

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
533	574216.4141	1343761.9629	533	175021.513077	409579.465502
707	575143.7139	1343726.1562	707	175304.154631	409568.551528
708	575117.5480	1343504.0706	708	175296.192449	409500.859775
709	575116.0896	1343492.1635	709	175295.728619	409497.230458
867	574751.1225	1345906.2000	867	176007.454177	410233.030270
929	577562.3001	1344336.3587	929	176041.341161	409754.541684
990	576177.4626	1344608.5358	990	175619.241051	409837.501415
991	575013.4770	1344859.9118	991	175264.458348	409914.120995
992	574513.6978	1344956.7259	992	175112.125329	409943.629989
994	574287.5263	1343688.5942	994	175043.188115	409557.102669
995	574557.9472	1343401.1611	995	175125.612579	409603.300349
996	575155.4465	1343825.4655	996	175307.730732	409598.821138
1003	577316.9819	1343344.2417	1003	175966.568034	409452.143827
1021	576509.3127	1343317.4094	1021	175720.389954	409443.965277
1068	576419.1934	1343340.4708	1068	175692.921566	409450.994450
1069	576456.9181	1343328.1670	1069	175704.420054	409450.298330
1070	576499.8451	1343335.6928	1070	175717.504244	409449.539946
1074	576617.1032	1343320.9906	1074	175753.246095	409445.058856
1075	576391.6148	1344149.5737	1075	175684.515589	409697.609506
1077	575750.6830	1343427.0889	1077	175489.159175	409477.395096
1078	575801.4899	1343420.7472	1078	175504.645146	409475.462725
1110	576174.3278	1343396.7729	1110	175618.286371	409468.155363
1111	576333.2866	1343376.1147	1111	175666.737122	409461.858737
1112	576346.9041	1343508.8380	1112	175670.887732	409502.312865
1113	576374.8953	1343536.1280	1113	175679.401183	409510.630890
1114	576358.1612	1343373.6128	1114	175674.318896	409461.096135
1115	576613.1008	1343340.4810	1115	175752.024648	409450.997549
1116	576625.0282	1343520.1227	1116	175755.660130	409505.752440
1117	576307.5435	1343561.6677	1117	175658.890589	409518.415383
1118	576329.5765	1343339.9537	1118	175665.806268	409450.836817
1119	576330.8081	1343351.9573	1119	175665.981655	409454.495543

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
1077-1078	5025.00'	51.20'	0°35'01"	25.60'	N07°06'46"W 51.20'
1068-1069	275.00'	37.82'	07°52'50"	18.94'	N03°27'52"W 37.79'
1069-1070	325.00'	43.03'	07°35'10"	21.55'	N03°19'02"W 43.00'

LINE	BEARING	LENGTH
L2	S84°08'31"W	133.42
L3	N53°18'44"W	65.88
L4	S53°18'44"E	78.14
L5	S03°20'35"W	141.84
L6	N86°46'48"W	109.30
L7	N66°03'07"W	120.54
L8	N07°24'17"W	160.30
L9	S84°08'31"W	163.37
L10	N07°24'17"W	257.08
L11	N86°12'05"E	180.04
L12	S03°39'37"E	250.70

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	54.245 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	54.245 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.363 Ac.
TOTAL AREA TO BE RECORDED	54.608 Ac.

	Sheet 1	Sheet 2	Total
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2	2	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	0	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2	2	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	54.245 Ac.	53.676 Ac.	107.921 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.	0.000 Ac.	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	54.245 Ac.	53.676 Ac.	107.921 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.363 Ac.	0.076 Ac.	0.439 Ac.
TOTAL AREA TO BE RECORDED	54.608 Ac.	53.752 Ac.	108.360 Ac.

APPROVED: For Private Water And Private Sewerage Systems, Howard County Health Department.

