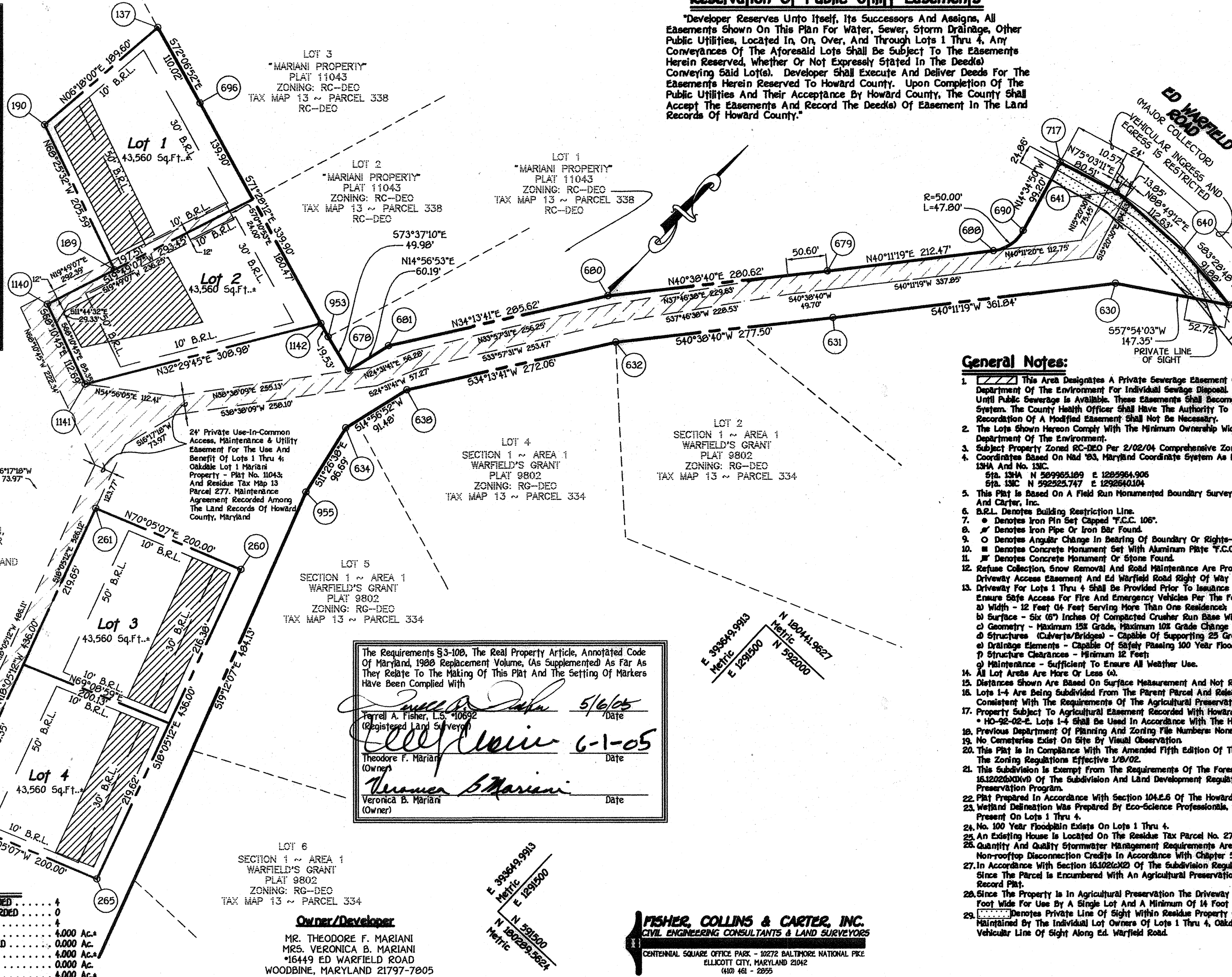
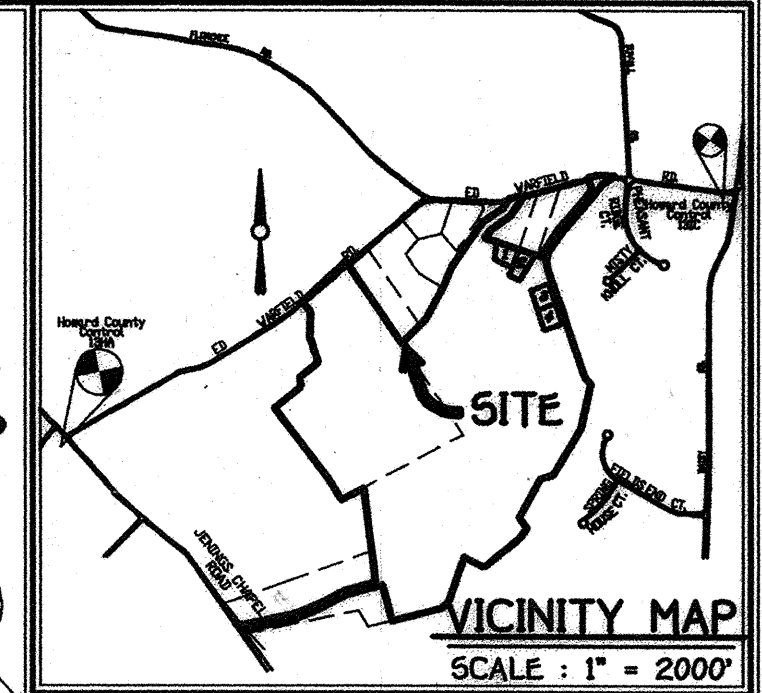


