U.S. Equivalent Coordinate Table / Metric Coordinate Table

POINT	NORTH	EAST	POINT	NORTH	EAST
404	577548.1042	1297369.8730	404	176037.014262	395439.128216
405	577422.5098	1297244.3666	405	175998.732993	395400.873780
406	577348.1898	1297148.4409	406	175976.080223	395371.635573
447	577532.0897	1297389.5234	447	176032.133026	395445.117660
457	577573.9711	1296804.3271	457	176044.898504	395266.749477
510	577342.3188	1297157.3889	510	175974.290737	395374.362932
599	577880.0753	1296962.5331	599	176138.199250	395314.970764
600	577868.0844	1296951.1163	600	176134.544423	395311.490911
479	577567.9782	1296813.4609	479	176043.071864	395269.533463
480	577735.0260	1296868.8816	480	176093.988134	395286.425723
481	577861.2080	1296958.3768	481	176132.440478	395313.703922
482	577873.7390	1296970.3079	482	176136.267949	395317.340537

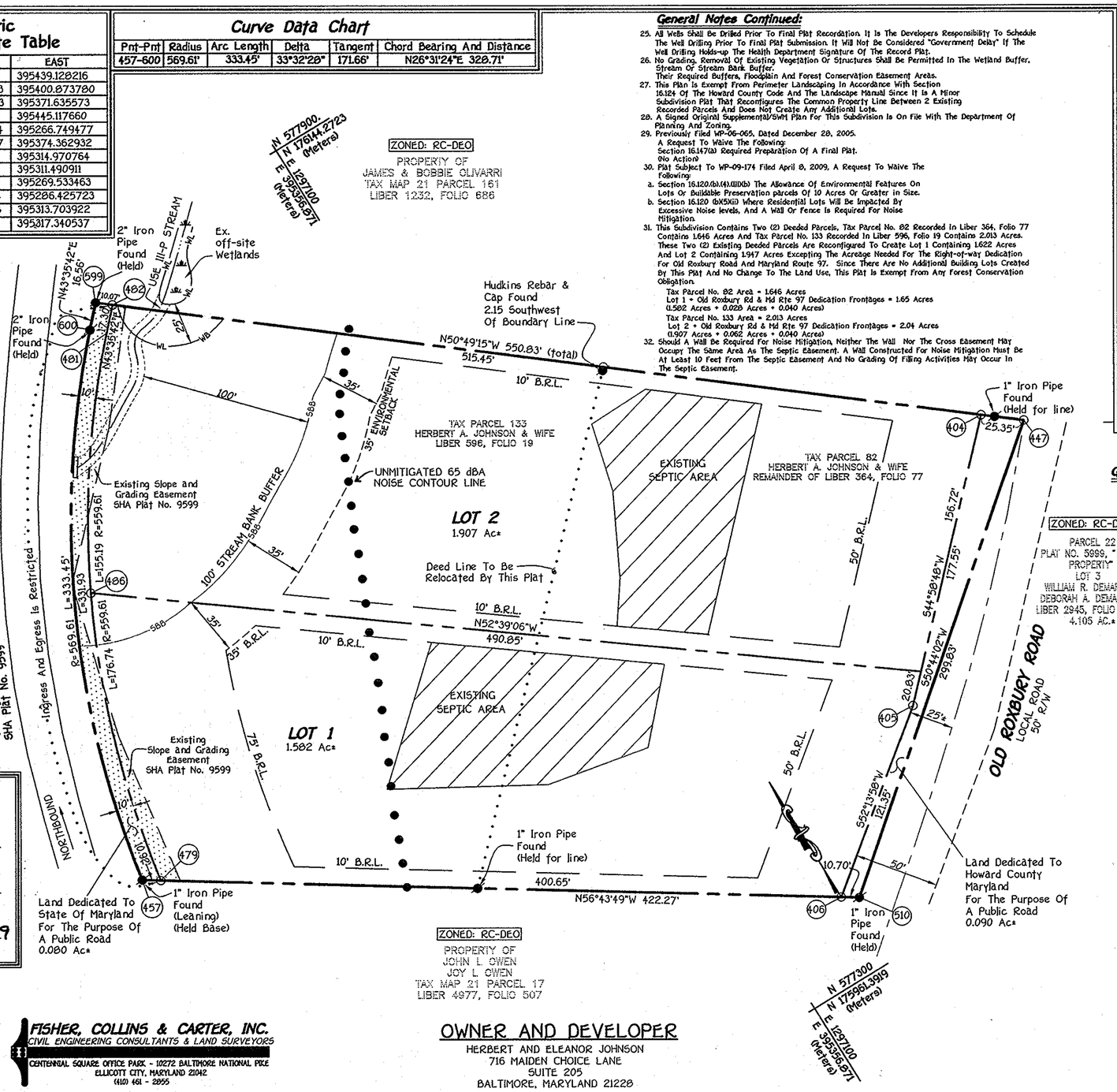
Curve Data Chart

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
457-600	569.61'	333.45'	33°32'28"	171.66'	N26°31'24"E 328.71'

