

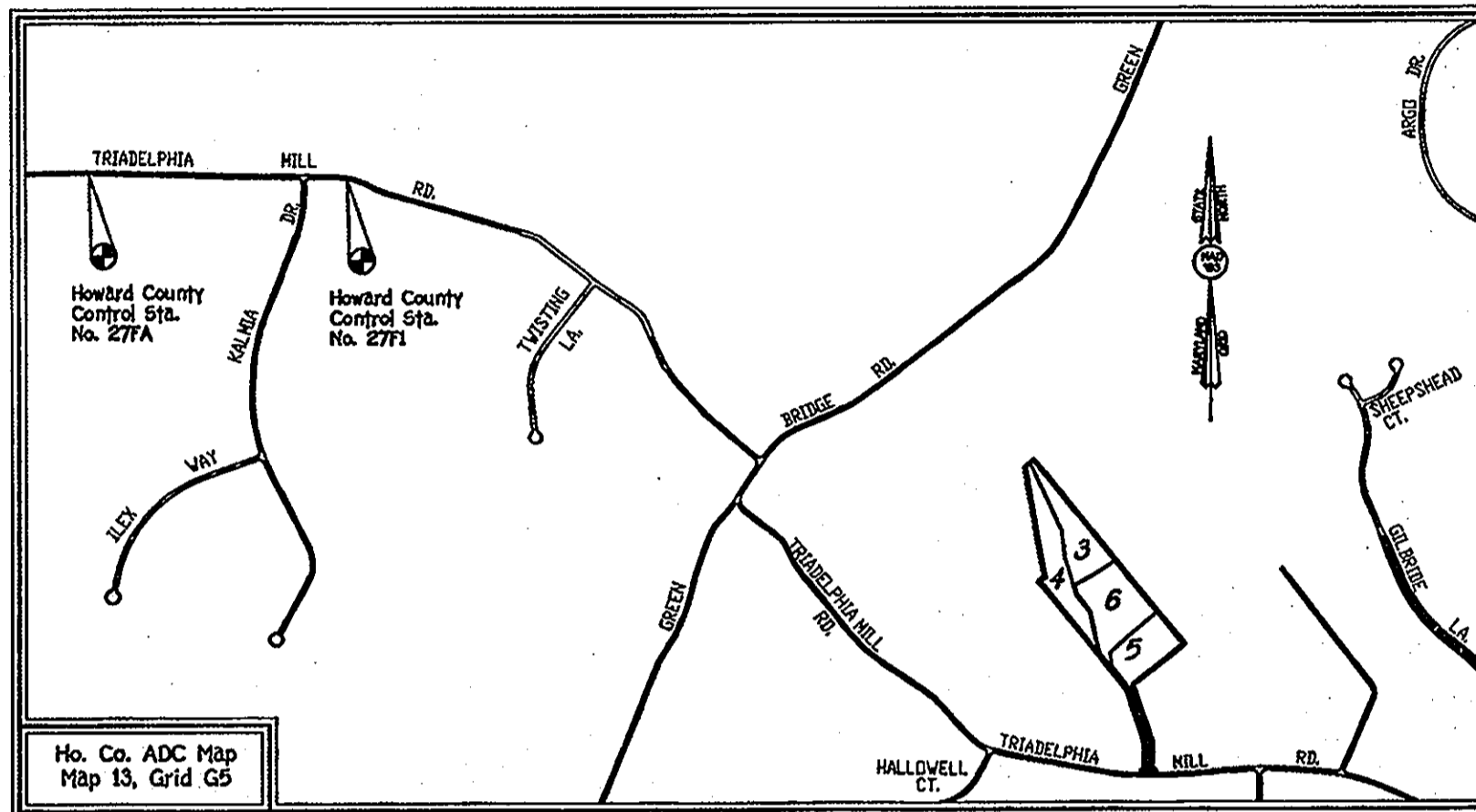
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
101	564870.7205	1314162.2335	101	172172.939963	400557.449921
102	564896.0001	1314137.4302	102	172180.645223	400549.809866
103	565014.6527	1314138.8395	103	172216.810588	400550.319414
104	565130.7645	1314120.6145	104	172252.201540	400544.764429
105	565464.9120	1314008.4628	105	172354.049904	400510.580509
106	565743.1010	1314356.4562	106	172438.842333	400616.649115
108	567016.1299	1313335.2898	108	172826.862052	400305.396967
110	568963.6154	1313275.1342	110	172810.855609	400287.061506
111	566203.1558	1313406.2502	111	172579.067056	400327.025756
112	566174.6988	1313370.7636	112	172570.393357	400316.209425
115	565431.9713	1313966.7079	115	172344.009543	400497.853617
116	565114.2622	1314073.4401	116	172247.171640	400530.385652
117	565015.4819	1314089.0735	117	172217.063338	400535.150715
118	564896.5181	1314087.4382	118	172180.803085	400534.652268
119	564871.8990	1314062.2385	119	172173.299192	400526.971377

