

Coordinate Table

No.	North	East
2	572001.2121	1377283.9399
3	572273.5918	1376958.6660
4	572373.7416	1377015.2767
1	572089.4411	1377330.8329
5	572095.9987	1377323.5544
6	572006.7153	1377277.3680

Coordinates are based on the Maryland Coordinate System NAD83(1991) and are designated thus: (99)

General Notes continued:

14. This subdivision has been granted a family member exemption from compliance with the requirements of the Adequate Public Facilities Ordinance in accordance with Subdivision Section 16.1107(b)(1)(v).

15. 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)/parcels. 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 the 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.

16. Landscaping for Lot 2 shall be provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Lot 1 is exempt because the existing house is to remain on this lot. The required landscaping and surety for Lot 2 is deferred to the required site development plan and grading permit for the development of Lot 2.

17. There are no known cemeteries on this site.

18. There are no wetlands within this site.

19. There is no 100-Year Floodplain within this site.

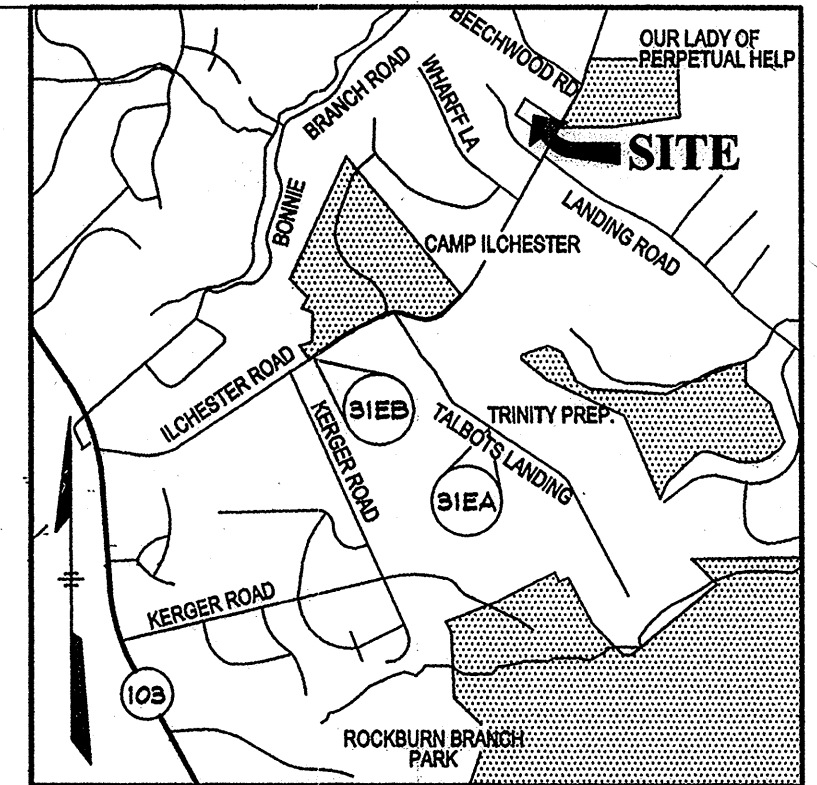
20. Stormwater management for this project will be provided by use of a dry swale for WO, and Rev. and Op.

21. BRL denotes Building Restriction Line.

22. This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003, and the Zoning Regulations as amended by CB-75-2003. Development or construction on these lots must comply with the setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit.

23. Denotes iron pipe found Denotes Standard Marker set Standard Marker denotes an iron pin with a 2-inch dia. aluminum cap marked "DeMario Design Consultants C21179 Property Marker"

24. This plat is subject to WP-04-129, which on October 7, 2004, was granted for the following sections:
 Section 16.120(c)(2)(i) - to permit the required minimum 20 feet of public road frontage for a single pipestem lot to be reduced to 10.88 feet
 Section 16.120(b)(9) - to permit the required minimum distance of 10 feet between a driveway for a pipestem lot and the project boundary to be reduced to zero feet.
 Subject to the following conditions:
 1. A shared driveway access and maintenance easement shall be indicated on plat F-04-156 for the existing and proposed portions of the shared driveway.



