

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
74	552875.0996	1330709.2700	74	168554.7300	405800.999412
96	552736.5709	1330619.2570	96	168474.443783	405873.560724
277	552344.2847	1331022.1157	277	168354.874697	405961.509797
279	552694.6020	1332104.6571	279	168461.651635	406026.299386
7501	552698.7593	1332072.4790	7501	168462.980784	406016.503679
7502	552435.0618	1331912.1253	7502	168382.543617	405967.627765
7503	552353.4318	1331862.8311	7503	168357.662755	405952.541911

**Legend**

Denotes 20' Public Drainage & Utility Easement

Denotes 30' Private Access Easement For Lots 1 And 2

Denotes Outline Of Wetland Area

Denotes Existing Wetland Location

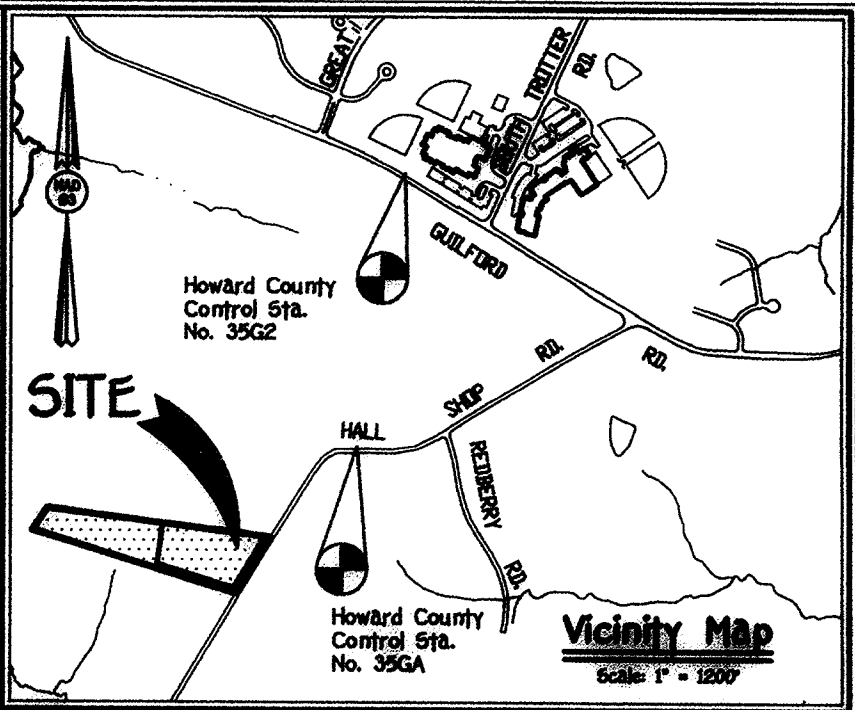
Denotes Private Natural Area Conservation Credit Area (2.14 Ac.)

**Wetland Tabulation**

SYM	LENGTH
WL-1	582°37'45"E 75.90'
WL-2	532°21'41"E 26.10'
WL-3	503°01'57"E 44.61'
WL-4	517°53'24"W 113.20'
WL-5	551°00'40"W 116.05'
WL-6	580°06'52"W 11.60'
WL-7	N72°52'25"W 24.33'
WL-8	N46°36'00"E 21.30'
WL-9	N12°29'01"E 242.96'