Curve Data Chart					
Prnt-Prnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
102-101	25.00	39.36	90°11'44"	25.09	S44°27'18"E 35.42'
104-103	350.00	118.09	19°19'55"	59.61	S08°55'13"E 117.53'
117-116	300.00	100.48	19°11'24"	50.71	N08°59'38"W 100.01'
119-118	25.00	39.09	89°35'35"	24.82	N45°40'04"E 35.23'

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	3.447 Ac.*	0.446 Ac.*	3,001 Ac.*
6	4.613 Ac.*	0.163 Ac.*	4,450 Ac.*
3	3.567 Ac.*	0.193 Ac.*	3,374 Ac.*
4	4.111 Ac.*	0.127 Ac.*	3,984 Ac.*

GENERAL NOTES:

- This 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.
- Subject Property Zoned RR-DEO Per 02/02/04 Comprehensive Zoning Plan And Per 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 No. 27FA And No. 27F1.
Sta. 27FA N 173432.1949 (meters), E 398341.6417 (meters)
Sta. 27F1 N 173420.7613 (meters), E 398878.9484 (meters)
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June, 2006, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- ▲ Denotes 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 Area Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
- Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
a) Width - 12 Feet Or More
b) Surface - Six (6) Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" 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 (4-125-Loading)
e) Drainage Elements - Capable Of Safely 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 Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- Wetlands Area Delineated By Eco-Science Professionals August, 2006. No Non-Tidal Wetlands Exist Within Subdivision Limits.
- Plat Subject To Prior Department Of Planning And Zoning File Numbers: F-02-27 And F-07-030.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Of Construction On These Lots/Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building Or Grading Permit Application.
- This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual Since It Is A Revision And Resubdivision Plat That Does Not Create Any Additional Lots.
- There Is An Existing Dwelling/Structure(s) Located On Lot 6 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/Structure(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
- This Property Is Located Outside Of The Metropolitan District.
- A Maintenance Agreement For The 24' Private Use-In-Common Driveway For Lots 3 Thru 6 Shall Be Recorded Among The Land Records Of Howard County, Maryland Simultaneously With The Plat.
- This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.120(b)(XVII) Of The Howard County Code Because This Is A Plat Of Revision And Resubdivision And No New Lots Are Being Created.
- Waiver Petition File Number WP-07-61 For The Phelps Estates Was Approved By The Director Of The Department Of Planning And Zoning on January 25, 2007. The Specific Sections Waived Were Section 16.120 (b)(XIV), Requiring Regular Rectangularity Shaped Lots; Section 16.120(b)(XIII), Lot Ratio Not To Exceed 3:1 Lot Depth Section 16.120 (b)(XIII), Lots Not To Be Encumbered By Environmentally Sensitive Features; Section 16.120(b)(XIV), Front Setbacks To Be Dimensioned On A Straight Line, Subject To The Following Conditions:
1. A 35' Environmental Building Restriction Line From The Stream Bank Buffer On Lot 3 Shall Be Shown On The Final Plat, F-07-30.
2. A Note Shall Be Added To Final Plat, F-07-30, Indicating That No Grading, Disturbance Or Construction Of Any Kind May Occur Within The Stream Bank Buffer On Lot 3.
3. The Proposed House On Lot 4 Shall Be Shifted Away From The Western Property Line To Allow For A Minimum Of 20' Of Existing Vegetation To Remain For Landscape Buffering From The Western Adjoining Properties. The Front Setback On Lot 4 Shall Be Created As An Arc With A Radius Dimensioned From The Pipestem And Established At A Distance To Meet The 200' Lot Width.
- No Grading, Disturbance Or Construction May Occur Within The 100' Stream Bank Buffer Located On Lot 3.
- Stormwater Management Was Approved Under Phelps Estates, Lots 1 Thru 4 (F-07-030).
- Lot 3 Septic System Must Be Installed Prior To Building Permit Application.
- A Fee-In-Lieu Of Providing Open Space Has Been Paid In The Amount Of \$4,500.00 With Phelps Estates, F-07-030.
- Wells Have Been Drilled On Lots 3, 4, 5 And 6.



VICINITY MAP

SCALE: 1" = 1200'

The Requirements §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.

