

GENERAL NOTES

- Subject Property Zoned RR-DEO per the 07/28/2006 Comprehensive Zoning Plan.
- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Station No. 40EA
 40EA N 547,911.37 E 1,324,510.09
 0041 N 547,778.45 E 1,322,100.83
- This site is located outside the metropolitan district area.
- This plat is based on a Field Run Monumented Boundary and Topographic Survey performed on or about March 23, 2005 by KCI Technologies, Inc.
- B.R.L. denotes Building Restriction Line established by zoning.
- CMF/S - Concrete Monument Found/Set
- IBF/S - Iron Pipe or Bar Found/Set
- This area designates a private sewage easement of 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). 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.
- The driveway shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following (minimum) requirements:
 - Width - 12' (14 feet serving more than one resident).
 - 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 floodplain with no more than 1 foot depth over driveway surface.
 - Structure Clearances - Minimum 12 feet.
 - Maintenance - Sufficient to insure all-weather use.
- Plat is subject to previous Department of Planning and Zoning File No. WP-90-39, WP 98-77 and F 89-10, F-99-102, F-92-102, F-92-54, WP-02-24, WP-06-013, and F-05-184.
- No grading, removal of vegetation cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
- 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.
- Landscaping for Lot(s) 3 and 4 is provided in accordance with section 16.124 of Howard County Code and the Landscaping manual. Financial surety for the required landscaping was posted as part of the developers grading permit in the amount of \$7,650.00 with F-05-184.
- Forest conservation requirements were satisfied by payment of a Fee-in-Lieu of Forest Conservation in the amount of \$59,459.50 with F-05-184.
- There are no wetlands on site that will be disturbed or that will require 401 and 404 wetlands permits from the State of Maryland.
- This plan of subdivision has been prepared without the benefit of a title report.
- All areas shown on this plat are "More or Less".
- The lots shown hereon comply with the minimum width and area as required by the Maryland State Department of the Environment.
- Open Space requirements have been satisfied by payment of a Fee-in-Lieu of Open Space for Lot 3 in the amount of \$1,500.00.
- This plan is subject to the conditions of WP-06-013 which was approved September 12, 2005. The request was to waive section 16.120 (b)(4)(iii), which prohibits environmental features to be on individual lots.
- ~~There are 40 wells proposed on lots. They will be bonded for in the amount of \$24,000.00 with the grading permit.~~
- Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, storm drainage, other public utilities and forest conservation ("Designated as Forest Conservation Area"), located in, over, and through lots/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with the metes and bounds descriptions of the Forest Conservation Area. Upon completion of the public utilities and there acceptance by Howard County, and in the case of the Forest Conservation Easement(s), upon completion of the developers obligations under the Forest Conservation installation and maintenance agreement executed by the developer and the county, and the release of developers 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.

COORDINATE TABLE

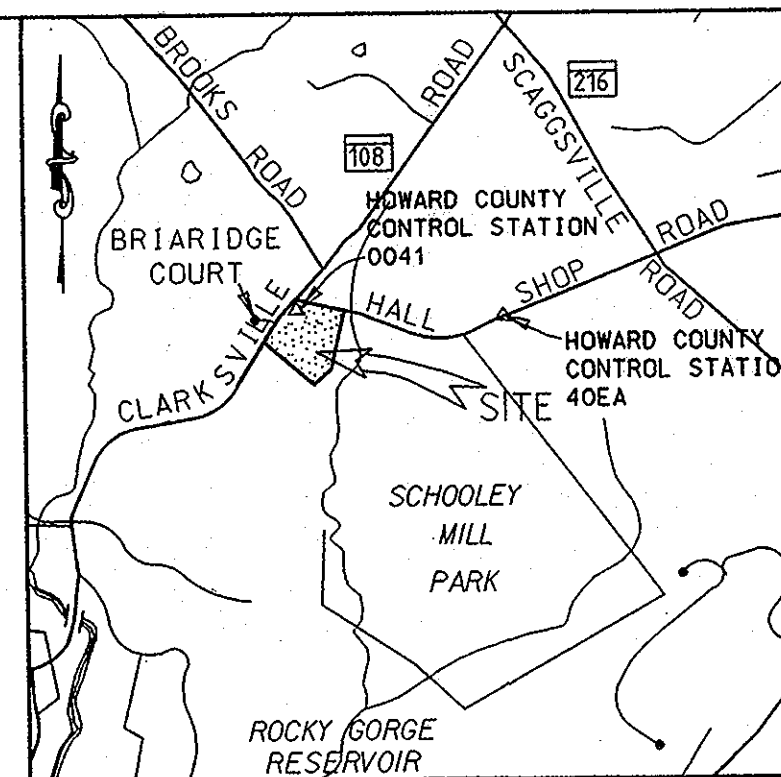
PT#	NORTH	EAST
1001	547396.65	1321819.82
1002	547645.15	1321978.23
1003	547839.05	1322132.56
1004	547853.22	1322172.54
1005	547765.18	1322571.19
1009	547083.28	1322299.91
1010	547217.87	1322444.77
1012	547476.00	1322483.87
1013	547769.49	1322551.66
1014	547643.89	1321977.43

