

U.S. EQUIVALENT COORDINATE TABLE

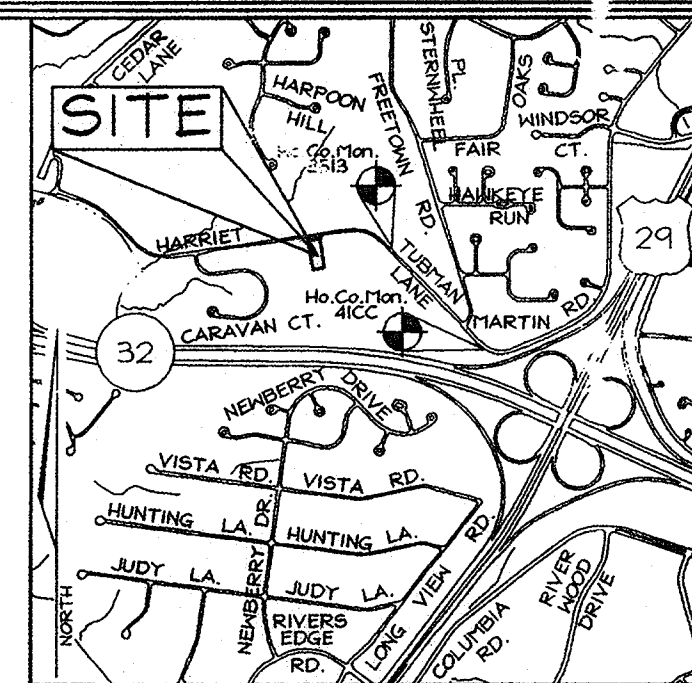
POINT	NORTHING	EASTING
210	553,348.7647	1,345,409.2240
212	553,330.7673	1,345,286.3486
215	553,675.1747	1,345,230.9990
216	553,692.9587	1,345,354.7375

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (sf)	PIPESTEM AREA (sf)	MINIMUM LOT SIZE
2	22,404±	3,429±	18,975±

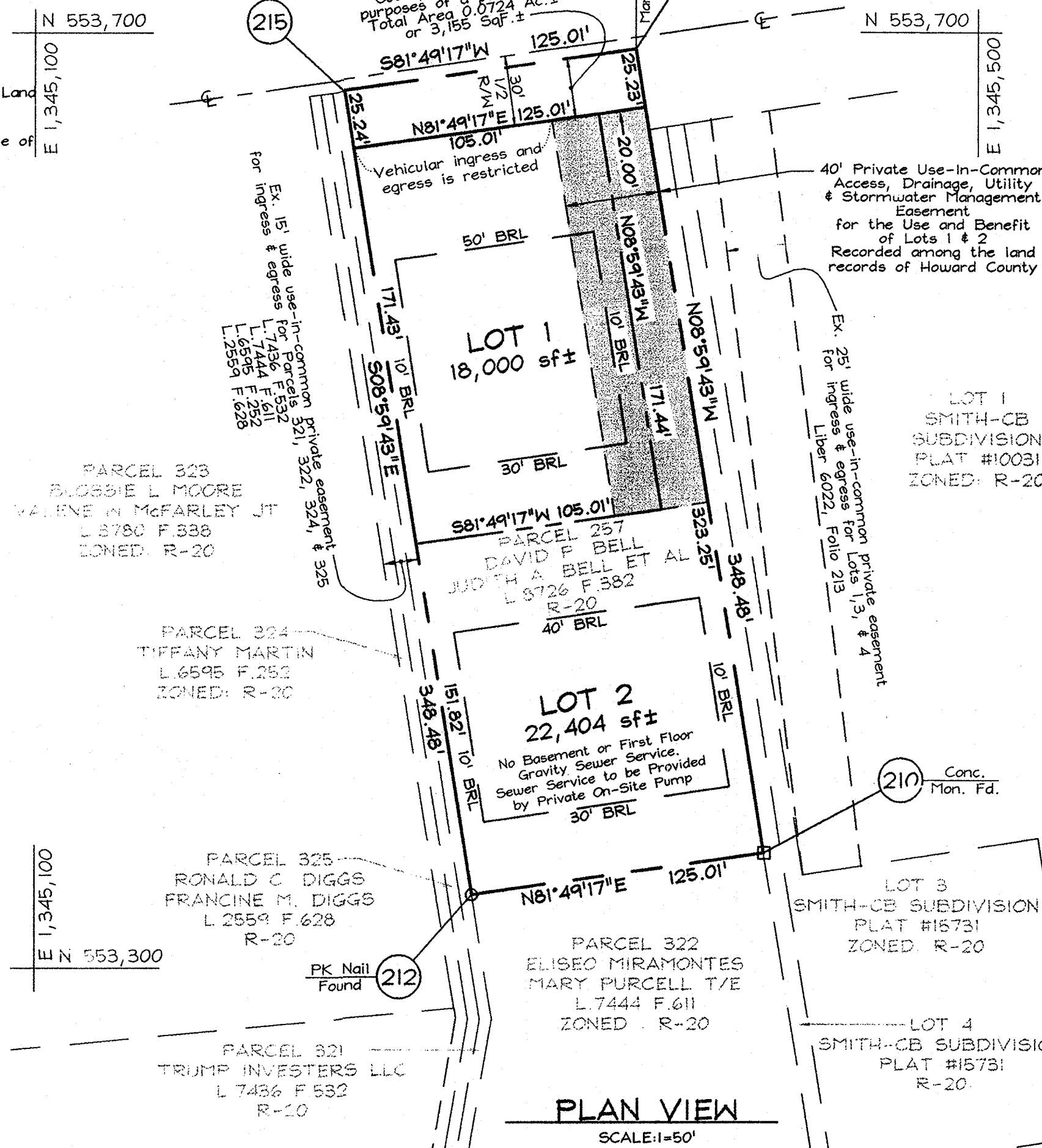
Reservation Of Public Utility Easement

"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 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, executed by Developer and the 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."



