

**COORDINATE TABLE**

POINT	NORTHING	EASTING
12	603,117.3938	1,294,883.6805
17	602,208.4338	1,295,139.0905
22	602,647.9473	1,295,184.3803
23	602,624.8938	1,295,157.5805
24	602,648.0938	1,294,848.4505
25	602,633.2793	1,295,379.8006
26	602,793.4323	1,295,564.3353
27	603,032.7591	1,295,582.2988
29	602,201.7857	1,295,125.8226
30	602,217.4203	1,295,152.0655

**Reservation Of Public Utility Easements**

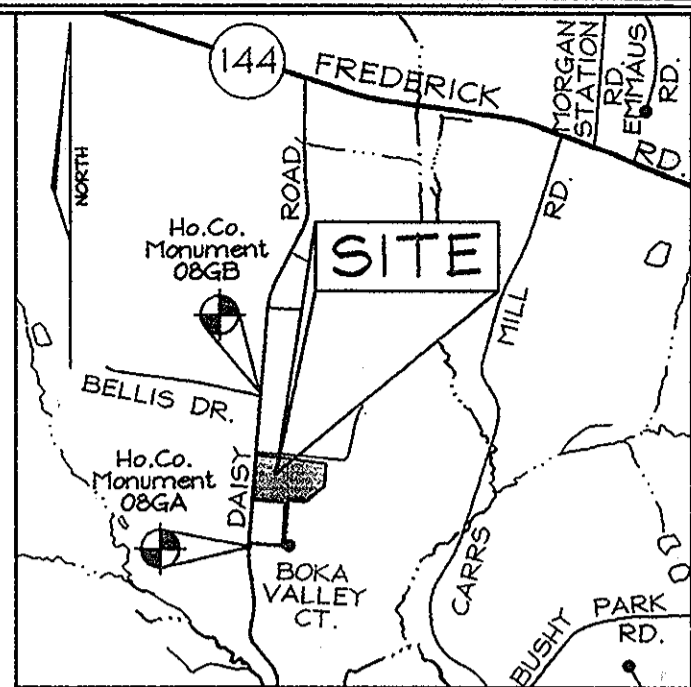
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, and other public utilities located in, on, over, and through Lots 10 & 11, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description. 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."

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* 12/21/2006  
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date  
*R. H. Nunn* 12-31-06  
 Richard H. Nunn Date  
*Soon D. Choi* 12-21-06  
 Soon D. Choi Date

**EASEMENT LEGEND**

- Existing 100 Year Floodplain Easement
- Existing Use-In-Common Easement
- Proposed Use-In-Common Easement
- Proposed Drainage and Utility Easement
- Proposed Septic Easement
- Existing Septic Easement