VICINITY MAP

SCALE: 1" = 2000'

General Notes:

- The subject property is zoned R-20 per the 02/02/04 Comprehensive Zoning Plan.
- Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 31EA and 31EB.
 (Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters
 No. 31EA N 569841.124 E 1374816.03 No. 31EB N 569730.996 E 1376273.57
- This plat is based on a field-run monumented boundary survey performed on or about December 12, 2003 by Shanaberger & Lane.
- All areas shown on this plat are more or less.
- Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12 feet (14 feet serving more than one residence)
 - Surface - 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 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 driveway surface.
 - Structure clearances - minimum 12 feet
 - Maintenance - sufficient to insure all weather use.
- 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 and not to the pipestem lot driveway.
- The maintenance agreement for the use-in-common driveway for Lots 1 and 2 was recorded concurrent with this plat among the Land Records of Howard County, Maryland.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- There is an existing dwelling/structure located on Lot 1 to remain. No new building, extensions or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulations require.
- This subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation as a minor subdivision creating one additional lot with no further subdivision potential based on the existing zoning.
 (Section 16.1202(b)(1)(vii)). - Applicability, exemptions, declaration of intent).
- Storm water management facilities will be required on the parcels shown on this plat in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the storm water management facility and a maintenance agreement.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are to be provided to the junction of the flag or pipe stem and the road right-of-way line only and not onto the flag or pipe stem lot driveway.

25. The requirements of § 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.

G. Scott Shanaberger
 G. Scott Shanaberger
 DATE 12/7/04

JULIUS P. & DEBORAH W. KNAPP
 2267 1/2 ST
 ILCHESTER LANDING
 PLAT NO. 9018

E 1,376,850
 N 572,100

E 1,376,850
 N 572,300

E 1,377,250
 N 572,300

Minimum Lot Size Chart

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	23,521 sq.ft.	2,461 sq.ft.	21,060 sq.ft.

Lot Tabulation

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED - 2
 Buildable - 2
 Non-Buildable - 0
 Open Space - 0
 Preservation Parcels - 0

TOTAL AREA OF LOTS AND/OR PARCELS - 1.0030 Ac.
 Buildable - 1.0030 Ac.
 Non-Buildable - 0 Ac.
 Open Space - 0 Ac.
 Preservation Parcels - 0 Ac.

TOTAL AREA OF ROADWAY TO BE RECORDED - 0.0205 Ac.

TOTAL AREA OF SUBDIVISION TO BE RECORDED - 1.0235 Ac.

Surveyor's Certificate

The undersigned, a registered surveyor of the State of Maryland, does hereby certify that he is the surveyor who performed the boundary survey of the property shown hereon and that it is in compliance with the State of Maryland, Uniform Standards for Land Surveyors.

G. Scott Shanaberger
 G. Scott Shanaberger, Shanaberger & Lane
 MD Professional Land Surveyor Registration No. 10849



Owner's Dedication

We, Peter J. Cavanaugh (deceased) and Evelyn R. Cavanaugh, 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,

- 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 shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and 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 spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

The requirements of Section 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.

Witness our hands this 7th day of December 2004.

Evelyn R. Cavanaugh
 Evelyn R. Cavanaugh
 Witness *Cal G. Goff*
 Cal G. Goff

OWNER / DEVELOPER

EVELYN R. CAVANAUGH
 4872 Ilchester Road
 Ellicott City, Maryland 21043

Surveyor's Certificate

I hereby certify to the best of my professional knowledge and belief that the final plat shown hereon is correct, that it is a subdivision of all of the lands conveyed by Marie E. Lohrig to Peter J. Cavanaugh and Evelyn R. Cavanaugh, his wife, by deed dated July 1, 1984 and recorded among the Land Records of Howard County, Maryland in Liber 420 at Folio 714, 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. Monumentation is in accordance with the Howard County Subdivision Regulations.

The requirements of Section 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 has been complied with.

Witness my hand and seal this 12/7/04 day of December 2004.
James L. Maguire
 James L. Maguire, Professional Land Surveyor
 Maryland Registration No. 11830



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Welch
 Robert J. Welch
 Date 2/8/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark DeGyle
 Mark DeGyle
 Date 1/20/05

Mark DeGyle
 Mark DeGyle
 Date 2/10/05

RECORDED AS PLAT NUMBER 17266 ON 2/18/05
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

DeMario Design Consultants, Inc.
 Winchester Exchange Building
 15 East Main Street, Suite 226
 Westminster, MD 21157
 Phone: (410) 840-4499
 Fax: (410) 840-8886
 DeMarioDesign@adelphia.net

Cavanaugh Property
 Lots 1 and 2

Election District No. 1
 Tax Map 31 Grid 10 Parcel 464
 Scale: 1" = 50'
 Zoning: R-20
 F-04-156

03011.1 MBJ JLM Sheet 1 of 1