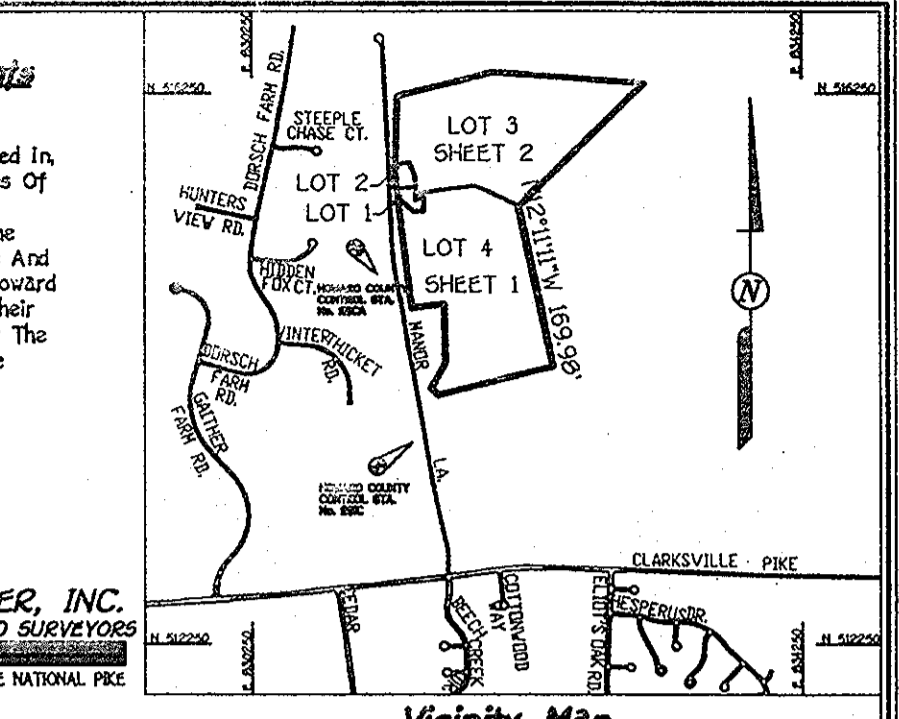
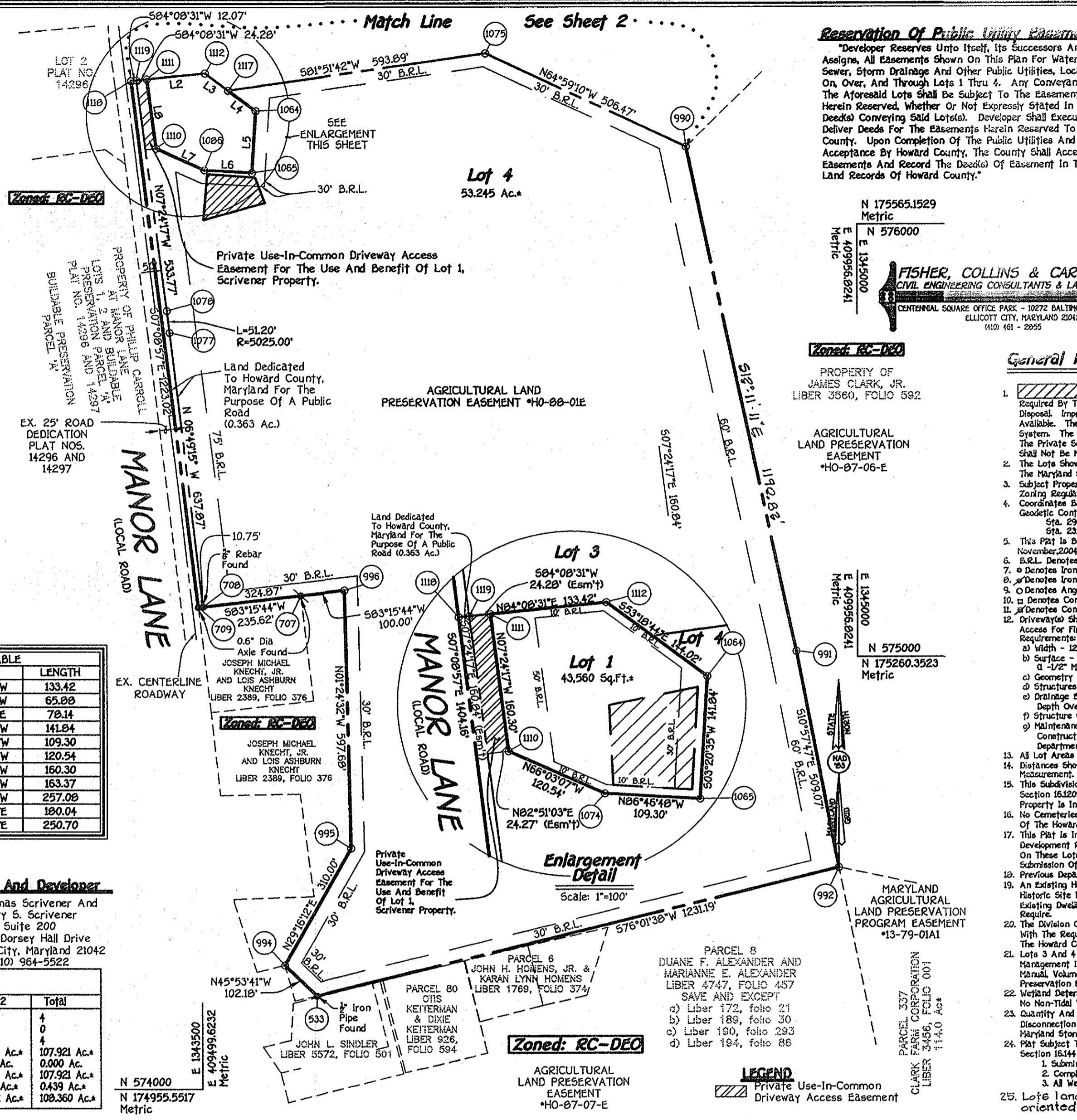
Roberto J. Valera 3/12/07  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 3/18/07 Date  
Director 4/16/07 Date

