## AREA TABULATION CHART

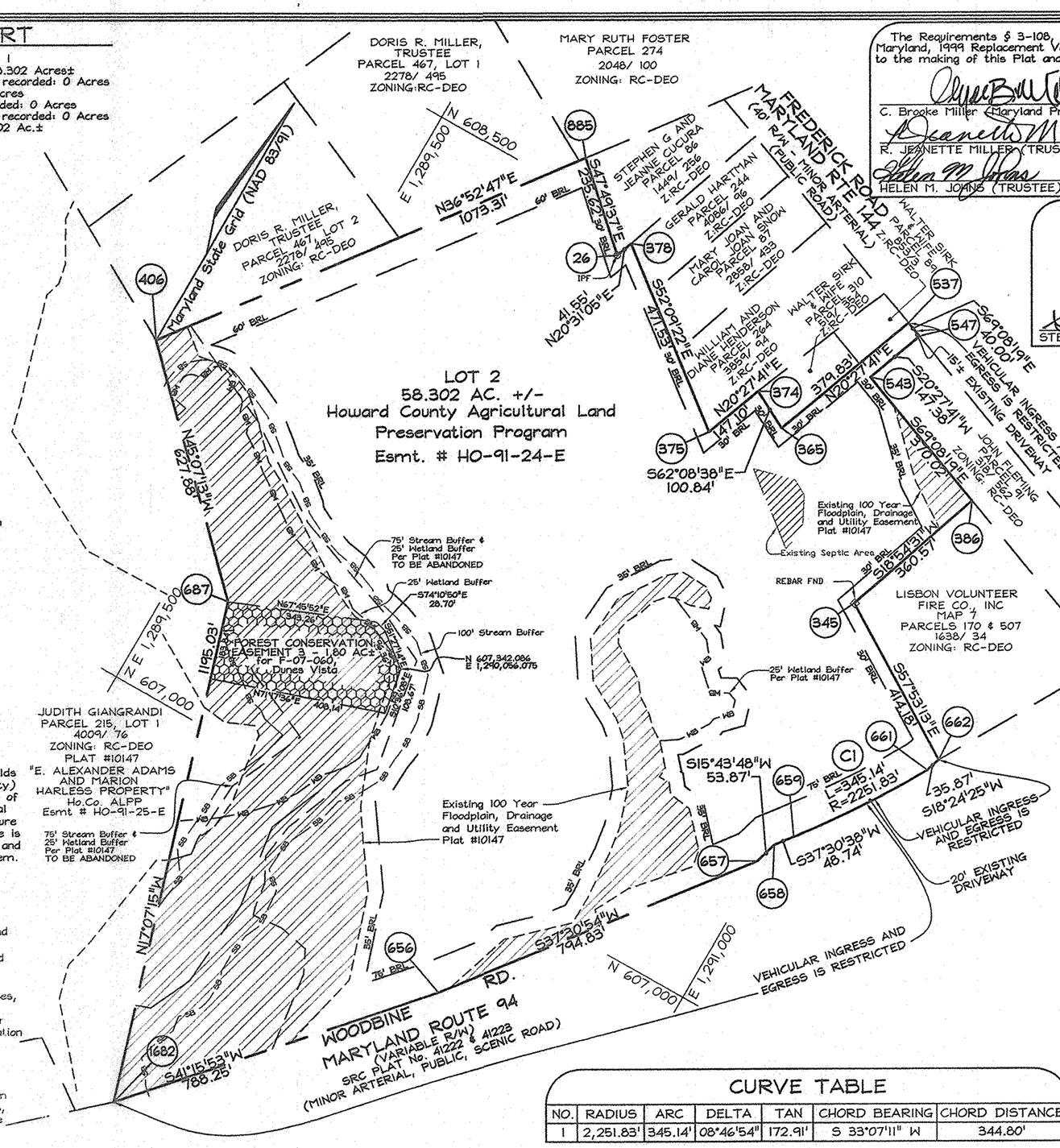
1. Total number of Buildable Lots to be recorded: 1
   Total area of Buildable Lots to be recorded: 58.302 Acres±
2. Total area of Non-Buildable lots/parcels to be recorded: 0 Acres
3. Total area of Open Space to be recorded: 0 Acres
4. Total area of Preservation Parcels to be recorded: 0 Acres
5. Total area of Public Road Right of Way to be recorded: 0 Acres
6. Total area of Subdivision to be recorded: 58.302 Ac.±

