

POINT	NORTHING	EASTING
10	552166.2307	1327880.8140
11	552769.0100	1327142.4912
12	553667.4610	1327811.6758
13	554701.6191	1326902.2935
14	555119.6445	1327191.3667
15	554694.9387	1327660.1196
16	554716.4913	1327719.9590
17	554510.0280	1327794.2393
18	554408.0398	1327585.0879
19	554349.8830	1327609.0278
20	554248.1201	1327750.1353
21	554085.0881	1327808.6626
22	554127.6574	1327931.4951
23	553083.9933	1328305.4834
24	552772.3896	1328339.9131
25	552761.8964	1328313.0068
26	552580.5876	1328233.4385
27	552294.2680	1327959.8750
31	552819.9823	1327080.0571
32	553491.0273	1326638.6290
33	553730.8287	1326729.7544
34	554039.7488	1326444.5972
35	554047.2789	1326437.6465
36	555126.4169	1327183.8917

HEALTH NOTES

1. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS EASEMENT ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

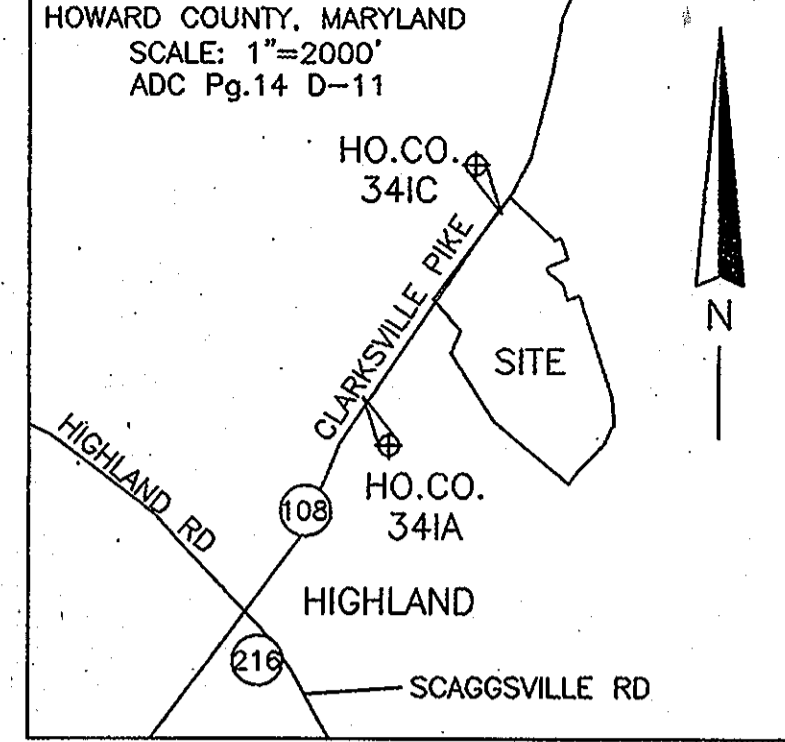
2. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.

WAIVER PETITION NOTE #2

Waiver petition WP-10-113 has been approved as of March 15, 2010:
 16.144(a) Final subdivision plat original must be submitted to the Department of Planning and Zoning for signatures and recordation within 180 days of final plan approval. subject to the following conditions:
 * (Condition #1) Compliance with all SRC Agency comments generated with the review of the subdivision plat, F-09-078 and waiver petition, WP-09-121.
 * (Condition #2) Submission of the final plat original for signature and recordation within 6-months of the end of the tolling period of June 30, 2010, (on or before December 30, 2010).