Point	North	East
137	592030.2819	1290415.8408
189	591766.2317	1290586.2349
190	591841.8244	1290395.0416
260	591595.1491	1290964.3568
261	591527.0184	1290776.3190
264	591112.5664	1290911.6910
265	591180.6971	1291099.7288
630	592619.1641	1291528.9041
631	592342.7380	1291295.4159
632	592132.1737	1291114.6704
634	591818.8391	1290938.0527
638	591907.2271	1290961.6468
640	592707.8964	1291562.4383
641	592705.5724	1291449.8334
661	592697.4663	1291653.7234
678	591874.3931	1290890.7813
679	592361.6371	1291249.7331
680	592168.7020	1291066.9525
681	591932.5482	1290906.3051
688	592543.9488	1291386.8334
690	592588.8025	1291397.0254
696	591996.4966	1290520.5457
717	592884.8048	1291372.0499
953	591888.4856	1290842.8327
955	591724.0720	1290957.2400
1140	591675.9709	1290553.7097
1141	591634.0885	1290858.3239
1142	591894.6937	1290824.3090

**Reservation Of Public Utility Easements**

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, 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."



**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 2/02/04 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 131A And No. 131C.  
Sta. 131A N 589965.189 E 1285964.905  
Sta. 131C N 592525.747 E 1292640.104
- This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About September 1998, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 106".
- ⊕ Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate T.C.C. 106".
- ✶ Denotes Concrete Monument Or Stone Found.
- Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The 24' Private Use-In-Common Driveway Access Easement And Ed Warfield Road Right Of Way And Not Onto The 24' Private Use-In-Common Driveway.
- Easement Access For Fire And Emergency Vehicles For The Following Minimum Requirements:  
a) Width - 12 Feet (4' Feet Serving More Than One Residence)  
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. 0 - 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 (425-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.
- All Lot Areas Are More Or Less 60.
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- Lots 1-4 Are Being Subdivided From The Parent Parcel And Released From The Agricultural Preservation Easement Consistent With The Requirements Of The Agricultural Preservation Program, Howard County Code Section 15.54(b).
- Property Subject To Agricultural Easement Recorded With Howard County, Maryland And Is Easement \* HO-92-02-E. Lots 1-4 Shall Be Used In Accordance With The Howard County Zoning Regulation.
- Previous Department Of Planning And Zoning File Numbers: None
- No Cemeteries Exist On Site By Visual Observation.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations And With The Zoning Regulations Effective 1/8/02.
- This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program In Accordance With Section 15.1225(b)(4)(D) Of The Subdivision And Land Development Regulation Because The Property Is In The Agricultural Preservation Program.
- Plat Prepared In Accordance With Section 104.1.6 Of The Howard County Zoning Regulations.
- Welland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated February 10, 2005. Non-Tidal Wetlands Are Present On Lots 1 Thru 4.
- No. 100 Year Floodplain Exists On Lots 1 Thru 4.
- An Existing House Is Located On The Residue Tax Parcel No. 277, Tax Map 13.
- Quantity And Quality Stormwater Management Requirements Are Met By Applying The Rooftop Disconnection And Non-rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
- In Accordance With Section 15.102(c)(2) Of The Subdivision Regulations, The Platting Of The Residue Parcel Is Not Required Since The Parcel Is Encumbered With An Agricultural Preservation Easement And Has Not Been Previously Included In A Record Plat.
- Since The Property Is In Agricultural Preservation The Driveway Surfaces Can Remain Gravel And Shall Be A Minimum 12 Foot Wide For Use By A Single Lot And A Minimum Of 14 Foot Wide For A Shared Driveway.
- Denotes Private Line Of Sight Within Residue Property Of Tax Map 13, Parcel 277 Which Shall Be Maintained By The Individual Lot Owners Of Lots 1 Thru 4, Oakdale Subdivision To Allow Unobstructed Vehicular Line Of Sight Along Ed Warfield Road.

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

*Terrell A. Fisher* 5/6/05 Date  
 Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor)

*Theodore F. Mariani* 6-1-05 Date  
 Theodore F. Mariani (Owner)

*Veronica B. Mariani* Date  
 Veronica B. Mariani (Owner)

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

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.000 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	4.000 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	4.000 Ac.

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

*Robert J. Walden* 7/18/05 Date  
 Howard County Health Officer SFO

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 7/15/05 Date  
 Chief, Development Engineering Division

*[Signature]* 8/11/05 Date  
 Director

**OWNER'S CERTIFICATE**

Theodore F. Mariani And Veronica B. Mariani, 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 13<sup>th</sup> Day Of June, 2005.

*Theodore F. Mariani* Date  
 Theodore F. Mariani (Owner)

*[Signature]* Date  
 Witness

*Veronica B. Mariani* Date  
 Veronica B. Mariani (Owner)

*[Signature]* Date  
 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 Theodore F. Mariani And Veronica B. Mariani To Theodore F. Mariani And Veronica B. Mariani By Deed Dated February 10, 1999 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 4226 At Folio 354, 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* 5/6/05 Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. **17633** ON **8/18/05**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Agricultural Land Preservation Subdivision Plat**  
**OAKDALE**  
 Lots 1 - 4

Zoned: RC-DEO

Tax Map: 13 Parcel: 277 Grid: 23  
 Fourth Election District  
 Howard County, Maryland

Scale: 1" = 100'

Date: May 5, 2005  
 Sheet 1 Of 1