

U.S. Equivalent Coordinate Table		Metric Coordinate Table			
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
444	540327.1544	1332367.3335	444	164692.046072	406106.375514
446	54054.3264	1332045.1741	446	164639.367992	406252.021605
448	54054.1276	1333003.3380	448	164755.131630	406300.230051
449	540476.8434	1333149.1697	449	164737.671351	406344.679666
478	540645.0449	1333425.2245	478	164788.939268	406428.021339
479	540665.0261	1333253.7387	479	164795.029552	406376.552362
480	540668.1958	1333227.9855	480	164795.995888	406368.702759
481	540375.6943	1333405.6840	481	164706.841051	406422.065301
487	539468.0284	1332942.0875	487	164430.183337	406281.560874
559	540110.0445	1332738.6489	559	164625.870845	406219.552668
568	538600.8686	1332073.4599	568	164165.873091	406016.802651
571	538407.4227	1331108.0971	571	164106.910860	405722.539478
572	539221.8360	1332695.4798	572	164355.144353	406206.394707
595	539333.9318	1332803.5738	595	164389.311204	406172.285667
596	540653.5606	1333221.9574	596	164791.534861	406366.865398
597	540627.9083	1333423.9813	597	164783.716029	406428.021339
598	539731.8922	1331976.8749	598	164510.609793	405987.363482
599	540192.3804	1332936.7172	599	164850.968859	406279.924013
600	540100.9642	1332974.7184	600	164623.103161	406291.506789
604	540018.6284	1332776.6501	604	164598.007148	406231.135444

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	3.257 Ac.*	0.203 Ac.*	3,054 Ac.*
2	3.329 Ac.*	0.329 Ac.*	3,000 Ac.*

**GENERAL NOTES CONTINUED:**

38. Plat Subject To Wp-07-099 Which The Planning Director Approved On May 29, 2007 A Request To Waive Section 16.120 (C) (2) Which States All Lots, Preservation Parcels, Or Bulk Parcels For Single-Family Detached Dwellings Shall Have Minimum Lot Frontages On Approved Streets Within The Public Right-Of-Way Which Provides Access To The Property; And Section 16.120(b) (4) (iii) Which Prohibits Forest Conservation Easements On Lots Less Than 10 Acres In Size.

Subject To The Following Conditions:

- The Access Easement Created From Non-Buildable Bulk Parcel E May Only Serve Lots 1-3 Of The Dustin Property (F-07-100) And Parcels 104, 89 And 237. Once The New Road Or Access Easement Has Been Constructed To Serve Parcels 104, 89 And 237, These Parcels Will Abandon Their Right To Use The Access Through Non-Buildable Bulk Parcel E.
  - The Resubdivision Of Lot 4 Of The Dustin Property Must Obtain Access Via Lime Kiln Road.
  - Compliance With All Subdivision Review Committee Comments Generated With F-07-100.
  - The Building Restriction Lines For Lots 1 And 2 Must Include A 35' Structure Setback From The Edge Of The Forest Conservation Easement.
  - The Shared Driveway Located Within Non-Buildable Bulk Parcel E Must Be Improved (If Necessary) To Meet Current Design Manual Standards.
39. The Existing Well & Septic Systems Will Be Abandoned For The Accessory Structure Of Lot 4 Prior To Final Plat Approval.
40. The Health Dept. Considers the accessory structure on Lot 4 presently not livable and it cannot be considered livable in the future.

