

COORDINATE TABULATION				
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
53	610212.7528	1276278.4808	185993.219069	389010.459007
55	610774.3926	1276891.9933	186164.407219	389197.457983
114	610916.5404	1276842.1810	186207.733954	389121.315059
119	610702.5247	1276507.6071	186142.501820	389080.296834
302	610904.7356	1276660.8883	186204.136143	389127.017047
413	609743.7343	1276491.9747	185950.262140	389075.532435

MINIMUM LOT SIZE CHART			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	47,199 Sq.Ft.	328 Sq.Ft.	46,871 Sq.Ft.
2	64,729 Sq.Ft.	4972 Sq.Ft.	59,757 Sq.Ft.
3	59,054 Sq.Ft.	9909 Sq.Ft.	49,146 Sq.Ft.

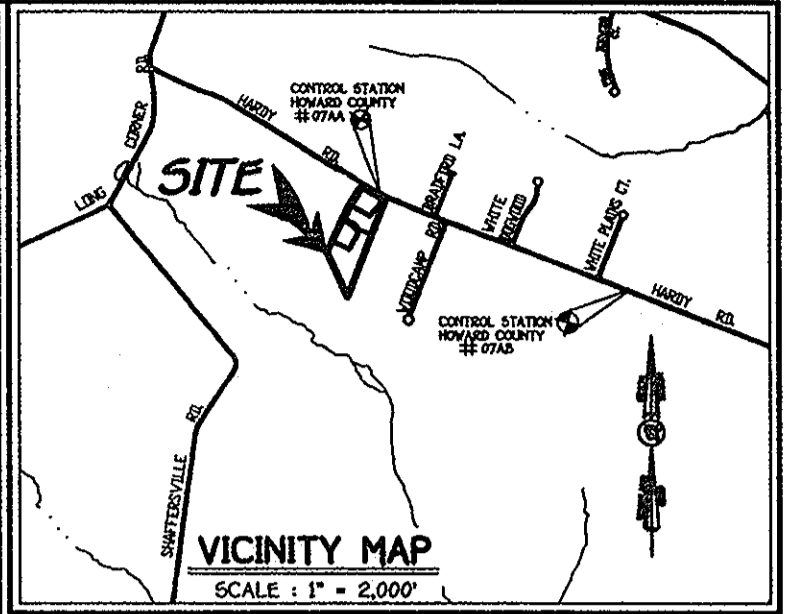
CURVE DATA TABULATION					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
302-55	2630.00'	265.44'	05°46'58"	132.83'	S60°34'37"W 265.33'

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.

Terrell A. Fisher 12-15-06
Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor) Date

William L. Dodd 12-15-06
William L. Dodd (Owner) Date

Susan L. Dodd 12-15-06
Susan L. Dodd (Owner) Date



GENERAL NOTES (Continued):

