

**GENERAL NOTES**

- Subject Property Zoned RR-DEO per the 02/02/2004 Comprehensive Zoning Plan.
- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Station No.
 

40EA	N 547,911.37	E 1,324,510.09
0041	N 547,778.45	E 1,322,100.83
- This plat is based on a Field Run Monumented Boundary and Topographic Survey performed on or about March 23, 2005 by KCI Technologies, Inc.
- B.R.L. denotes Building Restriction Line established by zoning.
- CMF/S - Concrete Monument Found/Set
- IBF/S - Iron Pipe or Bar Found/Set
- |   |  |
|---|--|
| □ | This area designates a private sewage easement of 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) 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 variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary. |
|---|--|
- Driveway to Lot 1 shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following (minimum) requirements:
  - Width - 12' (14 feet serving more than one resident).
  - Surface - Six (6) inches of compacted crusher run base with tar and chip coating (1-1/2" minimum).
  - Geometry - Maximum 14% Grade, maximum 10% grade change and 45-foot turning radius.
  - Structures (Culverts/Bridges) - Capable of supporting 25 gross tons (H25 - Loading).
  - Drainage Elements - Capable of safely passing 100 year floodplain with no more than 1 foot depth over driveway surface.
  - Structure Clearances - Minimum 12 feet.
  - Maintenance - Sufficient to insure all weather use.
- Plat is subject to prior Department of Planning and Zoning File No. WP-90-39, WP 98-77 and F 89-10, F-99-102, F-92-102, F-92-54, WP-02-24 and WP-06-013.
- No grading, removal of vegetation cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
- 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.
- There is an existing dwelling/structure located on Lot 2 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.
- Landscaping for Lot(s) 1 and 2 is provided in accordance with a certified Landscaping Plan and section 16.124 of the Howard County Code and the Landscape Manual. Financial surety for the required landscaping (23 shade trees, 5 evergreens) shall be posted as part of the grading permit in the amount of \$7,650.00.
- Forest conservation requirements have been satisfied by payment of a Fee-in-Lieu of Forest Conservation in the amount of \$59,459.50.
- There are no wetlands on site that will be disturbed or that will require 401 and 404 wetlands permits from the State of Maryland.
- This plan of subdivision has been prepared without the benefit of a title report.
- All areas shown on this plat are "More or Less".
- The lots shown hereon comply with the minimum width and area as required by the Maryland State Department of the Environment.
- Open Space requirements have been satisfied by payment of a Fee-in-Lieu of Open Space for Lot 1 in the amount of \$1,500.00.
- This plan is subject to the conditions of WP-06-013 which was approved September 12, 2005. The request was to waive section 16.120 (b)(4)(iii), which prohibits environmental features to be on individual lots.

**COORDINATE TABLE**

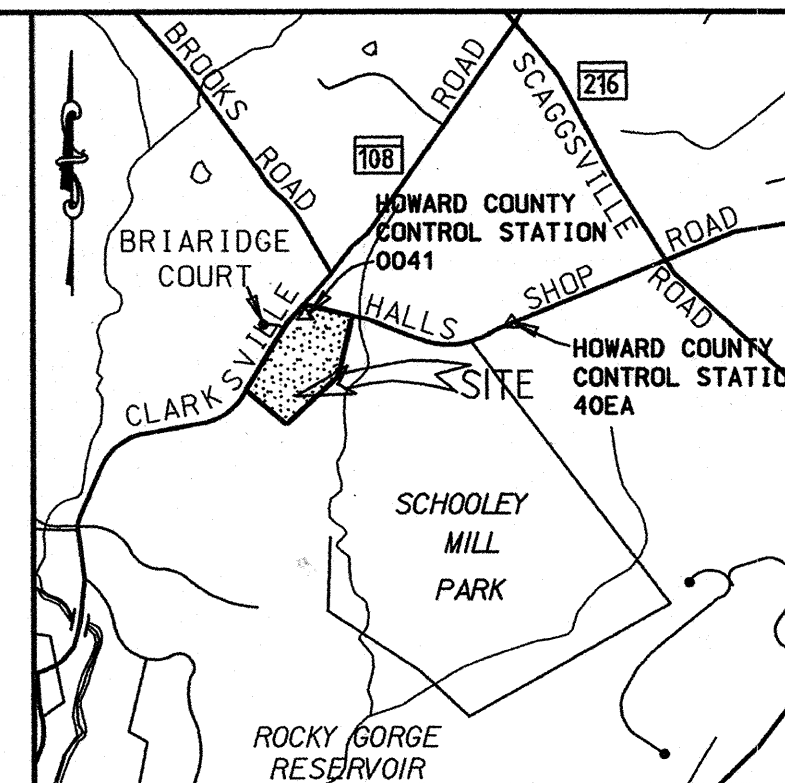
PT#	NORTH	EAST
1000	547068.24	1321815.56
1001	547276.65	1321819.82
1002	547645.15	1321978.23
1003	547839.05	1322132.56
1004	547855.21	1322172.54
1005	547765.18	1322571.13
1006	547760.86	1322590.72
1007	547201.40	1322462.88
1008	546758.30	1321979.50
1009	547085.28	1322499.91
1010	547217.87	1322444.77