**LEGEND**

PUBLIC FOREST CONSERVATION EASEMENT  
 —FP— PUBLIC 100 YEAR FLOODPLAIN LIMITS  
 —WB— WETLAND BUFFER  
 —WL— WETLAND LIMITS  
 —SB— STREAM BUFFER  
 WETLAND AREAS  
 STREAM TOP OF BANK  
 ENVIRONMENTALLY SENSITIVE DEVELOPMENT CREDIT EASEMENT  
 400.7 PUBLIC 100 YEAR FLOODPLAIN ELEVATION

**PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT TABULATION**

Sym	Bearing & Distance	Sym	Bearing & Distance
FP-1	N33°15'45"E 76.88'	FP-41	N09°14'37"E 30.34'
FP-2	S87°30'12"W 12.65'	FP-42	N61°01'55"E 104.05'
FP-3	N70°18'30"W 25.15'	FP-43	N44°42'15"E 32.26'
FP-4	S66°59'28"E 39.37'	FP-44	N63°14'29"E 25.38'
FP-5	S64°10'54"W 50.02'	FP-45	N55°56'16"E 30.13'
FP-6	S24°02'56"W 6.36'	FP-46	N52°21'29"E 104.96'
FP-7	S12°16'17"W 14.72'	FP-47	N01°13'33"E 9.94'
FP-8	S56°04'58"W 48.63'	FP-48	N51°36'43"E 20.78'
FP-9	S30°20'48"W 30.98'	FP-49	S62°03'40"E 27.53'
FP-10	S85°47'15"W 44.45'	FP-50	N62°31'17"E 11.92'
FP-11	S54°52'03"W 47.57'	FP-51	N45°41'25"E 24.83'
FP-12	S00°16'27"W 14.20'	FP-52	N67°15'01"E 119.58'
FP-13	S37°30'20"W 9.84'	FP-53	N76°43'37"E 136.58'
FP-14	S35°08'13"W 11.98'	FP-54	N27°15'09"E 72.65'
FP-15	N80°55'00"W 9.19'	FP-55	N78°54'51"E 61.53'
FP-16	N34°36'31"W 15.65'	FP-56	N55°00'54"E 118.58'
FP-17	N80°38'41"E 150.47'	FP-57	N69°40'14"E 67.53'
FP-18	S51°56'21"W 66.97'	FP-58	N52°38'18"E 100.09'
FP-19	N38°09'08"E 65.52'	FP-59	N67°31'49"E 30.85'
FP-20	S58°24'36"W 19.91'	FP-60	N46°50'53"E 17.85'
FP-21	S79°02'22"E 74.21'	FP-61	S76°55'14"E 7.16'
FP-22	S79°22'17"W 29.84'	FP-62	N68°00'14"E 23.74'
FP-23	N60°48'15"E 190.16'	FP-63	S63°30'57"E 28.38'
FP-24	S47°55'23"W 70.04'	FP-64	N57°22'49"E 71.09'
FP-25	S58°43'59"W 95.70'	FP-65	S83°56'58"E 34.32'
FP-26	N29°41'39"E 29.42'	FP-66	N66°20'44"E 87.35'
FP-27	S10°49'53"W 18.12'	FP-67	N51°16'41"E 63.09'
FP-28	S69°46'10"W 26.51'	FP-68	N81°36'29"E 44.05'
FP-29	S59°20'35"W 27.80'	FP-69	S85°14'37"E 41.08'
FP-30	N77°56'25"E 116.06'	FP-70	N39°44'27"E 23.88'
FP-31	S55°24'24"W 39.83'	FP-71	N26°31'42"E 10.03'
FP-32	S62°12'50"W 163.05'	FP-72	N51°40'41"E 43.21'
FP-33	S50°23'31"W 125.41'	FP-73	N39°04'54"E 84.89'
FP-34	S69°35'38"W 74.46'	FP-74	N85°17'37"E 63.81'
FP-35	S48°09'03"W 125.44'	FP-75	N72°35'33"E 29.47'
FP-36	S37°05'09"W 62.58'	FP-76	N77°07'50"E 17.69'
FP-37	S28°56'26"W 77.65'	FP-77	S71°49'01"E 27.03'
FP-38	S12°40'18"W 48.48'	FP-78	N74°47'03"E 83.73'
FP-39	S15°12'24"W 79.71'	FP-79	N58°54'11"E 25.28'
FP-40	N05°16'22"W 12.22'		