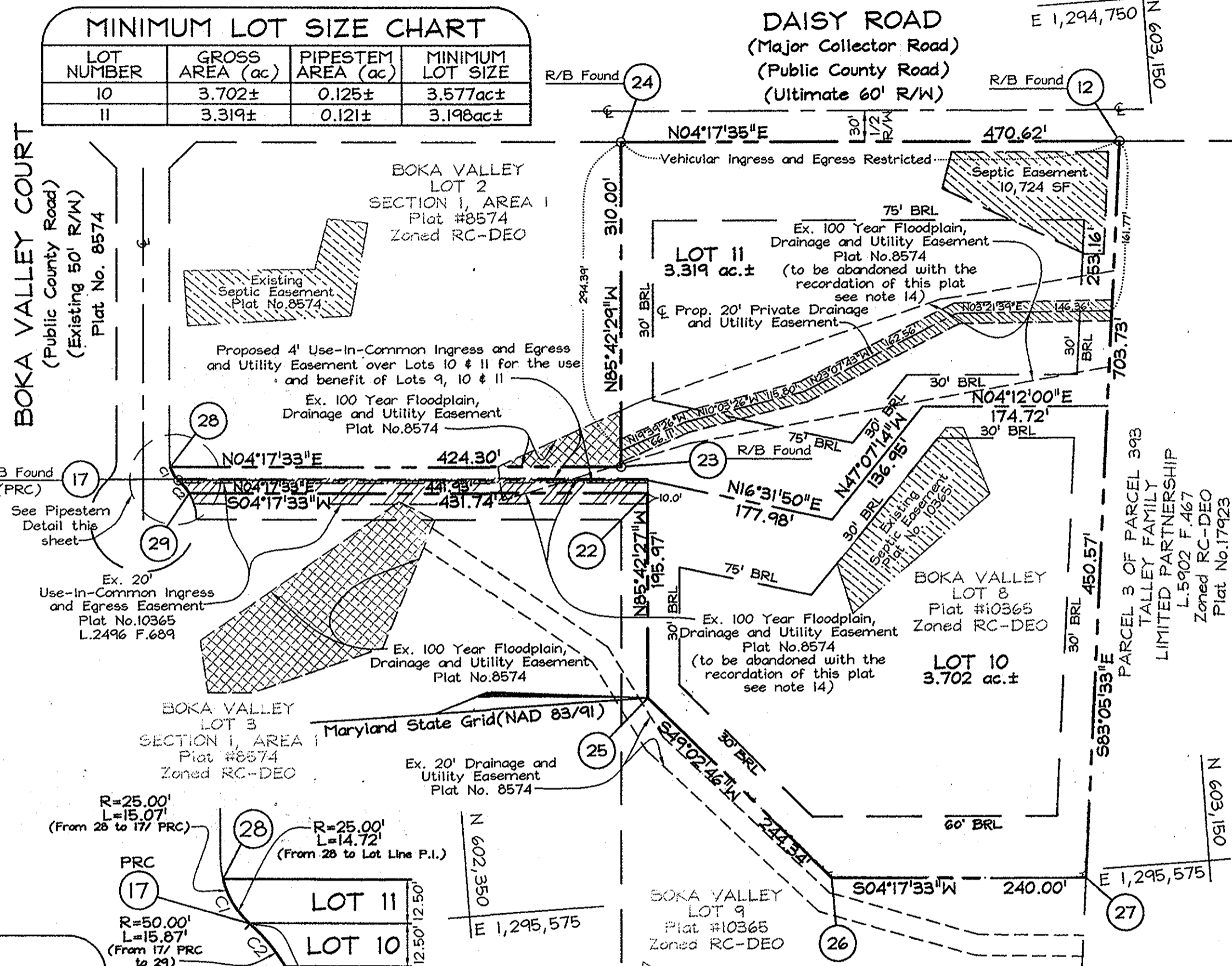


**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (ac)	PIPESTEM AREA (ac)	MINIMUM LOT SIZE
10	3.702±	0.125±	3.577ac±
11	3.319±	0.121±	3.198ac±

**General Notes continued:**

17. Landscaping for Lot 11 is provided in accordance with a certified Landscape Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and Landscape Manual. Financial surety for the required landscaping will be posted as part of the Developer's Grading Permit in the amount of \$9,900.00 (27 shade trees @ \$300.00 each and 12 evergreen trees @ \$150.00 each) at Grading Plan Stage.
18. Stormwater Management is provided as follows: WGV and Rev is provided by Rooftop and Non-rooftop disconnects and by the Grass Channel credits. This site is exempt from CPV requirements.
19. Forest Conservation requirements per Section 16.1202 of the Howard County code and Forest Conservation Manual for this site have been fulfilled through the Forest Retention Credit of 0.80 acres located on Lot 10 in accordance with the adopted DPZ Policy dated May 11, 1999 for Residential lots greater than 60,000 sq.ft. and the payment of a fee-in-lieu for 0.60 acres in the amount of \$13,068.00 Afforestation.
20. The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
21. This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003 and the Zoning Regulations as amended by Council Bill 75-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of a building/grading permit.
22. An amended maintenance agreement for the use-in-common driveway serving Lots 9, 10 & 11 has been recorded among the Land Records of Howard County, Maryland simultaneously with the recordation of this plat.
23. All wells to be drilled prior to record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat.
24. This plan is subject to Waiver Petition WP-88-141 to waive Section 16.102 of the Howard County Subdivision and Land Development Regulations to showing the residue of the Talley Property. This waiver was approved on April 28, 1989 under F-89-57.