Reservation Of Public Utility Easement

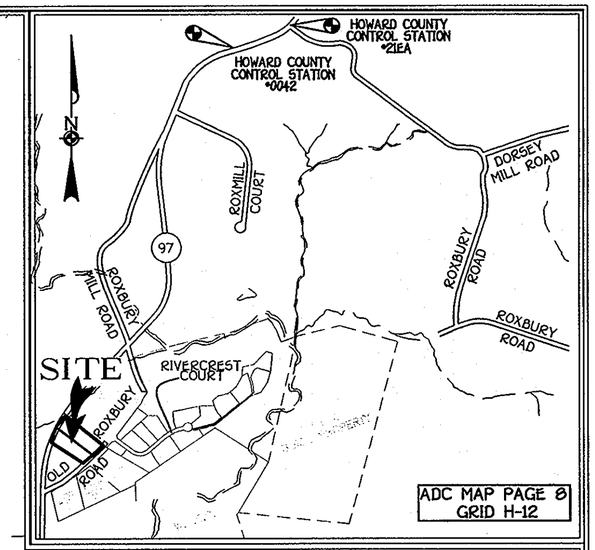
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1, And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots(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."

- STREAM AND TOP OF BANK
- SBB — 100' STREAM BANK BUFFER
- WL — LIMIT OF WETLANDS
- WETLANDS AREA
- WB — 25' WETLANDS BUFFER
- UNMITIGATED 65 dBA NOISE CONTOUR LINE
- EXISTING SLOPE AND GRADING EASEMENT SHA PLAT No. 9599



General Notes Continued:

25. All Wells Shall Be Drilled Prior To Final Plat Recordation. It Is The Developers Responsibility To Schedule The Well Drilling Prior To Final Plat Submission. It Will Not Be Considered "Government Delay" If The Well Drilling Holds-up The Health Department Signature Of The Record Plat.
26. No Grading, Removal Of Existing Vegetation Or Structures Shall Be Permitted In The Wetland Buffer, Stream Or Stream Bank Buffer. Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
27. 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 Minor Subdivision Plat That Reconfigures The Common Property Line Between 2 Existing Recorded Parcels And Does Not Create Any Additional Lots.
28. A Signed Original Supplemental/SWM Plan For This Subdivision Is On File With The Department Of Planning And Zoning.
29. Previously Filed WP-06-065, Dated December 28, 2005. A Request To Waive The Following: Section 16.147(a) Required Preparation Of A Final Plat. (No Action)
30. Plat Subject To WP-09-174 Filed April 8, 2009, A Request To Waive The Following:
    a. Section 16.120.(b).(4).(iii)(b) The Allowance Of Environmental Features On Lots Or Buildable Preservation parcels Of 10 Acres Or Greater in Size.
    b. Section 16.120 (b)(5)(ii) Where Residential Lots Will Be Impacted By Excessive Noise levels, And A Wall Or Fence Is Required For Noise Mitigation.
31. This Subdivision Contains Two (2) Deeded Parcels, Tax Parcel No. 82 Recorded In Liber 364, Folio 77 Contains 1.646 Acres And Tax Parcel No. 133 Recorded In Liber 596, Folio 19 Contains 2.013 Acres. These Two (2) Existing Deeded Parcels Are Reconfigured To Create Lot 1 Containing 1.622 Acres And Lot 2 Containing 1.947 Acres Excepting The Acreage Needed For The Right-of-way Dedication For Old Roxbury Road And Maryland Route 97. Since There Are No Additional Building Lots Created By This Plat And No Change To The Land Use, This Plat Is Exempt From Any Forest Conservation Obligation.
    Tax Parcel No. 82 Area = 1.646 Acres
    Lot 1 = Old Roxbury Rd & Md Rte 97 Dedication Frontages = 1.65 Acres
    (1.582 Acres + 0.028 Acres + 0.040 Acres)
    Tax Parcel No. 133 Area = 2.013 Acres
    Lot 2 = Old Roxbury Rd & Md Rte 97 Dedication Frontages = 2.04 Acres
    (1.907 Acres + 0.062 Acres + 0.040 Acres)
32. Should A Wall Be Required For Noise Mitigation, Neither The Wall Nor The Cross Easement May Occupy The Same Area As The Septic Easement. A Wall Constructed For Noise Mitigation Must Be At Least 10 Feet From The Septic Easement And No Grading Of Filling Activities May Occur In The Septic Easement.



