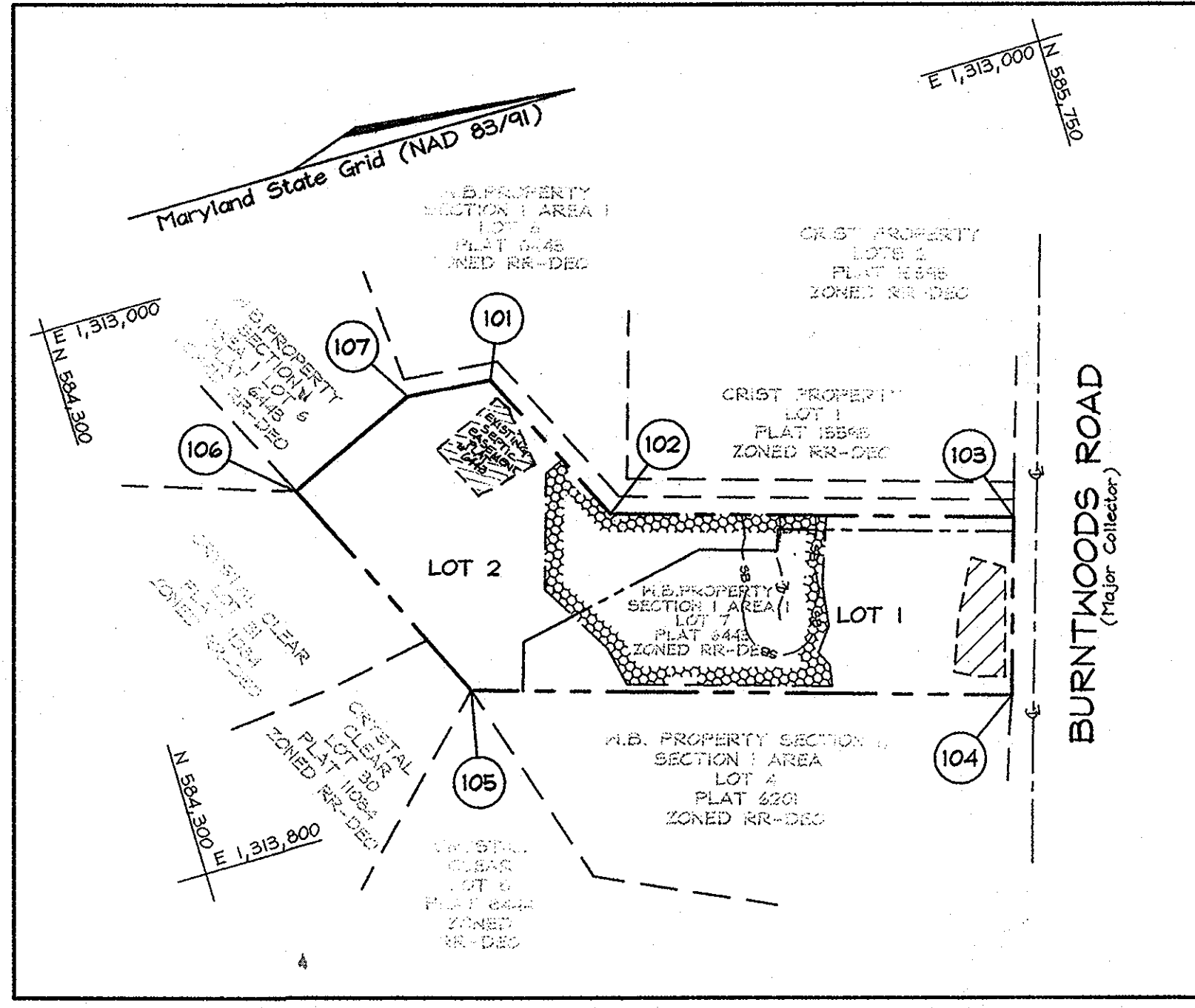


GENERAL NOTES

- The subject property is zoned RR-DEO per the 02/02/04 Comprehensive Zoning Plan and per the Comprehensive Lite Zoning Amendments effective 07/28/06.
- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 22A2 and no. 22DB. \odot Denotes approximate location (see location map).
Sta. 22A2 N 585,988.556 (feet) E 1,316,283.88 (feet) Elev. 620.217 (feet)(NAVD 88)
Sta. 22AA N 587,502.736 (feet) E 1,317,897.94 (feet) Elev. 569.033 (feet)(NAVD 88)
- \circ Denotes iron pipe found.
- \diamond Denotes rebar and cap set.
- \square Denotes rebar and cap found.
- \square Denotes concrete monument or stone found.
- \square Denotes concrete monument set.
- \square Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc.
- \square Denotes Wetland Area outline.
- \square Denotes existing centerline of Stream Channel.
- \square Denotes Wetland Buffer outline.
- \square Denotes Stream Buffer outline.
- This area designates a private sewage easement of at least 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 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 variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about July 2006, By FSH Associates. All lot areas are more or less (+/-).
- 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.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following requirements:
 - Width - 12 feet (16 feet serving more than one residence);
 - 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 flood with no more than 1 foot depth over driveway surface;
 - Maintenance - sufficient to ensure all weather use
- There is no 100-Year Floodplain existing on-site.
- No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department Of Planning And Zoning.
- Forest stand delineation and Forest conservation plans prepared by Exploration research Inc.
- Wetlands delineation and report prepared by Exploration Research Inc.
- Stormwater management is provide as follows: The site is exempt from providing CPV. WGV and Rev is provided by the sheet flow to buffer credit.