MINIMUM LOT SIZE CHART

LOT NO	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
4	5.1338	0.1388	4.9950
3	3.0000	0.0000	3.0000

15' WIDE PRIVATE USE-IN-COMMON EASEMENT DRIVEWAY

NO.	BEARING	DISTANCE
CD-1	N 78° 48' 04" E	57.31
CD-2	N 67° 34' 26" E	48.28
CD-3	N 60° 35' 45" E	42.07



VICINITY MAP
SCALE: 1" = 2000'

NOTE: COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0041 AND NO. 40EA.

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.

C. Allen Paugh 9/7/07
C. ALLEN PAUGH DATE
MARYLAND PROPERTY LINE SURVEYOR No. 475

Warren Matzen 9-7-07
WARREN MATZEN, OWNER DATE

Helene Matzen 9/7/07
HELEN MATZEN, OWNER DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1 (NICOLAR PROPERTY) AS RECORDED BY PLAT #17930 ON 12/29/05 INTO BUILDABLE LOTS 3 AND 4 AND TO RERECORD THE USE-IN-COMMON DRIVEWAY EASEMENT SERVING NICOLAR PROPERTY ESTATES, LOTS 2, 3, & 4, MAT-PET ESTATES, LOT 6.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED:	2 LOTS
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0 LOTS
TOTAL NUMBER OF LOTS TO BE RECORDED:	2 LOTS
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	8.1338 Ac.
LOT 4: GROSS LOT AREA	5.1338 Ac.
100 YEAR FLOOD PLAIN AREA	0.0000 Ac.
NET LOT AREA	5.1338 Ac.
LOT 3: GROSS LOT AREA	3.0000 Ac.
100 YEAR FLOODPLAIN AREA	0.0000 Ac.
NET LOT AREA	3.0000 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 Ac.
TOTAL AREA OF RECREATION OPEN SPACE TO BE RECORDED:	0.0000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED:	0.0000 Ac.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS:	0.0000 Sq. Ft.
TOTAL AREA OF TOTAL AREA OF SUBDIVISION TO BE RECORDED:	8.1338 Ac.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Howard County Health Officer 12/31/07
Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division 11/21/07
Date

Director 1/3/08
Date

OWNER'S CERTIFICATE

WE, WARREN MATZEN AND HELEN MATZEN, OWNER'S 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 UPON 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 RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED 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 BED 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS _____ DAY OF _____, 2005.

Warren Matzen 9-7-07 DATE
WARREN W. MATZEN DATE
Helene Matzen 9/7/07 DATE
HELEN L. MATZEN DATE

Witness DATE
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF (A) A PORTION OF THE LANDS CONVEYED BY ROGER SCHLOSSBERG TRUSTEE FOR THE BANKRUPTCY ESTATE OF RITZA WHATLEY AND ENNIS WHATLEY TO WARREN W. MATZEN AND HELEN L. MATZEN BY DEED DATED JANUARY 31, 2005, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 9041 AT FOLIO 281, AND THAT ALL MONUMENTS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

