

COORDINATES		
PT. #	NORTH	EAST
86	602066.1845	1295882.0089
101	602406.2639	1295861.4361
106	601945.8865	1296792.7398
107	601790.7132	1296607.4969
108	601682.3314	1296657.5761
113	602084.1276	1296896.4632
114	602016.9099	1296858.6866
116	601951.6262	1296817.5752
119	601542.8077	1296534.3075
120	601508.4596	1296390.6985
124	601431.2380	1296253.5313
126	601492.8305	1295914.4555
129	601619.8413	1295670.3502
130	601538.2117	1296640.5945
131	601471.2438	1295802.9449
132	602085.1552	1296896.9749
139	601679.0249	1296623.9752
142	601826.0045	1296685.8553
143	602041.0509	1296819.9809
144	602098.6928	1296853.3179
145	601539.7550	1296604.9056

LINE TABLE-FOREST RETENTION EASEMENT		
LINE	BEARING	DISTANCE
L74	S05°27'43"E	180.70
L75	S71°12'35"E	350.33
L76	S81°42'14"E	50.48
L77	S29°21'01"W	208.24
L78	S21°06'37"W	121.95
L79	S68°44'27"E	63.34
L80	S15°40'54"W	116.49
L81	S25°52'51"W	93.00
L82	S35°06'42"W	19.58
L83	S54°38'08"W	18.33
L84	S75°33'51"W	14.76
L85	S88°31'10"W	25.13
L86	N81°24'33"E	18.94
L87	N58°05'53"W	15.14
L88	N44°40'30"W	30.05
L89	S14°24'28"W	48.26
L90	S43°03'37"E	6.98
L91	S76°19'36"E	165.60
L102	N38°48'27"E	25.04
L38	N16°40'06"E	43.59
L39	N09°33'38"E	106.23
L40	N16°19'34"E	93.75
L41	N22°14'59"E	218.11
L42	N26°29'43"E	64.81
L43	N33°13'18"E	60.42
L44	N43°14'03"E	112.62
L72	N33°42'53"E	54.10
L73	N53°47'20"E	53.61
L101	N72°46'19"W	684.08

LINE TABLE		
LINE	BEARING	DISTANCE
L31	N24°43'45"E	70.71
L32	N05°04'52"E	148.87
L33	N33°41'25"E	97.86
L34	N27°38'43"E	61.01
L35	N34°03'00"E	141.39
L36	N28°15'40"E	109.03
L73	S53°47'20"W	53.61
L72	S33°42'53"W	54.10
L44	S43°14'03"W	112.62
L43	S33°13'18"W	60.42
L42	S26°29'43"W	64.81
L41	S22°14'59"W	218.11
L40	S16°19'34"W	93.75
L39	S09°33'38"W	106.23
L38	S16°40'06"W	43.59
L37	S38°48'27"W	59.17

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°31'26"W	105.50
L2	S60°37'18"W	157.41
L195	N24°53'44"W	24.00
L17	N79°42'17"W	279.83
L18	N55°47'48"W	48.67
L19	N07°36'46"W	107.81
L20	N14°35'12"W	146.84
L21	N05°02'05"W	73.71
L22	S74°35'22"W	45.62
L23	N31°05'44"W	54.61
L24	N25°21'38"W	218.03
L25	S68°58'37"E	45.07
L26	S25°21'38"W	141.67
L27	S03°10'11"W	41.41
L28	S31°05'44"W	44.73
L29	S05°02'05"E	77.44
L30	S14°35'12"E	146.30
L92	S07°36'46"E	93.12
L93	S55°47'48"E	30.76
L94	S79°42'17"E	306.04
L14	N60°37'18"E	132.12
L15	S87°31'26"E	107.72
L16	S06°43'13"W	30.08

