

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.

D. Wayne Keller Professional Land Surveyor
MD Reg. No. 10685

Walter E. Brown, Jr. Professional Land Surveyor
MD Reg. No. 10685

Laverne E. Brown Professional Land Surveyor
MD Reg. No. 10685

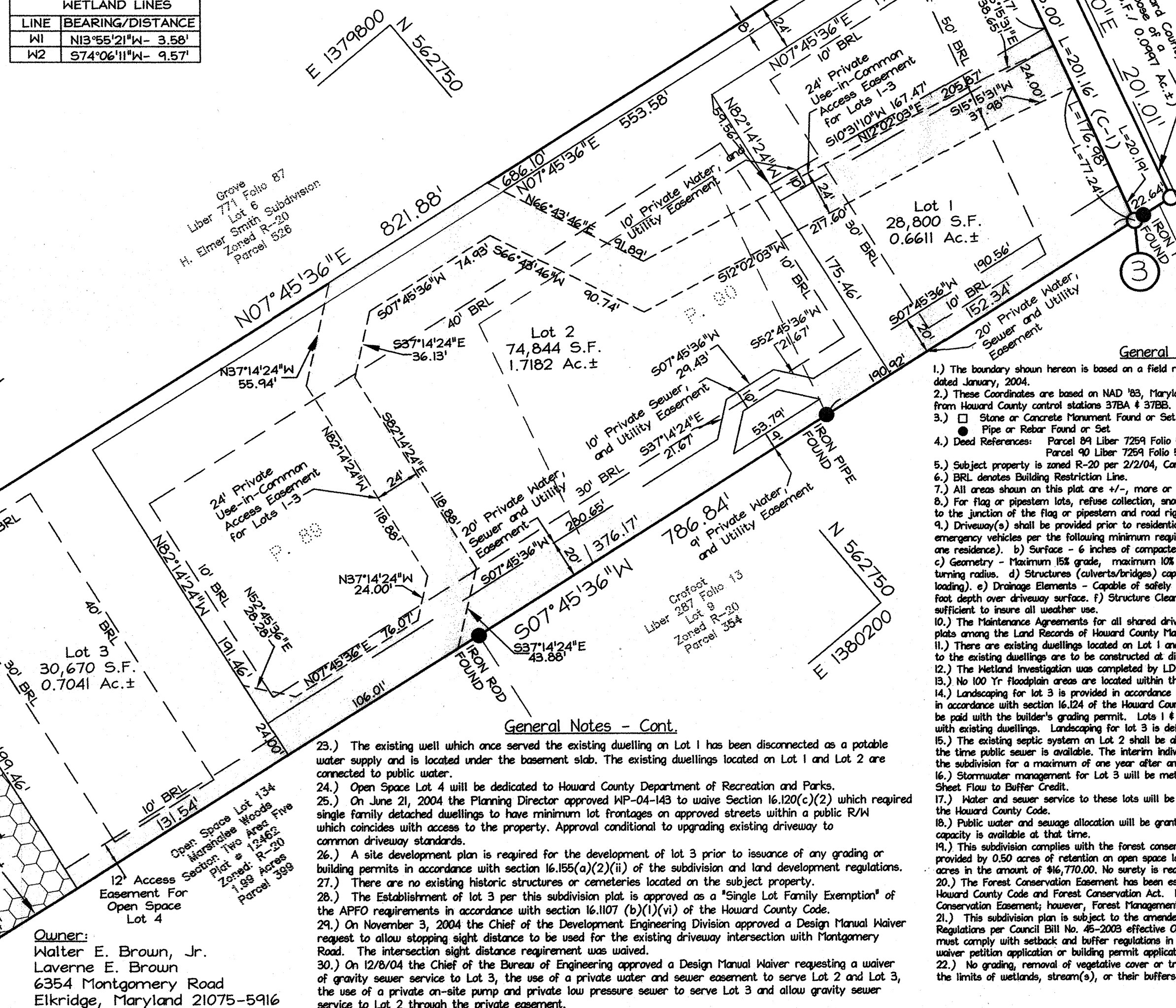
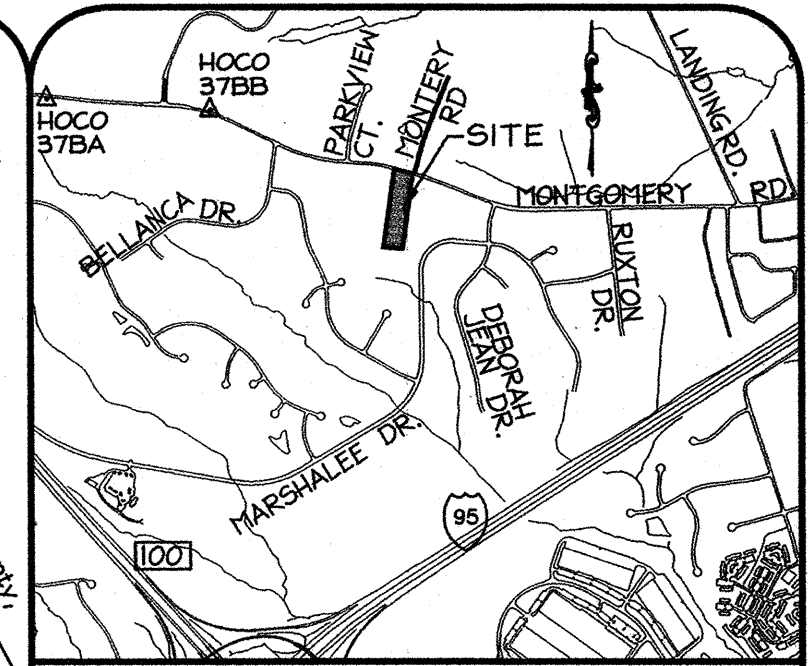
Lot No.	Gross Area	Pipestem	Minimum Lot Size
2	74,844 S.F.	2,823 S.F.	72,021 S.F.
3	30,670 S.F.	4,432 S.F.	26,238 S.F.

