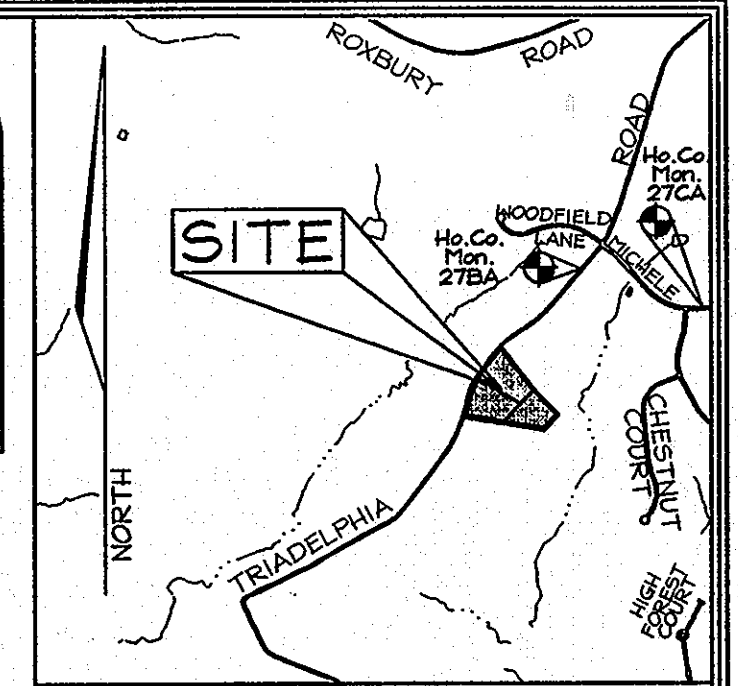


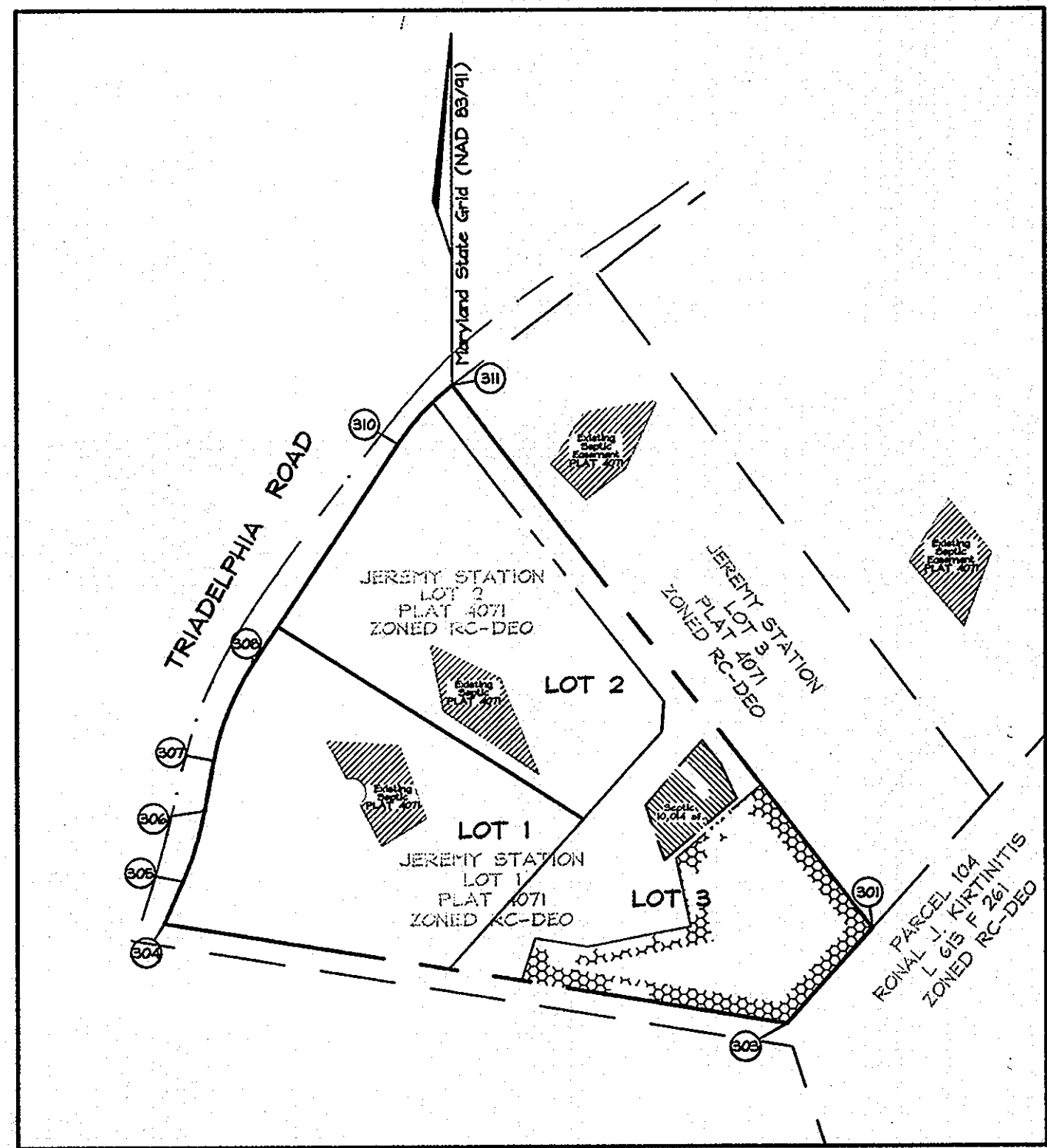
General Notes continued...

