

**U.S. EQUIVALENT COORDINATE TABLE**

POINT	NORTHING	EASTING
300	571,862.0482	1,344,552.1126
301	572,609.2330	1,344,364.0300
302	572,554.87	1,344,067.03
308	571,970.3671	1,344,988.5011
309	572,645.7671	1,344,847.8186
310	572,565.0356	1,344,401.4286
311	572,623.10	1,344,386.53
312	572,201.8108	1,344,467.5534
313	572,564.6747	1,344,065.0454
314	572,144.1313	1,344,159.7104
315	571,788.4278	1,344,253.0407
316	572,470.2978	1,344,401.4679

**MINIMUM LOT SIZE CHART**

LOT NUMBER	GROSS AREA (ac)	PIPESTEM AREA (ac)	MINIMUM LOT SIZE
1	5.095±	.102±	4.993±

General Notes continued...  
 24. Previous Howard County File numbers: VP-84-87, F-85-45.  
 25. Health Department Reference Number: A-530248

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.

Name	Date
C. Brooke Miller (Maryland Property Line Surveyor #135)	6-29-2009
T. James Truby	June 26, 2009
Verity A.J. Weston-Truby	June 26, 2009
Joan Pontius	June 26, 09
Filip Braeckman	June 26, 09

**AREA TABULATION CHART**

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 10.041 Acres±
- Total area of Public Right of Way: 0.111 Acres±
- Total area to be Recorded: 10.152 Acres±

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

*William P. Steyer* 8/26/2009  
 Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning  
*[Signature]* 8/31/09  
 Chief, Development Engineering Division  
*[Signature]* 9/1/09  
 Director

**OWNER'S CERTIFICATE**

We, T. James Truby, Verity A.J. Weston-Truby, Joan Pontius and Filip Braeckman, 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 26th day of June, 2009.

T. James Truby  
 Verity A.J. Weston-Truby  
 Joan Pontius  
 Filip Braeckman

*Zacharis y Kisits*  
 Witness  
*Zacharis y Kisits*  
 Witness  
*Zacharis y Kisits*  
 Witness  
*Zacharis y Kisits*  
 Witness

**SURVEYOR'S CERTIFICATE**

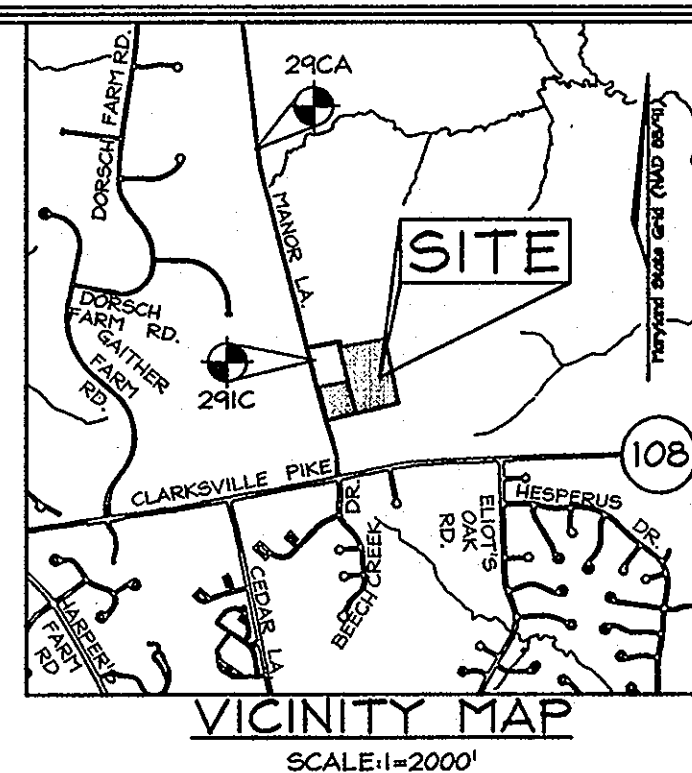
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Jeanne M. Stevens widow Grantor to T. James Truby and Verity A.J. Weston-Truby, Grantees by deed dated April 25, 2008 and recorded in the Land Records of Howard County in Liber 11205 Folio 229, and Brian R. Bolton and Margaret M. Lawlor tenants by the entireties, parties of first part, to Joan Pontius and Filip Braeckman, tenants by entireties, parties of the second part by deed dated March 31, 1999 and recorded in the Land Records of Howard County in Liber 4687 Folio 560, 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]* 6-29-2009  
 C. Brooke Miller (Maryland Property Line Surveyor #135) Date

