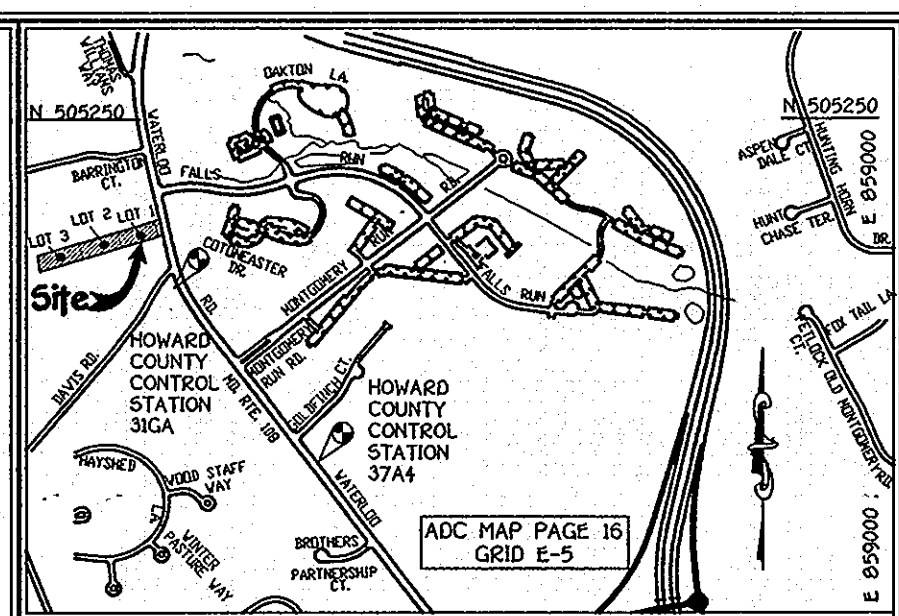


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
402	565008.1067	1366182.2365	402	172214.815367	416413.178556
403	565112.5995	1366166.1059	403	172246.664853	416408.261940
453	565339.4645	1366925.8769	453	172315.813433	416639.840606
508	565348.8724	1366957.3839	508	172318.680955	416649.443941
509	565246.6112	1366980.9884	509	172287.511689	416656.638614
510	565237.1657	1366949.3555	510	172284.632700	416646.996878

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	27,300 Sq.Ft.	3,031 Sq.Ft.	24,269 Sq.Ft.
3	36,043 Sq.Ft.	6,178 Sq.Ft.	29,865 Sq.Ft.

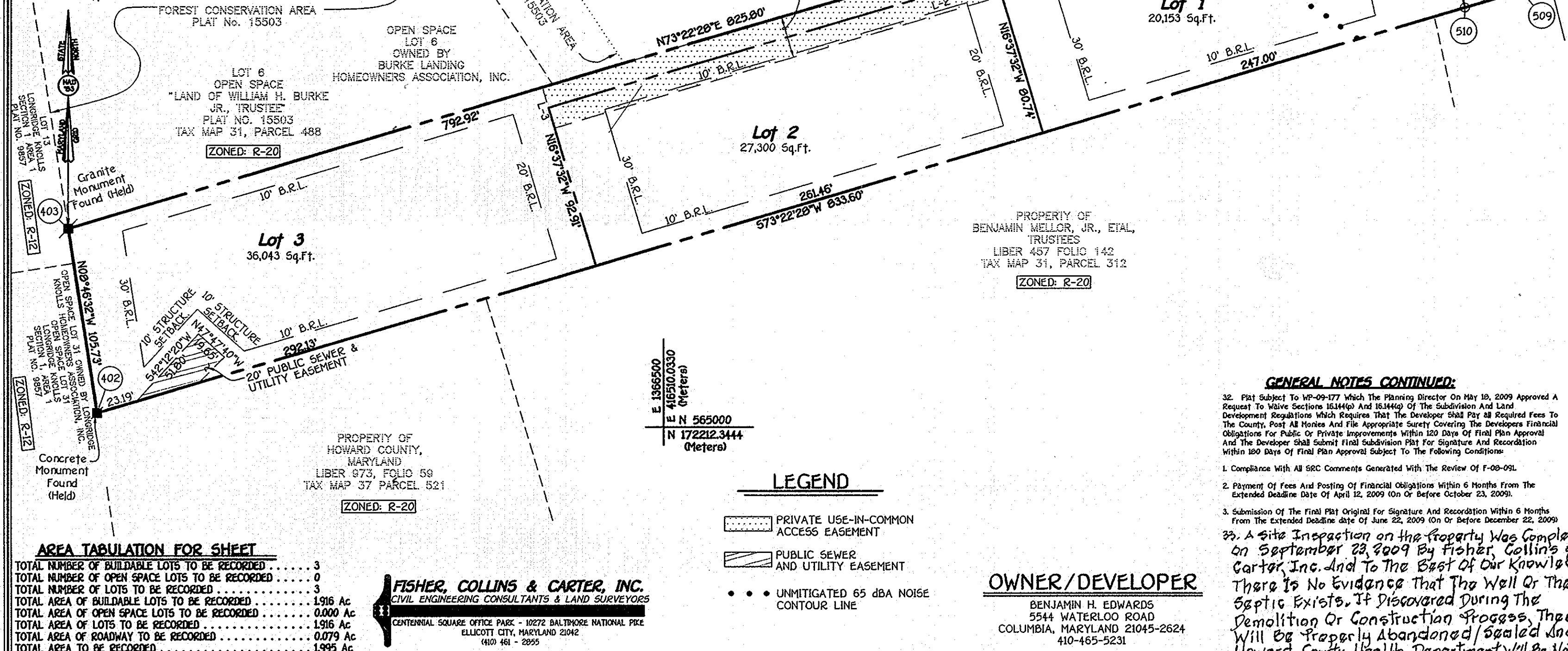
PRIVATE USE-IN-COMMON DRIVEWAY ACCESS EASEMENT	
SYMBOL	BEARING & DISTANCE
L1	N12°55'34"W 24.05'
L2	N73°22'28"E 514.68'
L3	N16°37'32"W 24.00'
L4	S73°22'28"W 515.23'