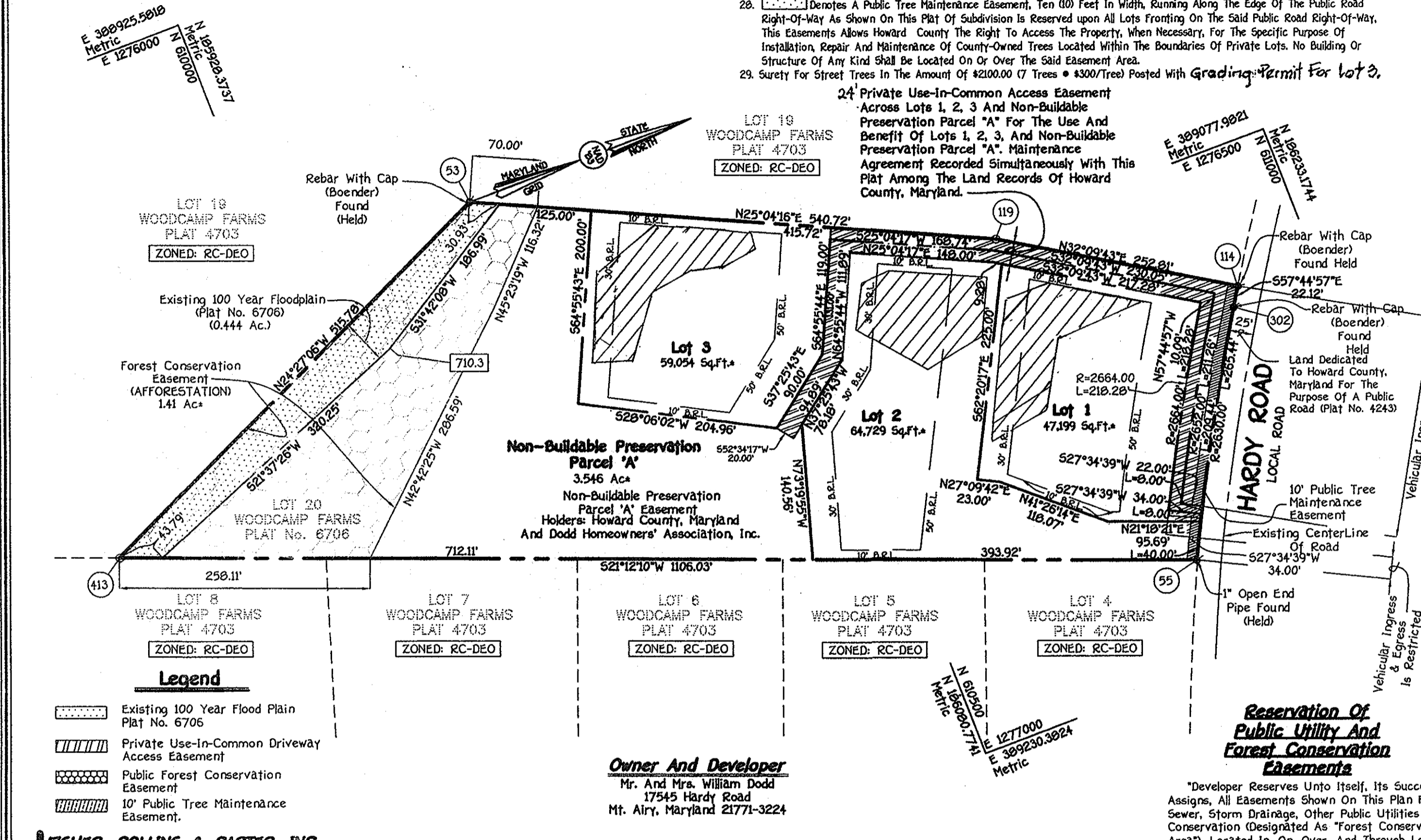
27. Using The DEO/CEO Density Exchange Option Described In Section 106 Of The Zoning Regulations The Development Rights For 2 Lots Included On This Subdivision Plat Have Been Transferred From Harrison Property T.M. 1 Grid 23 & 24 Parcel 8 & 45. The Creation Of These Lots Is Based On A Maximum Density Of One Residential Unit For Every Two Acres.

28. [Symbol] Denotes A Public Tree Maintenance Easement, Ten (10) Feet In Width, Running Along The Edge Of The Public Road Right-Of-Way As Shown On This Plat Of Subdivision Is Reserved Upon All Lots Fronting On The Said Public Road Right-Of-Way. This Easement Allows Howard County The Right To Access The Property, When Necessary, For The Specific Purpose Of Installation, Repair And Maintenance Of County-Owned Trees Located Within The Boundaries Of Private Lots. No Building Or Structure Of Any Kind Shall Be Located On Or Over The Said Easement Area.

29. Surety For Street Trees In The Amount Of \$2100.00 (7 Trees @ \$300/Tree) Posted With Grading Permit For Lot 3.

24. Private Use-In-Common Access Easement Across Lots 1, 2, 3 And Non-Buildable Preservation Parcel 'A' For The Use And Benefit Of Lots 1, 2, 3, And Non-Buildable Preservation Parcel 'A'. Maintenance Agreement Recorded Simultaneously With This Plat Among The Land Records Of Howard County, Maryland.

- GENERAL NOTES:**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal 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 Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
 - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan.
 - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 07AA And No. 07AB.
Sta. 07AA N 186177.3471 (meters), E 389177.8354 (meters)
Sta. 07AB N 185873.2065 (meters), E 389968.0193 (meters)
 - This Plat Is Based On Field Run Monument Boundary Survey Performed On Or About December, 2005 By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "F.C.C. 105".
 - Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - 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.
 - Driveways Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
a) Width - 12 Feet (4 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 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (1-125-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.
 - All Lot Areas Are More Or Less (+ or -)
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - Wetlands Area Delineated By Eco-Science Professionals On April 15, 2003. No Non-Tidal Wetlands Exist Within Subdivision Limits
 - Articles Of Incorporation By The State Department Of Assessments And Taxation For The Dodd Homeowners' Association, Inc. Were Accepted And Approved On 10/10/06. Receipt No. D01956628.
 - Plat Subject To Prior Department Of Planning And Zoning File Numbers: F-79-106 And F-86-67.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations, Development Of Construction On These Lots/Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building Or Grading Permit Application.
 - Existing 100 Year Floodplain Based On Delineation Shown On Woodcamp Farms - Plat No. 6706.
 - Landscaping For Lots 1, 3 And Non-Buildable Preservation Parcel 'A' On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Lot 2 Contains 3 Shade Trees And Lot 3 Contains 24 Shade Trees And 12 Evergreen Trees. The Total Cost Of Landscape Surety Provided In The Amount Of \$9900.00 For 27 Shade Trees @ \$300/EA And 12 Evergreen Trees @ 150/EA Will Be Posted With The Grading Permit For Lot 3. See General Notes.
 - There Is An Existing Dwelling/Structure(s) Located On Lot 2 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 - The Forest Conservation Requirements Per Section 16.200 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Will Be Fulfilled By 141 Acres Afforestation Forest Conservation Surety In The Amount Of \$30,709.80 (141 Acres x \$3,580 Sq.Ft. x 40.50) Is Posted With The Developer's Agreement Under F-06-144.
 - Quantity And Quality Stormwater Management Requirements Are Proposed To Be Met By Applying The Non-Rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.
 - The Purpose Of Non-Buildable Preservation Parcel 'A' Is To Contain Environmental Features Including Floodplain And Forest Conservation Easements. Non-Buildable Preservation Parcel 'A' Will Be Privately Owned And Is Encumbered By An Easement Agreement With Howard County, Maryland And The Dodd Homeowners' Association, Inc. This Agreement Prohibits Future Subdivision Of The Parcel; Outlines The Maintenance Responsibilities And Enumerates The Uses Permitted On The Property.



