

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
81	552,397.5210	1,339,109.2957
87	552,696.8790	1,340,293.4484
88	553,191.4822	1,339,240.3512
89	552,832.7009	1,339,450.9808
90	552,644.0758	1,339,184.4197
91	552,461.3118	1,339,307.4464
92	552,573.2375	1,340,495.9100
93	552,550.5396	1,340,494.1325
101	552,680.5760	1,340,294.0650
142	552,757.7654	1,338,866.7988
163	553,093.9337	1,338,821.9832
174	553,071.3823	1,339,132.1516

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	3.28 Ac±	0.26 Ac±	3.02 Ac±
4	3.56 Ac±	0.22 Ac±	3.34 Ac±

GENERAL NOTES Continued...

- This plat is subject to waiver petition WIP-03-83. On March 14, 2003 the Planning Director approved waivers from sections 16.115(c)(2) to allow clearing, excavating, filling, altering drainage placing impervious paving and drainage structures in the 100 yr. Floodplain, 16.116(a)(1)&(2) to allow grading paving and removal of vegetative cover within wetland streams and their buffers. 16.120(c)(2)(iii) to allow the pipestems to have a collective.
- Stormwater Management WQv and REV for Lot 4 is provided as follows: The front of the house is treated by the sheet flow to buffer credit. The rear of the house is treated by four (4) rooftop disconnects. The driveway is treated by non-rooftop disconnects. Lot 3 is exempt from WQv and REV since it is existing. Lots 3 and 4 are exempt from CPv obligations.
- Landscape obligations for lots 1, 3, and 4 were met under F-04-142.
- Forest conservation obligations are met by retention of 2.81 Ac of forest on lots 3 and 4. The forest conservation obligation has been fulfilled by the utilization of the 60,000 sf memorandum, dated 05/11/99.
- The lots shown herein comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
- The open space obligation has been met by the payment of a fee-in-lieu in the amount of \$1,500.00.

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.

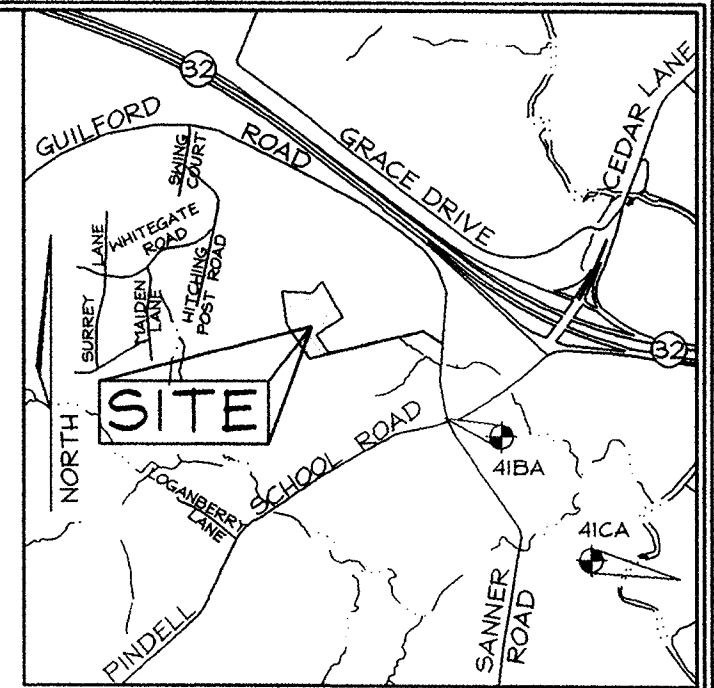
C. Brooke Miller
C. Brooke Miller (Maryland Property Line Surveyor #135) 1-30-2006 Date

