

Lot No.	Gross Area	Pipestem	Minimum Lot Size
1	3.1424 Ac.±	0.1424 Ac.±	3.0000 Ac.±
2	3.8457 Ac.±	0.1379 Ac.±	3.7078 Ac.±

LINE	LENGTH	BEARING
E1	31.22	S15°06'11"E
E2	21.87	S54°55'30"E
E3	15.58	S29°16'32"E
E4	15.22	S33°47'55"E
E5	10.61	S20°44'29"E
E6	50.90	S46°42'04"E
E7	41.10	S76°23'13"E
E8	16.87	S83°42'56"E
E9	36.05	S70°54'50"E
E10	36.33	S55°42'08"E

POINT NO.	NORTHING	EASTING
1	576267.3878	1317004.0459
2	576253.6118	1317033.1283
3	575945.7478	1317577.5027
4	575985.7378	1317573.6943
5	575981.4799	1317582.7756
6	575824.1337	1317921.3277
7	576028.0178	1318040.3844
8	575863.8474	1318257.2532
9	575781.7261	1318277.7478
10	575136.4845	1317691.1032
11	575333.4053	1317336.8948
12	575436.6261	1317393.6310
13	575410.0722	1317593.7307
14	575683.0682	1317831.7981
15	575832.5132	1317888.9486
16	575975.8119	1317580.6217
17	576235.1502	1317033.1351
18	576248.9304	1317004.0428

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.

*Wayne Weller* 10/17/06  
 Wayne Weller, No. 10685 Date  
*William J. Mitchell* 10/20/06  
 William J. Mitchell Date