C. Allen Paugh 9/7/07
C. ALLEN PAUGH, MARYLAND PROPERTY LINE SURVEYOR No. 475 DATE



OWNER / DEVELOPER

WARREN AND HELEN MATZEN
P.O. BOX 185
HIGHLAND, MD 20777



14502 Greenview Drive, Suite 100
Laurel, Maryland 20708
(301) 953-1821 (410) 792-8086
Fax: (410) 792-7419

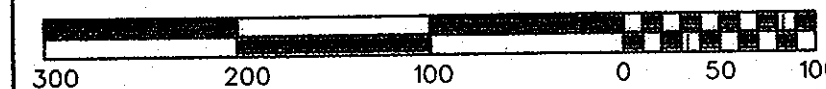
RECORDED AS PLAT NO. 191644 ON 11/08/08

NICOLAR PROPERTY ESTATES II

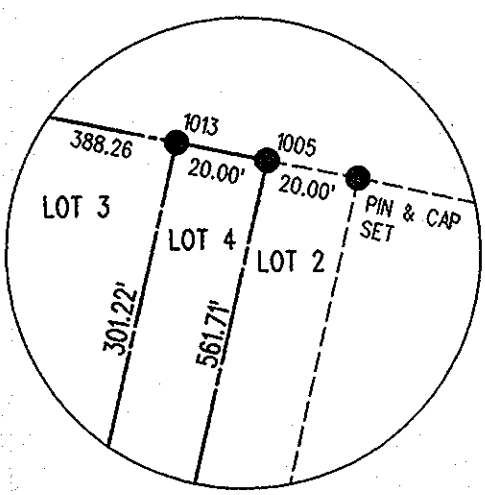
LOTS 3 AND 4

A Resubdivision Of Lot 1, Nicolar Property Estates
Plat No. 17929-17930
ZONING: "RR-DEO"

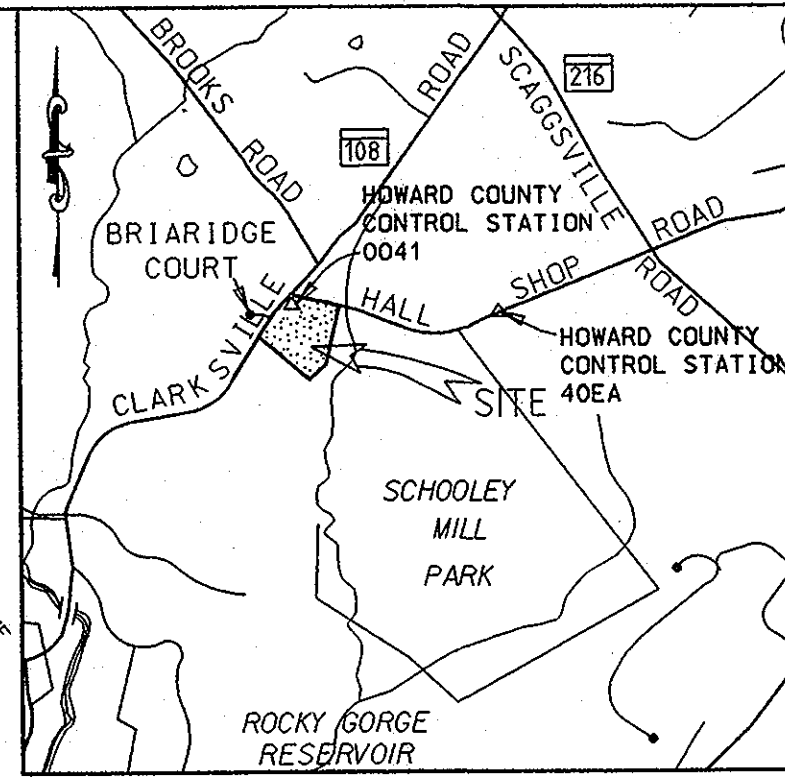
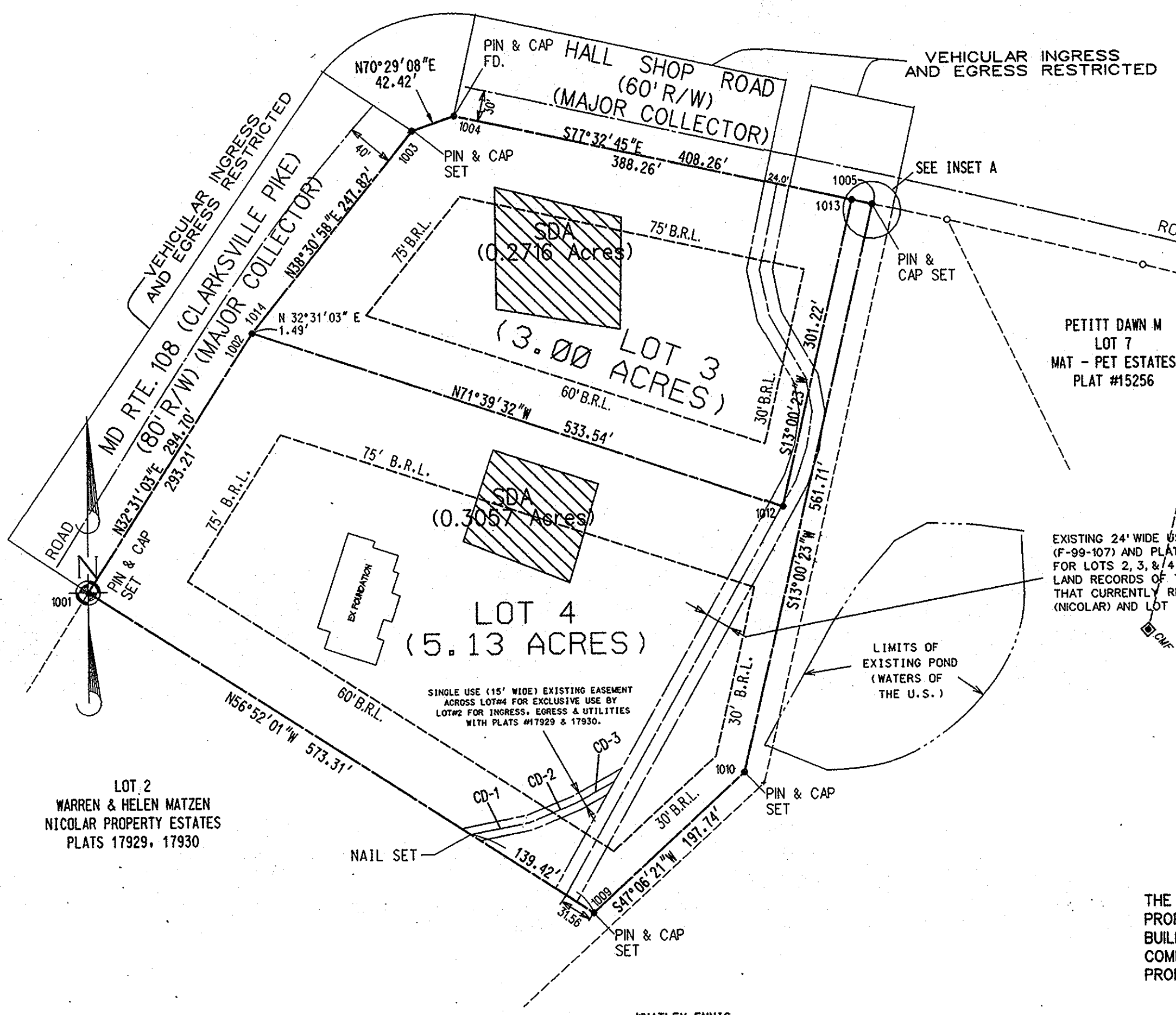
TAX MAP NO. 40 PARCEL 43
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND



