

COORDINATE TABLE

POINT	NORTHING	EASTING
1	605005.3023	1287708.8621
2	604902.7441	1287590.0167
3	605107.0684	1287399.6928
4	605208.3969	1287517.2553

THE REQUIREMENTS OF S-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

John C. Mellema Jr. 7/31/07
 JOHN C. MELLEMA JR. DATE
 (SURVEYOR)
 Robert B. Bell 7/31/07
 ROBERT B. BELL DATE
 Doris E. Bell 7/21/07
 DORIS E. BELL DATE

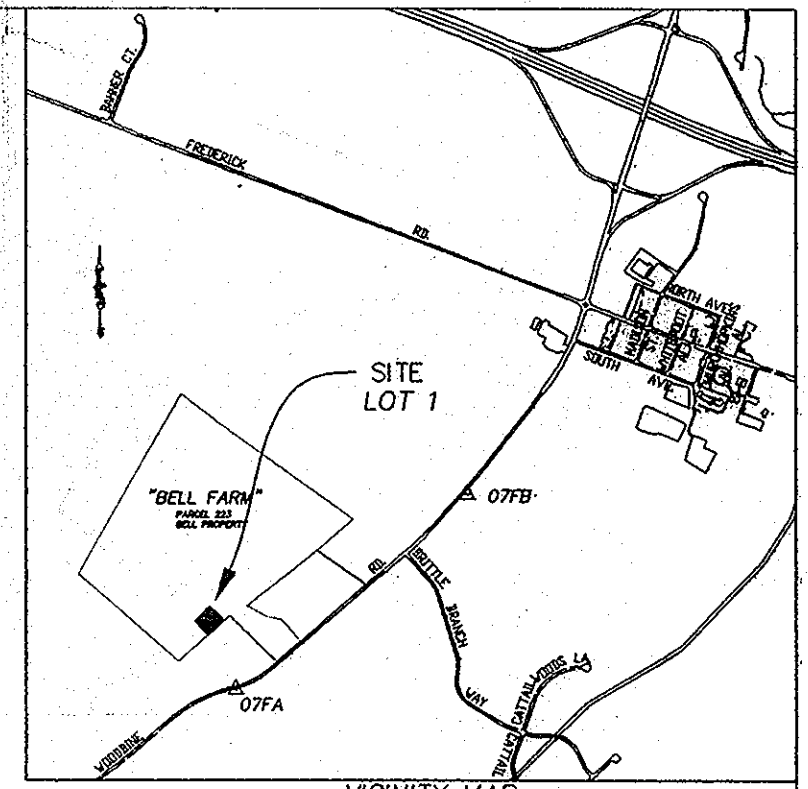
RESIDUE PROPERTY OF ROBERT B. BELL & DORIS E. BELL
 LIBER NO. 1242 FOLIO 664
 TAX NO. 04328922
 PARCEL 223
 ZONING RC-DEO
 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM, #10-94-02-E

LOT 2
 92.36 ACRES±
 RESIDUE PROPERTY OF ROBERT B. BELL & DORIS E. BELL
 LIBER NO. 1242 FOLIO 664
 TAX NO. 04328922
 PARCEL 223
 ZONING RC-DEO
 HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM, #10-94-02-E

PARCEL 126
 DONALD W. BOWMAN
 JEAN E. BOWMAN
 6376/391
 TAX NO. 04310241
 PARCEL 2
 ZONING RC-DEO
 SAVE & EXCEPTING DESCRIBED IN 1242/664

PARCEL 126
 DONALD W. BOWMAN
 JEAN E. BOWMAN
 6376/391
 TAX NO. 04310241
 PARCEL 1
 ZONING RC-DEO
 SAVE & EXCEPTING DESCRIBED IN 1242/664

PARCEL 127
 FRANK C. MIRABILE JR.
 TAMMY L. MIRABILE
 1425/72
 TAX NO. 04331591
 ZONING RC-DEO
 SAVE & EXCEPTING DESCRIBED IN 1242/664