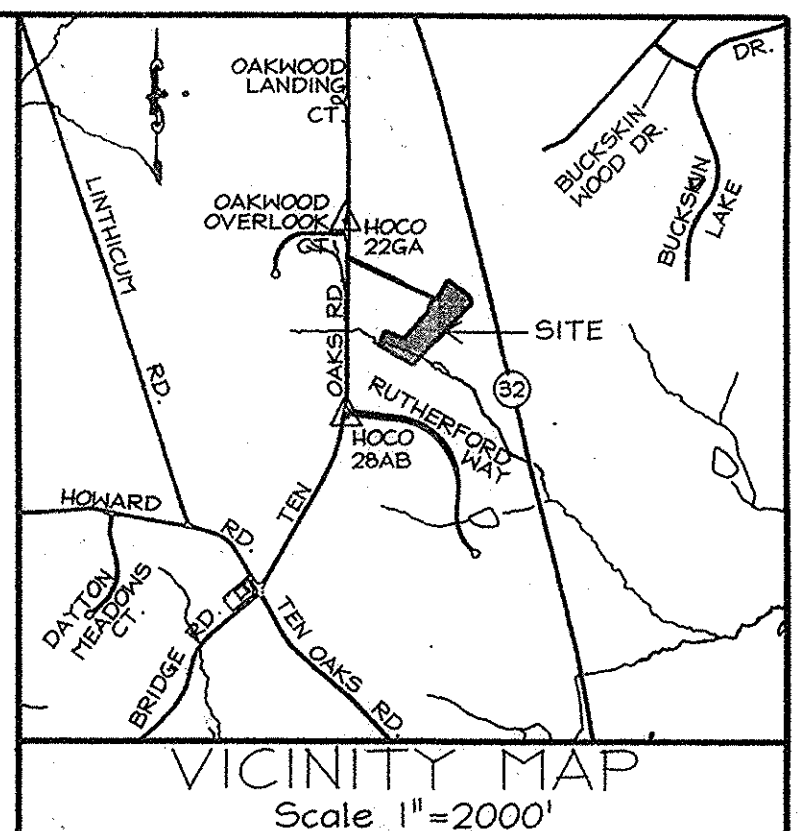
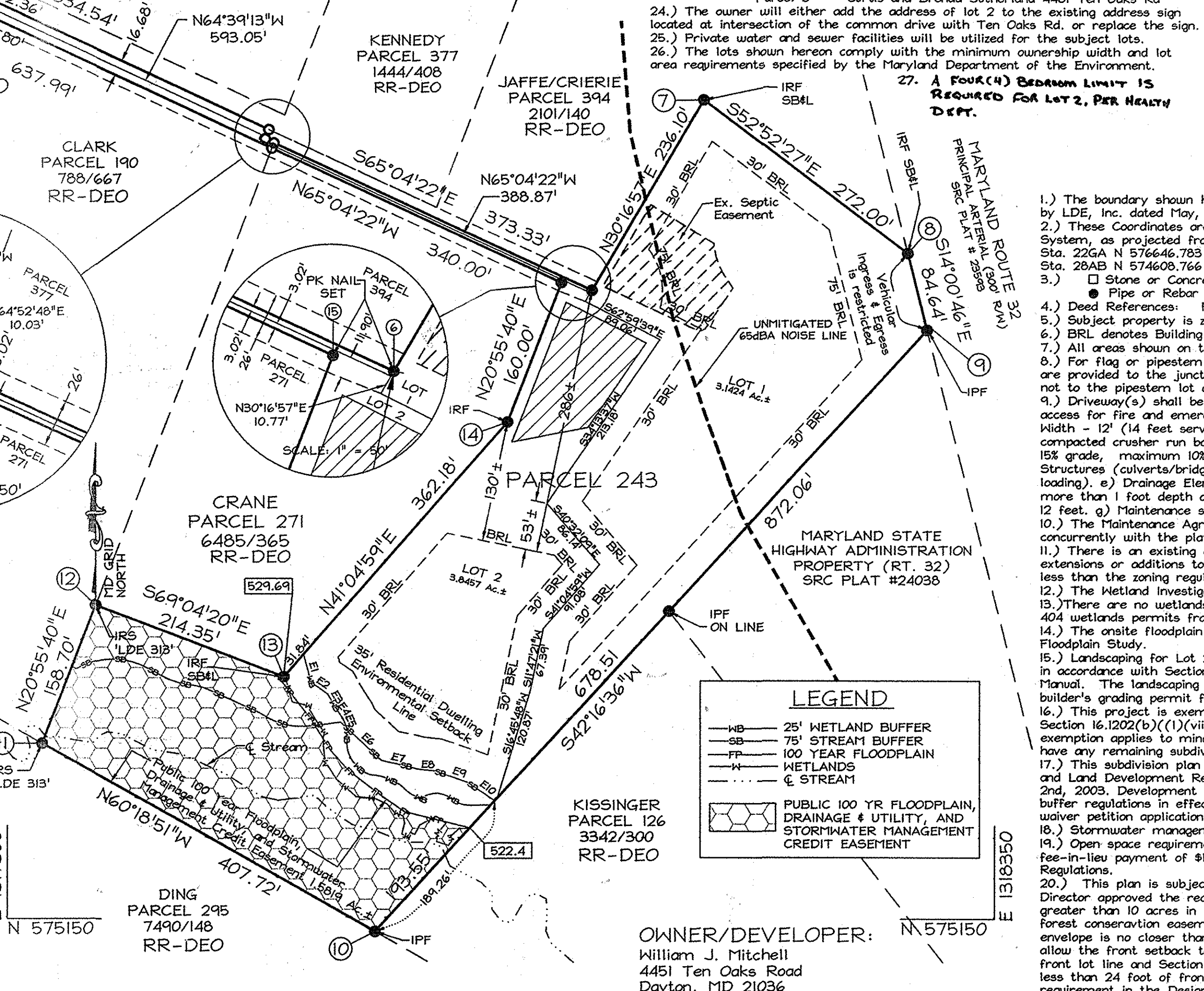
1. Total number of lots and/or parcels to be recorded: 2	a) Buildable: 2	b) Non-Buildable: 0	c) Open Space: 0	d) Preservation Parcels: 0
2. Total area of lots to be recorded: 6.9881 Ac.±	a) Buildable: 6.9881 Ac.±	b) Non-Buildable: 0	c) Open Space: 0	d) Preservation Parcels: 0
3. Total area of road right-of-way to be recorded: 0.0123 Ac.±				
4. Total area of subdivision to be recorded: 7.0004 Ac.±				

APPROVED: For Private Water and Private Sewerage Systems  
 Howard County Health Department.  
*Robert J. Walker* 12/18/06  
 Robert J. Walker, No. 1105 Date

APPROVED: Howard County Department of Planning and Zoning.  
*John Gaffney* 12/22/06  
 John Gaffney, No. 1122 Date  
*William J. Mitchell* 11/22/06  
 William J. Mitchell, No. 1122 Date

**Reservation of Public Utility and Forest Conservation Easements**  
 Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation ("Forest Conservation Easement") located in, on, over and through Lots 1 & 2, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the 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.