**MINIMUM LOT SIZE CHART**

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	8.1338	0.0000	8.1338
2	5.4962	0.3555	5.1407

**15' WIDE PRIVATE EASEMENT DRIVEWAY**

NO.	BEARING	DISTANCE
CD-1	N 78°48'04" E	57.31
CD-2	N 67°34'26" E	48.28
CD-3	N 60°35'45" E	42.07



**VICINITY MAP**  
SCALE: 1" = 2000'

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED:	2 LOTS
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0 LOTS
TOTAL NUMBER OF LOTS TO BE RECORDED:	2 LOTS
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	13.6300 Ac.
LOT 1: GROSS LOT AREA	8.1338 Ac.
100 YEAR FLOOD PLAN AREA	0.0000 Ac.
NET LOT AREA	8.1338 Ac.
LOT 2: GROSS LOT AREA	5.4962 Ac.
100 YEAR FLOODPLAN AREA	0.0000 Ac.
NET LOT AREA	5.4962 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 Ac.
TOTAL AREA OF RECREATION OPEN SPACE TO BE RECORDED:	0.0000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED:	0.0000 Ac.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0000 Sq. Ft.
TOTAL AREA OF TOTAL AREA OF SUBDIVISION TO BE RECORDED:	13.6300 Ac.

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.

*C. Allen Paugh* 12/1/05  
C. ALLEN PAUGH DATE  
MARYLAND PROPERTY LINE SURVEYOR No. 475

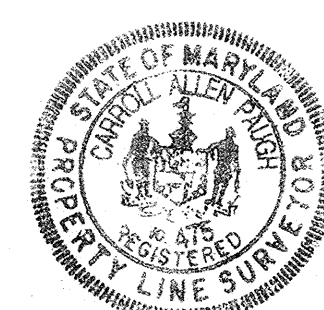
*W. Matzen* 12-22-05  
WARREN MATZEN, OWNER DATE

*Heleen Matzen* 12-22-05  
HELEN MATZEN, OWNER DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 5 (MAT-PET ESTATES) INTO BUILDABLE LOTS 1 AND 2 AND TO RECORDED THE USE-IN-COMMON DRIVEWAY EASEMENT SERVING NICOLAR PROPERTY ESTATES, LOTS 1&2, MAT-PET ESTATES, LOT 6, AND TO UPDATE THE DELINEATION OF THE ENVIRONMENTAL RESOURCES ON THE SITE.

**OWNER / DEVELOPER**

WARREN AND HELEN MATZEN  
P.O. BOX 185  
HIGHLAND, MD 20777

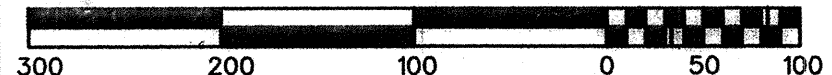


**KCI TECHNOLOGIES**  
14502 Greenview Drive, Suite 100  
Lanham, Maryland 20708  
(301) 953-1821 (410) 792-8088  
fax: (410) 792-7418

RECORDED AS PLAT NO. 17929 ON 12/29/05

**NICOLAR PROPERTY ESTATES**

LOTS 1 AND 2  
A Resubdivision Of Lot 5, Mat-Pet Estates  
Plat No. 15256  
ZONING: "RR-DEO"  
TAX MAP NO. 40 PARCEL 43  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



DATE: NOVEMBER 22, 2005  
SHEET 1 OF 2

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Robert J. Wale* 12/1/05  
Howard County Health Officer DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

*W. Matzen* 12/21/05  
Chief, Development Engineering Division DATE

*Heleen Matzen* 12/21/05  
Director DATE

**OWNER'S CERTIFICATE**

WE, WARREN MATZEN AND HELEN MATZEN, 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 UPON 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 RIGHT-OF-WAYS 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 BED 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005.