Curve	Length	Radius	Chord Bearing	Chord Distance	Delta	Tangent
C-1	201.16'	10975.00'	S74°48'02"E	201.15'	1°03'01"	100.58'

LINE	BEARING/DISTANCE
W1	N13°55'21"W - 3.58'
W2	S74°06'11"W - 9.57'

Reservation of Public Utility and Forest Conservation Easements
Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Easement") located in, on, over and through Lots 1-3 and Open Space Lot 4, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. 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 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.

	NORTHING	EASTING
1	563057.0292	1379940.6068
2	563005.3889	1380134.8741
3	562982.9519	1380131.8166
4	562225.7515	1380028.6320
5	562242.6799	1379829.6344
6	563035.6907	1379937.6990



- General Notes**
- The boundary shown herein is based on a field run boundary survey performed by LDE, Inc. dated January, 2004.
 - These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 37BA & 37BB.
 - Stake or Rebar Found or Set
 - Dead References: Parcel 89 Liber 7259 Folio 530 Parcel 90 Liber 7259 Folio 527
 - Subject property is zoned R-20 per 2/2/04, Comprehensive Zoning Plan.
 - BRL denotes Building Restriction Line.
 - All areas shown on this plat 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 residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 12' (14 feet serving more than one residence); b) Surface - 6 inches of compacted crusher run base with tar and chip coating; c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 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 driveway surface; f) Structure Clearances - minimum 12 feet; g) Maintenance sufficient to insure all weather use.
 - The Maintenance Agreements for all shared driveways have been recorded concurrently with the plats among the Land Records of Howard County Maryland.
 - There are existing dwellings located on Lot 1 and Lot 2 to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at distances less than the zoning regulations require.
 - The Wetland Investigation was completed by LDE, Inc. dated January, 2004.
 - No 100 Yr floodplain areas are located within this subdivision.
 - Landscaping for lot 3 is provided in accordance with a certified landscape plan on file with this plat in accordance with section 16.124 of the Howard County Code & Landscape Manual. The landscape survey will be paid with the builder's grading permit. Lots 1 & 2 are exempt from landscaping because they are improved with existing dwellings. Landscaping for lot 3 is deferred to the SDF submission.
 - The existing septic system on Lot 2 shall be abandoned in accordance with Health Department procedures at the time public sewer is available. The interim individual on-site sewage disposal system for Lot 2 may be utilized in the subdivision for a maximum of one year after an adequate community sewer becomes available.
 - Stormwater management for Lot 3 will be met via Grass Swales, Natural Area Conservation Credit and Sheet Flow to Buffer Credit.
 - 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 sewerage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
 - This subdivision complies with the Forest conservation requirements with an obligation of 1.27 acres that is provided by 0.50 acres of retention on open space lot 4 and payment of a fee-in-lieu for providing the remaining 0.77 acres in the amount of \$16,770.00. No surety is required for retention on a minor subdivision.
 - 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 Easement are allowed.
 - This subdivision is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 effective October 2nd, 2003. 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 permit applications.
 - No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.