- The Existing Driveway serving existing Lots 5 and 6 of the W.B. Property Section I, Area 1 and Proposed Lot 2 of The Ruben Property is subject to an existing Declaration of Easement for common Driveway and covenant for Maintenance recorded in Liber 1431, Folio 086.
- All wells to be drilled prior to submittal of record plat for signature. It is the developer's responsibility to schedule the well drilling prior to final plat submission. It will not be considered 'government delay' if the well drilling holds up the Health Department signature of the record plat.
- Open space obligation is fulfilled by payment of \$1,500.00 fee-in-lieu of providing open space.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code and Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however, Forest Management Practices as defined in the Deed of Forest Conservation Easement are allowed.
- Landscaping requirements for the project are met by existing forest and individual trees to be retained.
- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by retaining 2.05 ac of forest on lots greater than 60,000 s.f. This meets the break even point requirement for no mitigation. As per county request, this retention has been placed into an easement. Forest Conservation surety in the amount of \$17,859.60 will be posted with the Developers Agreement. (Retention: 2.05 Ac./89,298 s.f. @ \$0.20/s.f. = \$17,859.60)
- Existing dwelling, on lot 2 to remain, no new buildings, extensions/additions to the existing dwelling are to be constructed at a distance less than zoning regulations allow.
- Previous Howard County file numbers: VP-85-21, VP-85-21-A-1, F-85-58, WP-07-040.
- This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property 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 applications.
- The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.

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 and 2, and non-buildable preservation parcels A thru D, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of 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 obligation 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 deed(s) of easement in the land records of Howard County."



