

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.

D. Wayne Weller MD No. 10685 Date 3/20/06  
 James W. Hudson, Jr., Trustee Date 3/20/06

**COORDINATE TABLE**

POINT NO.	NORTHING	EASTING
1	N 596513.4555	E 1323489.7947
2	N 596219.3016	E 1323425.5272
3	N 596123.1243	E 1323720.0973
4	N 595975.9998	E 1323720.0043
5	N 596082.1750	E 1323394.1494

**GENERAL NOTES: (continued)**

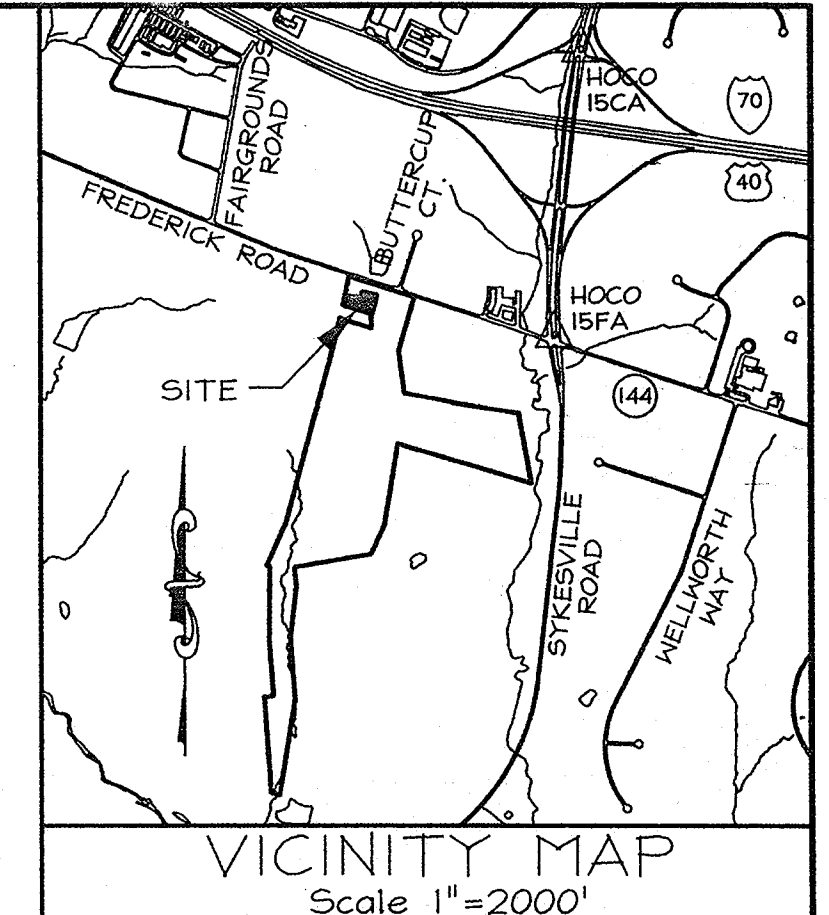
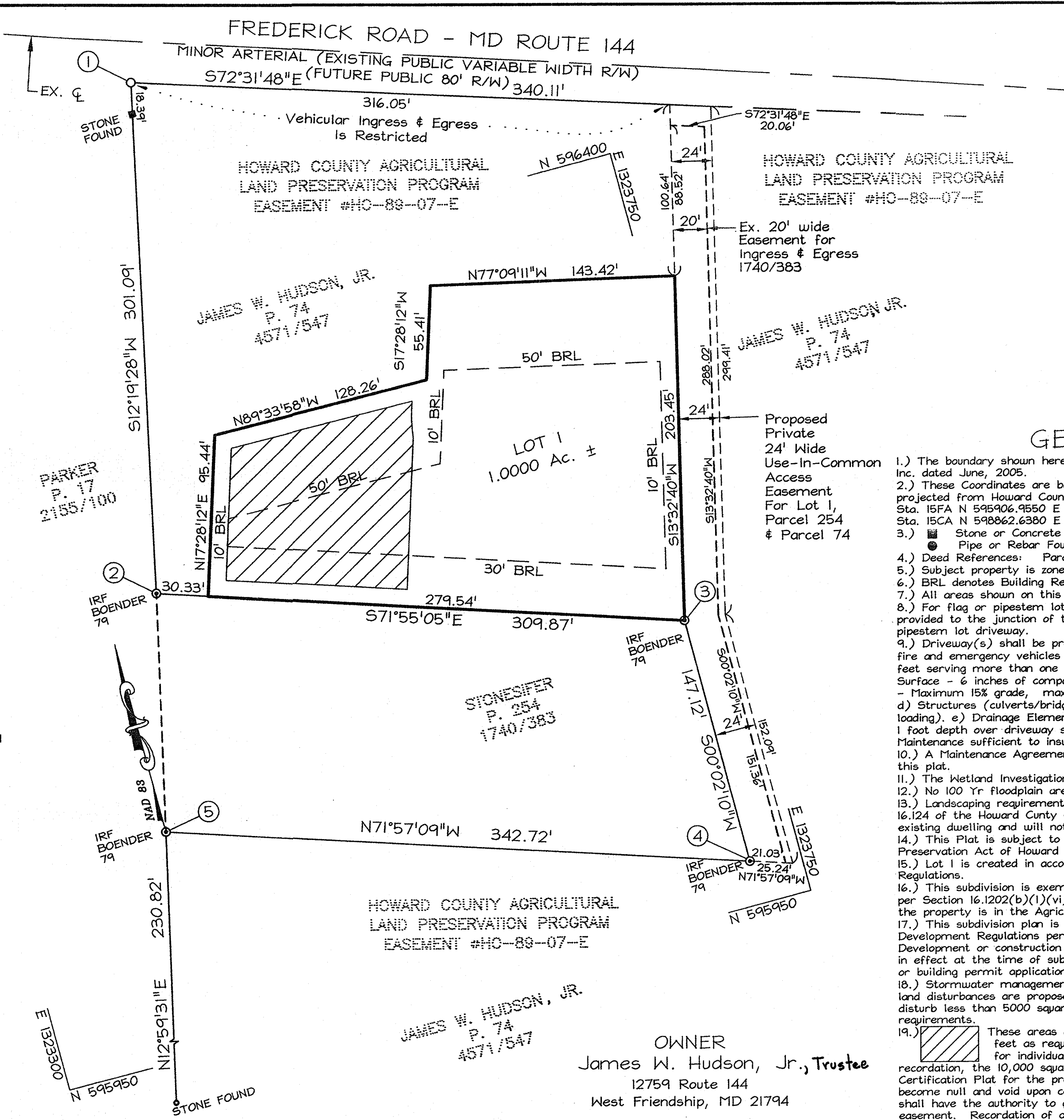
- 20.) This plat is subject to Section 15.514(b) of the Agricultural Preservation Program.
- 21.) There is an existing Dwelling on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than zoning regulations require.
- 22.) The lot shown hereon complies with the minimum ownership width and lot area as required by the Maryland State Department of Environment.
- 23.) The residue of Parcel 74 is subject to an easement held by the Howard County Agricultural Land Preservation Program, easement #HO-89-07-E.
- 24.) This plat is subject to a waiver from Design Manual Volume III section 2.6.2 for residential driveway width. On January 16, 2006 the Chief of the Development Engineering Division approved the owners request to waive the minimum requirement of the residential driveway width.
- 25.) Prior to the construction of a house or other structure used for habitation on the Agricultural Preservation Parcel, as identified on the approved Percolation Certification Plat, the owner of the property shall provide for the property to be surveyed by a licensed Land Surveyor and recorded in the Land Records of Howard County, Maryland. At the time of recordation, the 10,000 s.f. sewage disposal area established on the percolation certification plat for the property, will be shown on the record plat.