AREA TABULATIONS

- Total number of lots to be recorded: 4
 - Buildable: 3
 - Non-Buildable: 0
 - Open Space: 1
 - Preservation Parcels: 0
- Total area of lots to be recorded: 3.5834 Ac.±
 - Buildable: 3.0834 Ac.±
 - Non-Buildable: 0.0000 Ac.±
 - Open Space: 0.5000 Ac.±
 - Preservation Parcel: 0.0000 Ac.±
- Total area of road right-of-way to be recorded: 0.0997 Ac.±
- Total area of subdivision to be recorded: 3.6831 Ac.±

Owner:
Walter E. Brown, Jr.
Laverne E. Brown
6354 Montgomery Road
Elkridge, Maryland 21075-5916

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 Walter E. Brown, Jr. to Walter E. Brown, Jr. and Laverne E. Brown by deed dated June 4, 2003 and recorded among the Land Records of Howard County, Maryland in Liber 7259 Folio 530 and of the lands conveyed by Walter E. Brown, Jr. and Laverne E. Phillips to Walter E. Brown, Jr. and Laverne E. Brown, Jr. and Laverne E. Phillips by deed dated June 4, 2003 and recorded among the Land Records of Howard County, Maryland in Liber 7259 Folio 527; 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.

OWNER'S CERTIFICATE

We, Walter E. Brown, Jr. and Laverne E. Brown 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 right-of-ways and the specific easement areas shown hereon;
- 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;
- 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-ways.

Witness by my hand this 1st day of March, 2005

Walter E. Brown, Jr. Laverne E. Brown
Walter E. Brown Laverne E. Brown
Steve Klein Steve Klein
Witness Witness

RECORDED AS PLAT NUMBER 17367
ON April 15, 2005
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

WALTER & LAVERNE BROWN PROPERTY

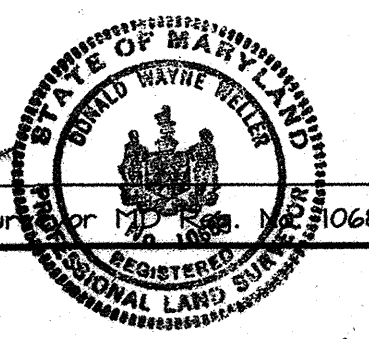
Lots 1 - 3 & Open Space Lot 4
Tax Map No. 37 - Grid No. 5 - Parcels 89 & 90
1st Election District - Howard County, Maryland Scale: 1"=50'
Date: March, 2005 Sheet: 1 of 1
Previous Submittals: WP-04-143
LDE INC. Job # 03-037
Planning/Engineering/Surveying
9250 Rumsey Road Suite 106/Columbia, Maryland 21045
(410) 715-1070 (Balt.) / (301) 596-3424 (Wash.) / (410) 715-9540 FAX

APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department.

Benny E. Borowitz MD/PHD 4/11/05
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Mark J. Doyle 4/13/05
Director Date
D. Wayne Keller 3/15/05
Chief, Development Engineering Division MAJ Date



D. Wayne Keller Professional Land Surveyor
MD Reg. No. 10685 Date 3/15/05