Recorded as Plat No. 20746 on 9/8/09  
 Among the Land Records of Howard County, Maryland.

**STPB SUBDIVISION**

LOTS 1 AND 2  
 (A resubdivision of Lot 2, William C. Stevens Property, Plat No. 6008 and Parcel 10 of the Pontius and Braeckman Property)  
 TAX MAP 29 GRID II  
 PARCELS 10 & P/O II  
 2ND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 Scale: 1"=100'  
 Date: June 26, 2009  
 Sheet 1 of 1



**GENERAL NOTES**

- The subject property is zoned RC-DEO per the 02/02/04 Comprehensive Zoning Plan and per the Comprehensive Lite Zoning Regulation amendments effective on 07/28/06.
  - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 291C and no. 29CA. Ⓧ Denotes approximate location (see location map).  
 Sta.291C N 572,323.5725(feet) E 1,344,112.2506(feet) NAD83, El.468.068(feet) NAVD88  
 Sta.29CA N 574,526.1580(feet) E 1,343,533.74(feet) NAD83, El.422.828(feet) NAVD88
  - Ⓧ Denotes iron pipe found.
  - Ⓛ Denotes rebar and cap set.
  - Ⓛ Denotes rebar found.
  - Ⓛ Denotes rebar and cap found.
  - Ⓛ Denotes concrete monument or stone found.
  - Ⓛ Denotes concrete monument set.
  - 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.
  - BRL Denotes Building Restriction Line.
  - This plat is based on field run Monumented Boundary Survey performed on or about October, 2008 by FSH and Associates. All lot areas are more or less (+/-).
  - There is no 100 Year Floodplain or Stream existing on-site.
  - This subdivision is exempt from section 16.1200 of the Howard County Code, Forest Conservation Obligations, in accordance with Section 16.1202.(b)(1)(vii) of the Subdivision and Land Development Regulations.
  - Since no additional dwelling units are proposed, and this plat is a minor subdivision, this plat is exempt from adequate public facilities tests.
  - Since all dwellings, structures and driveways exist and no additional dwelling units or impervious areas are proposed, this plat is exempt from having to provide stormwater management.
  - Since the points of access onto Manor Lane are existing points of access to remain and no new points of access are proposed, a sight distance analysis is not required.
  - On March 31, 2009 a wetlands analysis was performed by Exploration Research, Inc. No wetlands exist on site. A certification letter is on file.
  - Since no additional lots or dwellings are proposed this plat is not subject to providing landscaping.
  - Since no additional lots or dwellings are proposed, this plat is not subject to open space obligations or fee-in-lieu of open space requirements.
  - There are existing dwellings and structures on Lots 1 and 2 to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the zoning regulation requires.
  - The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
  - Private well and septic to be utilized.
  - 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.
- See this sheet for continuation...

**OWNERS/ DEVELOPERS**

T. JAMES TRUBY &  
 VERITY A. J. WESTON-TRUBY  
 4823 Manor Lane  
 Ellicott City MD 21042-6119  
 PONTIUS JOAN &  
 BRAECKMAN FILIP T/E  
 4879 Manor Lane  
 Ellicott City MD 21042-6119

**Purpose Note:**  
 The purpose of this plat is to resubdivide Lot 2 of the William C. Stevens subdivision and transfer 2.500 acres to existing parcel 10, proposed Lot 2, on this plat.

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