**Sheet Area Tabulation**

	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3	1	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	0	0
TOTAL NUMBER OF LOTS TO BE RECORDED	3	1	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	21,780 Ac.*	21,512 Ac.*	43,292 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.	0.000 Ac.	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	21,780 Ac.*	21,512 Ac.*	43,292 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.	0.075 Ac.	0.075 Ac.
TOTAL AREA TO BE RECORDED	21,780 Ac.*	21,587 Ac.*	43,367 Ac.*

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

*B. Deffen for Pster Brilman* 1/18/08  
Howard County Health Officer Date 1/18/08

APPROVED: Howard County Department Of Planning And Zoning.

*Kevin DeLoach* 1-18-08  
Director Date 1-18-08

**OWNER'S CERTIFICATE**

Walter Clinton Dustin and Beverly Ann Dustin, 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 12<sup>th</sup> Day Of *December*, 2007.

*Walter Clinton Dustin*  
Walter Clinton Dustin  
Witness  
*Beverly Ann Dustin*  
Beverly Ann Dustin  
Witness  
*Debbie Ziew*  
Debbie Ziew  
Witness  
*Debbie Ziew*  
Debbie Ziew  
Witness

**SURVEYOR'S CERTIFICATE**

I Herby Certify That The Final Plat Shown Hereon Is Correct: That It Is A Subdivision Of (1) All Of The Lands Conveyed By Walter Clint Dustin To Walter Clinton Dustin And Beverly Ann Dustin By Deed Dated February 6, 1998 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4239, Folio 503, And (2) All The Lands Conveyed By Undine H. Prince To Walter Clint Dustin And Beverly Ann Dustin By Deed Dated November, 1985 And Recorded Among The Aforesaid Land Records In Liber 1422 At Folio 263 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.

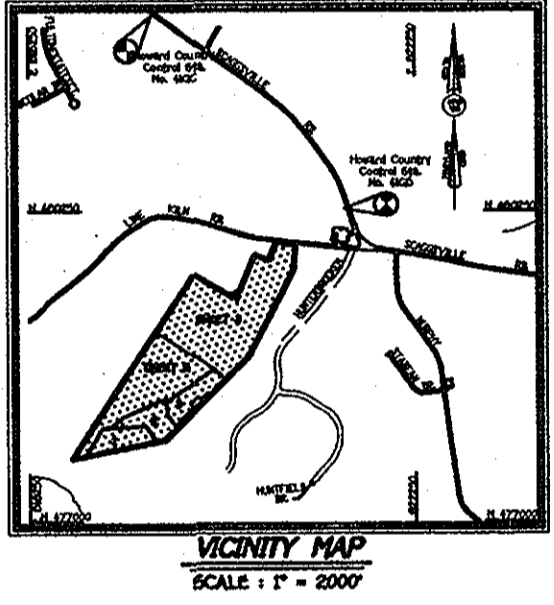
*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Date 12/11/07

RECORDED AS PLAT No. *19666* ON *1-18-08*  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Dustin Property**  
Lots 1 Thru 4  
Zoned: RR-DEO  
Tax Map No: 46 Parcel Nos: 103 & 184 Grid No: 1 & 2  
Fifth Election District  
Howard County, Maryland

Scale: 1" = 100'  
Date: December 10, 2007  
Sheet 1 of 3

*F-07-100*



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* 12/11/07  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)

*Walter Clinton Dustin* 12-12-07  
Walter Clinton Dustin  
(Owner)

*Beverly Ann Dustin* 12/12/07  
Beverly Ann Dustin  
(Owner)

**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 Thru 4. 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, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easements, Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By The Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTRAL SQUARE OFFICE PARK - 18272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21842  
(410) 461 - 2955