DATE: DECEMBER 8, 2006
SHEET 1 OF 2



INSET A
NOT TO SCALE



VICINITY MAP
SCALE: 1" = 2000'

NOTE: COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 0041 AND NO. 40EA.

EXISTING 24' WIDE USE-IN-COMMON DRIVEWAY EASEMENT PER PLAT #15257 (F-99-107) AND PLAT #17930 (F-05-184). A MAINTENANCE AGREEMENT FOR LOTS 2, 3, & 4 (NICOLAR) AND LOT 6 (MAT-PET) HAS BEEN RECORDED AMONG THE LAND RECORDS OF THIS PLAT. THIS MAINTENANCE AGREEMENT SUPERSEDES THAT CURRENTLY RECORDED FOR LOTS 5 & 6 (MAT-PET) AND LOTS 1 & 2 (NICOLAR) AND LOT 6 (MAT-PET).

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.

C. Allen Paugh 9/2/07
C. ALLEN PAUGH 9/2/07 DATE
MARYLAND PROPERTY LINE SURVEYOR No. 475

Warren Matzen 9-7-07
WARREN MATZEN, OWNER 9-7-07 DATE

Helen Matzen 9/7/07
HELEN MATZEN, OWNER 9/7/07 DATE

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Michael J. ... 12/21/07
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

... 4/21/07
Chief, Development Engineering Division YQ Date

Stephen ... 1/3/08
Director Date

OWNER'S CERTIFICATE

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Warren W. Matzen 9-7-07
WARREN W. MATZEN 9/7/07 DATE

Helen L. Matzen 9/7/07
HELEN L. MATZEN 9/7/07 DATE

... 9/7/07
WITNESS 9/7/07 DATE

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C. Allen Paugh 9/7/07
C. ALLEN PAUGH, MARYLAND PROPERTY LINE SURVEYOR No. 475 DATE

KCI TECHNOLOGIES
14502 Greenview Drive, Suite 100
Laurel, Maryland 20708
(301) 953-1821 (410) 792-8086
Fax: (410) 792-7419



RECORDED AS PLAT NO. 19650 ON 1/10/08
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

NICOLAR PROPERTY ESTATES II

LOTS 3 AND 4
A Resubdivision Of Lot 1, Nicolar Property Estates
Plat No. 17929-17930
ZONING: "RR-DEO"
TAX MAP NO. 40 PARCEL 43
FIFTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