**GENERAL NOTES**

1. The subject property is zoned RC-DEO per the 02/02/04 Comprehensive Zoning Plan and the "Camp Lite" Zoning Amendments effective 7/28/06.
2. Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 08GA and no. 08GB. Denotes approximate location (see vicinity map).  
 Sta. 08GA N 602,165.193 (feet) E 1,294,794.900 (feet) Elev. 551.429 (feet)  
 Sta. 08GB N 603,764.828 (feet) E 1,294,891.901 (feet) Elev. 570.380 (feet)
3. O Denotes rebar found.
4. ⊙ Denotes rebar and cap set.
5. □ Denotes concrete monument found.
6. ■ Denotes concrete monument set.
7. This area designates a private sewage easement, of at least 10,000 sf 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 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 sewage easement. Recordation of a modified sewage easement shall not be necessary.
8. BRL Denotes Building Restriction Line.
9. This plat is based on field run Monumented Boundary Survey performed on or about September 4, 2001 By FSH Associates. All lot areas are more or less(+/-).
10. 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.
11. 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) Maintenance - sufficient to ensure all weather use
12. Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
13. There is no 100 Year Floodplain, steep slopes, or cemeteries on-site.
14. Plat No. 8574 shows a floodplain on existing lot 8. Upon further investigation, there are no areas with 30 acres of land, or more, draining to any portion of the lot. Therefore, the existing 100 Year Floodplain, Drainage and Utility Easement has been removed.
15. No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, streams, or their buffers and forest conservation easement areas.
16. There is an existing dwelling/structure located on Lot 10 to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the zoning regulations require.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C1	25.00'	15.07'	34°31'55"	7.77'	N63°23'10"E 14.84'
C2	52.00'	15.87'	18°11'14"	8.00'	N55°11'48"E 15.80'

**AREA TABULATION CHART**

1. Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 7.021 Acres±
2. Total area of subdivision to be recorded: 7.021 Acres±

APPROVED: For Private Water and Private Sewage Systems  
 Howard County Health Department

*B. Nunn* 1/26/2007  
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning  
*[Signature]* 1/3/07  
 Chief, Development Engineering Division Date  
*[Signature]* 2/1/07  
 Director Date

**PIPESTEM DETAIL**

SCALE: 1"=30'

**PLAN VIEW**

SCALE: 1"=100'

**OWNER/DEVELOPER**

Richard H. Nunn  
 Soon D. Choi  
 1815 Boka Valley Court  
 Woodbine, Maryland 21797  
 410.977.7754

**FSH Associates**

Engineers Planners Surveyors  
 6339 Howard Lane Elkridge, MD 21075  
 Tel: 410-567-5200 Fax: 410-796-7562  
 E-mail: info@fshnet.com

The purpose of this plat is to create an additional buildable lot by the resubdivision of Lot 8 into Lots 10 and 11; to add a 20' Drainage & Utility Easement; to increase the width of the existing use-in-common driveway easement to 24'; and to abandon the existing 100 Year Floodplain, Drainage & Utility Easement as recorded on Plat #8574.

**OWNER'S CERTIFICATE**

I, Richard H. Nunn & Soon D. Choi, 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 21st day of DECEMBER, 2006.

*R. H. Nunn*  
 Richard H. Nunn  
*[Signature]*  
 Soon D. Choi  
 Witness  
*[Signature]*  
 Witness  
*[Signature]*  
 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 Richard H. Nunn to Richard H. Nunn and Soon D. Choi by deed dated March 17, 2005 and recorded in the Land Records of Howard County in liber 9110 folio 369, 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.

*[Signature]* 12/21/2006  
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 18813 on 2/12/07  
 Among the Land Records of Howard County, Maryland.

**BOKA VALLEY**  
 LOTS 10 AND 11  
 A RESUBDIVISION OF LOT 8  
 BOKA VALLEY, PLAT #10365  
 TAX MAP 08, GRID 19, PARCEL 43  
 4TH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: As Shown  
 Date: December 14, 2006  
 Sheet 1 of 1  
 S-88-111; WP-88-141; P-89-003; F-89-057; F-90-137