MINIMUM LOT SIZE TABULATION

Lot No.	Gross Area	Pipestem	Minimum Lot Size
1	35,008 SF	500 SF	34,508 SF
2	40,490 SF	2,068 SF	38,422 SF
3	31,542 SF	500 SF	31,042 SF

CURVE DATA

No.	Radius	Length	Delta	Tan.	LCB	Chord
3-4	25.00'	43.22'	99°03'06"	29.30'	S69°56'13"E	38.03'
2-12	3025.00'	130.21'	02°27'58"	65.11'	N20°52'08"W	130.20'

COORDINATE TABLE

POINT NO.	NORTHING	EASTING
1	563852.3557	1335090.8575
2	563861.4003	1335106.7204
3	563862.3908	1335108.4576
4	563843.3428	1335144.1845
5	563800.6233	1335159.3446
6	563954.0427	1335429.0355
7	563820.9460	1335508.5463
8	563838.0842	1335746.5138
9	563439.7621	1335669.3273
10	563299.5339	1335310.1610
11	563290.7915	1335287.7846
12	563723.2247	1332304.0087

LEGEND

PRIVATE ACCESS, STORMWATER MANAGEMENT, UTILITY EASEMENT

FOREST CONSERVATION EASEMENT

Reservation of 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 the forest conservation (designated as "Forest Conservation Easement") located in, over and through Lots 1 through 6, any conveyances of the aforesaid lots shall be subject to the easements hereon reserved, whether or not expressly stated in the deed(s) conveying said lots. Developer shall execute and deliver deeds for Easements herein reserved to Howard County with a metes and bounds description of the Forest Conservation Area. Upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the developer and the County, and the release of the Developer's surety posted with said Agreement. The County shall accept the easements and record the Deeds of Easement in the Land Records of Howard County.

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 sewer 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 adjustments to the private sewage easement. Recordation of a modified serage easement shall not be nedessary.

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 — 6/19/07
Robert D. Semon — 19 December 2006
Michon C. Semon — 19 December 2006

GENERAL NOTES CONT.

23.) This plat is subject to WP07-008. On 10/20/06 the Planning Director approved the request to waive Section 16.120.b.4.iii.b which prohibits Floodplain, Wetlands, Streams, their Buffers and Forest Conservation Easements on Lots (Lot 4) or Parcels less than 10 acres in size, subject to the following conditions.
a.) Forest Conservation signs must be posted along the entire perimeter of the forest conservation easements.
b.) If trees are removed during the removal of the overhead power lines, supplemental plantings will be required. This will be determined when the site is inspected for compliance with the approved Forest Conservation Plan.
c.) The waiver petition number and its conditions of approval must be added to the plat.