Leo E. McKenzie Sr.
Leo E. McKenzie Sr., Trustee Jan 9, 2006 Date

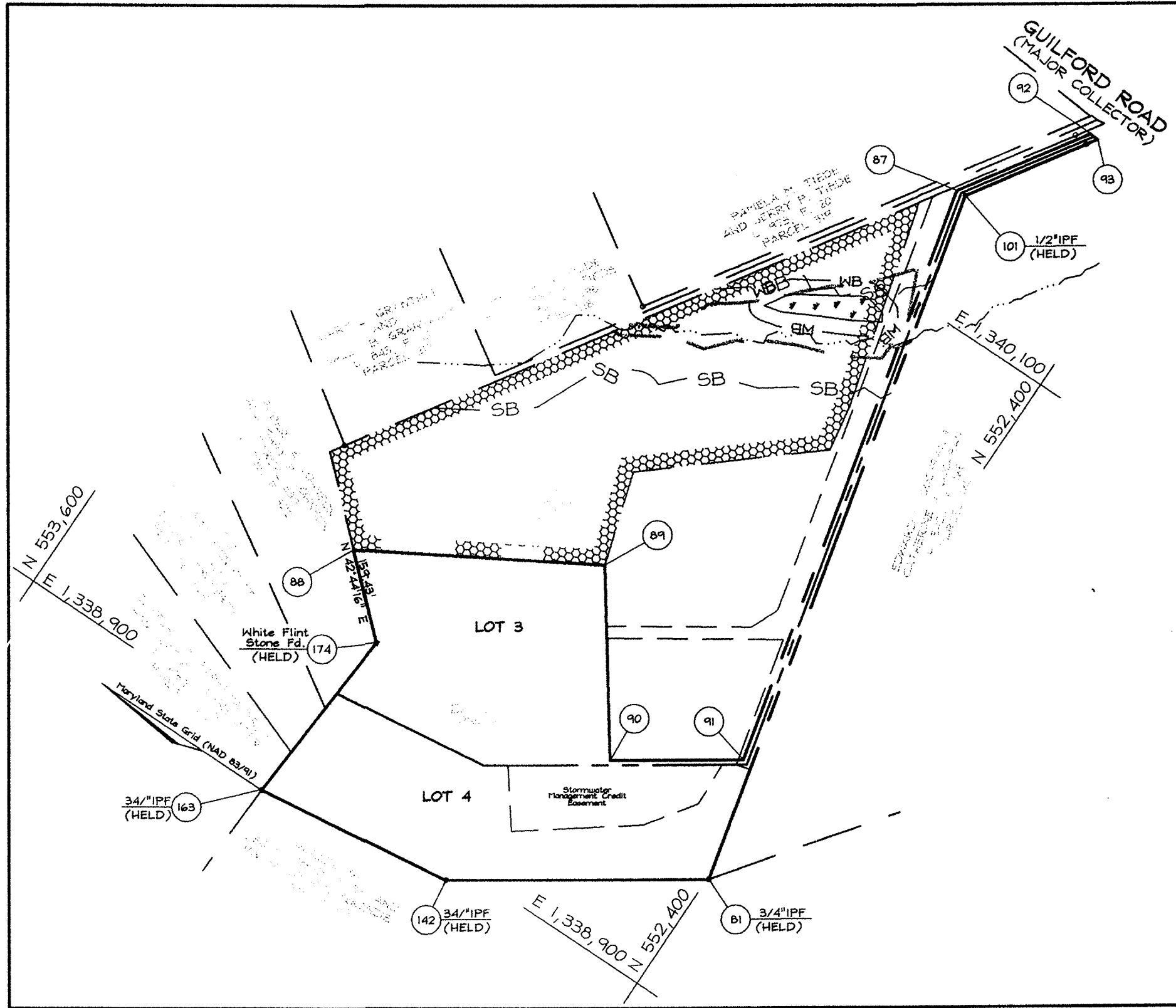
Vivian JoAnn McKenzie
Vivian JoAnn McKenzie, Trustee Jan 10, 2006 Date

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 3 & 4, 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). Developer shall execute and deliver deeds for easements herein reserved to Howard County, and, upon completion of the public utilities and their acceptance by Howard County, and, upon completion of the Developer's obligation, 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'



LOCATION MAP
SCALE: 1=200'

