

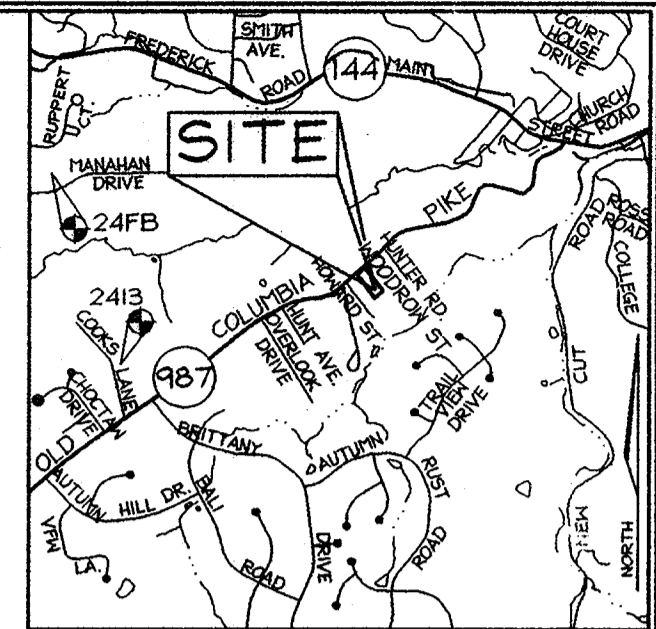
Continuation of General Notes

- Storm Water Management obligations for lots 1 and 2 will be addressed at site Development plan stage.
- This plat is subject to a waiver from section 4.3.6 in Design Manual Volume II allowing lots 1 and 2 have a low pressure sewer. Waiver was approved on June 8, 2004.
- These lots are non-conforming with respect to the lot size requirements of the R-20 district. The merging of these three lots into two lots moves lot sizes toward regulatory compliance.
- Financial surety for the required landscaping will be posted as part of the Grading Permit in the amount of \$1,200.00 (4 shade trees @ \$300.00 each). Perimeter landscaping shall be planted at the Site Development plan stage.
- 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.

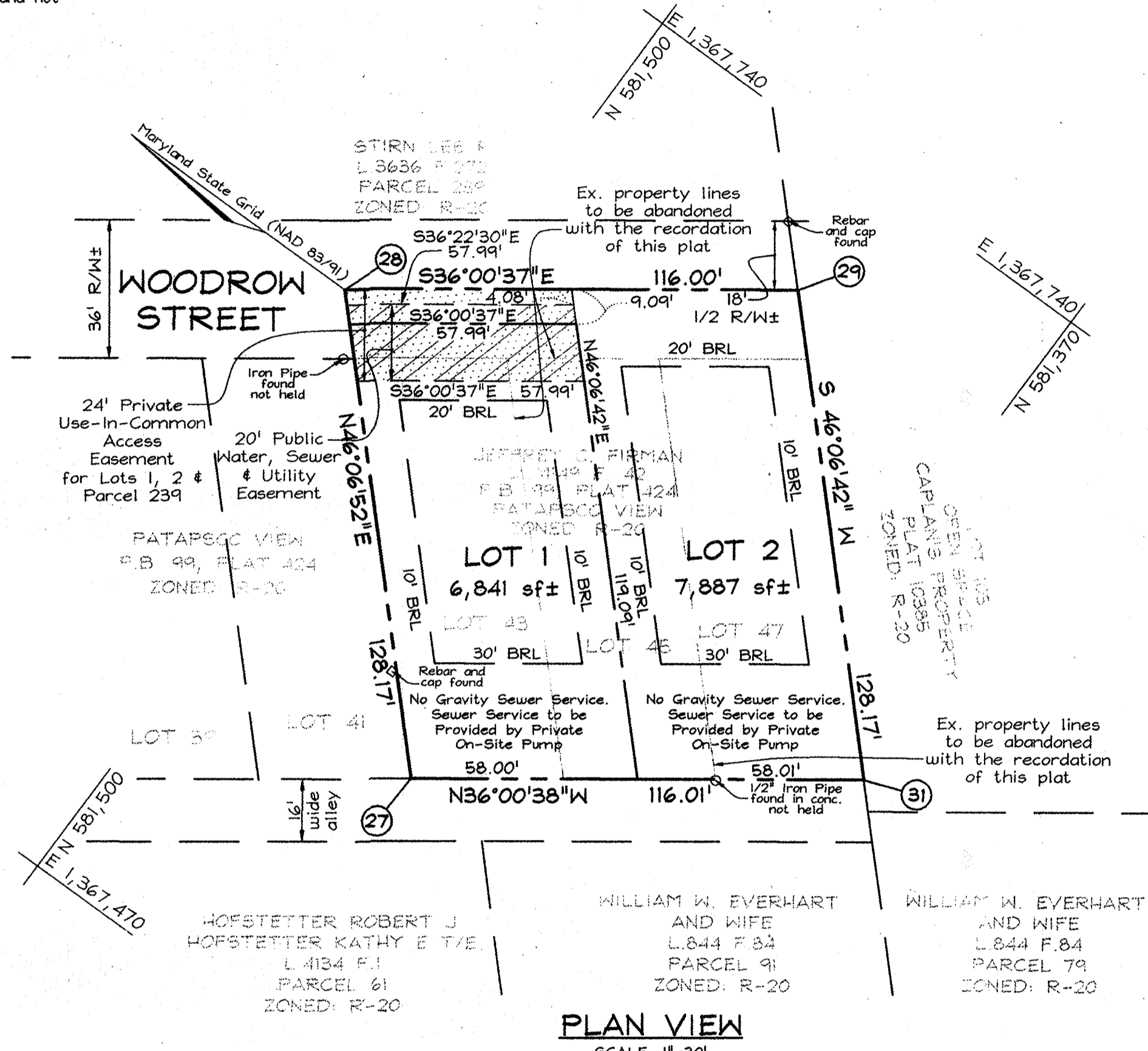
U.S. EQUIVALENT COORDINATE TABLE		
POINT	NORTHING	EASTING
27	581,436.2590	1,367,544.5513
28	581,525.1097	1,367,636.9276
29	581,431.2767	1,367,705.1271
31	581,342.4212	1,367,612.7548