AREA TABULATIONS

1. Total number of lots and/or parcels to be recorded: 6
   a) Buildable: 4
   b) Non-Buildable: 0
   c) Open Space: 2
   d) Preservation Parcels: 0
2. Total area of lots to be recorded: 5.1405 Ac.±
   a) Buildable: 4.6040 Ac.±
   b) Non-Buildable: 0
   c) Open Space: 0.5356 Ac.±
   d) Preservation Parcels: 0
3. Total area of road right-of-way to be recorded: 0.3038 Ac.±
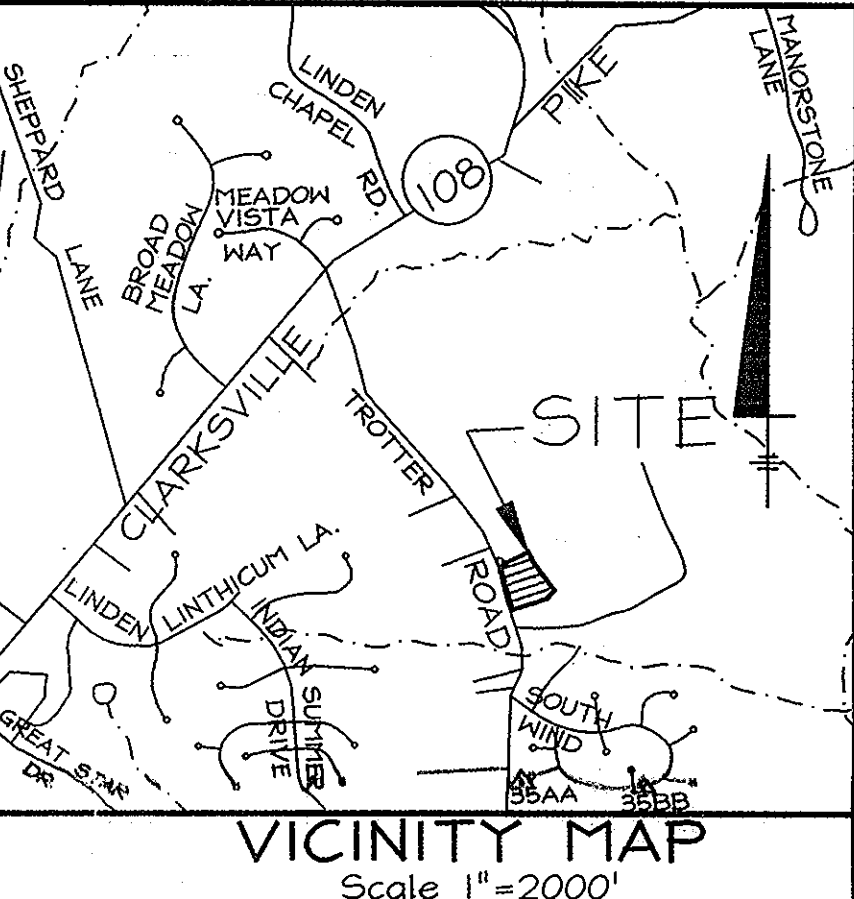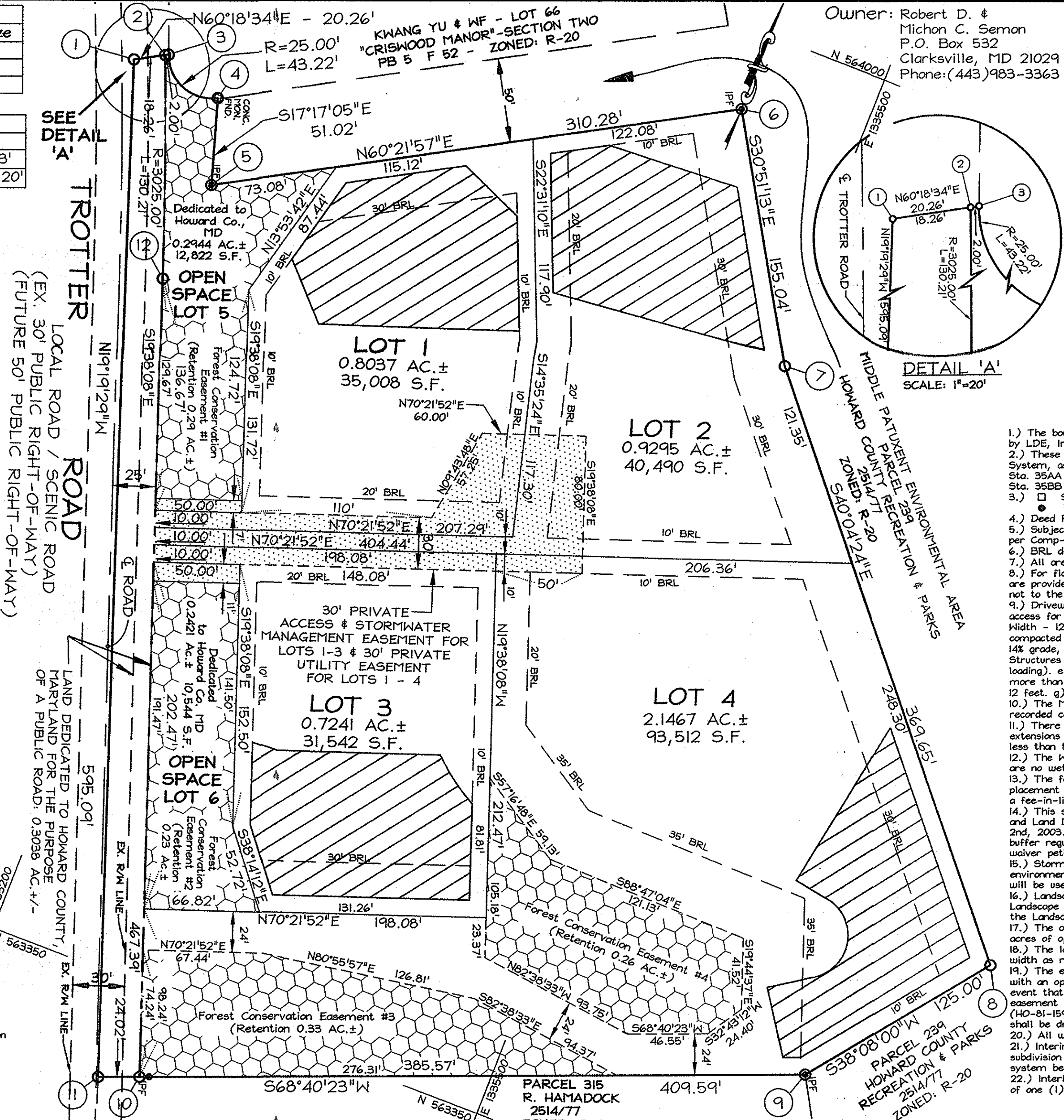4. Total area of subdivision to be recorded: 5.4443 Ac.±