GENERAL NOTES

- Subject property zoned RR-DEO per 2/2/04 Comprehensive Zoning Plan.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 41ba and no. 41ca. ♦ Denotes approximate location (see location map).
Sta. 41BA N 168,185.7680 m. E 408,590.7607 m. Elev. 104.6388 m.
N 551,789.473 ft E 1,340,518.187 ft Elev. 343.302 ft
Sta. 41CA N 167,678.391 m. E 409,335.3113 m. Elev. 90.2164 m.
N 550,124.854 ft E 1,342,960.933 ft Elev. 295.985 ft
 - Denotes iron pipe found.
 - Denotes rebar and cap set.
 - Denotes concrete monument/stone found.
 - Denotes concrete monument set.
 - ▨ Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
 - W — Denotes Wetland Area outline.
 - C — Denotes existing centerline of Stream Channel.
 - WB — Denotes Wetland Buffer outline.
 - SB — Denotes Stream Buffer outline.
 - ▨ This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
 - BRL Denotes Building Restriction Line.
 - This plat is based on field run Monumented Boundary Survey performed on or about October 1, 2002 By FSH Associates. All lot areas 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 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
 - Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
 - Existing Dwelling on lot No. 3 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations.
 - This plat is subject to the amended fifth edition of Howard County subdivision and Land Development Regulations.
- GENERAL NOTES see this sheet for continuation...

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
Total area of Buildable Lots to be recorded: 6.84 Acres±
- Total area of resubdivision to be recorded: 6.84 Acres±

OWNER/DEVELOPER

LEO E. MCKENZIE SR.
6950 Pindell School Road
Fulton, Maryland 20759-4718

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

The purpose of this Plat is to resubdivide Existing Lot 2 into Lots 3 & 4.

Howard County Health Department
APPROVED: For Private Water and Sewerage System

Robert J. Walen
Howard County Health Officer 8/6/06 Date

APPROVED: Howard County Department of Planning & Zoning

Leo E. McKenzie Sr.
Leo E. McKenzie Sr., Trustee 5/17/06 Date

Vivian JoAnn McKenzie
Vivian JoAnn McKenzie, Trustee 8/17/06 Date

OWNER'S CERTIFICATE

We, Leo E. McKenzie Sr., Trustee of the Leo E. McKenzie Sr., Living trust dated September 17, 1997 and Vivian JoAnn McKenzie, Trustee of the Vivian JoAnn McKenzie Living trust Dated September 17, 1997 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 10th day of January, 2006