## COORDINATE TABLE

| POINT | NORTHING | EASTING |
|---|---|---|
| 406 | 607,723.110 | 1,289,190.460 |
| 885 | 608,581.647 | 1,289,834.593 |
| 26 | 608,423.458 | 1,290,009.216 |
| 378 | 608,462.373 | 1,290,023.779 |
| 375 | 608,173.083 | 1,290,396.139 |
| 374 | 608,310.902 | 1,290,447.562 |
| 365 | 608,263.785 | 1,290,536.717 |
| 537 | 608,619.650 | 1,290,669.496 |
| 547 | 608,605.406 | 1,290,706.874 |
| 543 | 608,467.324 | 1,290,655.354 |
| 386 | 608,335.557 | 1,291,001.117 |
| 345 | 607,994.445 | 1,290,884.271 |
| 662 | 607,774.270 | 1,291,235.082 |
| 661 | 607,740.235 | 1,291,223.755 |
| 659 | 607,451.455 | 1,291,035.356 |
| 658 | 607,412.802 | 1,291,005.684 |
| 657 | 607,360.949 | 1,290,991.080 |
| 656 | 606,730.495 | 1,290,507.053 |
| 1682 | 606,137.991 | 1,289,987.171 |
| 687 | 607,280.064 | 1,289,635.369 |

Continuation of General Notes

15. The Forest Conservation Easement areas shown heron were delineated by Exploration Research, Inc.
16. Existing Reference Numbers: F-92-53
17. WP-92-58 grants approval to:
    A. Waive Section 16.113(b)(3) to waive right-of-way dedication along routes 94 and 144.
    B. Waive Section 16.115(c)(4) to permit driveway accesses onto Route 94.
    C. Waive Section 16.116(c)(6) to permit disturbance within the streambank and wetland buffers for the driveway to serve Lot 1.
    D. Waive Section 16.121(b)(2) a.3 to permit a 1"=400' scale.
    E. Waive Section 16.117 to waive requirement of creating open space lots or pay a fee-in-lieu
18. ▨ 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 sewerage 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 adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
19. Subject property contains on-site wetlands, wetland buffers, a stream, stream buffers, and floodplain.
20. Subject property contains existing dwellings and structures. It does not contain any historic structures, features or cemeteries.
21. No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams or their required buffers, floodplain and forest conservation easement.
22. This amendment plat itself is exempt from forest conservation obligations per Section 16.1202(b)(1)(vii)
23. There are existing dwellings/buildings located on Lot 2 to remain. No new buildings, extensions, or additions to the existing dwellings are to be constructed at a distance less than the zoning regulations requirements.




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.

C. Brooke Miller (Maryland Property Line Surveyor #135) — Date 1/4/2008

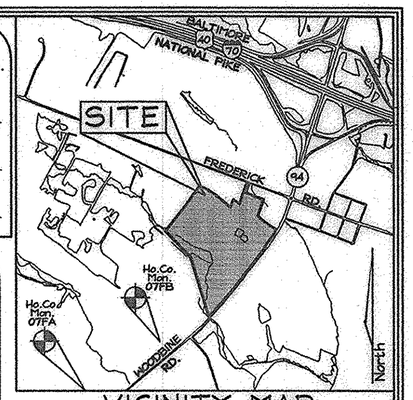
R. JEANETTE MILLER (TRUSTEE) — Date 12/21/07

HELEN M. JOHNS (TRUSTEE) — Date 12-21-07

### QUALIFIED PROFESSIONAL'S CERTIFICATION

There are no wetlands on site that will be impacted and require 401 or 404 wetlands permits from the State of Maryland.