13. There is no 100 Year Floodplain existing on-site.
14. Per Environmental analysis performed by Exploration Research Inc. in September 2008, there are no existing wetlands, streams or their buffers within the limits of proposed Lots 1-3.
15. The project is not within the metropolitan district.
16. The project is in conformance with the latest Howard County Standards unless waivers have been approved.
17. This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property 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 applications.
18. There are existing dwellings on Lots 1 and 2 to remain. New buildings, extensions or additions to the existing dwellings shall be constructed in accordance with the zoning regulation requirements.
19. For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided at the junction of the flag or pipestem and road right-of-way line and not onto the pipestem lot driveway.
20. To the best of our knowledge there are no historic structures, cemeteries, or burial grounds located on the subject property.
21. 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 Easement are allowed.
22. Landscaping for Lot 3 will be provided in accordance with a certified Landscaping Plan on file with this plat in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Financial surety for the required landscaping will be posted as part of the Developer's Agreement in the amount of \$3,900.00 (13 shade trees @ \$300.00 each)
23. The total forest conservation obligation for the site is 2.01 acres. The on-site easement contains 1.61 (70,132 sf) acres of forest retention. The remainder of the forest conservation obligations (0.40 acres, or 17,424 SF) shall be fulfilled with a fee-in-lieu payment of \$13,068.00 (\$0.75/sf for 17,424 sf).
24. Open space obligations have been met by payment of a Fee-in-lieu in the amount of \$1,500.
25. In accordance with Section 16.1107.(b).(v) This Resubdivision plan is exempt from the requirement to pass adequate public facilities tests for roads, allocations and school facilities, because it creates only one (1) additional dwelling unit from lots that existed on April 10, 1992.
26. Planning and Zoning reference numbers: F-78-186, Plat No. 4071, WP-09-137.
27. On April 24, 2009 the Planning Director approved a waiver from Section 16.120(b)(4)(iii)(b) of the Howard County Subdivision and Land Development Regulations to allow retention of existing forest in a forest conservation easement on a residential buildable lot that is less than 10 acres in size (Waiver Petition WP-09-137).
28. The Lots shown hereon comply with the minimum ownership width and lot area as required by Maryland State Department of the Environment.

POINT	NORTHING	EASTING
301	574,103.058	1,305,628.647
303	573,973.42	1,305,513.54
304	574,111.630	1,304,675.827
305	574,169.796	1,304,701.438
306	574,265.368	1,304,730.810
307	574,334.193	1,304,743.252
308	574,469.860	1,304,797.719
310	5747.66.747	1,304,991.914
311	574,845.620	1,305,065.138



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 13 GRID B-1



LOCATION MAP
SCALE: 1"=200'

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. 27CA and no. 27BA. ♦ Denotes approximate location (see location map).
3. Sta. 27BA N 575,669.0659 E 1,305,908.9258 ELEV 520.540
4. Sta. 27CA N 575,270.0519 E 1,307,150.2458 ELEV 530.838
5. ○ Denotes iron pipe found.
6. ● Denotes rebar and cap set.
7. ♦ Denotes P.K. Nail Set
8. Private water and private sewerage systems for Lots 1, 2 and 3.
9. 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 sewage 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 variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
10. BRL Denotes Building Restriction Line.
11. The topography shown hereon is based on a field run topographic survey performed by FSH Associates, LLC. in October, 2008. The project boundary is based on a field run boundary survey performed by FSH Associates, LLC. in October, 2008.
12. All wells and septic fields within 100' of the property boundary have been shown.
13. All areas shown are more or less, unless the area is meant to be taken for exact.
14. Driveway(s) 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 requirements:
 - 1) Width - 12 feet (16 feet serving more than one residence);
 - 2) Surface - six (6") inches of compacted crusher run base with tar and chip coating (1-1/2" Minimum);
 - 3) Geometry - Maximum 14% grade, Maximum 10% grade change and minimum 45-foot turning radius;
 - 4) Structures (culverts/bridges) - capable of supporting 25 gross tons (H25-loading);
 - 5) Drainage elements - capable of safely passing 100 year flood with no more than 1 foot depth over driveway surface;
 - 6) Maintenance - sufficient to ensure all weather use

See this sheet for continuation...

