

General Notes Continued...

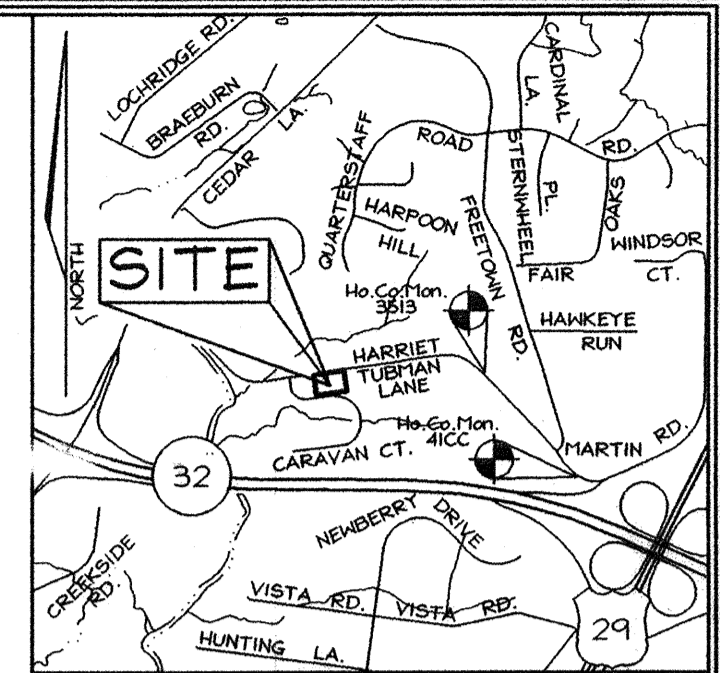
21. Existing accessory structure on lot 2 to remain, no new buildings, extensions or additions to the existing accessory structure are to be constructed at a distance less than the zoning regulations require. A temporary use permit for the accessory structure on Lot 2 has been approved.
22. A Use-in-Common Access Maintenance Agreement has been recorded simultaneously with this final plat in the Land Records Office of Howard County, MD.
23. A Fee-in-Lieu of Open Space in the amount of \$1500.00 has been paid.
24. A site development plan shall be required for Lot 2.
25. Lot 1 will connect to public water and sewer concurrent with Lot 2.
26. This property was incorporated into the metropolitan district on February 28, 2005 under decision #4-2005.
27. This plat is subject to Temporary Use Case 05-003. The hearing was held on 5/24/2005 to allow an existing accessory structure to remain on Lot 2. Approval was granted.

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
1	553,550.1829	1,344,324.2023
2	553,595.5212	1,344,643.1258
4	553,342.3883	1,344,354.5569
55	553,387.7266	1,344,673.4803
57	553,565.8210	1,344,647.5017
59	553,520.4980	1,344,328.5387

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 and 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). Upon completion of the public utilities and their acceptance by Howard County, 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."



VICINITY MAP

SCALE:1=2000'

GENERAL NOTES

1. Subject property zoned R-20, per 02/02/04 Comprehensive Zoning Plan.
2. Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 3513 and no. 41CC. Denotes approximate location (see location map).  

Sta. 3513	N 168,729.6007	E 410,291.5227	El.: 126.8187 (meters)
	N 553,573.698	E 1,346,098.104	El.: 416.071 (feet)
Sta. 41CC	N 168,400.5855	E 410,585.4444	El.: 122.1292 (meters)
	N 552,494.254	E 1,347,062.412	El.: 400.686 (feet)
3. Denotes iron pipe found.
4. Denotes rebar and cap set.
5. Denotes rebar and cap found.
6. Denotes concrete monument found.
7. Denotes concrete monument set.
8. BRL Denotes Building Restriction Line.
9. This plat is based on field run Monumented Boundary Survey performed on or about March 03, 2004 By C.B. Miller and Associates, Inc. All lot areas are more or less (+/-).
10. 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) Maintinances - sufficient to ensure all weather use
11. Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
12. There is no 100 Year Floodplain existing on-site.
13. There are no wetlands on site per a non-tidal wetland delineation performed by Exploration Research, Inc.
14. Water and sewer service to these lots will be granted under the provisions of Section 16.122.B of the Howard County Code.
15. Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
16. Posting of surety for required landscaping in accordance with Section 16.124 of the Landscape Manual in the amount of \$1,350.00 for 3 shade trees and 3 evergreen trees on Lot 2 shall be deferred until site development plan approval. Lot 1 is exempt since it has an existing house which is to remain.
17. In accordance with section 16.1202.(b).(1).(viii) of the subdivision and land development regulations, this subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation.
18. Operating speed studies for Harriet Tubman Lane and Caravan Court prepared by Street Traffic Studies in August 2004.
19. Stormwater Management for this site is provided as follows:  
 a. Lot 1 is exempt from providing storm water management since it has an existing dwelling prior to recordation of this plat.  
 b. This site is exempt from providing channel protection (Cpv).  
 c. Water Quality (WQv) and Recharge (Rev) for Lot 2 are provided by two bioretention facilities, these facilities are privately owned and maintained by lot 2.
20. Existing dwelling on lot 1 to remain, no new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.

