

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 10/5/07
 D. Wayne Weller Professional Land Surveyor
 MD Reg. No. 10685

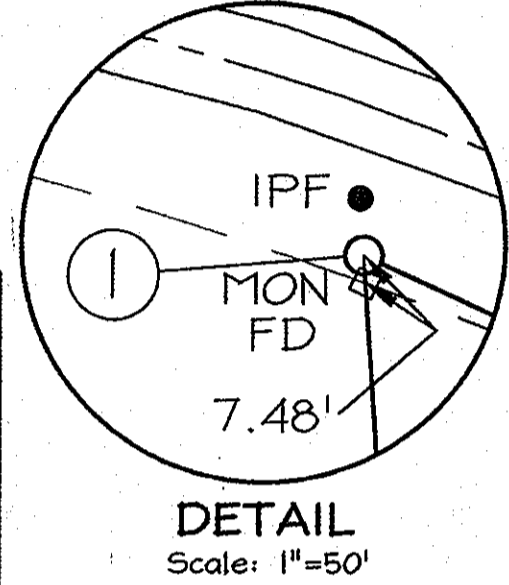
George E. Harbin 10/8/07
 George E. Harbin Date

As Attorney in Fact for
 Marian Elizabeth Harbin (Betty E. Harbin)
 By: Shirley M. Harbin

Shirley M. Harbin 10/8/07
 Betty E. Harbin (Deceased) Date

The Purpose of this Resubdivision is to create a new line of division between Parcel 19 and Parcel 350 (Lot 2 Harbin Acres Plat #4794). The proposed reconfiguration of these parcels does not increase the number of buildable entities and executes the terms of Ms. Betty Harbin's will.

POINT NO.	NORTHING	EASTING
1	608839.0668	1301747.3466
2	608490.0707	1301992.6826
3	608508.4059	1302024.9477
4	608381.9201	1302102.0785
5	608275.8426	1302195.5153
6	608147.3536	1302071.0290
7	607637.1350	1301723.0774
8	607657.4675	1301681.1022
9	607683.7644	1301638.2831
10	607749.1557	1301503.2869
11	607818.3445	1301314.5731
12	607844.8541	1301259.8456



GENERAL NOTES, CONT.
 17.) This subdivision is exempt from the open space fee-in-lieu requirements of Section 16.121.(2) because it is a resubdivision that creates no new lots.
 18.) Upon resubdivision of Lot 3 and/or Lot 4, the land reserved for road widening shall be dedicated to Howard County, Maryland.
 19.) The lots shown hereon comply with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
 20.) This subdivision is exempt from stormwater management since no new buildings; new paving or new building additions are proposed which exceed 5,000 square feet.
 21.) The existing well on Lot 4 shall be abandoned and filled by a licensed well driller. A new well shall be drilled on Lot 4 prior to signature approval of the Record Plat. The existing septic system on Lot 4 shall be abandoned prior to issuance of a Building Permit for a replacement dwelling.

Owners: Betty E. Harbin (Deceased) (Parcel 19)
 Shirley M. Harbin, Attorney in Fact for
 Marian Elizabeth Harbin (Betty E. Harbin)
 15015 Old Frederick Road
 Woodbine, Maryland 21797

George E. Harbin (Parcel 350)
 15055 Old Frederick Road
 Woodbine, Maryland 21797

- AREA TABULATIONS**
- Total number of lots to be recorded: 2
 - Buildable: 2
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
 - Total area of lots to be recorded: 12.3809 Ac.±
 - Buildable: 12.3809 Ac.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
 - Total area of road right-of-way to be recorded: 0.0000 Ac.±
 - Total area of subdivision to be recorded: 12.3809 Ac.±