OWNER/DEVELOPER

Patricia A. Hecht
Robert E. Hecht, Jr.
14895 Triadelphia Road
Glenelg, Maryland 21737-9407
(410) 442-1598

FSH Associates

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

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
3	3,439 ac.±	0,412 ac.±	3,027 ac.±

AREA TABULATION CHART

1. Total number of Buildable Lots to be recorded: 3
2. Total area of Buildable Lots to be recorded: 10.615 Acres±
3. Total area of subdivision: 10.615 Acres±

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.

Handwritten Signature 6-11-2009 Date
C. Brooke Miller (MD Property Line Surveyor #135)

Handwritten Signature 6/9/09 Date
Patricia A. Hecht

Handwritten Signature 6/9/09 Date
Robert E. Hecht, Jr.

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 and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through Lot 3 any conveyances of the aforesaid lot 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 RESUBDIVIDE THE EXISTING LOTS 1 AND 2 OF THE JEREMY STATION SUBDIVISION INTO 3 LOTS.

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

Handwritten Signature 8/19/2009 Date
Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

Handwritten Signature 8/20/09 Date
Chief, Development Engineering Division JP

Handwritten Signature 8/21/09 Date
Director

OWNER'S CERTIFICATE

We, Robert E. Hecht, Jr. and Patricia A. Hecht 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 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 9th day of June, 2009.

Handwritten Signature Patricia A. Hecht
Patricia A. Hecht

Handwritten Signature 6-9-09
Mary W Briggs Sr
Mary W Briggs Sr
Witness

Handwritten Signature 6-9-09
Robert E. Hecht, Jr.
Robert E. Hecht, Jr.
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 Carolyn L. Popp, Personal representative, of the Estate of Lawrence S. Lang, Sr., Grantor to Robert E. Hecht, Jr. and Patricia A. Hecht, Grantees by deed dated September 5, 2008 and recorded in the land records of Howard County in liber 11354, folio 544, by Robert E. Hecht, Jr. party of the first part, Grantor to Robert E. Hecht, Jr. and Patricia A. Hecht, parties of the second part, Grantees by deed dated December 21, 2006 recorded in the land records of Howard County in liber 10450, folio 176, 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.

Handwritten Signature 6-11-2009 Date
C. Brooke Miller (MD Property Line Surveyor #135)

Recorded as Plat No. 20739 on 8/27/09
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF
HECHT PROPERTY