The Requirements S3-108, 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* 9/23/09  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)  
*Benjamin H. Edwards* 11/20/09  
 Benjamin H. Edwards  
 (OWNER)

**Reservation Of Public Utility Easement**  
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1, 2 And 3. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



**VICINITY MAP**  
 SCALE: 1" = 1200'

- GENERAL NOTES:**
- Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And The Comp. Zoning Amendments Effective 07/28/06.
  - Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31 GA-And No. 374A.
  - Station No. 31 GA North 564925.7547 East 1367067.6507 Station No. 374A North 565835.9101 East 1367371.6471
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About Jan. 26, 2006 By Fisher, Collins & Carter, Inc.
  - Denotes Building Restriction Line.
  - Denotes Iron Pin Set With Cap T.C.C. 106'.
  - Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Or Right-Of-Way.
  - Denotes Concrete Monument Set With Cap T.C.C. 106'.
  - Denotes Concrete Monument Or Stone Found.
  - For Flag Or Pipe Stem Lots, Refuse Collection And Recycling, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right Of Way Line And Not Onto The Flag Or Pipe Stem Lot Driveway.
  - Driveways 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 - 12 Feet (8 Feet Serving More Than One Residence)
    - Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1" Minimum)
    - Grade - Maximum 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
    - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (4-25 Loadings) Than 1 Foot Depth Over Surface
    - Maintenance - Sufficient To Ensure All Weather Use.
  - All Lot Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
  - Quantity And Quality Stormwater Management Requirements Are Met By Applying The Non-Rooftop Disconnection And Rooftop Disconnection Credits In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual. Surety Provided With The Site Development Plan Developer's Agreement.
  - Rain Gardens Are Also Being Used To Address Stormwater Management And Shall Be Privately Maintained. Stormwater Management Is Based On A Maximum Size House Footprint Of 2,000 S.F. Additional Stormwater Management Shall Be Required If House Footprint Exceeds 2,000 S.F.
  - No Cemeteries Exist On This Site Based On Both A Site Visit And An Examination Of The Howard County Cemetery Inventory Map.
  - Wetland Delineation Was Prepared By Environmental Systems Analysis, Inc. Dated May, 2007. No Wetlands Exist On Site.
  - Landscaping For Lots 2 And 3 Is Provided In Accordance With A Certified Landscape Plan On File With This Plat In Accordance With Section 16.1204 Of The Howard County Code And Landscape Manual. Landscape Surety In The Amount Of \$9,750.00 For The Thirteen (13) Shade Trees \* \$300.00 Each And Eight (8) Evergreen Trees \* \$150.00 Each = \$5,100.00 And The 465 L.F. Of 6" Privacy Fence (465 L.F. X \$10.00/L.F. = \$4,650.00) Shall Be Posted With The Site Development Plan Developer Agreement Or Grading Permit, Whichever Is Determined To Be Applicable.
  - 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. 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 And Per The Comp-Lite Zoning Regulations Dated July 20, 2006.
  - The 65 dBA Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
  - No 100 Year Flood Plain Exists On Site.
  - Previous Department Of Planning And Zoning File Number None.
  - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 10.1220 Of The Howard County Code.
  - Public Water And Sewage Abolition Will Be Granted At Time Of Issuance Of The Building Permit. If Capacity Is Available At That Time. 24-4571-D.
  - A Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$3,000.00.
  - There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain Which Is Non-Conforming With Respect To The Front Building Restriction Line Setforth Under Section 10B.9 Of The 2002 Zoning Regulations. No New Building, Extension Or Addition To The Existing Structure Is To Be Constructed At Less Than The Zoning Regulations Require.
  - Maintenance Agreement(s) For The 24' Private Use-In-Common Access Driveway For Lots 1 Thru 3 And The Privacy Fence For Landscape Screening Have Been Recorded Simultaneously With The Recording Of This Plat.
  - Noise Study Prepared By Mars Group Dated July, 2007.
  - Property Is Located Within The Metropolitan District.
  - The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Will Be Fulfilled By Providing A Fee In Lieu Payment Of \$30,000.00 Based On 0.30 Acres (Reforestation) X \$3,560 Sq.Ft./Acre = \$1,068,000.00.
  - A Site Development Plan Approved By The Department Of Planning And Zoning Is Required Prior To Building Permits Being Issued For The Construction Of Residential Dwellings On Each Of These Lots.
  - This Development Is Designed To Be In Accordance With Section 16.127-Residential Infill Development-Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Comply With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.