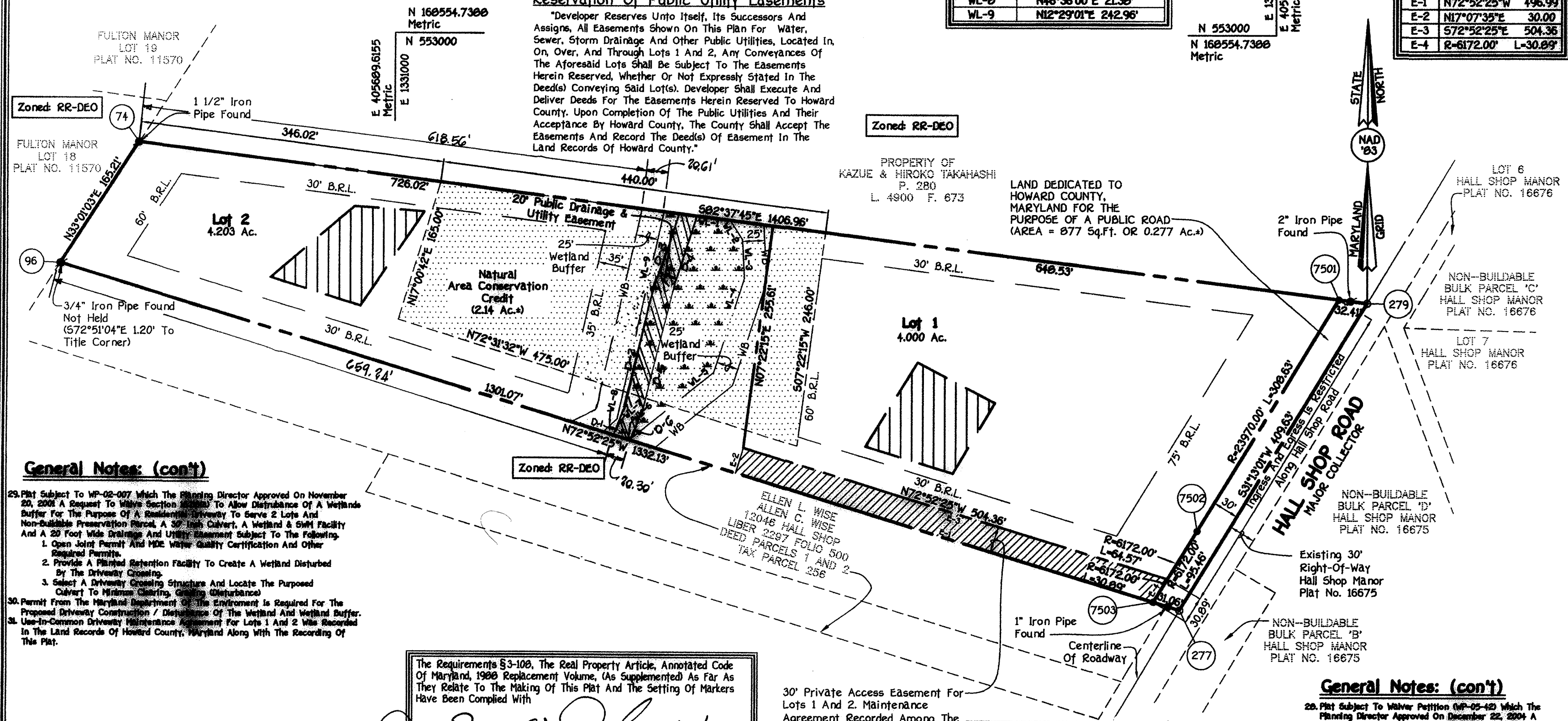
**MINIMUM LOT SIZE CHART**

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	4.203 Ac.	0.345 Ac.	3.858 Ac.



**30' Private Use-In-Common Access Easement**

Line	Bearing & Distance
E-1	N72°52'25"W 496.99'
E-2	N17°07'35"E 30.00'
E-3	S72°52'25"E 504.36'
E-4	R-6172.00' L-30.89'



**General Notes: (cont)**

29. Plat Subject To WP-02-007 Which The Planning Director Approved On November 20, 2004 A Permit To Disturb Section 1604(b) To Allow Disturbance Of A Wetland Buffer For The Purpose Of A Residential Driveway To Serve 2 Lots And Non-Buildable Preservation Parcel A 30' Right-Of-Way, A Wetland & SWM Facility And A 20' Foot Wide Drainage And Utility Easement Subject To The Following:

1. Open Joint Permit And MDE Water Quality Certification And Other Required Permits.
2. Provide A Planned Retention Facility To Create A Wetland Disturbed By The Driveway Crossing.
3. Select A Driveway Crossing Structure And Locate The Proposed Culvert To Minimize Clearing, Grading (Disturbance).