APPROVED: For Private Water and Private Sewerage Systems Howard County Health Department.

B. Nelson for Peter Beilenson, MD 7/05/07
Howard County Health Officer — Date

APPROVED: Howard County Department of Planning and Zoning.

Chief, Development Engineering Division — 7/12/07
Director — 7/16/07

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 Eleanor Murray Gregory and Marjorie Murray Mowatt to Robert D. Semon and Michon C. Semon by deed dated May 1, 1975 and recorded among the Land Records of Howard County, Maryland in Liber 720 Folio 003 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 — 6/19/07

OWNER'S CERTIFICATE

We, Robert D. Semon and Michon C. Semon, 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 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 19th day of DECEMBER, 2006.

Robert D. Semon — Witness Bruce D. Burton
Michon C. Semon — Witness Bruce D. Burton

GENERAL NOTES

1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated December, 2003.
2.) These Coordinates based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 35AA & 35BB. Sta. 35AA N 560767.727 E 1335483.841 Sta. 35BB N 560790.413 E 1336537.268
3.) ☐ Stone or Concrete Monument Found or Set
   ● Pipe or Rebar Found or Set
4.) Deed References: Liber 720 Folio 003
5.) Subject property is zoned R-20 per 2/02/2004 Comprehensive Zoning Plan and per Comp-Lite Zoning Regulations dated 7/26/06.
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). b) Surface - 6 inches of compacted crusher run base with tar and chip coating. c) Geometry - Maximum 14% 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.) The Maintenance Agreements for the shared driveway for Lots 1-3 will be recorded concurrently with the plat.
11.) There is an existing dwelling located on Lot 4 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at distances less than the zoning regulations require.
12.) The Wetland investigation was completed by LDE, Inc. dated July, 2005. There are no wetlands on site.
13.) The forest conservation obligation for this project will be satisfied with the placement of 1.11 acres of Forest Conservation Easement (Retention) and payment of a fee-in-lieu in the amount of $21,780.00 for a 1.0 acre reforestation obligation.
14.) 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.
15.) Stormwater management for this subdivision will be met via the disconnection, environmentally sensitive development and grass channel credits. Timber check dams will be used in the grass swale along the use-in-common driveway.
16.) Landscaping for Lots 1 thru 4 is provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
17.) The open space obligation for these lots is satisfied by dedication of 0.5479 acres of open space on Lots 5 & 6 to Howard County.
18.) The lots shown hereon comply with the minimum lot area and the ownership width as required by the Maryland State Department of the Environment.
19.) The existing dwelling located on Lot 4 will remain. The dwelling is provided with an operating private well (HO-81-1841) and sewage disposal system. In the event that the existing disposal system shall fail, an alternate 10,000 square foot easement has been provided for future system installation. The existing well (HO-81-1541) shall be abandoned and filled by a licensed well driller and a new well shall be drilled prior to signature approval of the Record Plat.
20.) All wells shall be drilled prior to signature approval of the record plat.
21.) Interim individual on-site sewage disposal systems may be utilized in the subdivision for a maximum of one (1) year after an adequate community sewer system becomes available.
22.) Interim individual water wells may be utilized in the subdivision for a maximum of one (1) year after an adequate community water system becomes available.