LINE TABLE - WETLANDS		
LINE	BEARING	DISTANCE
L45	N01°12'28"E	54.95
L46	N07°26'15"E	47.21
L47	N12°30'44"E	52.24
L48	N35°52'19"E	28.31
L49	S82°11'46"E	19.81
L50	N21°21'31"E	5.96
L51	N34°52'59"W	16.85
L52	N20°14'46"E	87.42
L53	N42°06'35"E	31.34
L54	N05°58'03"W	23.94
L55	N64°19'44"W	12.92
L56	S51°55'13"W	32.42
L57	S06°17'43"E	20.95
L58	S24°59'51"W	141.80
L59	S44°53'40"W	9.54
L60	S84°21'44"W	36.47
L61	S17°16'29"W	6.92
L62	S51°50'11"E	16.67
L63	S15°11'23"W	33.10
L64	S06°59'55"W	38.36
L65	S13°10'39"E	20.32
L66	S28°06'33"W	11.71
L67	S43°57'17"E	6.69
L68	N61°01'58"E	25.62
L69	S72°44'01"E	6.03
L70	S13°31'26"E	39.44

CURVE DATA						
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD
C1	771.62	77.14	05°43'40"	38.60	S 29°20'10" W	77.11
C2	269.04	749.58	31°51'16"	76.78	S 76°32'56" W	147.66
C3	257.04	742.91	31°51'16"	73.35	N 76°32'56" E	141.07
C4	284.07	159.59	31°51'16"	81.91	N 62°51'42" E	157.54
C5	218.27	172.08	04°28'58"	33.33	S 30°02'34" W	66.59
C9	746.53	66.61	05°08'44"	80.44	S 22°49'54" W	159.47
C10	449.61	741.15	17°59'14"	71.16	S 07°47'48" W	140.57

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1985 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Sourabh Munshi 4/02/09
 SOURABH G. MUNSHI, Prof.L.S. NO. 10,770 DATE

Joyce M. Bloom 4/3/09
 JOYCE M. BLOOM, OWNER DATE

AREA TABULATION CHART	
a. Total number of lots and/or parcels to be recorded	1
Buildable	0
Non-Buildable	0
Open Space	0
Preservation Parcels	1
b. Total area of lots and/or parcels	2,2911 Ac.±
Buildable	0
Non-Buildable	0
Open Space	0
Preservation-Parcel A	14,0833 Ac.±
Steep Slopes	1,4252 Ac.±
Floodplain	6,8842 Ac.±
c. Total area of roadway to be recorded including widening strips 0.5019 Ac.±	
d. Total area of subdivision to be recorded	16,8763 Ac.±