J. Thomas Scrivener and Mary S. Scrivener, 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 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 The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of February, 2007.

J. Thomas Scrivener  
Mary S. Scrivener



**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 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. 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 Deed(s) Of Easement In The Land Records Of Howard County.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 1072 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 481-2855

**General Notes:**

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Regulation Amendments Effective 7/28/06.
- Coordinates Based On NAD '83 Maryland Coordinate System As Projected By Howard County Geographic Control Station No. 29CA And No. 29SC. Sta. 29CA N 175115.9070 E 409509.9057 (Meters) Sta. 29SC N 174444.5640 E 409886.2394 (Meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About November, 2004, By Fisher, Collins And Carter, Inc.
- B.L. Denotes Building Restriction Line.
- o Denotes Iron Pin Set Capped "F.C.C. 106".
- o Denotes Iron Pipe Or Iron Bar Found.
- o Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- o Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- o Denotes Concrete Monument Or Stone Found.
- Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
  - Width - 12 Feet US Feet Serving More Than One Residence;
  - Surface Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating;
  - 1'-12" Minimum;
  - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
  - Structures (Overpasses/Bridges) - Capable Of Supporting 25 Gross Tons (825-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. No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
- All Lot Areas Are More Or Less (a).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 161202(b)(4)(D) Of The Subdivision And Land Development Regulations Because The Property Is In The Agricultural Preservation Program.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulation And The April 2004 Zoning Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of Building/Grading Permits.
- Previous Department Of Planning And Zoning File Numbers: F-05-111 And WP-06-91.
- An Existing House Is Located On Lot 3 And Is Identified As HO-134 In The Howard County Historic Site Inventory. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than Zoning Regulations Require.
- The Division Of The Farm Into Two Large Parcels Of At Least 50 Acres Each Is Consistent With The Requirements Of The Howard County Code Section 15.51(d) And Section 104.21(b) Of The Howard County Zoning Regulations.
- Lots 3 And 4 Are Exempt From The Provisions And Requirements Of Providing Stormwater Management In Accordance With Chapter 2, Section 512.2.A. Of The Howard County Design Manual Volume 1 Storm Drainage, Because They Are Included In Agricultural Land Preservation Easement #HO-88-01E.
- Wetland Determination On Lots 1 And 2 Was Provided By Eco-Science Professionals, Inc. January, 2005. No Non-Tidal Wetlands Exist Within Lots 1 And 2.
- Quantity And Quality Stormwater Management Requirements Are Met By Applying The Rooftop Disconnection And Non-Roof Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual For Lots 1 And 2.
- Plat Subject To WP-06-91 Which The Planning Director Approved On April 27, 2006 A Request To Waive Section 1614 (a)(6) Subject To The Following:
  - Submit Original Plat F-05-111 Within Six Months On Or Before October 27, 2006.
  - Comply With Requirements From The Agricultural Land Preservation Program.
  - All Wells Must Be Drilled On Lots 1 And 2 Prior To Plat Recordation.
- Lots 1 and 2 are exempt from Landscaping provided the houses are oriented to face Manor Lane.