Legend

- Existing 100 Year Flood Plain Plat No. 6706
- Private Use-In-Common Driveway Access Easement
- Public Forest Conservation Easement
- 10' Public Tree Maintenance Easement.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2955

Area Tabulation

Total Number Of Buildable Lots To Be Recorded.....	3
Total Number Of Buildable Preservation Parcels To Be Recorded.....	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded.....	1
Total Number Of Lots/Parcels To Be Recorded.....	4
Total Area Of Buildable Lots To Be Recorded.....	3,943 Ac.
Total Area Of Buildable Preservation Parcels To Be Recorded.....	0.000 Ac.
Total Area Of Non-Buildable Preservation Parcels To Be Recorded.....	3,546 Ac.
Total Area Of Lots/Parcels To Be Recorded.....	7,471 Ac.
Total Area Of Roadway To Be Recorded.....	0.000 Ac.
Total Area To Be Recorded.....	7,471 Ac.

DENSITY EXCHANGE CHART

Receiving Parcel Information	William And Susan Dodd Property, Lots 1, 2, 3 And Non-Buildable Preservation Parcel 'A' Tax Map No. 6 Block 6, Parcel No. 485
Total Area Of Subdivision	7,470 Acres
Net Acreage Of Subdivision	Gross Area - Floodplain - Steep Slopes 7,470 Acres - 0.444 Ac - 0.000 Ac = 7,026 Ac
Allowed Density Units	7,470 Acres / 4.25 = 1,757 Units = 1 Unit
Maximum Density Units	7,026 Acres / 2.0 Acres = 3,513 Units = 3 Units
Proposed Density Units	3 CEO UNITS
Number Of CEO/DEO Units Required	2 CEO Units
Sending Parcel Information	2 CEO Units From Harrison Property (F07-160) Tax Map No. 1 Grid 23 & 24, Parcel No. 8 & 45

Reservation Of Public Utility And Forest Conservation Easements

Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Area"), Located In, On, Over, And Through Lots 1, 2, 3 And Non-Buildable Preservation Parcel 'A'. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot(s). 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 Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County.

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

Robert J. Walsh 3/16/07
Howard County Health Officer Date

OWNER'S CERTIFICATE

William L. Dodd And Susan L. Dodd, 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 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 16th Day Of December, 2006.

William L. Dodd
William L. Dodd

Susan L. Dodd
Susan L. Dodd

SURVEYORS 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 Richard M. Hough And Barbara A. Hough To William L. Dodd And Susan L. Dodd By Deed Dated January 25, 1988 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 1788 At Folio 546, 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.

Terrell A. Fisher 12/15/06
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 19082 ON 5-3-07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WILLIAM AND SUSAN DODD PROPERTY
Lots 1, 2, 3 And
Non-Buildable Preservation Parcel 'A'
(A Resubdivision Of Woodcamp Farms, Lot 20 - Plat No. 6706)
Zoning: "RC-DEO"
Tax Map No.: 6, Parcel No.: 485, Grid No.: 6
Fourth Election District
Howard County, Maryland
Scale: 1" = 100'
Date: December 14, 2006
Sheet 1 Of 1

Approved: Howard County Department Of Planning And Zoning.

Mark K. Coyle 4/20/07
Director Date

William L. Dodd
William L. Dodd

Susan L. Dodd
Susan L. Dodd

Terrell A. Fisher
Terrell A. Fisher

Terrell A. Fisher
Terrell A. Fisher

Terrell A. Fisher 12/15/06
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date