- GENERAL NOTES:**
- Subject Property Zoned RR-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/28/06.
  - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 41GD And No. 46GC  
Sta. 41GD N 541496.6336 (meters), E 1331697.8578 (meters)  
Sta. 41GC N 543290.6326 (meters), E 1331697.8578 (meters)
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 2005, By Fisher, Collins & Carter, Inc.
  - D.C.L. Denotes Building Restriction Line.
  - Deitches Iron Pipe Set Capped "F.C.C. 106".
  - Deitches Iron Pipe Or Iron Bar Found
  - DeNotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
  - DeNotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - DeNotes Concrete Monument Or Stone Found.
  - 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 Only And Not Onto The Flag Or Pipestem Lot Driveway.
  - Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:  
a) Width - 12 Feet 06 Feet Serving More Than One Residence;  
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, 1/2" Minimum;  
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;  
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 gross Tons (1-125-Loading);  
e) Drainage Elements - Capable Of Safety Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;  
f) Structure Clearances - Minimum 12 Feet;  
g) 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.
  - No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streambed, Or Their Buffers And Forest Conservation Easement Areas.
  - DeNotes Wetlands Area Outline.
  - DeNotes Existing Centerline Of Stream.
  - 400.7 Denotes Public 100 Year Floodplain Elevation.
  - FP - Denotes Limit Of Public 100 Year Floodplain, Drainage And Utility Easement.
  - No Previous Department Of Planning And Zoning File Number Exist For This Property.
  - There Is An Existing Dwelling/Structure(s) Located On Lot 4 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. Accessory Structures That Do Not Conform To RR-DEO Building Setback Are To Be Razed.
  - Landscape For Lots 1, 2 And 3 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Lot 4 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 4 Contains An Existing Dwelling To Remain. A Landscape Surety For 16 Shade Trees In The Amount Of \$ 4,800.00 Is Posted 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 And The July 28, 2006 Update Of The Howard County Zoning Regulations. 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.
  - Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$4,500.00.
  - No Cemeteries Exist On This Site Based On A Visual Site Visit & Based On An Examination Of The Howard County Cemetery Inventory Map.
  - Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated September, 2005.
  - 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.
  - Area Designates A Private Sewerage Easement Of 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 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 Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - Water Quality And Groundwater Recharge Volume Stormwater Management Requirements Are Proposed To Be Met In Accordance With Chapter 5 of the 2000 Maryland Stormwater Management Design Manual By Applying The "Environmentally Sensitive Development Credit" Criteria Contained In Section 5.6. The site is exempt from Channel Protection Volume (Cpv) requirements because the Cpv discharge rate from the various Study Points does not exceed 2.0 cfs.
  - The Property Is Located Outside Of The Metropolitan District.
  - A Maintenance Agreement For The 24' Private Use-In-Common Driveway For Lots 1 Thru 3 Has Been Recorded Among The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Plat.
  - The Forest Conservation Obligation For This Subdivision Is Fulfilled By Providing Retention On Lots 1 And 2 Of 310 Acres Of Existing Forest. This Retention Will Be Placed Within A Forest Conservation Easement And Will Meet The County's Policy Of Allowing Retention Credit To Be Counted For Forest Area On Private Lots Exceeding 60,000 Sq. Ft. The Retained Forest Occurs Outside A One Acre Usable Area For Each Affected Lot. The Forest Conservation Is Only Being Addressed For Lots 1 Thru 3 And Lot 4 Has Been Deducted From The Net Tract Area Based On No Change In Use And Lot 4 Resubdivision Potential.
  - All Wells Must Be Drilled Prior To Plat Final Recordation.
  - Stream Buffers Are Measured From The Top Of Bank Of The Stream.
  - Lot 4 Reserves The Right To Be Further Subdivided In Accordance With Section 106: DEO Overlay District Of The Howard County Zoning Regulations.
  - This Property Is Located Within 2500 Feet Of The Triadelphia Reservoirs. Comar 26.04.02.04K States: "A Lot Located Within 2500 Feet Of The Normal Water Level Of Existing Or Proposed Water Supply Reservoirs, As Measured Horizontally Or Within A 5000-Foot Radius Upstream From The Water Intake On Streams Used As Potable Water Supply Sources And A 5000-Foot Radius Of Water Intake Located Within A Reservoir Shall Have An Area Of Not Less Than 2 Acres With A Minimum Width Of 175 Feet. A Variance From MDE To This Section Of The Regulation Must Be Obtained And Documentation Submitted To The Health Department Prior To Submittal Of The Preliminary Plan For Signature.
  - The Floodplain Delineation Shown On This Plat Is Based On Field Run Cross Sections Provided By Fisher, Collins & Carter, Inc. Dated September 20, 2006. The On-Site Floodplain Area Is 2.00 Acres.  
SEE GENERAL NOTES CONTINUED THIS SHEET

