

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
402	190470.8753	1370759.7878	402	179975.882757	417808.418971
403	190605.8751	1370786.6975	403	180017.030777	417816.621072
404	190413.3150	1371089.6783	404	179958.338341	417908.969809
405	190554.7514	1371046.8921	405	180001.448245	417895.928541
406	190641.5118	1371064.1287	406	180027.892856	417901.822778
7522	190689.7800	1370823.8600	7522	180042.605048	417827.948226
7526	190693.7004	1370829.7480	7526	180043.800000	417829.742907
7528	190632.7948	1371132.9060	7528	180025.235929	417922.145645

The Requirements 53-108, 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

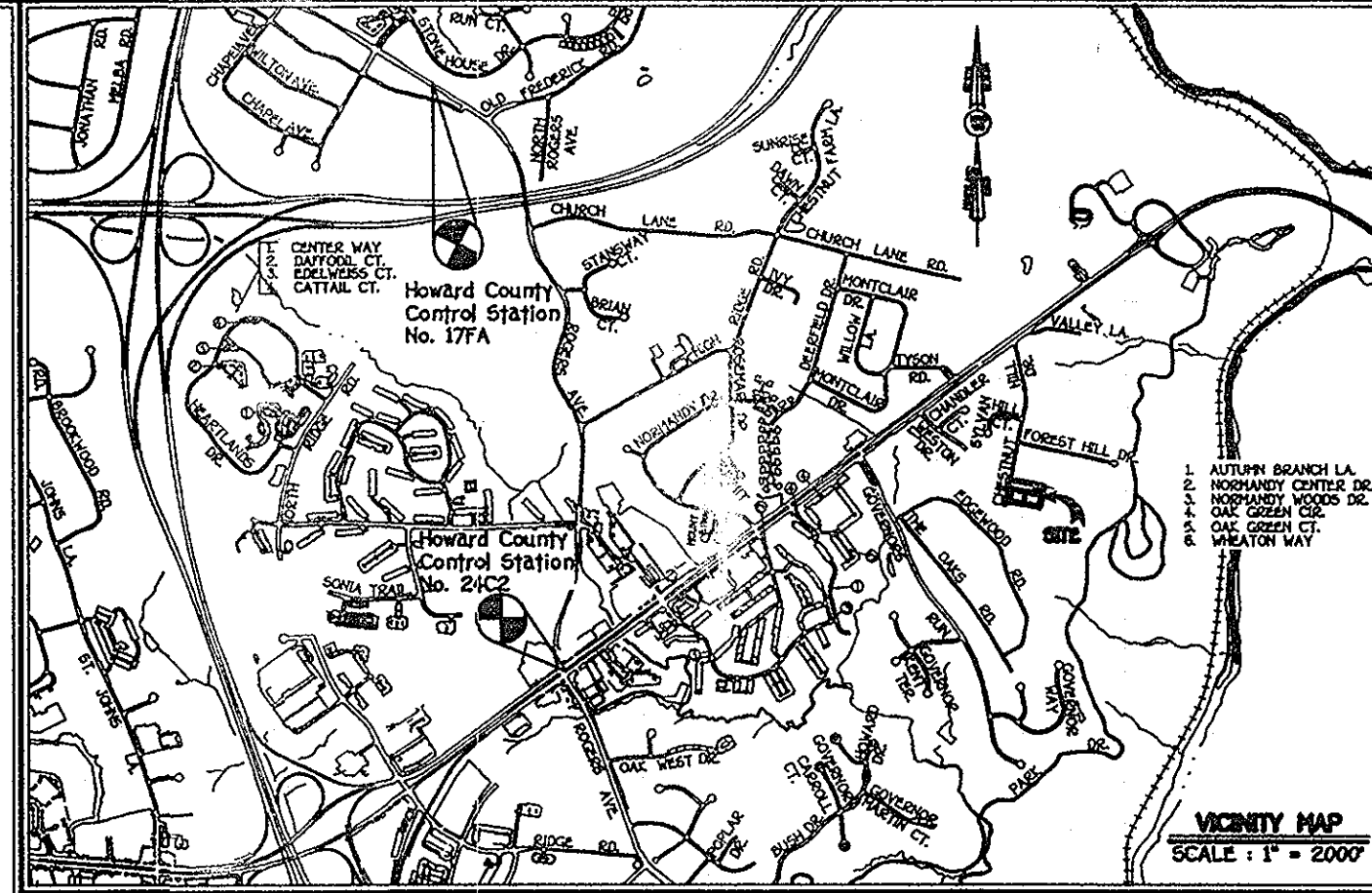
Terrell A. Fisher 8/16/06
Terrell A. Fisher, L.S. 10692 Date
(Registered Land Surveyor)