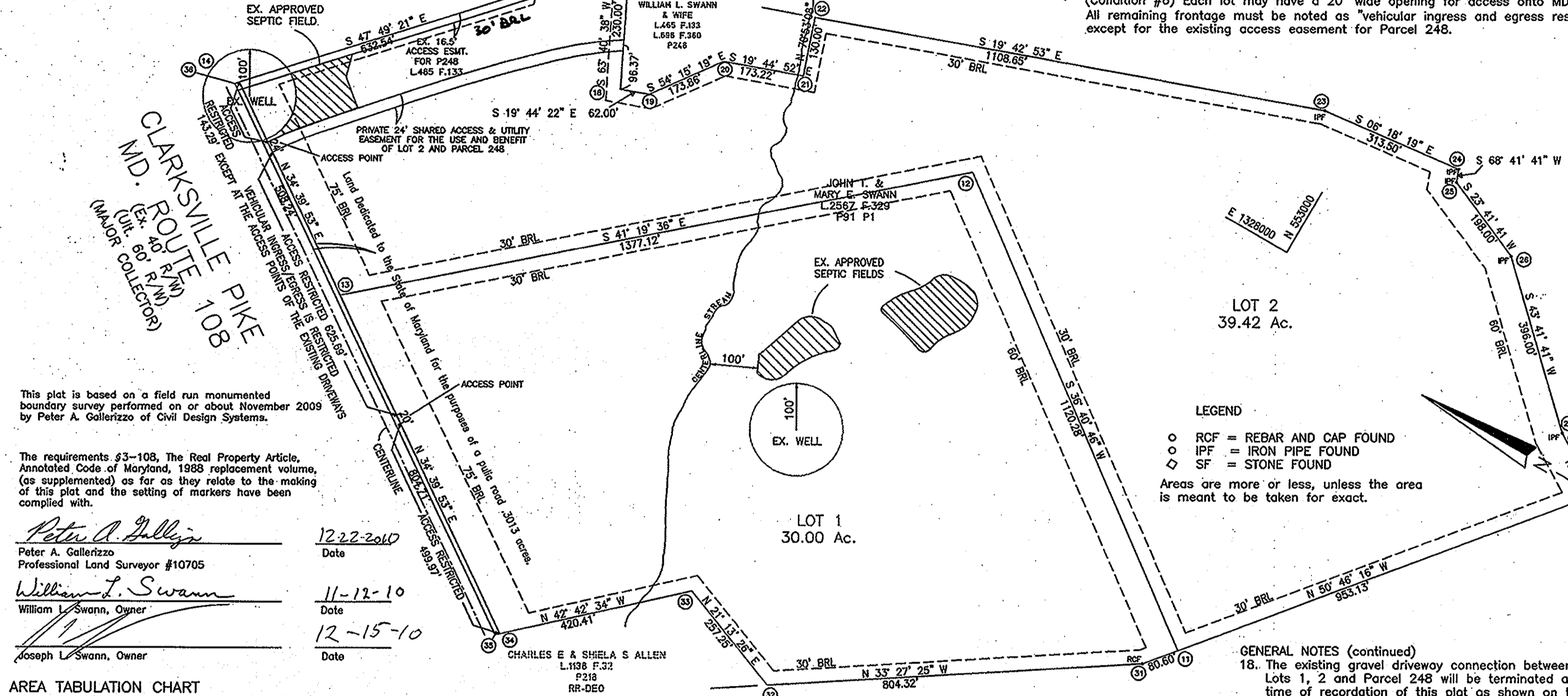
WAIVER PETITION NOTE #1

Waiver petition WP-09-121 has been approved as of March 27, 2009:
 16.115(d) Floodplain must be delineated on final plat
 16.116(a)(4) Streams and Wetlands must be delineated unless not impacted
 16.120(a)(1) To allow 2 access points from Major Collector, MD Route 108 (existing)
 16.120(b)(5)(i) Noise study requirement
 subject to the following conditions:
 * (Condition #1) Compliance with all SRC Agency comments generated with the review of the subdivision plat, F-09-078.
 * (Condition #2 - DED #1) All environmental reports shall be provided and all buffers and easements shall be added to the plat at the time of further development of either of these lots.
 * (Condition #2 - DED #2) A right-of-way reservation note shall be provided at this time on the plat for future road dedication.
 * (Condition #3) Approval of this waiver petition does not sanction any disturbance to the environmental features, or their restrictive buffers or setbacks.
 * (Condition #4) This waiver approval is being done for the owner's estate planning purposes. Full compliance with the above regulations (or those in effect at the time) will be required for any future further development of either of these lots.
 * (Condition #5) The existing driveway system traverses the two lots with a loop connection. Any portion of this driveway system which is shared, or potentially shared, must be encumbered with a shared access easement. A driveway maintenance agreement will be required in conjunction with the processing of this plat, F-09-078.
 * (Condition #6) Each lot may have a 20' wide opening for access onto MD Route 108. All remaining frontage must be noted as "vehicular ingress and egress restricted" except for the existing access easement for Parcel 248.