The Requirements S3-100, 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* 12/1/07  
 Terrell A. Fisher, L.S. 10692  
 (Registered Land Surveyor) Date

*Walter Clinton Dustin* 12-12-07  
 Walter Clinton Dustin  
 (Owner) Date

*Beverly Ann Dustin* 12/12/07  
 Beverly Ann Dustin  
 (Owner) Date

**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 thru 4. 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, with a Metes and Bounds Description of the 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 obligations under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the Release of 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.

**OWNER**

Mr. & Mrs. Walter Clinton Dustin  
 11903 Lime Kiln Road  
 Fulton, Maryland 20759-9616  
 Phone 301-490-5273

**OWNER**

Mr. & Mrs. Walter Clinton Dustin  
 11909 Lime Kiln Road  
 Fulton, Maryland 20759-9616  
 Phone 301-490-5273

**DEVELOPER**

Mr. & Mrs. Walter Clinton Dustin  
 11903 Lime Kiln Road  
 Fulton, Maryland 20759-9616  
 Phone 301-490-5273

**Area Tabulation For Sheet 2**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	21,780 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	21,780 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	21,780 Ac.±

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT
- FP—PUBLIC 100 YEAR FLOODPLAIN LIMITS
- WB—WETLAND BUFFER
- WL—WETLAND LIMITS
- SB—STREAM BUFFER
- WETLAND AREAS
- STREAM TOP OF BANK
- ENVIRONMENTALLY SENSITIVE DEVELOPMENT CREDIT EASEMENT
- 400.7 PUBLIC 100 YEAR FLOODPLAIN ELEVATION

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2995

**OWNER/DEVELOPER**

Mr. & Mrs. Walter Clinton Dustin  
 11903 Lime Kiln Road  
 Fulton, Maryland 20759-9616  
 Phone 301-490-5273

**OWNER'S CERTIFICATE**

Walter Clinton Dustin and Beverly Ann Dustin, 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: (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, 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-Way. Witness My Hand this 12th Day of December, 2007.

*Walter Clinton Dustin*  
 Walter Clinton Dustin  
 Date

*Beverly Ann Dustin*  
 Beverly Ann Dustin  
 Date

*Devin Zies*  
 Devin Zies  
 Witness

*Devin Zies*  
 Devin Zies  
 Witness

**SURVEYOR'S CERTIFICATE**

I hereby certify that the Final Plat shown hereon is correct; that it is a Subdivision of (1) All of the Lands conveyed by Walter Clinton Dustin to Walter Clinton Dustin and Beverly Ann Dustin by Deed Dated February 6, 1998 and Recorded in the Land Records of Howard County, Maryland in Liber No. 4239, Folio 503, and (2) All the Lands conveyed by Undine H. Prince to Walter Clinton Dustin and Beverly Ann Dustin by Deed Dated November, 1985 and Recorded Among the Aforesaid Land Records in Liber 1422 at Folio 263 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.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Surveyor No. 10692  
 Date 12/1/07

RECORDED AS PLAT No. 19667 ON 1-18-08  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Dustin Property**

Lots 1 Thru 4

Zoned: RR-DEC

Tax Map No: 46 Parcel Nos: 103 & 104 Grid No: 1 & 2

Fifth Election District  
 Howard County, Maryland

Scale: 1" = 100'

Date: December 10, 2007

Sheet 2 of 3

F-07-100

**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 Thru 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The 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 Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By The Developer And The County, And The Release Of 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.