General Notes Continued This Page...

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.

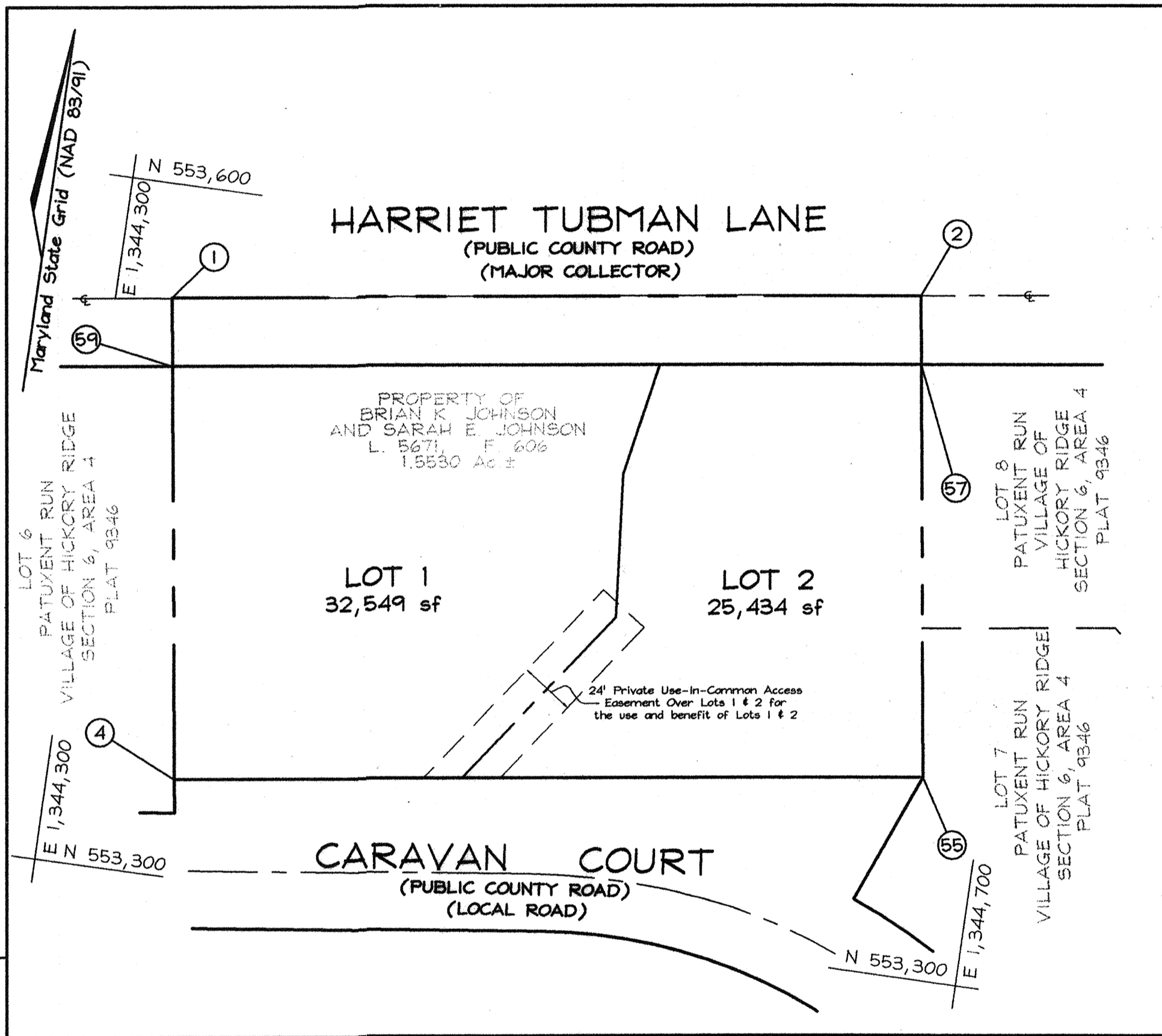
*C. Brooke Miller* 5/27/05  
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