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 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, 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."



MINIMUM LOT SIZE CHART			
LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
2	7,887 ±	522 ±	7,365 ±



GENERAL NOTES

- Subject property zoned R-20 per 2/02/04 Comprehensive Zoning Plan.
- This site is located within the metropolitan district.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 24FB and no. 2413. ♦ Denotes approximate location (see vicinity map).
Sta. 24FB N 177,592.7162 E 415,826.0394 El.: 129.0158 (meters)
N 582,652.103 E 1,364,255.930 El.: 423.279 (feet)
Sta. 2413 N 176,982.1399 E 416,045.0511 El.: 123.2863 (meters)
N 580,648.904 E 1,364,974.471 El.: 404.482 (feet)
- Denotes iron pipe found.
- ◇ Denotes rebar and cap found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- This project is exempt from providing Forest Conservation. This resubdivision is reducing the number of lots from three (3) buildable lots to two (2) buildable lots, a notice of intent for clearing less than 40,000 sq. ft. is on file with the Department of Planning and Zoning.
- BRL Denotes Building Restriction Line.
- Public water and sewer, contract # 31-S and # 11-W will be used within this site.
- Field run boundary survey prepared by FSH Associates on November 4, 2004.
- There are no floodplains, steep slopes, streams, wetlands, historic structures or cemeteries on-site.
- This project is exempt from preparing an A.P.F.O. traffic study due to reduction in the number of buildable lots from three (3) to two (2).
- Wetlands delineation and report prepared by Exploration Research inc.
- 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 14% 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) Maintenances - sufficient to ensure all weather use
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- Areas shown are more or less.
- Public water and sewer allocation for this development is subject to section 18.122B of the Howard County Code. Allocation will be made at the time of final plat approval if capacity is available at that time.

General Notes Continued See This Sheet

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
Total area of Buildable Lots to be recorded: 14,728 sf± or 0.34 Ac±
- Total area of Subdivision to be recorded: 14,728 sf± or 0.34 Ac±

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.

Brooke Miller
Brooke Miller (MD Property Line Surveyor #135) 1-2-2006 Date

Jeffrey C. Firman
Jeffrey C. Firman 12-22-05 Date

OWNER/DEVELOPER FSH Associates
Mr. Jeffrey C. Firman
3930 Woodrow Street
Ellicott City, MD, 21043-5433
410.461.4882

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

The purpose of this plat is to combine lots 43, 45 and 47 into 2 (two) larger buildable Lots

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

Robert J. Walker 1/24/06 Date
Howard County Health Officer SFO

APPROVED: Howard County Department of Planning and Zoning

Mark D. Wright 1/25/06 Date
Chief, Development Engineering Division YG
Director

OWNER'S CERTIFICATE

I, Jeffrey C. Firman, owner 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 22nd day of DECEMBER, 2005.

Jeffrey C. Firman
Jeffrey C. Firman

Caroline J. Fitch
Caroline J. Fitch
Witness

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 Jeffrey C. Firman and Deborah M. Firman to Mr. Jeffrey C. Firman by deed dated 11/25/97 and recorded in the land records of Howard County in liber 4149 folio 42, 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.

Brooke Miller 1-2-2006 Date
C. Brooke Miller (MD Property Line Surveyor #135)

Recorded as Plat No. 17986 on 2/1/06
Among the Land Records of Howard County, Maryland.

RESUBDIVISION PLAT OF FIRMAN PROPERTY

LOTS 1 AND 2
(A RESUBDIVISION OF LOTS 43, 45 and 47 OF PATAPSCO VIEW PLAT BOOK 99, PLAT #424)

TAX MAP 25 GRID 13 PARCEL 34 # 37
2ND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: December 20, 2005
Sheet: 1 of 1