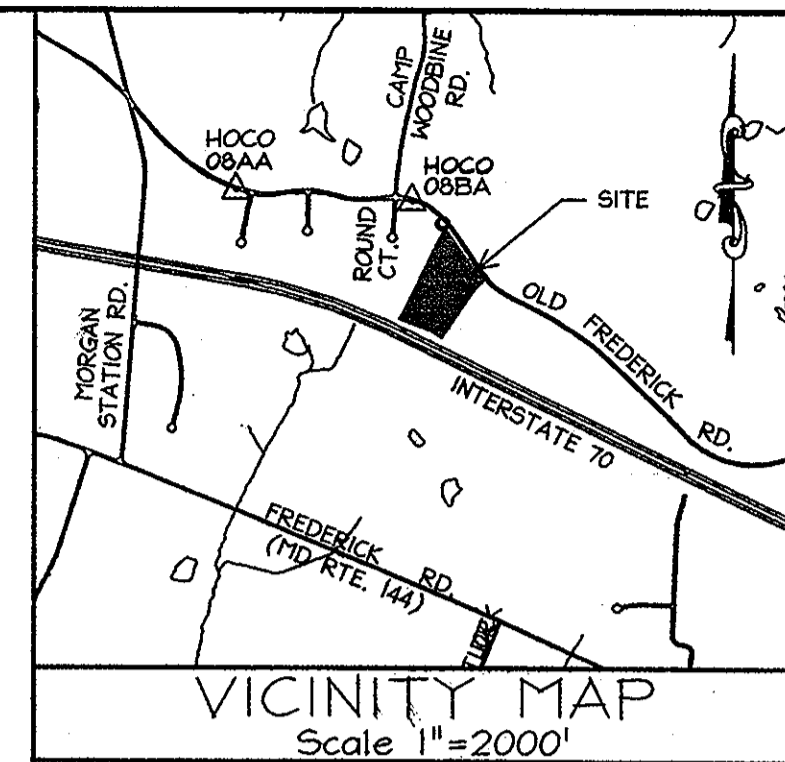
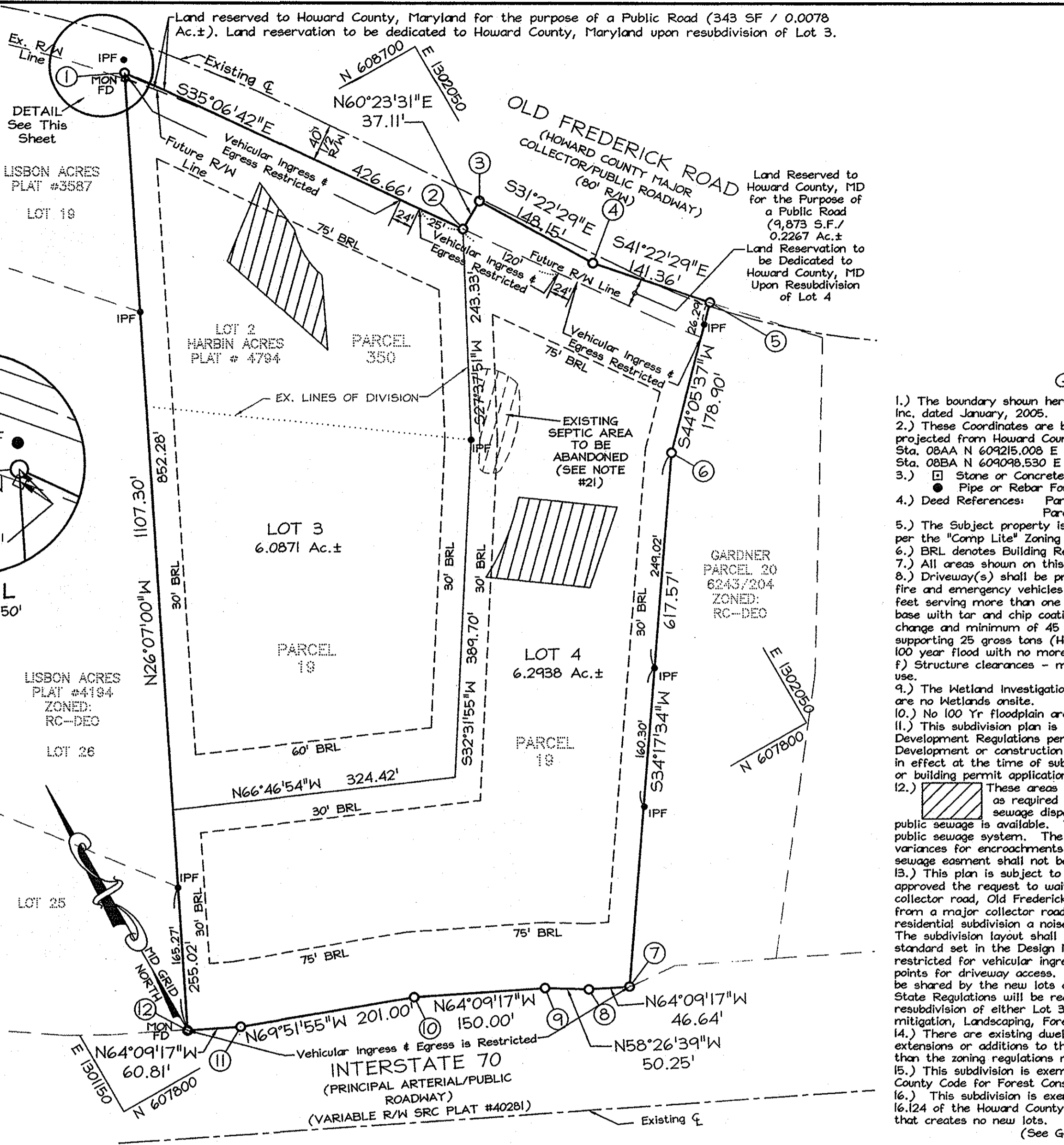
APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.