*Brian K. Johnson* 5/26/05  
 Brian K. Johnson Date

*Sarah E. Johnson* 5/26/05  
 Sarah E. Johnson Date

AREA TABULATION CHART

1. Total number of Buildable Lots to be recorded: 2
2. Total area of Buildable Lots to be recorded: 1.3311 Acres±
3. Total area of road widening to be recorded: 0.2219 Acres±
4. Total area of subdivision to be recorded: 1.5530 Acres±



LOCATION MAP

SCALE:1=50'

OWNER/DEVELOPER

Brian K. Johnson & Sarah E. Johnson  
 7890 Harriet Tubman Ln  
 Columbia, MD 21044-4011  
 Phone: (410)440-0338

FSH Associates

Engineers Planners Surveyors  
 8318 Forrest Street Ellicott City, MD 21043  
 Tel.: 410-750-2251 Fax: 410-750-7350  
 E-mail: info@fsha.biz

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

*Robert J. Walker* 6/15/05  
 Robert J. Walker (Howard County Health Officer) Date

APPROVED: Howard County Department of Planning and Zoning

*Chief, Development Engineering Division* 6/16/05  
 Chief, Development Engineering Division Date

*Director* 6/16/05  
 Director Date

OWNER'S CERTIFICATE

We, Brian K. Johnson & Sarah E. Johnson, 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 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 said Easements and Rights-of-Way.

Witness my hand this 26<sup>th</sup> day of MAY, 2005.

*Brian K. Johnson*  
 Brian K. Johnson  
 Witness: *Zacharia W. Fisch*  
 Zacharia W. Fisch

*Sarah E. Johnson*  
 Sarah E. Johnson  
 Witness: *Zacharia W. Fisch*  
 Zacharia W. Fisch

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 Mark Anthony Croft to Brian K. Johnson & Sarah E. Johnson by deed dated August 28th, 2001 and recorded in the land records of Howard County in liber 5671 folio 606, 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.



*C. Brooke Miller* 5/27/05  
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 17544 on 6/24/05  
 Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF  
 B. JOHNSON PROPERTY