Terrell A. Fisher 10/29/08
Terrell A. Fisher, L.S. 10692
(Registered Land Surveyor)

Neal A. Phelps 12/15/08
Neal A. Phelps, Trustee
The Phelps Living Trust

Linda Westland Phelps 12/15/08
Linda Westland Phelps, Trustee
The Phelps Living Trust

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities Located In, On, Over, And Through Lots 3 Thru 6, 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 Herein 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."

Legend

- Existing 24' Wide Use-In-Common Access Easement For The Benefit Of Lots 1 Thru 4, Recorded In Liber 11166 At Folio 685, To Be Amended By Recordation Of This Plat
- 24' Wide Amended Private Use-In-Common Access Easement For The Benefit Of Lots 3 Thru 6, Recorded Simultaneously With The Recording Of This Plat

OWNER/DEVELOPER

Neal A. Phelps & Linda Westland Phelps, Trustees
Phelps Living Trust
13760 Triadelphia Mill Road
Clarksville, Maryland 21029-1022
(410) 531-7908

The Purpose Of This Plat Is To Relocate The Common Lot Line Between Lots 5 And 6, Formerly Lots 1 And 2; And Remove The Existing Private Sewerage Easement Recorded On Plat No. 5073 On Lots 5 And 6.

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	15,738 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS TO BE RECORDED	15,738 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	15,738 Ac.*

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21112
(410) 481 - 2255

OWNER'S CERTIFICATE

Neal A. Phelps And Linda Westland Phelps, Trustees, Of The Phelps Living Trust, 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 15 Day Of Dec. 2008.

Neal A. Phelps
Neal A. Phelps, Trustee
The Phelps Living Trust

Linda Westland Phelps
Linda Westland Phelps
The Phelps Living Trust

Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Linda Westland Phelps To Neal A. Phelps, Trustee And Linda Westland Phelps, Trustee, Or Their Successors In Trust, Under The Phelps Living Trust By Deed Dated March 31, 2004 And Recorded In The Land Records Of Howard County In Liber No. 8268 Folio 653, 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.

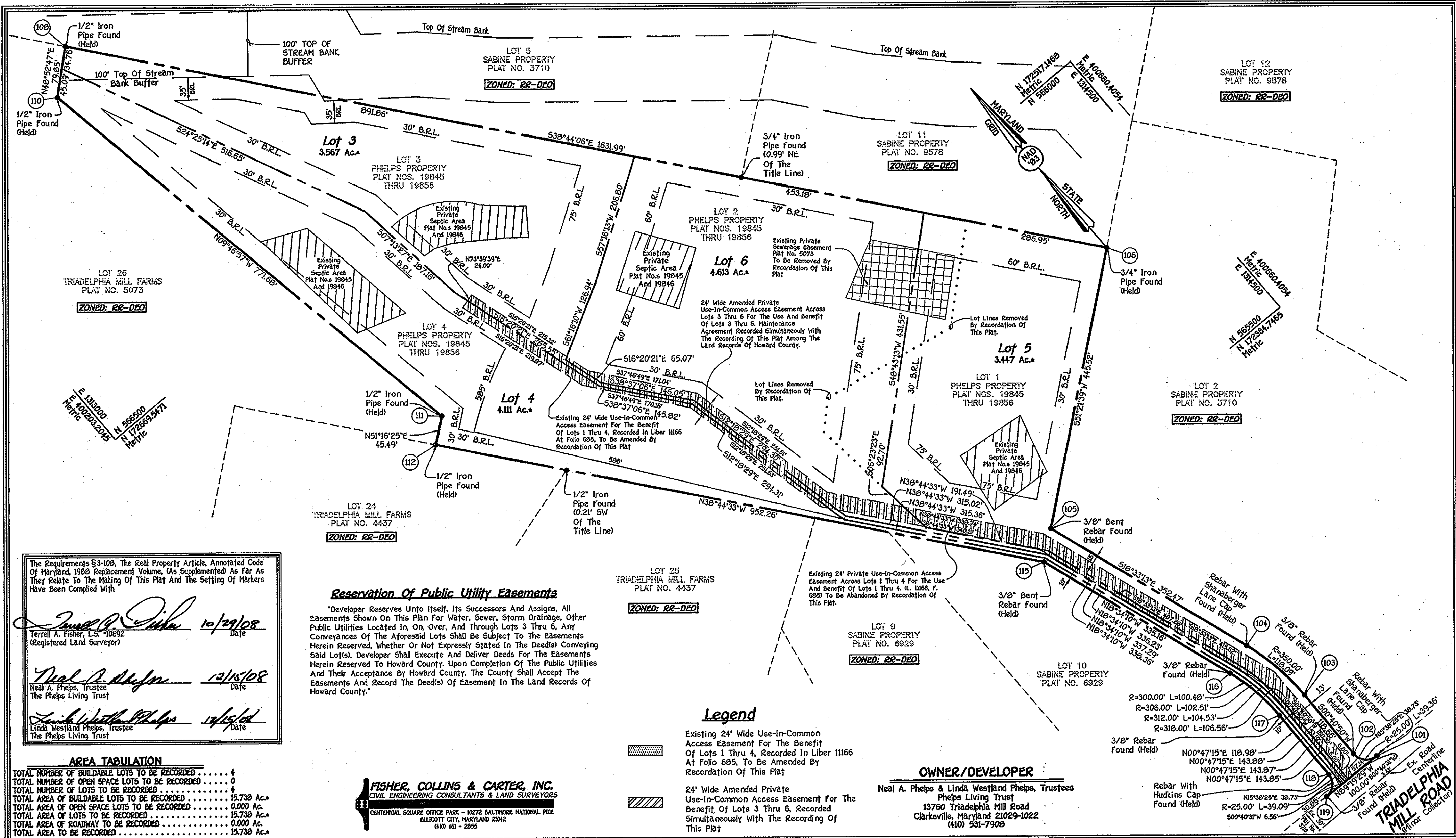
Terrell A. Fisher
Terrell A. Fisher, Professional Land Surveyor No. 10692
Date: 10/29/08