VICINITY MAP

- GENERAL NOTES**
- This plat is for the purpose of estate division only.
 - No grading, removal of vegetative cover or trees, paving and new dwellings shall be permitted on these lots.
 - There are existing dwellings/structures located on Lots 1 and 2 to remain. No new buildings, extensions or additions to the existing dwelling/structures are to be constructed at a distance less than the zoning regulation requirements.
 - Further subdivision is required prior to construction of any additional dwelling.
 - Land dedicated to the State of Maryland for purposes of a public road (0.3013 acres).
 - The subject property is Zoned RR-DEO per the 2/02/2004 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Amendments effective 7/28/06.
 - Building Restriction Lines are shown hereon, Front 75', Side 30', Rear 60'.
 - Existing driveways provide safe access to each lot and each lot is currently occupied.
 - Percolation Certification was approved on 03/31/2010.
 - Existing approved private water and sewer facilities serve the subject lots.
 - This subdivision is exempt from the requirements of the Forest Conservation Act and Howard County Code in accordance with Section 16.120. (b). (2). (iv) of the Subdivision and Land Development Regulations. This subdivision involves a real estate transaction which does not involve a change in land use or redevelopment involving land-disturbing activities. A "Declaration of Intent" for Real Estate Transaction" has been filed with this plat, F-09-078. Full compliance with this regulation (or those in effect at the time) will be required for any future further development of either of these lots.
 - This subdivision is exempt from Landscape requirements of Section 16.124 of the Subdivision and Land Development Regulations for installation of perimeter landscaping since each of the proposed lots is improved with an existing dwelling. Full compliance with this regulation (or those in effect at the time) will be required for any future further development of either of these lots.
 - The requirement to delineate wetlands, streams, steep slopes, floodplains and their protective buffers on this plat has been waived under WP-09-121; however, the approval of the waiver does not sanction any disturbance to the environmental features or their restrictive buffers. Full compliance with this regulation (or those in effect at the time) will be required for any future further development of either of these lots.
 - This property is listed on the Howard County Historic Sites Inventory as HO-465. The plan was reviewed by the Historic District Commission on January 8, 2009, as case no. HDC-09-05. The Commission had no objection to the proposed subdivision plan.
 - For flag or pipestem lots, refuse collection, 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 pipestem lot driveway.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 341C and No. 341A.
 - There are no burial grounds or cemeteries known to exist on this site.



This plat is based on a field run monumented boundary survey performed on or about November 2009 by Peter A. Gallerizzo of Civil Design Systems.

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.

Peter A. Gallerizzo
 Peter A. Gallerizzo
 Professional Land Surveyor #10705
 Date: 12-22-2010

William L. Swann
 William L. Swann, Owner
 Date: 11-12-10

Joseph L. Swann
 Joseph L. Swann, Owner
 Date: 12-15-10

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded

- Buildable 2
- Non-Buildable 0
- Open Space 0
- Preservation Parcels 0

b. Total area of lots and/or parcels

- Buildable 69.4179
- Non-Buildable 0
- Open Space 0
- Preservation Parcels 0

c. Total area of roadway to be recorded including widening strips 0.3013 Ac.

d. Total area of subdivision to be recorded 69.72 Ac.

OWNER
 WILLIAM L. SWANN AND JOSEPH L. SWANN
 c/o WILLIAM L. SWANN
 12979 CLARKSVILLE PIKE
 HIGHLAND, MD 20777
 301-854-2608

ENGINEER/SURVEYOR
 PETER A. GALLERIZZO
 P.O. BOX 47
 OLNEY, MD 20830-0047
 301-854-2229

LEGEND
 ○ RCF = REBAR AND CAP FOUND
 ○ IPF = IRON PIPE FOUND
 □ SF = STONE FOUND
 Areas are more or less, unless the area is meant to be taken for exact.

The purpose of this plat is to subdivide Parcel 91 into two lots for estate purposes; and, to record a 24' shared access and utility easement for the use of Lot 2 and Parcel 248.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 Chief, Development Engineering Division
 Date: 1/24/11

[Signature]
 Director
 Date: 1/24/11

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature]
 Howard County Health Officer
 Date: 1/19/2011

OWNER'S CERTIFICATE

"We, William L. Swann, and Joseph L. Swann, personal representatives of the estate of John T. Swann, deceased and of Mary E. Swann, deceased, 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:

- 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;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways.

Witness my/our hands this 24th day of November, 2010.

[Signature]
 WILLIAM L. SWANN

[Signature]
 JOSEPH L. SWANN

[Signature]
 WITNESS

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 Cuyler W. McNeil to John T. Swann and Mary E. Swann, his wife and recorded in the land records of Howard County in Liber 215, folio 224, 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."

[Signature]
 PETER A. GALLERIZZO LS#10705
 DATE: 12-22-2010

RECORDED AS PLAT NO. 21468 ON 2/4/11 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

SWANN PROPERTY
 LOTS 1 AND 2
 ZONED RR-DEO
 MAP 34 ; GRID 24 ; PARCEL 91
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=200' NOV. 2010
 SHEET 1 OF 1