*W. Matzen* 12-2-05 DATE  
WARREN W. MATZEN DATE  
*Heleen Matzen* 12-2-05 DATE  
HELEN L. MATZEN DATE

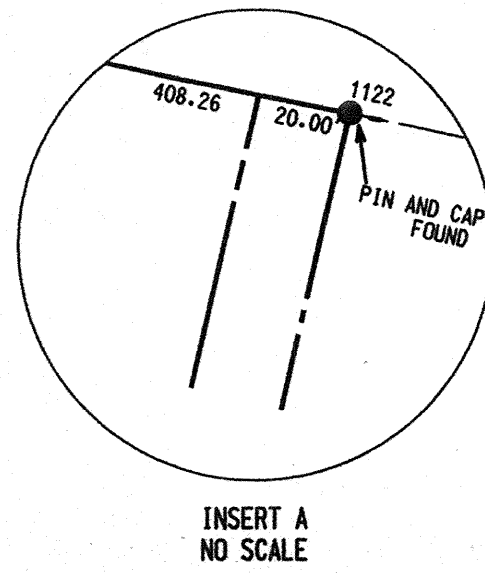
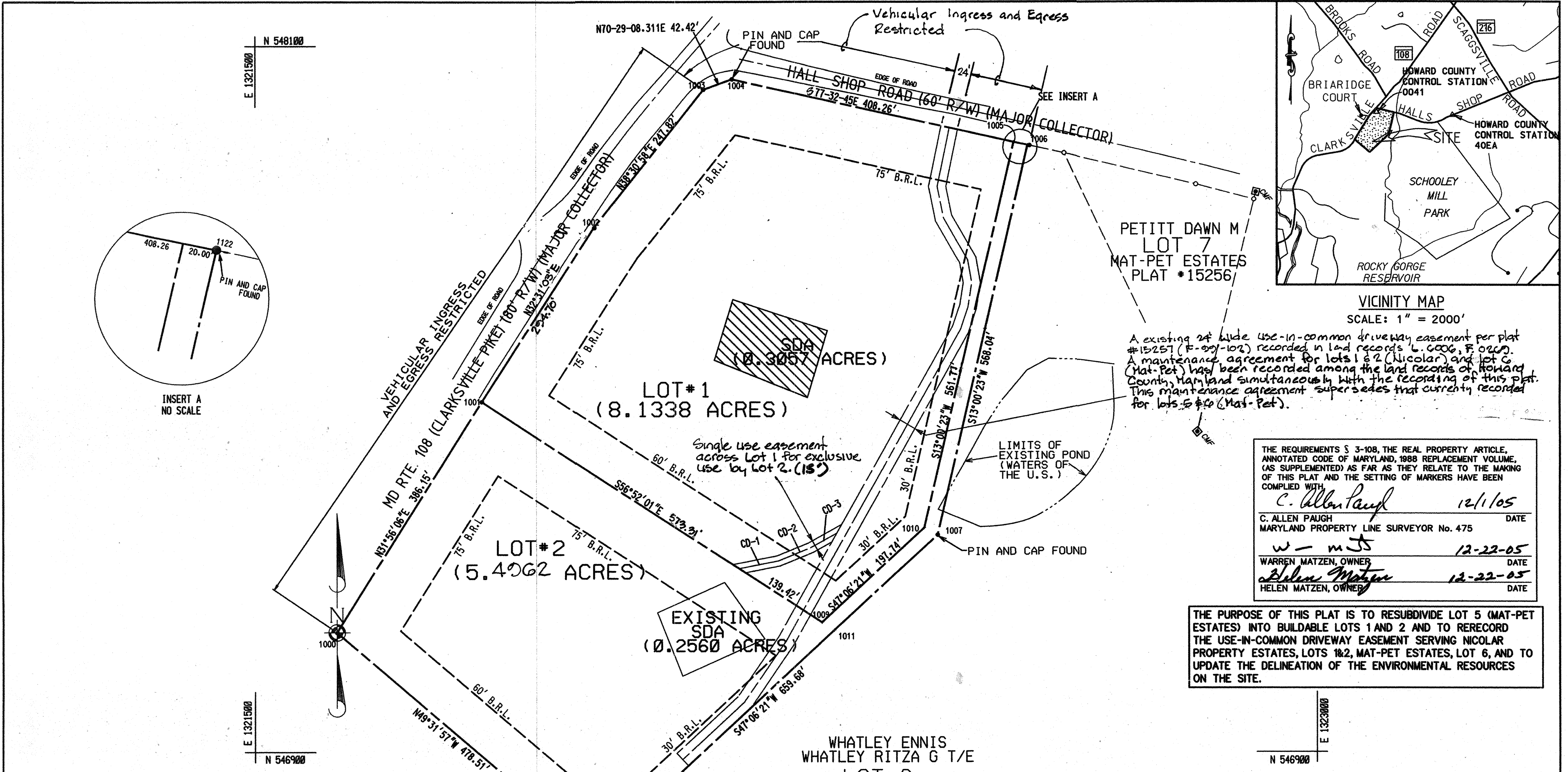
*Karen Vank* 12-02-05 DATE  
WITNESS DATE  
*Karen Vank* 12-02-05 DATE  
WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF (A) A PORTION OF THE LANDS CONVEYED BY ROGER SCHLOSSBERG TRUSTEE FOR THE BANKRUPTCY ESTATE OF RITZA WHATLEY AND ENNIS WHATLEY TO WARREN W. MATZEN AND HELEN L. MATZEN BY DEED DATED JANUARY 31, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 9041 AT FOLIO 281, AND THAT ALL MONUMENTS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*C. Allen Paugh* 12/1/05  
C. ALLEN PAUGH, MARYLAND PROPERTY LINE SURVEYOR No. 475 DATE