(See General Notes Cont. on this sheet)

Owner: Robert D. & Michon C. Semon
P.O. Box 532
Clarksville, MD 21029
Phone: (443)983-3363

VICINITY MAP
Scale 1"=2000'

DETAIL 'A'
SCALE: 1"=20'

N60°18'34"E 20.26'
18.26'
R=3025.00'
L=130.21'

Map features

N60°18'34"E - 20.26'
KWANG YU & WF - LOT 66 "CRISWOOD MANOR"-SECTION TWO PB 5 F 52 - ZONED: R-20
R=25.00' L=43.22'
S17°17'05"E 51.02'
N60°21'57"E 115.12'
310.28'

Dedicated to Howard Co., MD 0.2944 AC.± 12,822 S.F.

OPEN SPACE LOT 5

LOT 1 0.8037 AC.± 35,008 S.F.

LOT 2 0.9295 AC.± 40,490 S.F.

LOT 3 0.7241 AC.± 31,542 S.F.

LOT 4 2.1467 AC.± 93,512 S.F.

OPEN SPACE LOT 6

30' PRIVATE ACCESS & STORMWATER MANAGEMENT EASEMENT FOR LOTS 1-3 & 30' PRIVATE UTILITY EASEMENT FOR LOTS 1 - 4

Forest Conservation Easement #1 (Retention) 0.29 Ac.±
Forest Conservation Easement #2 (Retention) 0.23 Ac.±
Forest Conservation Easement #3 (Retention 0.33 AC.±)
Forest Conservation Easement #4 (Retention 0.26 Ac.±)

TROTTER ROAD
LOCAL ROAD / SCENIC ROAD (EX. 30' PUBLIC RIGHT-OF-WAY) (FUTURE 50' PUBLIC RIGHT-OF-WAY)

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD: 0.3038 AC.+/-

MIDDLE PATUXENT ENVIRONMENTAL AREA PARCEL 234 HOWARD COUNTY RECREATION & PARKS 2514/77 ZONED: R-20

PARCEL 315 R. HAMADOCK 2514/77 ZONED: R-20

N70°21'52"E 404.44'
S68°40'23"W 385.57'
S68°40'23"W 276.31'
N70°21'52"E 198.08'
409.59'

Recording Information

RECORDED AS PLAT NUMBER 19264
ON 7/19/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

SEMON PROPERTY
Lots 1 - 4 and Open Space Lots 5 & 6

Tax Map No. 35 - Grid No. 3 - Parcel 198
5th Election District - Howard County, Maryland
Scale: 1"= 50' - Date: December 2006 - Sheet 1 of 1

Previous Submittals: WP 07-008

LDE Inc.
Engineers, Surveyors, Planners
9250 Rumsey Road, Suite 106 Columbia, Maryland 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

Job # 05-002

F06-151