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

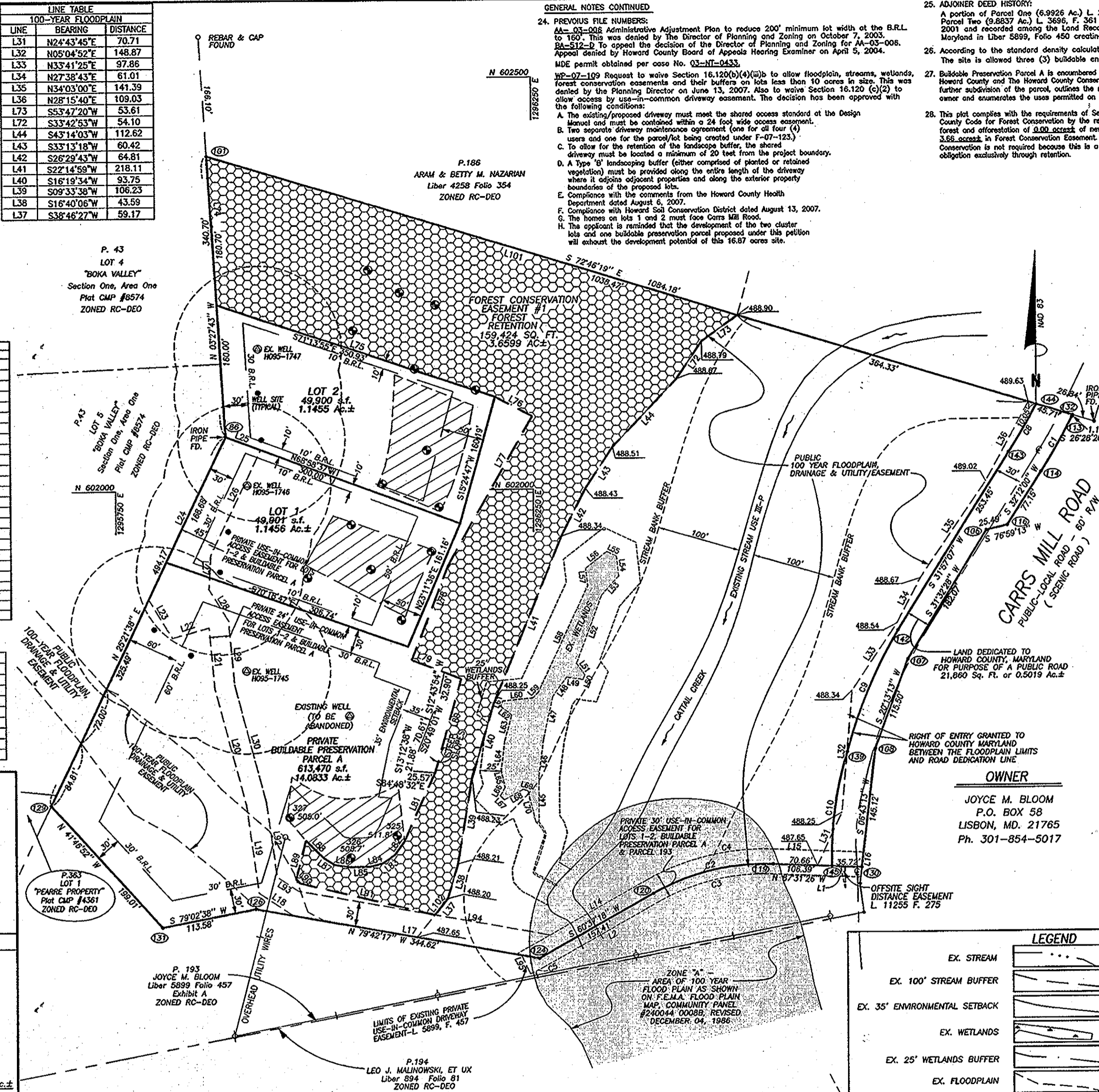
Chief, Development Engineering Division 7/10/09 DATE