STEPHEN L. HUBER, RPF — Date 1/4/08




## VICINITY MAP

SCALE: 1"=2000'
ADC Map #3; Grid D-10

## GENERAL NOTES

1. The subject property is zoned RC-DEO per the 02/02/04 Comprehensive Zoning Plan and per the Comp Lite Zoning Regulation amendments effective on 07/28/06.
2. Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 07FA and 07FB. ⊕ Denotes approximate location (see location map).

| | | | | |
|---|---|---|---|---|
| Sta. | 07FA | N 604,392.1889 (feet) | E 1,288,044.1797 (feet) | EL. 592.807 |
| Sta. | 07FB | N 605,463.3862 (feet) | E 1,289,326.1017 (feet) | EL. 588.449 |

3. ○ Denotes iron pipe found.
4. ● Denotes rebar and cap set.
5. ◇ Denotes rebar and cap found.
6. □ Denotes concrete monument or stone found.
7. ■ Denotes concrete monument set.
8. Denotes existing Public Forest Conservation Easement.
   Denotes proposed Public Forest Conservation Easement. 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 Easements are allowed.
9. —WB— Denotes Wetland Buffer outline.
10. Denotes Floodplain Drainage Utility Easement.
11. This Plat is based on field run Monument Boundary Survey performed on or about October 1, 1987 by Gary Thurman, Dewberry & Davis and Entitled "Pendleton Farms". All lot areas are more or less(±).
12. Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement and are founded to the nearest square foot and to the nearest 0.001 Acre.
13. The forest conservation obligation for the Dunes Vista property is 1.80 acres and has been satisfied with 1.80 acres of reforestation planting on this site. Forest conservation surety in the amount of $39,204.00 has been posted for this project (78,408 s.f. @ $0.50/s.f.) with the Department of Public Works, Developer's Agreement or Dunes Vista, F-07-060.
14. This Property is encumbered by a forest conservation easement and is restricted by an accompanying easement agreement. The easement agreement, entered into by the property owner and developer, outlines the maintenance responsibilities of the easement owner and enumerates the uses permitted in the easement area.

Notes continued, this sheet

### 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 Easement") located in, on, over, and through lot 2. 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."

The purpose of this plat is to record an off-site forest conservation easement for the Dunes Vista subdivision, F-07-060. The plat also alters previously recorded building restriction lines and adds environmental setbacks.

## CURVE TABLE

| NO. | RADIUS | ARC | DELTA | TAN | CHORD BEARING | CHORD DISTANCE |
|---|---|---|---|---|---|---|
| 1 | 2,251.83' | 345.14' | 08°46'54" | 172.91' | S 33°07'11" W | 344.80' |


OWNER / DEVELOPER
HARLESS FARM TRUST
R. JEANETTE MILLER, TRUSTEE
HELEN M. JOHNS, TRUSTEE
14965 FREDERICK RD
WOODBINE, MD 21797-8609
410-442-1182

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


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

B Nixon for Peter Beilenson — 2/6/2008
Howard County Health Officer — Date

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division — Date 1/16/08

Director — Date 2/8/08

### OWNER'S CERTIFICATE

We, Harless Farm Trust, represented by R. Jeanette Miller and Helen M. Johns, 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: (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 day of , 200 .

R. JEANETTE MILLER (TRUSTEE) — Date 12/21/07 — Witness

HELEN M. JOHNS (TRUSTEE) — Date 12-21-07 — Witness

### SURVEYOR'S CERTIFICATE

I hereby certify that the final easement plat shown hereon is correct; that it is intended to provide a forest conservation easement over an existing recorded preservation easement held by the Howard County Agricultural Land Preservation Program on part of the land conveyed by Marion Harless, to R. Jeanette Miller and Helen M. Johns, Trustees of the Marion Harless Trust by deed dated July 15, 1998 and recorded in the Land Records of Howard County in Liber 4378 Folio 451.

STATE OF MARYLAND — CLYDE BROOKE MILLER — PROPERTY LINE SURVEYOR — No. 135

C. Brooke Miller (Maryland Property Line Surveyor #135) — Date 1/4/2008

Recorded as Plat No. 19705 on 2-8-08
Among the Land Records of Howard County, Maryland.

AMENDMENT PLAT

# E. ALEXANDER ADAMS AND MARION HARLESS PROPERTY

LOT 2
Plat #10147
PREVIOUS FILE NUMBERS: F-92-53
ZONED RC-DEO

TAX MAP 7 GRID 11 & 17 PARCEL 215
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=200'
Date: December 20, 2007
Sheet 1 of 1

F-08-026