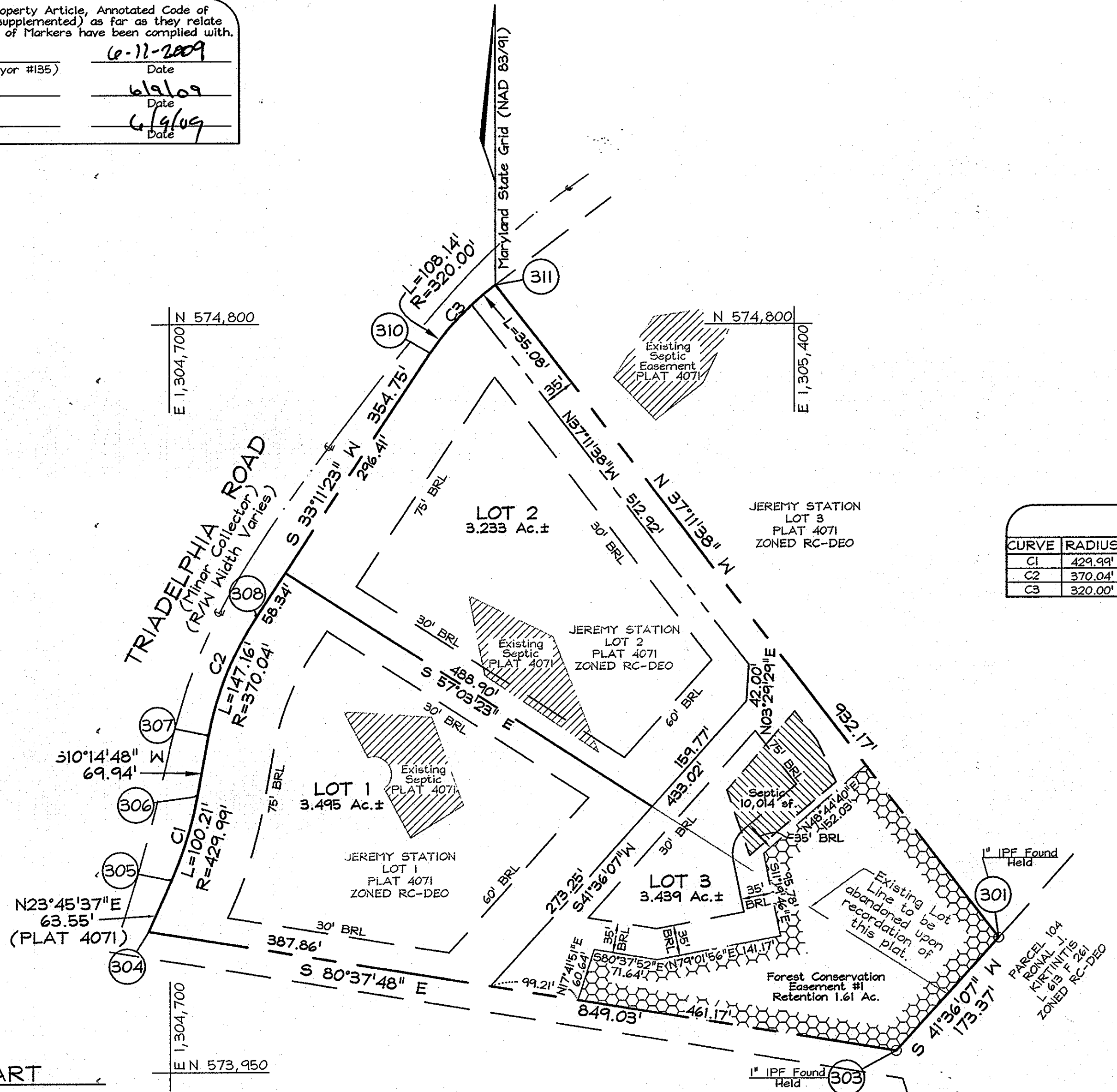
LOTS 1-3
A RESUBDIVISION OF LOTS 1 AND 2 OF
"JEREMY STATION" PLAT# 4071

TAX MAP 27 GRID 4, PARCEL 125
ZONED RC-DEO
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: June 9, 2009
Sheet: 1 of 2

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
C. Brooke Miller (MD Property Line Surveyor #135)
Patricia A. Hecht
Patricia A. Hecht
Robert E. Hecht, Jr.
Robert E. Hecht, Jr.

6-11-2009
Date
6/9/09
Date
6/9/09
Date



CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
C1	429.99'	100.21'	13°21'10"	50.33	S17°05'02"W 99.98'
C2	370.04'	147.16'	22°47'21"	74.57	N21°52'24"E 146.19'
C3	320.00'	108.14'	19°21'47"	54.59	N42°52'16"E 107.63'

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 3
- Total area of Buildable Lots to be recorded: 10.615 Acres±
- Total area of subdivision: 10.615 Acres±

OWNER/DEVELOPER
Patricia A. Hecht
Robert E. Hecht, Jr.
14895 Triadelphia Road
Glenelg, Maryland 21737-9407
(410) 442-1598

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

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

William Peter Beilenson 8/19/2009
Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

William J. Papp 8/20/09
Chief, Development Engineering Division Date
Cindy Hamon 8/21/09
Director Date

OWNER'S CERTIFICATE

We, Robert E. Hecht, Jr. and Patricia A. Hecht 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 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 *9th* day of *June*, 2009.

Patricia A. Hecht
Patricia A. Hecht
Robert E. Hecht, Jr.
Robert E. Hecht, Jr.
Mary W. Brugg
Mary W. Brugg, Sr.
Witness
Mary W. Brugg
Mary W. Brugg, Jr.
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 Carolyn L. Papp, Personal representative, of the Estate of Lawrence S. Lang, Sr., Grantor to Robert E. Hecht, Jr. and Patricia A. Hecht, Grantees by deed dated September 5, 2008 and recorded in the land records of Howard County in liber 11954, folio 544, by Robert E. Hecht, Jr. party of the first part, Grantor to Robert E. Hecht, Jr. and Patricia A. Hecht, parties of the second part, Grantees by deed dated December 21, 2006 recorded in the land records of Howard County in liber 10450, folio 176, 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.

C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor #135)
6-11-2009
Date

Recorded as Plat No. *20740* on *8/27/09*
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF HECHT PROPERTY
LOTS 1-3
A RESUBDIVISION OF LOTS 1 AND 2 OF "JEREMY STATION" PLAT# 4071
TAX MAP 27 GRID 4, PARCEL 125
ZONED RC-DEO
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1"=100'
Date: June 9, 2009
Sheet: 2 of 2