Director 8-21-09 DATE

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

Howard County Health Officer 8/20/2009 DATE



GENERAL NOTES CONTINUED

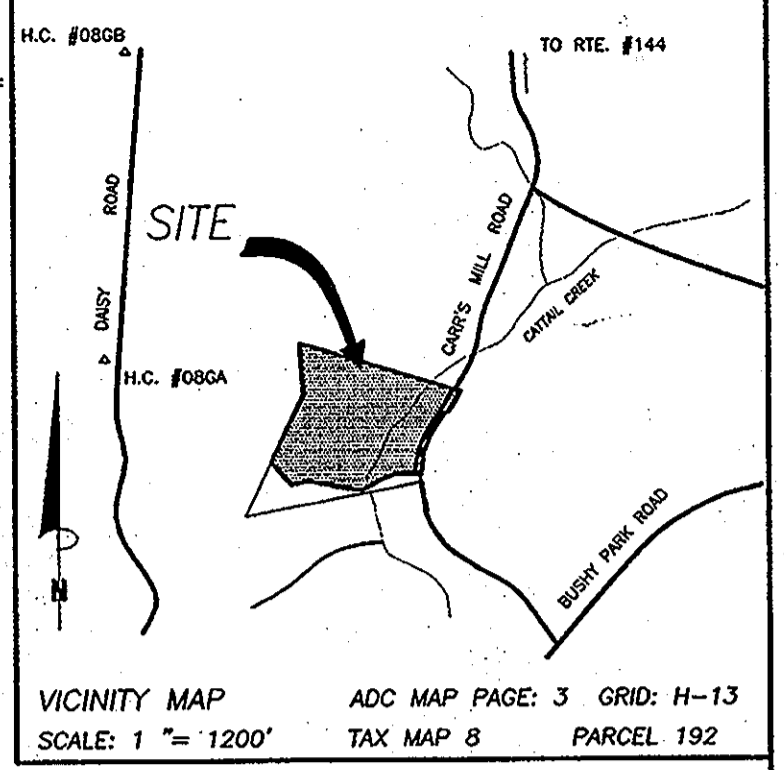
24. PREVIOUS FILE NUMBERS:
 AA-03-008 Administrative Adjustment Plan to reduce 200' minimum lot width of the B.R.L. to 160'. This was denied by the Director of Planning and Zoning on October 7, 2003.
 BA-512-09 To appeal the decision of the Director of Planning and Zoning for AA-03-008. Approved by the Board of Appeals Hearing Examiner on April 5, 2004.
 MDE permit obtained per case NO. 03-NI-0433.
 WP-07-109 Request to waive Section 16.120(b)(4)(ii) to allow floodplain, streams, wetlands, forest conservation easements and their buffers on lots less than 10 acres in size. This was denied by the Planning Director on June 13, 2007. Also to waive Section 16.120 (c)(2) to allow access by use-in-common driveway easement. The decision has been approved with the following conditions:
 A. The existing/proposed driveway must meet the shared access standard of the Design Manual and must be contained within a 24 foot wide access easement.
 B. Two separate driveway maintenance agreements (one for all four (4) users and one for the parcel/lot being created under F-07-123.)
 C. To allow for the retention of the landscape buffer, the shared driveway must be located a minimum of 20 feet from the project boundary.
 D. A Type 'B' landscaping buffer (either comprised of planted or retained vegetation) must be provided along the entire length of the driveway where it adjoins adjacent properties and along the exterior property boundaries of the proposed lots.
 E. Compliance with the comments from the Howard County Health Department dated August 6, 2007.
 F. Compliance with Howard Soil Conservation District dated August 13, 2007.
 G. The homes on lots 1 and 2 must face Carrs Mill Road.
 H. The applicant is reminded that the development of the two cluster lots and one buildable preservation parcel proposed under this petition will exhaust the development potential of this 16.87 acre site.

25. ADJOINER DEED HISTORY:
 A portion of Parcel One (6.9926 Ac.) L. 2008, F. 604 was added to Parcel Two (9.8837 Ac.) L. 3696, F. 361 by Deed dated December 31, 2001 and recorded among the Land Records of Howard County, Maryland in Liber 5899, Folio 450 creating a total area of 16.8763 Ac.±

26. According to the standard density calculations (16.8764/4.25=3) The site is allowed three (3) buildable entities.

27. Buildable Preservation Parcel A is encumbered by an easement agreement with Howard County and the Howard County Conservancy. This agreement further subdivision of the parcel, outlines the maintenance responsibilities of its owner and enumerates the uses permitted on the property.

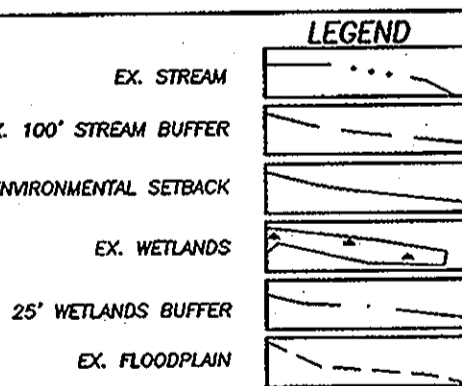
28. This plot complies with the requirements of Section 16.120 of the Howard County Code for Forest Conservation by the retention of 3.68 acres of forest and afforestation of 1.00 acre of new forest for a total of 3.68 acres in Forest Conservation Easement. Financial surety for Forest Conservation is not required because this is a minor subdivision fulfilling its obligation exclusively through retention.