PROPERTY OF  
KATHERINE LOUISE ROBINSON,  
JANET MARIE SROCK &  
JO-ANN HAZEL MIDDLETON  
LIBER 3514 / FOLIO 182  
ZONED: RR-DEO  
TAX MAP 46, PARCEL 102

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT
- PUBLIC 100 YEAR FLOODPLAIN LIMITS
- WETLAND BUFFER
- WETLAND LIMITS
- STREAM BUFFER
- WETLAND AREAS
- STREAM TOP OF BANK
- ENVIRONMENTALLY SENSITIVE DEVELOPMENT CREDIT EASEMENT
- 400.7 PUBLIC 100 YEAR FLOODPLAIN ELEVATION

The Requirements 53-108, The Real Property Article, Annotated Code Of Maryland, 1980 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* 12/11/07 Date  
Terrell A. Fisher, L.S. 10692 (Registered Land Surveyor)

*Walter Clinton Dustin* 12/12/07 Date  
Walter Clinton Dustin (Owner)

*Beverly Ann Dustin* 12/12/07 Date  
Beverly Ann Dustin (Owner)

**OWNER**  
Mr. & Mrs. Walter Clinton Dustin  
11903 Lime Kiln Road  
Fulton, Maryland 20759-9616  
Phone 301-490-5273

**OWNER**  
Mr. & Mrs. Walter Clinton Dustin  
11909 Lime Kiln Road  
Fulton, Maryland 20759-9616  
Phone 301-490-5273

**DEVELOPER**  
Mr. & Mrs. Walter Clinton Dustin  
11903 Lime Kiln Road  
Fulton, Maryland 20759-9616  
Phone 301-490-5273

**Area Tabulation For Sheet 3**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	21.52 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	21.52 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.075 Ac.
TOTAL AREA TO BE RECORDED	21.597 Ac.

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

*B. Wilson for Peter Bilsen* 11/11/2008 Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

*Walter Clinton Dustin* Date  
Chief, Development Planning Division

*Terrell A. Fisher* 1-18-08 Date  
Director

**OWNER'S CERTIFICATE**

ED Walter Clinton Dustin And Beverly Ann Dustin, 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: (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, 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-Way. Witness My Hand This 12th Day Of December, 2007.

*Walter Clinton Dustin* Walter Clinton Dustin  
*Beverly Ann Dustin* Beverly Ann Dustin  
*Debbie Zies* Debbie Zies Witness  
*Debbie Zies* Debbie Zies Witness