LOTS 1 AND 2

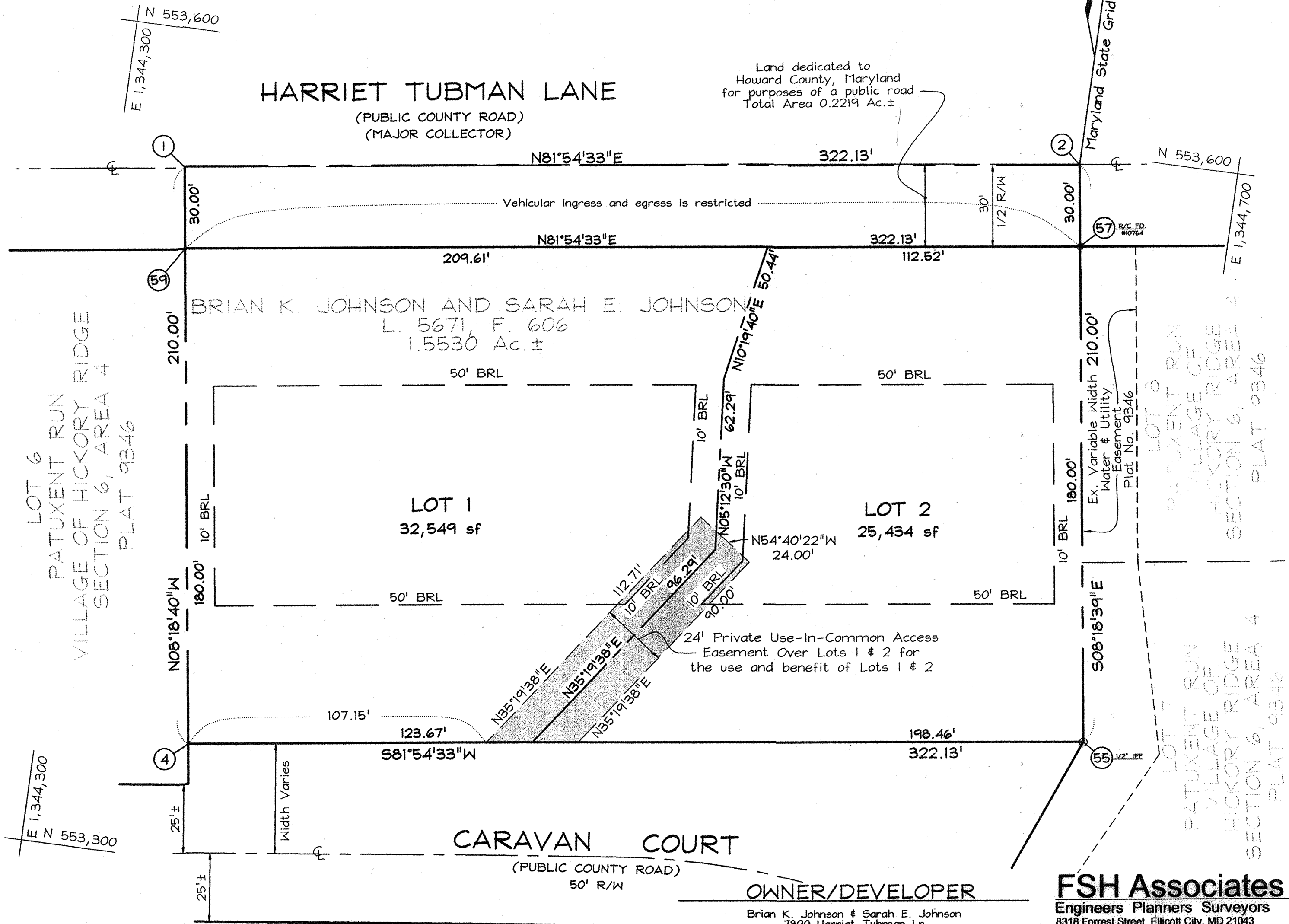
A SUBDIVISION OF PARCEL I18  
 TAX MAP 35 GRID 23  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: As Shown  
 Date: May 26, 2005  
 Sheet 1 of 2

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* 5/27/05  
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

*BK Johnson* 5/26/05  
 Brian K. Johnson Date

*Sarah E. Johnson* 5/26/05  
 Sarah E. Johnson Date



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

*Robert J. White* 6/15/05  
 Howard County Health Officer SFO Date

APPROVED: Howard County Department of Planning and Zoning

*Manda M. Ceylan* 6/15/05  
 Chief, Development Engineering Division Date

*Manda M. Ceylan* 6/15/05  
 Director Date

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Witness my hand this 26th day of MAY, 2005.

*BK Johnson*  
 Brian K. Johnson  
*Sarah E. Johnson*  
 Sarah E. Johnson

*Zacharia J. Fisch*  
 Witness  
*Zacharia J. Fisch*  
 Witness

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*C. Brooke Miller* 5/27/05  
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 17545 on 6/24/05  
 Among the Land Records of Howard County, Maryland.

**SUBDIVISION PLAT OF  
 B. JOHNSON PROPERTY**

LOTS 1 AND 2

A SUBDIVISION OF PARCEL 118  
 TAX MAP 35 GRID 23  
 5TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: 1" = 30'  
 Date: May 26, 2005  
 Sheet 2 of 2