Continuation of General Notes

- A Fee-in-Lieu of Open Space in the amount of \$1500.00 has been paid.
- This plat is subject to a waiver from the Design Manual Volume III Figure 2.17 to allow utilizing Stopping Distance in lieu of Intersection Sight Distance for the Direction Left (DL), waiver was approved on 11/14/2005.
- A Use-in-Common Access Maintenance Agreement has been recorded simultaneously with this final plat in the Land Records Office of Howard County, MD.
- On October 11, 2005 The Chief Bureau of Engineering approved a waiver from section 4.3.B.3.b. of Design Manual Volume II to allow the use of a private on site pump and private low pressure sewer to serve Lot 2.
- No moderate slopes, 15% - 24.9%, nor steep slopes 25% or greater exist on this site.
- This final plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit applications.



GENERAL NOTES

- Subject property zoned R-20 per 02/02/04 Comprehensive Zoning Plan.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 41CC and no. 3513. \odot Denotes approximate location (see location map).

Sta. 41CC	N 552,494.254	E 1,347,062.412	EI: 400.004 (feet)
	N 168,400.591	E 410,585.4518	EI: 121.922 (meters)
Sta. 3513	N 553,573.698	E 1,346,098.104	EI: 415.392 (feet)
	N 168,729.6036	E 410,291.5298	EI: 126.612 (meters)
 - \odot Denotes iron pipe found.
 - \bullet Denotes rebar and cap set.
 - \square Denotes concrete monument found.
 - \blacksquare Denotes concrete monument set.
 - BRL Denotes Building Restriction Line.
 - This plat is based on field run Monumented Boundary Survey performed on or about November, 2004 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:
 - Width - 12 feet (14 feet serving more than one residence);
 - 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 flood with no more than 1 foot depth over surface;
 - Structure clearances - minimum 12 Feet;
 - Maintenances - sufficient to ensure all weather use
 - Distances shown based on surface measurement not reduced to NAD '83 grid measurement.
 - There are no wetlands, streams, cemeteries or 100 Year Floodplain existing on-site.
 - In accordance with section 16.120(b),(2)(ii) of the Subdivision and Land Development Regulations due to Public Right of Way Dedication the minimum lot size of lots 1 and 2 can be reduced by up to 10% of the minimum lot size not to exceed the amount of dedication.
 - Water and sewer service to these lots will be granted under the provisions of Section 18.122B of the Howard County Code.
 - Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
 - Posting of surety for required landscaping in accordance with Section 16.124 of the Landscape Manual in the amount of \$3,600.00 for 12 shade trees. Landscaping for Lot 2 shall be deferred until site development plan. Lot 1 is exempt since it has an existing house which is to remain.
 - In accordance with section 16.1202.(b),(1).(viii) of the subdivision and land development regulations, this subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation.
 - Stormwater Management for this site is provided as follows:
 - Lot 1 is exempt from providing stormwater management since it has an existing dwelling prior to recordation of this plat
 - This site is exempt from providing channel protection (Cpv).
 - Way and REV for the proposed house and driveway on Lot 2 is provided by nonroof top disconnects and by a dry swale.
 - Existing dwelling, built in 1966 on lot 1 to remain, no new buildings, extensions/additions to the existing dwelling are to be constructed at a distance less than zoning regulations require.
- General Notes Continued See This Sheet

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.

<i>C. Brooke Miller</i>	3/7/2006	Date
C. Brooke Miller (Maryland Property Line Surveyor #135)		
<i>David P. Bell, Jr.</i>	3/6/06	Date
David P. Bell, Jr.		
<i>Judith A. Bell</i>	3/6/06	Date
Judith A. Bell		
<i>Debra L. Semmont</i>	3/6/06	Date
Debra L. Semmont		

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 0.9275 Acres±
- Total area of road widening to be recorded: 0.0724 Acres±
- Total area of subdivision to be recorded: 1.000 Acres±

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

Robert J. Waler 3/30/06
Howard County Health Officer 460 1927 Date

APPROVED: Howard County Department of Planning and Zoning

Mark P. Leffel 3/22/06
Chief, Development Engineering Division 3/22/06 Date
Mark P. Leffel 4/12/06
Director Date

OWNER'S CERTIFICATE

We, David P. Bell, Jr., Judith A. Bell and Debra L. Semmont, 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 6th day of MARCH, 2006

David P. Bell, Jr.
David P. Bell, Jr.
Judith A. Bell
Judith A. Bell
Debra L. Semmont
Debra L. Semmont

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 David P. Bell, Jr., Debra L. Semmont and Judith A. Bell to David P. Bell, Jr., Judith A. Bell and Debra L. Semmont by deed dated October 20, 2004 and recorded in the land records of Howard County in liber 8726 folio 382, 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 3/7/2006
C. Brooke Miller (Maryland Property Line Surveyor #135) Date

OWNER/DEVELOPER

DAVID P. BELL, JR., JUDITH A. BELL
& DEBRA L. SEMMONT
C/O Judith A. Bell
9418 Mellenbrook Road
Columbia, Maryland 21045

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

Recorded as Plat No. 18205 on 4-20-06
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
BELL PROPERTY
LOTS 1 AND 2
A SUBDIVISION OF PARCEL 257
TAX MAP 35 GRID 23
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: As Shown
March 3, 2006
Sheet 1 of 1

F-06-069