**GENERAL NOTES CONTINUED:**  
 21.) This area designates 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. 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.  
 22.) A noise study for this subdivision was prepared by LDE, Inc. in March, 2006.  
 23.) This subdivision utilizes an existing common driveway for vehicular access to Ten Oaks Road. The following are the parcels/lots that are part of the Shared Driveway Maintenance Agreement to be recorded with this plat:  
 Lot 1 Bill Mitchell 4451 Ten Oaks Road  
 Lot 2 Bill Mitchell (address unknown)  
 Parcel 377 William & Arlene Kennedy 4491 Ten Oaks Road  
 Parcel 394 Marc Jaffe & Evan Crierie 4501 Ten Oaks Road  
 Parcel 271 Donald & Diane Crane 4511 Ten Oaks Road  
 Parcel 3 Curtis and Brenda Sutherland 4481 Ten Oaks Rd  
 24.) The owner will either add the address of lot 2 to the existing address sign located at intersection of the common drive with Ten Oaks Rd. or replace the sign.  
 25.) Private water and sewer facilities will be utilized for the subject lots.  
 26.) The lots shown hereon comply with the minimum ownership width and lot area requirements specified by the Maryland Department of the Environment.  
 27. A FOUR(4) BEDROOM LIMIT IS REQUIRED FOR LOT 2, PER HEALTH DEPT.



**GENERAL NOTES**

- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated May, 2005.
- These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 22GA & 28AB  
 Sta. 22GA N 57646.783 E 1316983.475  
 Sta. 28AB N 574608.766 E 1317002.056
- Stone or Concrete Monument Found or Set  
 Pipe or Rebar Found or Set
- Deed References: Parcel 243 Liber 3965 Folio 128
- Subject property is zoned RR-DEO per 2/02/2004 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- All areas shown on this plat 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 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). 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.
- The Maintenance Agreements for all shared driveways will be recorded concurrently with the plat.
- There is an existing dwelling located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at distances less than the zoning regulations require.
- The Wetland Investigation was completed by LDE, Inc. dated May, 2005.
- There are no wetlands on site that will be disturbed and that will require 401 & 404 wetlands permits from the State of Maryland.
- The onsite floodplain was taken from the latest Howard County Clyde's Branch Floodplain Study.
- Landscaping for Lot 2 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. The landscaping surety in the amount of \$2,400.00 will be paid with the builder's grading permit for the (b) required shade trees.
- This project is exempt from the forest conservation requirements under Section 16.1202(b)(1)(viii) of the Howard County Forest Conservation Manual. This exemption applies to minor subdivisions that create only one new lot and do not have any remaining subdivision potential.
- 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.
- Stormwater management for Lot 2 will be met via Sheetflow to Buffer Credit.
- Open space requirements for this subdivision have been addressed by a fee-in-lieu payment of \$1,500.00 per section 16.121 (a) (2) of the Subdivision Regulations.
- This plan is subject to WP-05-133. On October 14, 2005 the Planning Director approved the request to waive Section 16.120(b)(4)(iii)(b), for a lot greater than 10 acres in size; floodplains, wetlands, streams and their buffers, and forest conservation easements may be located on the lot or parcel if the building envelope is no closer than 35 feet from these features; Section 16.120(b)(6)(iv) to allow the front setback to be measured at an arc rather than a line parallel to the front lot line and Section 16.120(c)(2)(ii) to allow lots which share access to have less than 24 foot of frontage collectively to meet the driveway easement requirement in the Design Manual.

**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 William J. Mitchell and Janice D. Mitchell to William J. Mitchell by deed dated April 24, 1997 and recorded among the Land Records of Howard County, Maryland in Liber 3965 Folio 128 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.  
*Wayne Weller* 10/17/06  
 Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

**OWNER'S CERTIFICATE**  
 I, William J. Mitchell, 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, 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 October, 2006.  
*William J. Mitchell*  
 William J. Mitchell

RECORDED AS PLAT NUMBER **18739**  
 ON **JAN 5, 2007** AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.  
**MITCHELL PROPERTY**  
 Lots 1 - 2  
 Tax Map No. 28 - Grid No. 2 - Parcel 243  
 5th Election District - Howard County, Maryland Scale: 1"=100'  
 Date: October 2006 Sheet 1 of 1  
 Previous Submittals: WP-05-133  
**LDE Inc.**  
 Engineers, Surveyors, Planners  
 9250 Ramsey Road, Suite 106, Dayton, MD 21036  
 (410)715-1070 - (301)596-3333