Vincent J. Musacchio 12/18/06
Vincent J. Musacchio Date

Christopher L. Rachuba 12/29/06
Christopher L. Rachuba, President Date

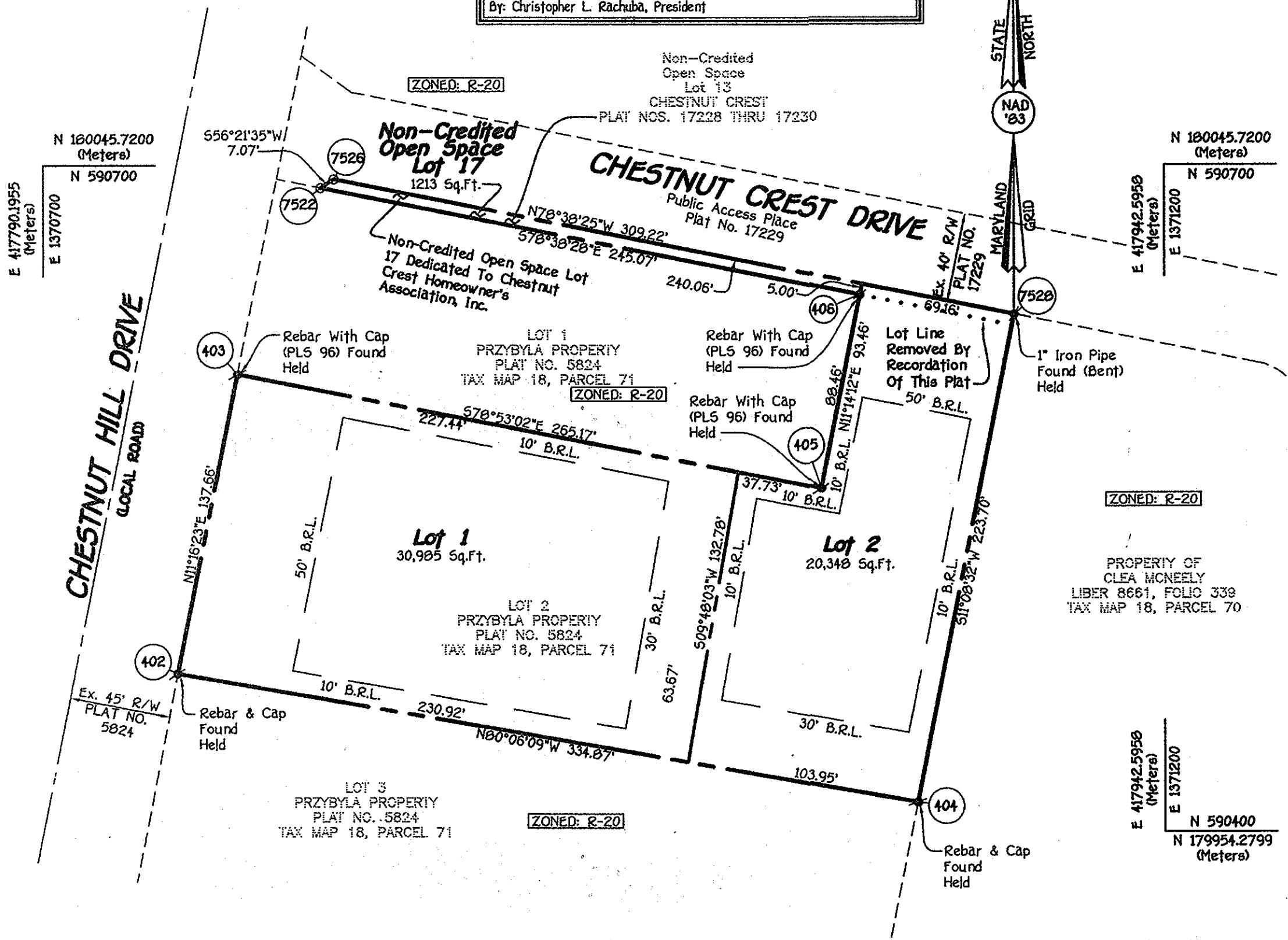
Reservation Of Public Utility Easements

Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1 And 2, Musacchio Property And Open Space Lot 13, Chestnut Crest, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.



General Notes:

- Subject Property Zoned R-20 Per 02/02/04 Comprehensive Zoning Plan And Comp Life Zoning Regulations Effective 7/20/06.
- Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 177A And No. 24C2.
Sta. 177A N 594948.349, E 1364626.768
Sta. 24C2 N 588648.312, E 1366038.195
- This Plat Is Based On Field Run Boundary Survey Performed On Or About November, 2005 By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped T.C.C. 108°.
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate T.C.C. 108°.
- Denotes Concrete Monument Or Stone Found.
- Driveway(s) 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 Or 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)
- Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
- Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (125-Loading);
- Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
- Structure Clearances - Minimum 12 Feet;
- 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.
- Property Is Located Within The Metropolitan District. Public Water And Sewer Is Utilized In This Subdivision.
- Previous Department Of Planning And Zoning File Numbers: SP-01-10, WP-04-78, F-0319, SDP-03-69, F-04-080, And F-04-12.
- There Is An Existing Dwelling/Structure(s) Located On Lot 1 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.
- Articles Of Incorporation By The State Department Of Assessments And Taxation For The Chestnut Crest Homeowner's Association, Inc. Were Accepted And Identified By Incorporation Number D06459459. The Covenants, Conditions And Restrictions Are Recorded In Liber 7830 A; Folio 125.
- Lot 2 Requires The Submission And Approval Of A Site Development Plan In Accordance With Section 16.1550X(2)(D) Of The Subdivision Regulations.
- Non-Credited Open Space Lot 17 Is Owned And Maintained By The Chestnut Crest Homeowner's Association, Inc.
- Speed Study Dated March, 2006 Was Prepared By Mars Group, Inc.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
- Wetland Delineation Was Prepared On March 30, 2006 By Eco-Science Professionals, Inc.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 16.122B Of The Howard County Code.
- Public Water And Sewer Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Landscaping For Lot 2 Associated With This Plat Is Provided In Accordance With A Certified Landscape Plan On File. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual, Lot 1 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 1 Contains An Existing Dwelling To Remain.
- A Landscape Surety For 7 Shade Trees And 1 Evergreen Tree In The Amount Of \$ 2,250.00 (7 Shade Trees @ \$300 Each And 1 Evergreen Tree @ \$150 Each) Shall Be Provided With The Grading Permit.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. 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/Grading Permit.
- No 100 Year Flood Plain Exists On Site.
- This Property Is Exempt From Forest Conservation In Accordance With Section 16.1202b(X)(VIII) Because It Is A Minor Subdivision That Creates One Additional Lot And Has No Further Subdivision Potential.
- A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$1500.00.
- Lots 1 And 2 Do Not Include Wetland, Stream, Associated Wetland Buffers And Stream Buffers, Forest Conservation Easements And Associated Buffers And Steep Slopes.
- Quantity And Quality Stormwater Management Requirements Are Proposed To Be Met By Applying The Non-roof-top And Roof-top Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual.



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.178 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.028 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	1.206 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	1.206 Ac.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2895

DEVELOPER
VINCENT J. MUSACCHIO
3075 CHESTNUT HILL DRIVE
ELLICOTT CITY, MARYLAND 21043-3413

OWNER
VINCENT J. MUSACCHIO CHESTNUT CREST HOMEOWNER'S ASSOCIATION, INC.
3075 CHESTNUT HILL DRIVE SUITE 4
ELLICOTT CITY, MARYLAND 21043-3413 946 MARIMICH COURT
ELDERSBURG, MARYLAND 21784-4908

The Purpose Of This Plat Is To Resubdivide Buildable Lot 2, Przybyla Property - Plat No. 5824 And Non-Credited Open Space Lot 13, Chestnut Crest Subdivision - Plat Nos. 17228-17230 Into (2) Two Buildable Lots And (1) One Non-Credited Open Space Lot.

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department.

Robert J. Waden 11/2/07
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Christopher L. Rachuba 1/9/07
Chief, Development Engineering Division Date

Marion P. Leugle 1/23/07
Director Date

OWNER'S CERTIFICATE

Vincent J. Musacchio And Chestnut Crest Homeowner's Association, Inc. By Christopher L. Rachuba, President, Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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 18th Day Of December, 2006.

Vincent J. Musacchio
Vincent J. Musacchio
Chestnut Crest Homeowner's Association, Inc.
By: Christopher L. Rachuba, President

Christopher L. Rachuba 12/18/06
Witness

Christopher L. Rachuba 12/29/06
Witness

SURVEYOR'S CERTIFICATE

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Comprised Of (1) All Of The Land Which Was Conveyed By Vincent J. Musacchio And Joann L. Musacchio To Vincent J. Musacchio By Deed Dated October 2, 1986 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 1569 At Folio 148 (Also Being Lot No. 2 On A Plat Entitled "Przybyla Property" - Plat No. 5824) And (2) All Of The Land Which Was Conveyed By Chestnut Hill Properties, LLC To Chestnut Crest Homeowner's Association, Inc. By Deed Dated January 5, 2005 And Recorded Among The Aforesaid Land Records In Liber No. 8981 At Folio 001 (Also Being Non-Credited Open Space Lot 13 On A Plat Entitled "Chestnut Crest, Lots 4 Through 12, Open Space Lots 13-16" - Plat Nos. 17228 Thru 17230), And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In This Subdivision By Howard County As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 8/16/06
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT NO. 18804 ON 8/2/07
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**LOTS 1 AND 2
MUSACCHIO PROPERTY
AND
NON-CREDITED OPEN SPACE LOT 17
CHESTNUT CREST**

(A Resubdivision Of Lot 2, Przybyla Property - Plat No. 5824 And Open Space Lot 13, Chestnut Crest - Plat Nos. 17228 Thru 17230)
Zoned R-20
Tax Map: 18 Parcel: 71 Grid: 20
Second Election District Howard County, Maryland

Scale: 1" = 50'
Date: August 15, 2006
Sheet 1 of 1