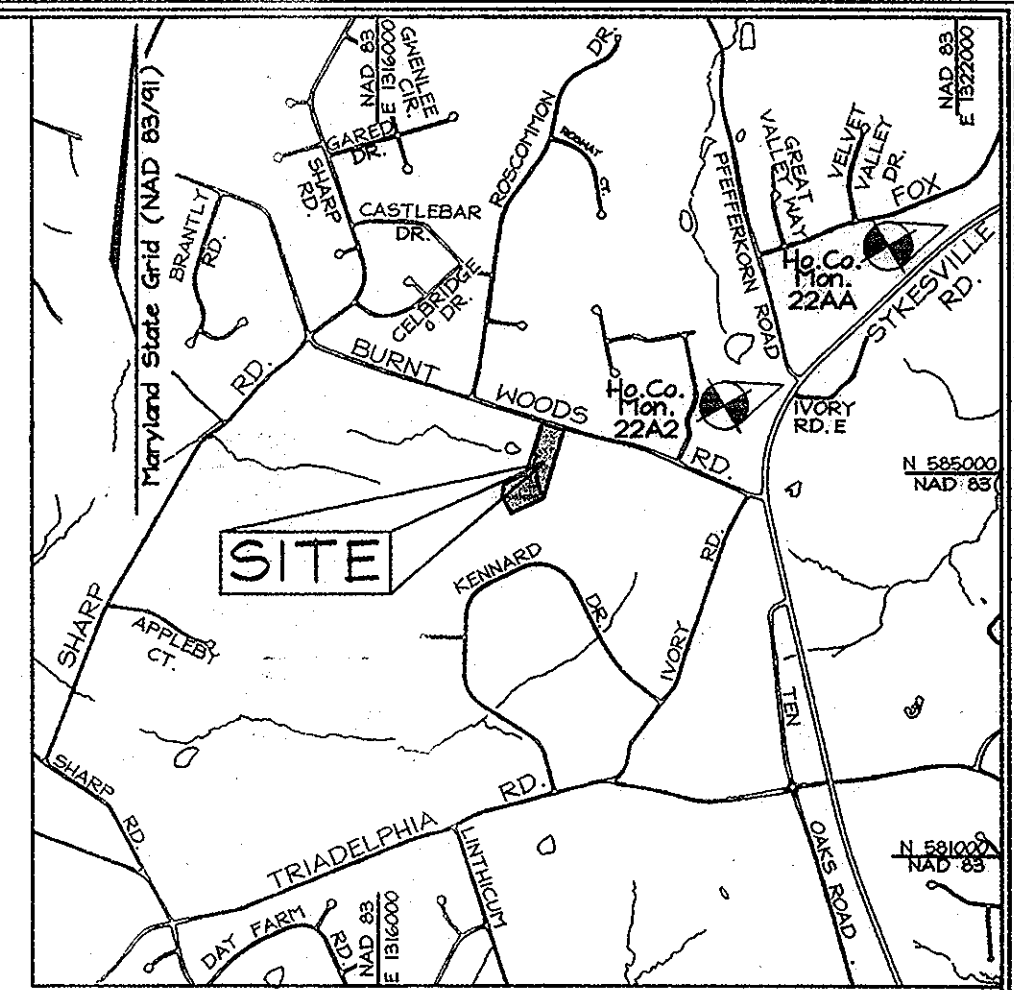
LOCATION MAP
SCALE: 1"=200'

33. This plat is subject to Waiver Petition WP-07-040 as approved by the Planning Director by letter dated May 24, 2007. This waives sections 16.119(f)(3) and 16.120(b)(4)(iii)(b) of the Subdivision and Land Development Regulations, which require that a single use-in-common driveway be provided for subdivisions with no other means of access except from a restricted access road, and require that parcels containing environmental features be 10 acres or greater in size, respectively. The waiver was approved with the following conditions: (1) The Ruben Property Lot 1 septic easement shall be located as depicted on the supplemental plan dated April 9, 2007, (2) The developer shall encumber the environmental features on Lots 1 and 2 with a Forest Conservation Easement, (3) The water line extending from the well site to the home on Lot 1 must be installed along the eastern lot boundary, using techniques which will minimize disturbance, and (4) Lot 1 may have a 20' wide access onto Burntwoods Road with all other property frontage noted as "vehicular ingress and egress restricted".

*** BASED ON DISCUSSIONS WITH DPE, IT WAS DETERMINED THAT A 30' WIDE ACCESS MAY BE DESIGNATED FOR LOT 1 ACCESS ONTO BURNTWOODS ROAD**

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the setting of Markers have been complied with.

Robert H. Freeland 9/4/2007
C. Brooke Miller (MD Property Line Surveyor #135) Date
Steven D. Ruben 8/31/07
Katherine M. Ruben 8/31/07
Steven D. Ruben Date
Katherine Ruben Date



VICINITY MAP
SCALE: 1"=200'
ADC MAP: Sheet 09, G-8

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (ac.)	PIPESTEM AREA (ac.)	MINIMUM LOT SIZE
2	3.154±	0.152±	3.002±

COORDINATE TABLE

POINT	NORTHING	EASTING
101	584,878.6521	1,313,243.0295
102	584,985.0499	1,313,474.7726
103	585,523.8116	1,313,639.6646
104	585,450.6471	1,313,878.7191
105	584,728.1529	1,313,657.6006
106	584,572.8214	1,313,319.2782
107	584,761.1348	1,313,232.8192

OWNER/DEVELOPER
STEVEN D. RUBEN
KATHERINE RUBEN T/E
13635 Burntwoods Road
Glenelg, Maryland 21737-9722

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-587-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

Purpose Note
The purpose of this plat is to resubdivide existing Lot 7 into two (2) residential Lots.