- GENERAL NOTES**
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
 - Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Stations NO. 08GA & 08GB.
 - This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in 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 adjustments. Recordation of a modified sewage easement shall not be necessary.
 - B.R.L. - Represents building restriction line
 - Represents concrete monument set (unless otherwise noted)
 - Represents iron rebar set (unless otherwise noted)
 - Percolation test holes shown hereon have been field located and shown thus
 - Public water and sewer are not available to this site. On-lot water and sewer will be provided until public water and sewer are available.
 - The subject property is zoned RC (Rural Conservation) per the 02/02/04 Zoning Plan and the Comprehensive Zoning Amendments dated 7/28/06.
 - 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 minimum requirements:
 - Width - 16' (single use 12')
 - Surface - 6" of compacted crusher run base with top and chip coating (1-1/2" min.)
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
 - Structures (culvert/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.
 - Structure clearances - minimum 12 feet.
 - Maintenance - sufficient to insure all weather use.
 - This plat is based on a field run monumented boundary survey performed on or about October 13, 2000 by Sourabh G. Munshi, Voinmar Associates, Inc.
 - Areas as stated on this plot are to be taken as more or less, unless otherwise noted.
 - No grading, removal of vegetative 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.
 - Landscaping for lots 1-2 and Buildable Parcel A is provided in accordance with a certified Landscape plan on file with this plat and in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Financial Surety for the required landscaping is \$11,400.00 for 23 shade trees and 30 evergreen trees and shall be posted with the grading permits.
 - Stormwater management requirement for Lots 1-2 and Buildable Parcel A is provided under Section 5.6 of the 2000 Maryland Design Manual for multiple lot development. At the building permit stage, lot grading and site of impervious areas including the location of the proposed house and driveway shall be per the approved stormwater management exhibit. If changes are made, a new stormwater management exhibit shall be required. There is an existing dwelling on Buildable Parcel A.
 - There is an existing dwelling located on Buildable Parcel A to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require. The existing house extends into the 35' setback. This will be grandfathered, but all new structures or additions must comply with the setbacks.
 - This plan is subject to the Amended 5th Edition Subdivision and Land Development Regulations effective 10/02/2003 and to the zoning regulations effective 02/02/2004.
 - Forest Conservation obligation to be fulfilled by the retention of 3.68 ac.± of existing forest. The Forest Conservation Easement has been established to fulfill the requirements of Section 16.120 of the Howard County Code and the Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement however Forest Management Facilities as defined in the Deed of Forest Conservation Easement are allowed.
 - Two separate driveway maintenance agreements (one for all four users and one for the parcel/lots being created) shall be recorded simultaneously with this plat in the Land Records of Howard County.
 - There is a floodplain on this site, according to FEMA flood insurance rate map, Community Panel # 240044 0008 B, revised December 4, 1986.
 - There are wetlands located on this site in accordance with the Wetlands Delineation conducted by VanMar Associates, Inc. dated October 4, 2006.
 - The Floodplain study for this project was prepared by VanMar Associates, Inc. dated October, 2007.
 - Regeneration 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/parcels, any conveyances of the forest conservation area 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 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 easement 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 deed(s) of easement in the Land Records of Howard County.

OWNER

JOYCE M. BLOOM
 P.O. BOX 58
 LISBON, MD. 21765
 Ph. 301-854-5017



OWNER'S CERTIFICATE

I, JOYCE M. BLOOM, OWNER 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 RIGHTS-OF-WAY 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 MY/OUR HANDS THIS 3rd DAY OF April, 2009.

Joyce M. Bloom
 JOYCE M. BLOOM, OWNER

Sourabh G. Munshi
 Sourabh G. Munshi, Prof. L.S. #10770

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY JOYCE M. BLOOM TO JOYCE M. BLOOM BY DEED DATED DECEMBER 31, 2001 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5899 FOLIO 457 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.

Sourabh G. Munshi
 Sourabh G. Munshi, Prof. L.S. #10770

DATE 4/02/09

RECORDED AS PLAT NO. 20138 ON 8/20/09 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT
 LOTS 1 - 2 AND
 BUILDABLE PRESERVATION PARCEL A
BLOOM PROPERTY
 (LIBER 5899 AT FOLIO 457)
 EXHIBIT B

TAX MAP: 8 ELECTION DISTRICT: No. 4 SCALE: 1"=100'
 GRID: NO. 19 HOWARD COUNTY, MARYLAND DATE: JANUARY, 2007
 PARCEL NO: 192 EX. ZONING: RCDEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street P.O. box 328
 Mount Airy, Maryland 21771
 (301) 829 2890 (301)831 5015 (410) 549 2751 AO-4433
 County File # F-07-123

F-07-123