Leo E. McKenzie Sr.
Leo E. McKenzie Sr., Trustee

Vivian JoAnn McKenzie
Vivian JoAnn McKenzie, Trustee

Zacharia J. Fisch
Zacharia J. Fisch

SURVEYOR'S CERTIFICATE

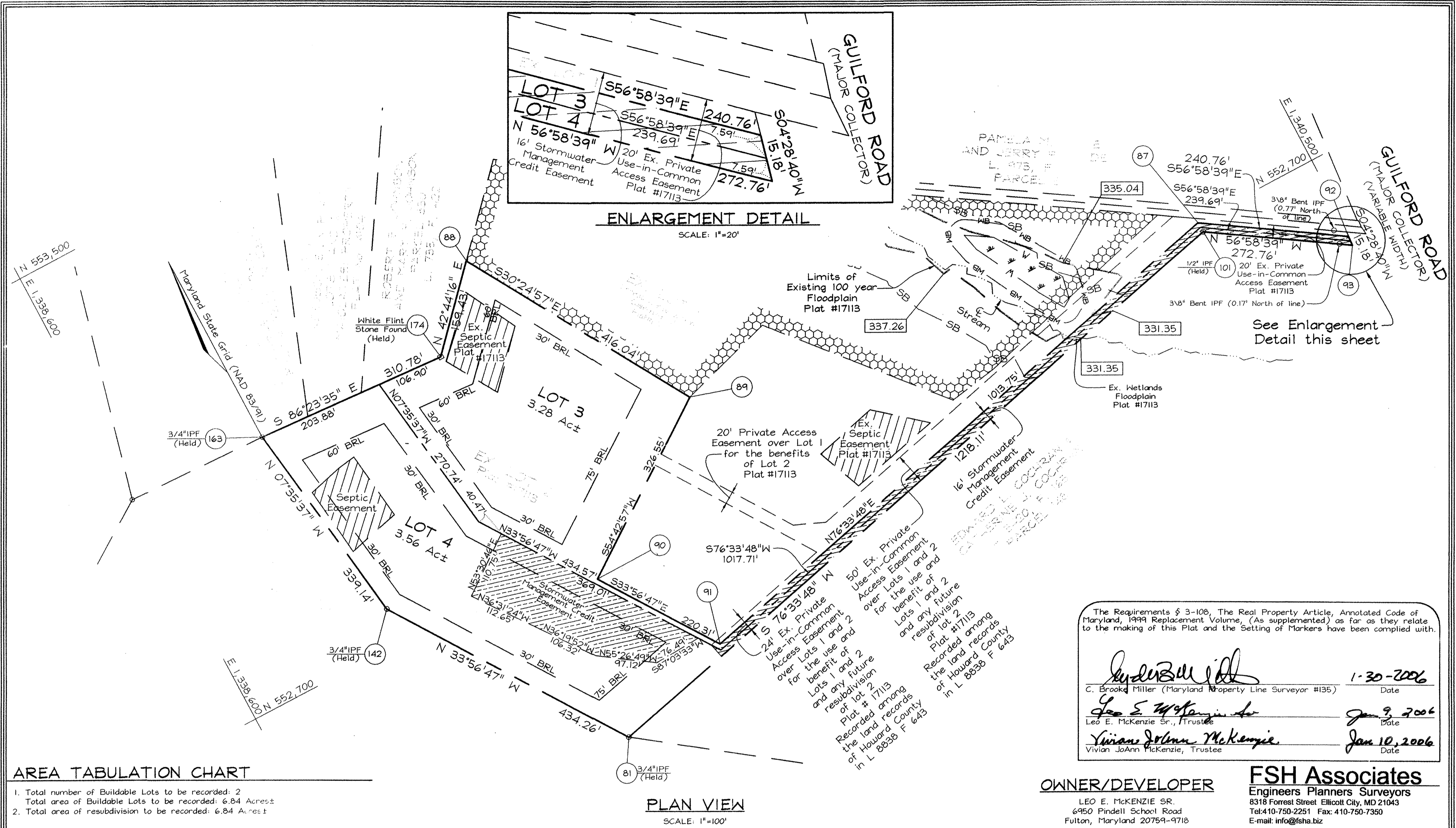
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Rodney L. Boyer and Elsie V. Boyer to Leo E. McKenzie Sr., Trustee of the Leo E. McKenzie Sr. Living trust dated September 17, 1997 and Vivian JoAnn McKenzie, Trustee of the Vivian JoAnn McKenzie Living trust dated September 17, 1997 by deed dated January 28, 2002 and recorded in the land records of Howard County in Liber 5980, folio 149, 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
C. Brooke Miller (Maryland Property Line Surveyor #135) 1-30-2006 Date



Recorded as Plat No. 1849a on 8/18/06
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
MCKENZIE PROPERTY
LOTS 3 AND 4
(A RESUBDIVISION OF LOT 2 MCKENZIE PROPERTY PLAT #17311)
TAX MAP 35 GRID 21
PARCEL 83
L. 5980, F. 149
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: Jan. 9, 2006
Sheet 1 of 2
F-04-142



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
C. Brooke Miller (Maryland Property Line Surveyor #135) 1-30-2006 Date

Leo E. McKenzie Sr.
Leo E. McKenzie Sr., Trustee Jan 9, 2006 Date

Vivian JoAnn McKenzie
Vivian JoAnn McKenzie, Trustee Jan 10, 2006 Date

OWNER/DEVELOPER
LEO E. MCKENZIE SR.
6950 Pindell School Road
Fulton, Maryland 20759-9718

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 Private Water and Sewerage Systems:

Roberta Weber 8/11/06
Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

John Pappas 8/17/06
Chief, Development Engineering Division

Joseph Pappas 8/17/06
Director

OWNER'S CERTIFICATE

Leo E. McKenzie Sr.
Leo E. McKenzie Sr., Trustee

Vivian JoAnn McKenzie
Vivian JoAnn McKenzie Trustee

Zacharia Y. Fisch
Zacharia Y. Fisch
Witness

SURVEYOR'S CERTIFICATE

C. Brooke Miller
C. Brooke Miller (Maryland Property Line Surveyor #135) 1-30-2006 Date

Recorded as Plat No. 18493 on 1/13/06
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
McKENZIE PROPERTY
LOTS 3 AND 4
(A RESUBDIVISION OF LOT 2 MCKENZIE PROPERTY PLAT #17311)
TAX MAP 35 GRID 21
PARCEL 83
L. 5980, F. 149
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: as shown
Date: Jan. 9, 2006
Sheet 2 of 2
F-04-142