**AREA TABULATIONS**

- 1. Total number of lots and/or parcels to be recorded: 1
  - a) Buildable: 1
  - b) Non-Buildable: 0
  - c) Open Space: 0
  - d) Preservation Parcels: 0
- 2. Total area of lots to be recorded: 1.0000 Ac.±
  - a) Buildable: 1.0000 Ac.±
  - b) Non-Buildable: 0
  - c) Open Space: 0
  - d) Preservation Parcels: 0
- 3. Total area of road right-of-way to be recorded: 0.0000 Ac.±
- 4. Total area of subdivision to be recorded: 1.0000 Ac.±

APPROVED: For Private Water and Private Sewerage Systems  
 Howard County Health Department.  
 Robert J. Walsh 4/4/06  
 Howard County Health Officer MDH Date

APPROVED: Howard County Department of Planning and Zoning.  
 March J. G. G. 7/12/06  
 Director Date  
 Chief, Development Engineering Division 4/11/06  
 Date



**GENERAL NOTES**

- 1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated June, 2005.
- 2.) These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 15FA & 15CA  
 Sta. 15FA N 595906.9550 E 1325627.7100  
 Sta. 15CA N 598862.6380 E 1325913.7900
- 3.) Stone or Concrete Monument Found or Set  
 Pipe or Rebar Found or Set
- 4.) Deed References: Parcel 74 Liber 4571 Folio 547
- 5.) Subject property is zoned RC-DEO per 2/02/2004 Comprehensive Zoning Plan.
- 6.) BRL denotes Building Restriction Line.
- 7.) All areas shown on this plat are +/-, more or less.
- 8.) 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.
- 9.) Driveway(s) shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements: a) Width - 12' (14 feet serving more than one residence)(Subject to design manual waiver)(See Note 24). b) Surface - 6 inches of compacted crusher run base with tar and chip coating. c) Geometry - Maximum 15% grade, maximum 10% grade change and minimum of 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 driveway surface. f) Structure Clearances - minimum 12 feet. g) Maintenance sufficient to insure all weather use.
- 10.) A Maintenance Agreement for all shared driveways will be recorded concurrently with this plat.
- 11.) The Wetland Investigation was completed by LDE, Inc. in June, 2005. No wetlands were found on lot 1.
- 12.) No 100 Yr Floodplain areas are located within this subdivision which affect this lot.
- 13.) Landscaping requirements for this lot are in compliance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual because the lot contains an existing dwelling and will not require perimeter landscaping.
- 14.) This Plat is subject to Section 15.509(e)(1) of the pre-1993 Agricultural Land Preservation Act of Howard County.
- 15.) Lot 1 is created in accordance with the provisions of Section 104.E.6 of the Zoning Regulations.
- 16.) This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(vi) of the Subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program.
- 17.) This subdivision plan is subject to the amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 effective October 2nd, 2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building permit applications.
- 18.) Stormwater management is not required for this agricultural subdivision since no new land disturbances are proposed. In accordance with the latest Regulations, projects that disturb less than 5000 square feet are exempt from the latest stormwater management requirements.
- 19.) These areas designate 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) At the time of recordation, the 10,000 square feet sewage disposal area established on the Percolation Certification Plat for the property will be shown on the record plat. 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 easment shall not be necessary.

**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 James W. Hudson Jr. to James Wise Hudson Jr., Trustee by deed dated January 6, 1999 and recorded among the Land Records of Howard County, Maryland in Liber 4571 Folio 547 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.  
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685  
 Date 3/20/06

**OWNER'S CERTIFICATE**  
 I, James W. Hudson, Jr., Trustee, 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 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 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-ways.  
 Witness by my hand this 20th day of March, 2006.  
 James W. Hudson, Jr., Trustee  
 Witness Steve Weiss

RECORDED AS PLAT NUMBER 18196  
 ON 4/12/06 AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.  
 AGRICULTURAL PRESERVATION SUBDIVISION PLAT  
 FOR  
 THE JAMES W. HUDSON, JR.  
 PROPERTY  
 Lot 1  
 Tax Map 15 Grid 10 Parcel 74  
 3rd Election District - Howard County, Maryland  
 Scale: 1"=50' Date: Feb. 2006 Sheet 1 of 1  
 Previous Submittals:  
**LDE Inc.** Job # 04-049.1  
 Engineers, Surveyors, Planners  
 9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540