VICINITY MAP

SCALE : 1" = 1200'

General Notes:

1. ▨ 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.
2. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
3. Subject Property Zoned RC-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Regulation Amendments Effective 7/28/06.
4. Coordinates Based On Nad '83 , Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0042 And No. 21EA.
   Station No.0042 North 177,458.9870M East 395,922.2400M
   Station No.21EA North 177,611.9279M East 396,391.9686M
5. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About March, 2007 By Fisher, Collins And Carter, Inc.
6. B.R.L. Denotes Building Restriction Line.
7. ● Denotes Iron Pin Set With Cap "F.C.C. 106".
8. ⸙ Denotes Iron Pipe Or Iron Bar Found.
9. ○ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
10. ■ Denotes Concrete Monument Set With Cap "F.C.C. 106".
11. ▰ Denotes Concrete Monument Or Stone Found.
12. Driveways Shall Be Provided Prior To Issue Of A use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    a) Width - 12 Feet (16 Feet Serving More Than One Residence);
    b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum);
    c) Geometry - Maximum 14% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-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
13. All Lot Areas Are More Or Less (±).
14. Plat Is Subject To Prior Department Of Planning And Zoning File Numbers: WP-06-065, WP-09-174.
15. 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 28, 2006.
16. No Historic Structures or Cemeteries Exist On The Subject Property.
17. This Subdivision Is Exempt from The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(1)(vii) Of The Howard County Code Because This Subdivision Reconfigures The Common Boundary Line Of Two Existing Recorded Buildable Parcels And Does Not Create Any New Buildable Lots And Exhausts All Resubdivision Potential.
18. There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Requirements
19. A Wetlands Study Was Prepared By Eco-Science Professionals, Inc. On December 5, 2008. No Wetlands Exist On Subject Property.
20. Noise Study Prepared By Mars Group Dated July, 2008
21. 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.
22. The Septic Disposal Area On Lot 2 Can only Support A 4 Bedroom House.
23. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
24. The BMP Used To Achieve The Requirements For WQv And Rev Has Been Designed In Accordance With The Design Criteria Contained In The 2000 Maryland Stormwater Management Design Manual (Manual), Chapter 5, "Stormwater Credits For Innovative Site Planning", Section 5.3 "Disconnection Of Non-rooftop Disconnection Credit" And Section 5.4, "Sheetflow To Buffer Credit". Cpv Was Not Required Because The 1-Year Peak Discharge Rate Did Not Exceed To 2.0 Cfs As Mandated For Cpv By The Above Cited Manual.

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, L.S. #10692 (Registered Land Surveyor) — Date 10/19/09

DECEASED
Herbert A. Johnson (Owner) — Date

x Eleanor H Johnson 10/22/09
Eleanor H. Johnson (Owner) — Date

AREA TABULATION FOR SHEET

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.489 Ac±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac±
TOTAL AREA OF LOTS TO BE RECORDED	3.489 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.170 Ac±
TOTAL AREA TO BE RECORDED	3.659 Ac±

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

OWNER AND DEVELOPER

HERBERT AND ELEANOR JOHNSON
716 MAIDEN CHOICE LANE
SUITE 205
BALTIMORE, MARYLAND 21228

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

B Wuhan for Peter Beilenson 11/17/09
Howard County Health Officer — Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division — Date 11/20/09

Director — Date 11/24/09

OWNER'S CERTIFICATE

Herbert A. Johnson And Eleanor H. Johnson 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 22 Day Of Oct. , 2009

Deceased
Herbert A. Johnson — Witness

x Eleanor H Johnson — Witness: Tony Fortitta
Eleanor H. Johnson

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 (1) All Of The Lands Conveyed By Glen Johnson To Herbert A. Johnson And Eleanor H. Johnson By Deed Dated May 25, 1972 And Recorded In The Land Records Of Howard County In Liber No. 596 Folio 19, (2) All Of The Lands Conveyed By Elizabeth W. Murray To Herbert A. Johnson And Eleanor H. Johnson By Deed Dated January 25, 1961 And Recorded In The Land Records Of Howard County In Liber No. 364 Folio 77 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.

STATE OF MARYLAND — TERRELL A. FISHER — No. 10692 — PROFESSIONAL LAND SURVEYOR

Terrell A. Fisher, Professional Land Surveyor No. 10692 — Date 10/19/09

RECORDED AS PLAT No. 20858 ON 12/01/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ELEANOR HELEN JOHNSON PROPERTY

LOTS 1 AND 2

Zoned: RC-DEO

Tax Map: 21 Parcels: 82 And 133 Grid: 19
Fourth Election District
Howard County, Maryland

0' 50' 100' 150'

Scale: 1" = 50'
Date: June 2, 2009
Sheet 1 of 1

F-09-077

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