30. Permit From The Maryland Department Of The Environment Is Required For The Proposed Driveway Construction / Disturbance Of The Wetland And Wetland Buffer.

31. Use-In-Common Driveway Maintenance Agreement For Lots 1 And 2 Was Recorded In The Land Records Of Howard County, Maryland Along With The Recording Of This Plat.

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1986 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* 4/19/06 Date  
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

*Richard A. Fanta* 4/21/06 Date  
 Iglehart Farm, LLC, III  
 By: Richard A. Fanta  
 Managing Member (Owner)

30' Private Access Easement For Lots 1 And 2. Maintenance Agreement Recorded Among The Land Records Of Howard County, Maryland.

**20' Public Drainage & Utility Easement**

SYM	LENGTH
D-1	N23°52'53"E 35.71'
D-2	N12°41'54"E 153.51'
D-3	N17°46'02"E 75.02'
D-4	S17°34'10"W 77.94'
D-5	S12°11'54"W 154.62'
D-6	S23°52'53"W 35.12'

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - BOWEN MILLS MORE NATIONAL PARK  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461 - 2895

**AREA TABULATION FOR SHEET**

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	8.203 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	8.203 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.277 Ac.
TOTAL AREA TO BE RECORDED	8.480 Ac.

**General Notes: (cont)**

28. Plat Subject To WHP-05-48 Which The Planning Director Approved On December 22, 2004 A Request To Disturb Section 1604(b) To Allow Wetlands And Wetland Buffers On A Proposed Lot Less Than 30 Acres In Size Subject To The Following Conditions:

1. Configure The Two Lots So The Environmental Features Are Located On One Lot As Required By The Attached Comments From The Soil Conservation District.
2. No Grading, Removal Of Vegetative Cover And Trees, Piling And New Structures Are Permitted Within The Limits Of The Streambanks, Wetlands, Or Their Required Buffers In Accordance With Section 1604(b) Of The Subdivision And Land Development Regulations, Except As Allowed By The Approval Of WP-02-07 And Subject To The 3 Conditions Of Approval Of This Request.
3. The Building Restriction Lines For The Lot Containing The Environmental Features Must Be Established As 35 Feet From The Edge Of Any Environmental Buffer Or Feature Located Within That Lot In Accordance With Section 1602(b)(4)(ii) Of The Subdivision Regulations.

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

*Robert J. Weber* 5/17/06 Date  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Richard A. Fanta* 7/6/06 Date  
 Chief, Development Engineering Division

*Terrell A. Fisher* 7/11/06 Date  
 Director

**OWNER'S CERTIFICATE**

Iglehart Farm, LLC, III By Richard A. Fanta, Managing Member, 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 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 24th Day Of April, 2006.

*Richard A. Fanta*  
 Iglehart Farm, LLC, III  
 By: Richard A. Fanta, Managing Member

*Terrell A. Fisher*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Ann J. Thompson Personal Representative Of The Estate Of Anna Julia Cook Iglehart And Ann J. Thompson To Iglehart Farm, LLC, III By Deed Dated April 19, 2006 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 9957 At Folio 577, 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* 4/19/06 Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 18432 ON 7-14-06  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**HALL SHOP MANOR II**  
 LOTS 1 AND 2

Zoned: RR-DEO

Tax Map: 41 Part Of Parcel 138 Grid: 1  
 Fifth Election District  
 Howard County, Maryland

Scale: 1"=100'  
 Date: April 17, 2006  
 Sheet 1 of 1

F-06-012