B. N. Paster 11/6/2007
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

John P. ... 2/6/08
 Chief, Development Engineering Division Date

David M. ... 2/2/08
 Director Date



- GENERAL NOTES**
- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated January, 2005.
 - These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 08AA & 08BA
 Sta. 08AA N 609215.008 E 1299547.550
 Sta. 08BA N 609098.530 E 1301409.110
 - Stone or Concrete Monument Found or Set
 Pipe or Rebar Found or Set
 - Deed References: Parcel 19 Liber 222 Folio 47
 Parcel 350 Lot 2 Liber 1049 Folio 202
 - The Subject property is zoned RC-DEO per 2/02/2004 Comprehensive Zoning Plan and per the "Camp Lite" Zoning Regulation Amendments effective 7/28/06.
 - BRL denotes Building Restriction Line.
 - All areas shown on this plat are +/-, more or less.
 - 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' (16 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.
 - The Wetland Investigation was completed by LDE, Inc. dated September, 2006. There are no Wetlands onsite.
 - No 100 Yr floodplain areas are located within this subdivision.
 - 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.
 - These areas designate a private sewage easement of 10,000 square feet as required by the Maryland 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.
 - This plan is subject to WP-07-14. On September 15, 2006 the Planning Director approved the request to waive Section 16.119(f) to allow direct driveway access to a major collector road, Old Frederick Road; Section 16.120(a)(1) to allow lots to derive direct access from a major collector road, Old Frederick Road; and Section 16.120(b)(5) which states for residential subdivision a noise study may be required in accordance with the Design Manual. The subdivision layout shall ensure that the noise level in the rear yard does not exceed the standard set in the Design Manual. All of the frontage along Old Frederick Road is restricted for vehicular ingress and egress except for the two approved 24' wide access points for driveway access. If either Lot 3 or 4 is resubdivided, the existing driveways will be shared by the new lots created from Lots 3 and 4. Compliance with all County and State Regulations will be required at the time Lot 3 and 4 are resubdivided. Upon resubdivision of either Lot 3 or Lot 4 to create additional lots, a noise study and appropriate mitigation, Landscaping, Forest Conservation and Storm Water Management will be required.
 - There are existing dwellings located on Lots 3 & 4 to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the zoning regulations require.
 - This subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because no additional lots are being created.
 - This subdivision is exempt from the perimeter landscape requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a resubdivision that creates no new lots.
 (See General Notes, Cont. this sheet.)

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 Jerome A. Loughran to Rufus Harbin and Betty E. Harbin by deed dated December 30, 1950 and recorded among the Land Records of Howard County, Maryland in Liber 222 Folio 47 and all of the lands conveyed by Betty E. Harbin to George Edward Harbin by deed dated April 11, 1981 and recorded among the Land Records of Howard County, Maryland in Liber 1049 Folio 202; 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 10/5/07
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE

We, George Edward Harbin and Betty E. Harbin (Deceased), 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:

- 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;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- 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 8th day of OCTOBER, 2007.
 As Attorney in Fact for
 Marian Elizabeth Harbin (Betty E. Harbin)
 By: *Shirley M. Harbin*
 Witness: *George Edward Harbin*
Betty E. Harbin (Deceased)

RECORDED AS PLAT NUMBER 19702
 ON 2-8-08 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

HARBIN ACRES
 LOTS 3 & 4
 A RESUBDIVISION OF HARBIN ACRES LOT 2
 PLAT #4794 (PARCEL 350) AND PARCEL 19
 (RUFUS HARBIN PROPERTY)
 Tax Map 8 Grid 9 Parcels 19 & 350
 4th Election District - Zoned RC-DEO - Howard County, MD
 Scale: 1"=100' Date: September 2007 Sheet 1 of 1

Previous Submittals: FB1-42, VP76-95, WP07-14

LDE Inc. Job # 04-059
 Engineers, Surveyors, Planners
 9250 Runsey Road, Suite 106 Columbia, Maryland - 21045
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540