RECORDED AS PLAT No. 20454 ON 11/13/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Phelps Estates
Lots 3 Thru 6

(A Resubdivision Of Lots 1 And 2,
Phelps Estates, Plat Nos. 19845 And 19846)
Zoned: RR-DEO
Tax Map: 28 Parcel: 300 Grid: 19
Fifth Election District
Howard County, Maryland
Scale: As Shown
Date: October 28, 2008
Sheet 1 of 2

F-09-062



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 10/29/08
Terrell A. Fisher, L.S. 10692
(Registered Land Surveyor)

Neal A. Phelps 12/15/08
Neal A. Phelps, Trustee
The Phelps Living Trust

Linda Westland Phelps 12/15/08
Linda Westland Phelps, Trustee
The Phelps Living Trust

Reservation Of Public Utility Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities Located In, On, Over, And Through Lots 3 Thru 6, 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. 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."

Legend

Existing 24' Wide Use-In-Common Access Easement For The Benefit Of Lots 1 Thru 4, Recorded In Liber 11166 At Folio 605, To Be Amended By Recordation Of This Plat

24' Wide Amended Private Use-In-Common Access Easement For The Benefit Of Lots 3 Thru 6, Recorded Simultaneously With The Recording Of This Plat

OWNER/DEVELOPER

Neal A. Phelps & Linda Westland Phelps, Trustees
Phelps Living Trust
13760 Triadelphia Mill Road
Clarksville, Maryland 21029-1022
(410) 531-7900

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	15.730 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	15.730 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	15.730 Ac.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2255

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

B. Wilson for Peter Billewicz 1/27/09
Howard County Health Officer ss Date

APPROVED: Howard County Department Of Planning And Zoning.

Paul Edwards 2-2-9
Chief, Development Engineering Division 4 Date

Cindy Hamilton 2/5/09
Director ss Date

OWNER'S CERTIFICATE

Neal A. Phelps And Linda Westland Phelps, Trustees, Of The Phelps Living Trust, 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 15 Day Of Dec., 2008.

Neal A. Phelps
Neal A. Phelps, Trustee
The Phelps Living Trust

Linda Westland Phelps
Linda Westland Phelps
The Phelps Living Trust

Terrell A. Fisher
Witness

Terrell A. Fisher
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By Linda Westland Phelps To Neal A. Phelps, Trustee And Linda Westland Phelps, Trustee, Or Their Successors In Trust, Under The Phelps Living Trust By Deed Dated March 31, 2004 And Recorded In The Land Records Of Howard County In Liber No. 0260 Folio 653, 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 10/29/08
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 20455 ON 2/13/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Phelps Estates
Lots 3 Thru 6
(A Resubdivision Of Lots 1 And 2,
Phelps Estates, Plat Nos. 19845 And 19946)
Zoned: RR-DEO

Tax Map: 20 Parcel: 300 Grid: 19
Fifth Election District
Howard County, Maryland

Scale: 1" = 100'
Date: October 29, 2008
Sheet 2 of 2

F-09-062