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
Total area of Buildable Lots to be recorded: 6.154 Acres±
- Total area of Subdivision to be recorded: 6.154 Acres±

APPROVED: For Private Water and Private Sewerage Systems in accordance with the master plan of Howard County.

Robert H. Freeland 09/26/2007
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Robert H. Freeland 9/26/07
Chief, Development Engineering Division Date
Robert H. Freeland 9/26/07
Director Date

OWNER'S CERTIFICATE

I, Steven D. Ruben and Katherine Ruben, owners of the property shown and described hereon, hereby adppt 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 road 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 said Easements and Rights-of-Way.
Witness my hand this 31st day of AUGUST, 2007.

Steven D. Ruben
Steven D. Ruben
Katherine M. Ruben
Katherine Ruben

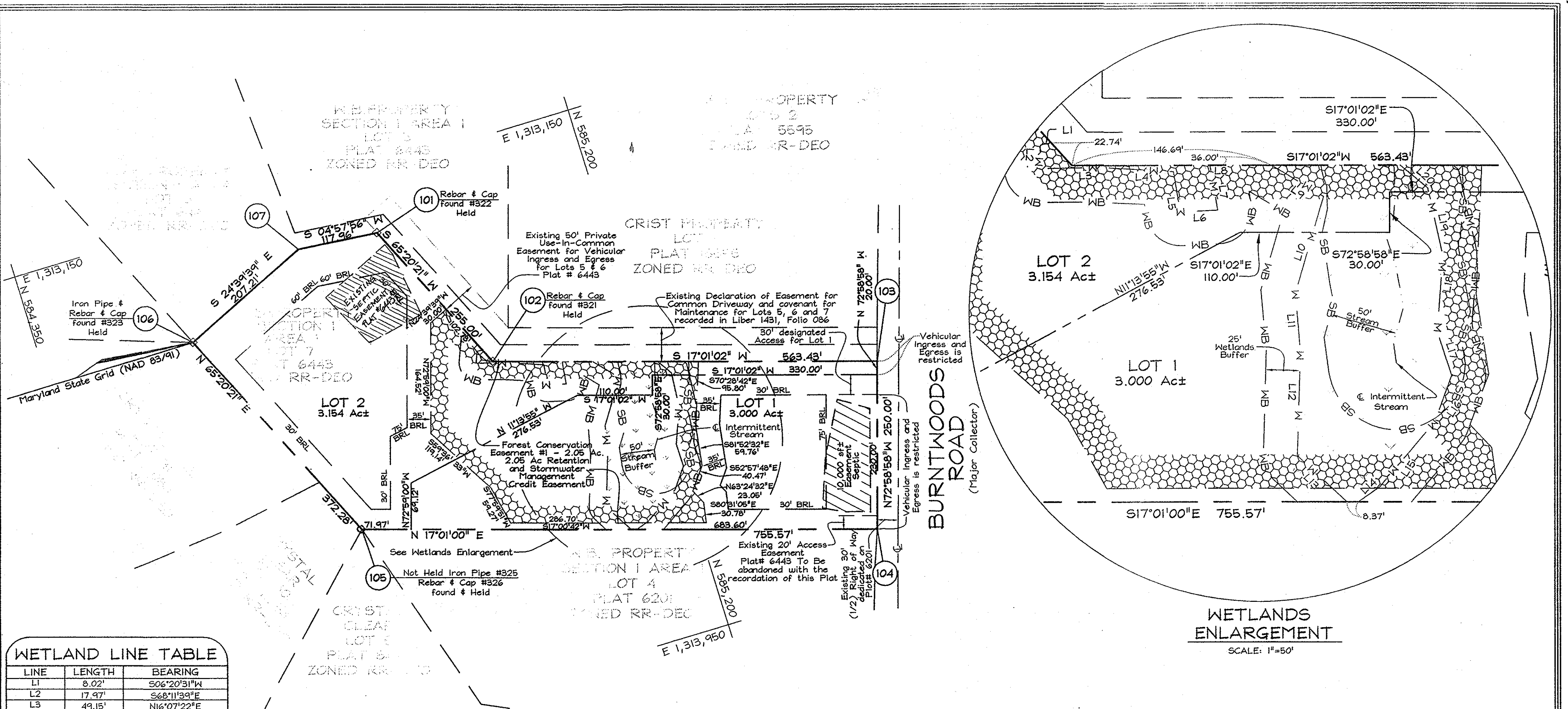
SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Robert H. Freeland and Shirley C. Freeland to Steven D. Ruben and Katherine Ruben by deed dated November 17, 2004 recorded in the Land Records of Howard County in Liber 8816, Folio 496, 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.

