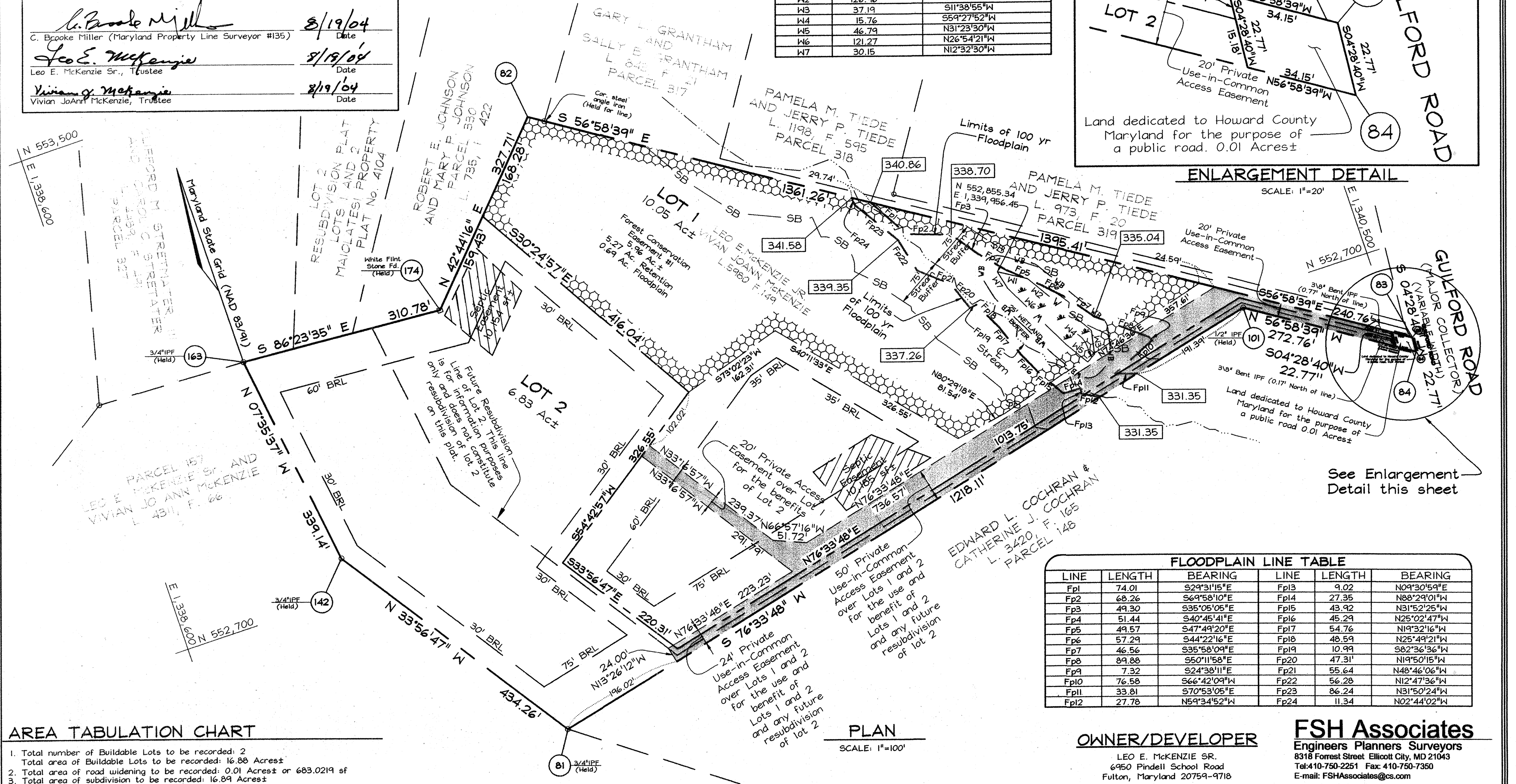
The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller
C. Brooke Miller (Maryland Property Line Surveyor #135) 8/19/04 Date
Leo E. McKenzie
Leo E. McKenzie Sr., Trustee 8/19/04 Date
Vivian JoAnn McKenzie
Vivian JoAnn McKenzie, Trustee 8/19/04 Date

LINE	LENGTH	BEARING
W1	47.22	S57°42'55"E
W2	126.96	S31°50'06"E
W3	37.19	S11°38'55"W
W4	15.76	S59°27'52"W
W5	46.79	N31°23'30"W
W6	121.27	N26°54'21"W
W7	30.15	N12°32'30"W



ENLARGEMENT DETAIL
SCALE: 1"=20'



LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
Fp1	74.01	S29°31'15"E	Fp13	9.02	N09°30'59"E
Fp2	68.26	S69°58'10"E	Fp14	27.35	N88°29'01"W
Fp3	49.30	S35°05'05"E	Fp15	43.92	N31°52'25"W
Fp4	51.44	S40°45'41"E	Fp16	45.29	N25°02'47"W
Fp5	49.57	S47°49'20"E	Fp17	54.76	N19°32'16"W
Fp6	57.29	S44°22'16"E	Fp18	48.59	N25°49'21"W
Fp7	46.56	S35°58'09"E	Fp19	10.99	S82°36'36"W
Fp8	89.88	S50°11'58"E	Fp20	47.31'	N19°50'15"W
Fp9	7.32	S24°38'11"E	Fp21	55.64	N48°46'06"W
Fp10	76.58	S66°42'09"W	Fp22	56.28	N12°47'36"W
Fp11	33.81	S70°53'05"E	Fp23	86.24	N31°50'24"W
Fp12	27.78	N59°34'52"W	Fp24	11.34	N02°44'02"W

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 16.88 Acres±
- Total area of road widening to be recorded: 0.01 Acres± or 683.0219 sf
- Total area of subdivision to be recorded: 16.89 Acres±

Howard County Health Department
APPROVED: For Private Water and Sewerage Systems
Robert J. Weber
Howard County Health Officer 8/17/04 Date
APPROVED: Howard County Department of Planning and Zoning
[Signature]
Chief, Development Engineering Division 8/16/04 Date
[Signature]
Director 8/16/04 Date

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Witness my hand this 19th day of August, 2004.
Leo E. McKenzie
Leo E. McKenzie Sr. Trustee
Vivian JoAnn McKenzie
Vivian JoAnn McKenzie Trustee
Zacharia Y. Fisch
Witness
Zacharia Y. Fisch
Witness

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C. Brooke Miller
C. Brooke Miller (Maryland Property Line Surveyor #135) 8/19/04 Date

Recorded as Plat No. 17114 on 8/19/04
Among the Land Records of Howard County, Maryland.
SUBDIVISION PLAT OF
MCKENZIE PROPERTY
LOTS 1 AND 2
TAX MAP 35 GRID 21
PARCEL 83
L. 5980, F. 149
5TH ELECTION DISTRICT
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