**SURVEYOR'S CERTIFICATE**

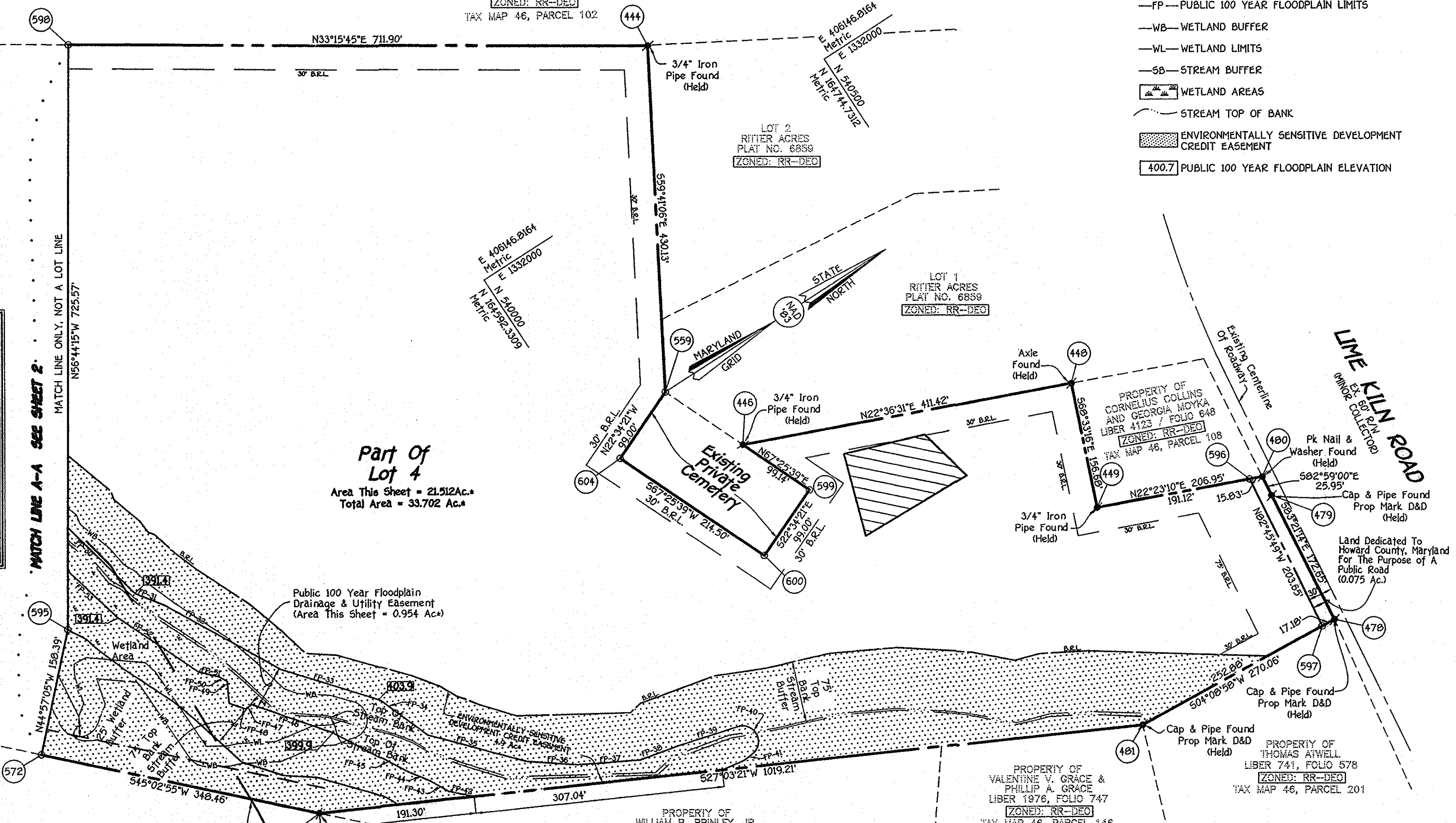
I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Walter Clint Dustin To Walter Clinton Dustin And Beverly Ann Dustin By Deed Dated February 6, 1998 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4239, Folio 503, And (2) All The Lands Conveyed By Undine H. Prince To Walter Clint Dustin And Beverly Ann Dustin By Deed Dated November, 1995 And Recorded Among The Aforesaid Land Records In Liber 1422 At Folio 263 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.

*Terrell A. Fisher* 12/11/07 Date  
Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 19668 ON 1-18-08  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Dustin Property**  
Lots 1 Thru 4  
Zoned: RR-DEO  
Tax Map No: 46 Parcel Nos: 103 & 104 Grid No: 1 & 2  
Fifth Election District  
Howard County, Maryland  
Scale: 1" = 100'  
Date: December 10, 2007  
Sheet 3 of 3

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 481-2295



F-07-100