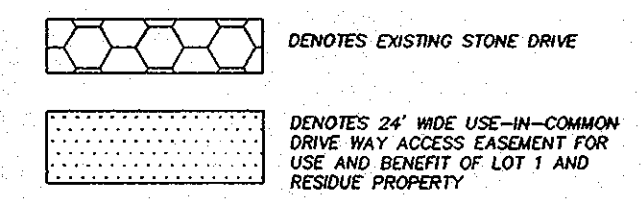


VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES

- THIS AREA DESIGNATES A PRIVATE SEWERAGE 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 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 SEWERAGE EASEMENT. RECORDATION OF A WAIVER 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.
- SUBJECT PROPERTY ZONED RC-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING AMENDMENTS EFFECTIVE 7/28/06
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS STA. 0718 N 605483.426 E 1289326.119 STA. 0719 N 604392.216 E 1288044.192
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2006, BY JOHN C. MELLEMA JR., INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24' WIDE DRIVEWAY AND ACCESS EASEMENT AND THE ROAD R/W AND NOT ONTO THE PRIVATE 24' WIDE DRIVEWAY AND ACCESS EASEMENT.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - WIDTH: 12' (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 15% 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 11" FOOT DEPTH OVER SURFACE;
 - STRUCTURE CLEARANCE: MINIMUM 12 FEET;
 - GRADE: SUFFICIENT TO REMOVE ALL WEATHER USE.
- NO CLEARING, GRADING, PAWING, REMOVAL OF VEGETATIVE COVER OR TREES OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS OR STREAMS OR THEIR REQUIRED BUFFERS.
- ALL LOT AREAS ARE MORE OR LESS.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO HAD 83 GRID MEASUREMENT.
- THIS 1.00 ACRE LOT IS BEING SUBDIVIDED FROM THE PARENT PARCEL AND RELEASED FROM THE AGRICULTURAL PRESERVATION EASEMENT (10-94-02-E) CONSISTENT WITH THE REQUIREMENTS OF THE AGRICULTURAL LAND PRESERVATION PROGRAM, HOWARD COUNTY CODE SECTION 15.51(6).
- LANDSCAPE REQUIREMENTS FOR THIS LOT IS IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL AS A RESULT OF THE LOT'S SITE LOCATION WITHIN THE FARMS INTERIOR AND SURROUNDING EXISTING WOODS.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SECTION 16.120(b)(1)(iv) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY IS IN THE AGRICULTURAL PRESERVATION PROGRAM.
- NO CEMETARIES EXIST ON THIS SITE BASED ON A VISUAL SITE VISIT AND BASED ON EXAMINATION OF THE HOWARD COUNTY CEMETARY INVENTORY MAP.
- WETLAND DELINEATION WAS PREPARED BY ECO-SCIENCE AND MAINTENANCE AGREEMENT EXECUTED BY THE PROFESSIONALS INC. DATED MAY 11, 2006. NO NON-TIDAL WETLANDS ARE PRESENT WITHIN LOT 1.
- THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- NO LOT LINES OR BOUNDARIES EXIST ON LOT 1.
- A USE IN COMMON MAINTENANCE AGREEMENT IS TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND SIMULTANEOUSLY WITH THIS PLAT.
- A WAIVER FOR ALTERNATIVE COMPLIANCE FROM SECTION 2.68 OF THE HOWARD COUNTY DESIGN MANUAL #3 WAS APPROVED ON MARCH 5, 2007 TO ALLOW THE USE OF A WELL COMPACTED GRAVEL DRIVEWAY INSTEAD OF A 6" CRUSHER RUN BASE WITH-THE-SUBDIVISION COATING.
- THERE IS AN EXISTING DWELLING/STRUCTURE ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE FROM THE DRIVEWAY AS SHOWN IN THE SUPPLEMENTAL PLAN. SURETY IN THE AMOUNT OF \$800.00 FOR 3 SHADE TREES (EQUIV. TO SIX (6) SMALL DECIDUOUS TREES) SHALL BE POSTED WITH THE GRADING PERMIT.

LEGEND



AREA TABULATION FOR THIS SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF NON-BUILDABLE AND PRESERVATION PARCELS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	2
TOTAL AREA OF LOTS TO BE RECORDED.....	93.36 AC. ±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.000 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.000 AC.
TOTAL AREA TO BE RECORDED.....	93.36 AC.

* TOTAL AREA OF PARCEL IS TAKEN FROM AVAILABLE LAND RECORDS AND DOES NOT REPRESENT A FIELD RUN-MONUMENTED SURVEY OF THE ENTIRE PARENT PARCEL

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.
 [Signature] Peter Bieleman 8/31/07
 HOWARD COUNTY HEALTH OFFICER DATE
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 9/7/07
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 [Signature] 9/10/07
 DIRECTOR DATE

OWNER'S CERTIFICATE
 ROBERT B. BELL AND DORIS E. BELL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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 OF 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 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT OF WAY. WITNESS MY HAND THIS DAY OF JUNE 2006

[Signature] ROBERT B. BELL
 [Signature] DORIS E. BELL

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 J. WARREN STRECKER TO ROBERT B. BELL AND DORIS E. BELL BY DEED DATED MARCH 23, 1984 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1242 FOLIO 664 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN, IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF MARYLAND AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] JOHN C. MELLEMA JR. (REG. NO. 466)
 DATE 7-31-07

RECORDED AS PLAT NO. 19368 ON 9/10/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND
 SHEET 1 OF 2
 AGRICULTURAL PRESERVATION
 SUBDIVISION PLAT FOR
 BELL FARM PROPERTY
 LOT 1
 ZONED RC-DEO
 TAX MAP 7 PARCEL 223 GRID 16
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: JULY 31, 2007