**OWNER'S CERTIFICATE**

J. Thomas Scrivener and Mary S. Scrivener, 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 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 The Said Easements And Rights-Of-Way. Witness My Hand This 14th Day Of February, 2007.

J. Thomas Scrivener  
Mary S. Scrivener

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of Part Of The Lands Conveyed By J. Thomas Scrivener And Mary S. Scrivener To J. Thomas Scrivener And Mary S. Scrivener By Deed Dated June 27, 2002 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 6316 At Folio 603, 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, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher, Professional Land Surveyor No. 10692  
Date 2/19/07

RECORDED AS PLAT No. 19009 ON April 24, 2007  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Agricultural Preservation Subdivision Plat,**  
**SCRIVENER PROPERTY**  
Lots 1 Thru 4  
Zoned: RC-DEO  
Tax Map: 29 Parcel: 19 Grid: 5  
Second Election District  
Howard County, Maryland

Scale: 1" = 200'  
Date: February 16, 2007  
Sheet 1 of 2

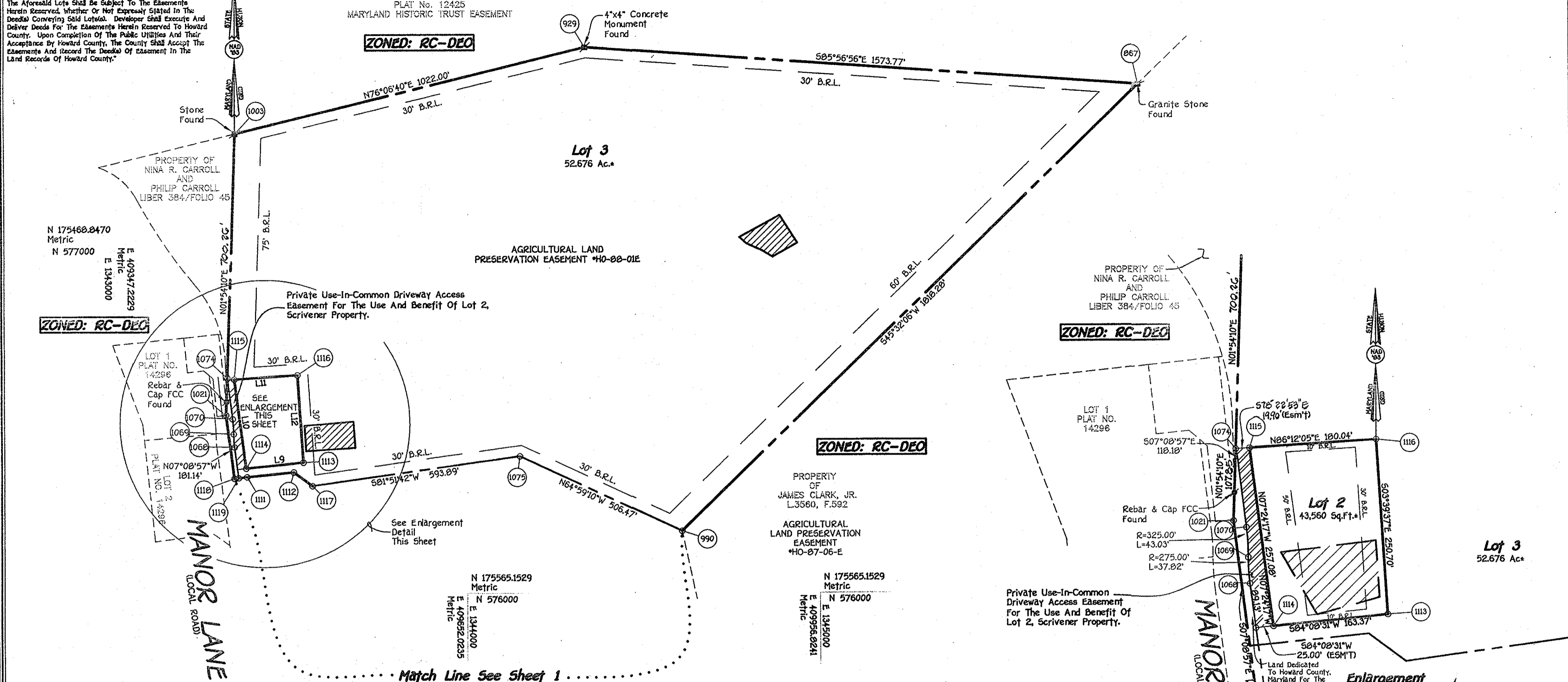
F-05-111

**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 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. 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 Of Easement In The Land Records Of Howard County.

MARY CARTER CARROLL ZIEGLER  
NATALIE ZIEGLER ZIRSCHKY ET AL, 1/C  
PARCEL 'A'  
LIBER 3846, FOLIO 221 & LIBER 4148, FOLIO 313  
PLAT No. 12425  
MARYLAND HISTORIC TRUST EASEMENT

**ZONED: RC-DEO**



N 175468.8470  
Metric  
N 577000  
E 409317.2229  
Metric  
E 1343000

**ZONED: RC-DEO**

**ZONED: RC-DEO**

**ZONED: RC-DEO**

N 175565.1529  
Metric  
N 576000  
E 1344000  
Metric  
E 409692.0235

N 175565.1529  
Metric  
N 576000  
E 1345000  
Metric  
E 409696.8241

Match Line See Sheet 1

The Requirements S3-108, The Real Property Article, Annotated Code Of Maryland, 1998 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* 2/19/07  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)