Robert H. Freeland
C. Brooke Miller (MD Property Line Surveyor #135) Date
9/4/2007

Recorded as Plat No. 19438 on 10/4/07
Among the Land Records of Howard County, Maryland.

RUBEN PROPERTY
LOTS 1 AND 2
A Re-Subdivision of Lot 7 W.B. Property
Section I Area 1, Plat # 6443
TAX MAP 22 GRID 7, PARCEL 532
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: August 30, 2007
Sheet: 1 of 2



WETLAND LINE TABLE

LINE	LENGTH	BEARING
L1	8.02'	S06°20'31"W
L2	17.97'	S68°11'39"E
L3	49.15'	N16°07'22"E
L4	50.23'	N20°36'34"E
L5	30.28'	S82°29'30"E
L6	27.49'	N14°26'07"E
L7	33.61'	N82°40'21"W
L8	9.12'	N16°38'50"E
L9	44.69'	N48°20'19"E
L10	74.89'	S57°01'12"E
L11	42.06'	S77°52'54"E
L12	78.56'	S71°20'05"E
L13	50.05'	N60°19'01"E
L14	19.51'	N18°36'46"W
L15	62.54'	N33°00'50"W
L16	37.00'	N53°13'51"W
L17	34.44'	S89°10'29"W
L18	56.08'	N68°40'56"W
L19	51.46'	N85°31'54"W
L20	26.34'	S57°03'41"W

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded this sheet: 2
Total area of Buildable Lots to be recorded this sheet: 6.154 Acres±
- Total area of Subdivision to be recorded: 6.154 Acres±

OWNER'S CERTIFICATE

I, Steven D. Ruben and Katherine Ruben, owners of the property shown and described herein, 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 road and street Rights-of-Way and the specific easement areas shown herein; (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 said Easements and Rights-of-Way.
Witness my hand this 31st day of AUGUST, 2007.

Steven D. Ruben
Katherine Ruben

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 Robert H. Freeland and Shirley C. Freeland to Steven D. Ruben and Katherine Ruben by deed dated November 17, 2004 recorded in the Land Records of Howard County in Liber 8816, Folio 496, 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.

C. Brooke Miller (MD Property Line Surveyor #135)
Date: 9/4/2007

APPROVED: For Private Water and Private Sewerage Systems in accordance with the master plan of Howard County.

Howard County Health Officer
Date: 9/26/07

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division
Date: 9/20/07
Director
Date: 9/20/07

OWNER/DEVELOPER

STEVEN D. RUBEN
KATHERINE RUBEN T/E
13835 Burntwoods Road
Glenelig, Maryland 21737-9722

FSH Associates

Engineers Planners Surveyors
6339 Howard Lane, Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@fsheri.com

Purpose Note

The purpose of this plat is to resubdivide existing Lot 7 into two (2) residential Lots.

Recorded as Plat No. 19439 on 10/4/07
Among the Land Records of Howard County, Maryland.

RUBEN PROPERTY

LOTS 1 AND 2

A Re-Subdivision of Lot 7 W.B. Property Section 1 Area 1, Plat # 6443
TAX MAP 22 GRID 7, PARCEL 532
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=100'
Date: August 30, 2007
Sheet: 2 of 2