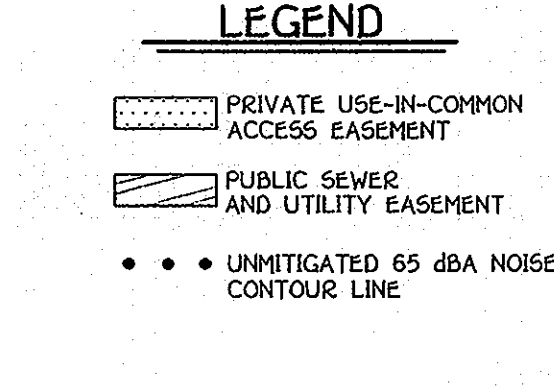
**GENERAL NOTES CONTINUED:**

- Plat Subject To HP-09-177 Which The Planning Director On May 19, 2009 Approved A Request To Waive Sections 16.14(a) And 16.14(b) Of The Subdivision And Land Development Regulations Which Requires That The Developer Shall Pay All Required Fees To The County, Post All Monies And File Appropriate Surety Covering The Developers Financial Obligations For Public Or Private Improvements Within 120 Days Of Final Plan Approval And The Developer Shall Submit Final Subdivision Plat For Signature And Recording Within 180 Days Of Final Plan Approval Subject To The Following Conditions:
  - Compliance With All SRC Comments Generated With The Review Of F-08-091.
  - Payment Of Fees And Posting Of Financial Obligations Within 6 Months From The Extended Deadline Date Of April 12, 2009 (On Or Before October 23, 2009).
  - Submission Of The Final Plat Original For Signature And Recording Within 6 Months From The Extended Deadline Date Of June 22, 2009 (On Or Before December 22, 2009).
- A Site Inspection on the Property Was Completed on September 23, 2009 By Fisher, Collins & Carter, Inc. And To The Best Of Our Knowledge There Is No Evidence That The Well Or The Septic Exists. If Discovered During The Demolition Or Construction Process, They Will Be Properly Abandoned/Sealed And The Howard County Health Department Will Be Notified.

**AREA TABULATION FOR SHEET**

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	1.916 Ac
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac
TOTAL AREA OF LOTS TO BE RECORDED	1.916 Ac
TOTAL AREA OF ROADWAY TO BE RECORDED	0.079 Ac
TOTAL AREA TO BE RECORDED	1.995 Ac

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461 - 2855



**OWNER/DEVELOPER**  
 BENJAMIN H. EDWARDS  
 5544 WATERLOO ROAD  
 COLUMBIA, MARYLAND 21045-2624  
 410-465-5231

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

*Richard C. Davis* 3/22/2010  
 Richard C. Davis  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chief Edward* 2-18-10  
 Chief, Development Engineering Division

*Rest Shearwood* 3/23/10  
 Director

**OWNER'S CERTIFICATE**

Benjamin H. Edwards 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 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 20th Day Of Nov. 2009

*Benjamin H. Edwards*  
 Benjamin H. Edwards

*Terrell A. Fisher*  
 Witness

**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 Carol A. Fisher, Remainderman, To Benjamin H. Edwards By Deed Dated January 20, 1998 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4171 Folio 104, 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 9/23/09  
 Terrell A. Fisher, Professional Land Surveyor No. 10592

RECORDED AS PLAT No. 21028 ON 3/22/10  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**EDWARDS PROPERTY**

LOTS 1 THRU 3

Zoned R-20

Tax Map: 31 Parcel: 250 Grid: 19  
 Sixth Election District  
 Howard County, Maryland

Scale: 1" = 50'  
 Date: September 23, 2009  
 Sheet 1 of 1