*J. Thomas Scrivener* 2/19/07  
J. Thomas Scrivener  
(Owner)

*Mary S. Scrivener* 2/19/07  
Mary S. Scrivener  
(Owner)

**Owner And Developer**  
J. Thomas Scrivener And  
Mary S. Scrivener  
Suite 200  
5300 Dorsey Hall Drive  
Ellicott City, Maryland 21042  
(410) 964-5522

**LEGEND**  
Private Use-In-Common  
Driveway Access Easement

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461-2855

**AREA TABULATION FOR SHEET 2**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	53.676 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	53.676 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.076 Ac.
TOTAL AREA TO BE RECORDED	53.752 Ac.

APPROVED: For Private Water And Private Sewerage Systems,  
Howard County Health Department.

*Robert J. Wale* 3/12/07  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Steph Taffner* 3/19/07  
Chief, Development Engineering Division Date

*Steph Taffner* 4/16/07  
Director Date

**OWNER'S CERTIFICATE**

J. Thomas Scrivener And Mary S. Scrivener, 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 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 The Said Easements And Rights-Of-Way. Witness My Hand This 19th Day Of February, 2007.

*J. Thomas Scrivener*  
J. Thomas Scrivener  
Witness

*Mary S. Scrivener*  
Mary S. Scrivener  
Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By J. Thomas Scrivener And Mary S. Scrivener To J. Thomas Scrivener And Mary S. Scrivener By Deed Dated June 27, 2002 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 6316 At Folio 603, 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, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 2/19/07  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 19010 ON APRIL 24, 2007  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Agricultural Preservation Subdivision Plat,  
SCRIVENER PROPERTY**

Lots 1 Thru 4  
Zoned: RC-DEO  
Tax Map: 29 Parcel 19 Grid: 5  
Second Election District  
Howard County, Maryland

0' 200' 300' 400'  
Scale: 1" = 200'  
Date: February 16, 2006  
Sheet 2 of 2