INSERT A  
NO SCALE

PETITT DAWN M  
LOT 7  
MAT-PET ESTATES  
PLAT #15256

A existing 24' wide use-in-common driveway easement per plat #15257 (P-007-102) recorded in land records of L. COOK, F. 02/09. A maintenance agreement for lots 1 & 2 (Nicolar) and lot 6 (Mat-Pet) has been recorded among the land records of Howard County, Maryland simultaneously with the recording of this plat. This maintenance agreement supersedes that currently recorded for lots 5 & 6 (Mat-Pet).

THE REQUIREMENTS § 3-10B, 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.	
<i>C. Allen Paugh</i>	12/1/05
C. ALLEN PAUGH MARYLAND PROPERTY LINE SURVEYOR No. 475	DATE
<i>W - M J S</i>	12-22-05
WARREN MATZEN, OWNER	DATE
<i>Helen Matzen</i>	12-22-05
HELEN MATZEN, OWNER	DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 5 (MAT-PET ESTATES) INTO BUILDABLE LOTS 1 AND 2 AND TO RERECORD THE USE-IN-COMMON DRIVEWAY EASEMENT SERVING NICOLAR PROPERTY ESTATES, LOTS 1&2, MAT-PET ESTATES, LOT 6, AND TO UPDATE THE DELINEATION OF THE ENVIRONMENTAL RESOURCES ON THE SITE.

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BOYD C. SMITH  
L. 471 F. 451  
TAX MAP: 40 PARCEL: 29

WHATLEY ENNIS  
WHATLEY RITZA G T/E  
LOT 6  
MAT-PET ESTATES  
PLAT #10134



**KCI TECHNOLOGIES**  
14502 Greenview Drive, Suite 100  
Laurel, Maryland 20708  
(301) 953-1821 (410) 792-8086  
fax: (410) 792-7419

RECORDED AS PLAT NO. 17930 ON 12/29/05  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.  
*Roberto J. Waler*  
Howard County Health Officer  
Date: 12/12/05

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Warren Matzen*  
Chief, Development Engineering Division  
Date: 12/21/05

*Stephen Caffery*  
Director  
Date: 12/27/05

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<i>Warren Matzen</i>	12-2-05	<i>Helen Matzen</i>	12-2-05
WARREN W. MATZEN	DATE	HELEN L. MATZEN	DATE
<i>Warren Matzen</i>	12-2-05	<i>Helen Matzen</i>	12-2-05
WARREN W. MATZEN	DATE	HELEN L. MATZEN	DATE

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*C. Allen Paugh* 12/1/05  
C. ALLEN PAUGH, MARYLAND PROPERTY LINE SURVEYOR No. 475 DATE

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A Resubdivision Of Lot 5, Mat-Pet Estates  
Plat No. 15256  
ZONING: "RR-DEO"  
TAX MAP NO. 40 PARCEL 43  
FIFTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'  
DATE: NOVEMBER 22, 2005  
SHEET 2 OF 2