

U.S. Equivalent Coordinate Table				Metric Coordinate Table			
POINT	NORTH	EAST	POINT	NORTH	EAST		
2	566173.6640	1372390.8769	2	172570.077942	418305.579300		
3	566331.6655	1373121.1460	3	172618.236895	418328.162403		
6	566689.1291	1373049.9613	6	172721.094785	418506.465268		
29	566912.5688	1372317.9152	29	172673.375729	418283.215232		
503	566340.6633	1373119.2480	503	172620.579437	418527.583883		
517	566783.7032	1372395.9926	517	172756.082266	418477.823551		
518	566782.9703	1372843.4006	518	172749.698869	418443.505422		
519	566708.2458	1372802.7809	519	172733.018803	418431.118428		
522	566185.6445	1372388.2835	522	172573.729606	418304.785460		
523	566210.5983	1372498.0552	523	172581.335544	418338.243422		
524	566654.1392	1372979.8508	524	172716.527064	418485.095526		
525	566619.7691	1372819.0531	525	172706.051057	418436.084314		

Wetlands Line Chart (See Sheet 2 Of 2)

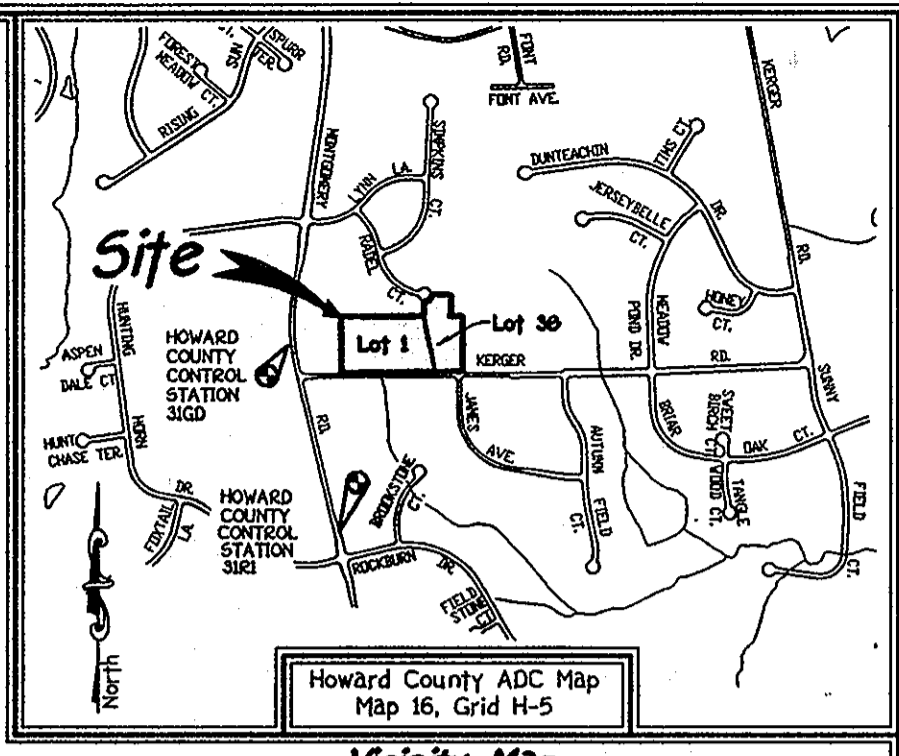
LINE	BEARING	LENGTH
W1	S 57°59'23" E	11.32'
W2	S 12°21'14" E	25.60'
W3	S 26°18'31" E	29.96'
W4	N 83°19'11" E	24.03'
W5	S 53°43'17" E	27.09'
W6	S 09°45'51" E	53.75'
W7	S 24°24'48" W	24.14'
W8	S 10°43'07" E	30.81'
W9	S 09°41'30" E	34.93'
W10	S 23°35'16" E	42.75'
W11	S 22°07'03" E	32.28'
W12	S 51°16'59" E	12.87'
W13	S 01°59'44" E	26.11'
W14	N 36°59'20" W	6.01'
W15	N 28°24'09" W	17.90'
W16	N 68°16'29" W	44.39'
W17	N 31°39'51" W	29.89'
W18	N 26°09'36" W	32.57'
W19	N 55°52'24" W	43.15'
W20	N 54°07'58" W	42.70'
W21	N 52°41'20" W	16.62'
W22	N 02°44'21" W	27.99'
W23	N 01°23'56" W	34.95'
W24	N 56°02'01" W	99.32'
W25	N 49°31'35" W	45.08'
W26	N 72°40'55" W	20.27'

Public 100 Year Floodplain, Drainage & Utility Easement Line Chart (See Sheet 2 Of 2)

LINE	BEARING	LENGTH
FP1	S 43°11'30" E	50.66'
FP2	S 15°15'21" E	48.31'
FP3	S 62°49'53" E	13.18'
FP4	N 37°39'45" E	14.00'
FP5	S 28°31'40" E	64.34'
FP6	S 04°02'12" E	10.69'
FP7	S 49°50'45" E	45.21'
FP8	S 33°19'54" E	20.57'
FP9	S 61°26'25" E	0.43'
FP10	S 42°40'42" E	54.24'
FP11	S 23°25'32" E	29.32'
FP12	S 05°41'49" W	35.15'
FP13	N 63°48'30" W	18.91'
FP14	N 36°59'41" W	107.28'
FP15	N 21°25'50" W	29.29'
FP16	N 55°19'20" W	23.99'
FP17	N 23°13'44" W	37.58'
FP18	N 14°39'51" W	19.82'
FP19	N 25°34'35" W	45.21'
FP20	N 44°54'53" W	53.80'

General Notes Continued:

- 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 Minor Subdivision Plat That Reconfigures The Common Property Between Two Existing Recorded Parcels And Does Not Create Any Additional Lots.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Section 18.122.B Of The Howard County Code.
- Public Water And Sewerage Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity is Available At That Time.
- Traffic Study Is Not Required For This Subdivision.
- Sight Distance Study For This Project Was Prepared By Mars Group, Dated January, 2009.
- 100 Year Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc. Dated September, 2009.
- Stormwater Management Is Not Required Because No Impervious Improvements Are Proposed By The Resubdivision Plat.
- Property Is Located Within The Metropolitan District.
- Subdivision Will Be Served By Both Public Water And Public Sewer.
- No Historic Structures Exist On This Site Based On The Howard County Historic Sites Inventory List.
- No Clearing, Excavating, Filling, Altering Drainage, Or Impervious Paving, May Occur On Land Located In A Floodplain Unless Required Or Authorized By The Department Of Planning And Zoning Upon Advice Of The Department Of Inspections, Licenses And Permits, The Department Of Public Works, The Department Of Recreation And Parks, The Soil Conservation District, Or The Maryland Department Of The Environment. Any Proposed Construction Of A Structure Located Within A Floodplain Shall Be Subject To The Requirements Of The Howard County Building Code.



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 1/14/10
Date
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

(Deceased)

Randolph B. Zamzow (Owner) Date
Randolph B. Zamzow 6-16-10
Date
Pamela Zamzow (Owner) Date
Pamela Zamzow 6-18-10
Date
Craig J. Morris (Owner) Date
Craig J. Morris 6-18-10
Date
Cara Whitehead (Owner) Date
Cara Whitehead 6-18-10
Date

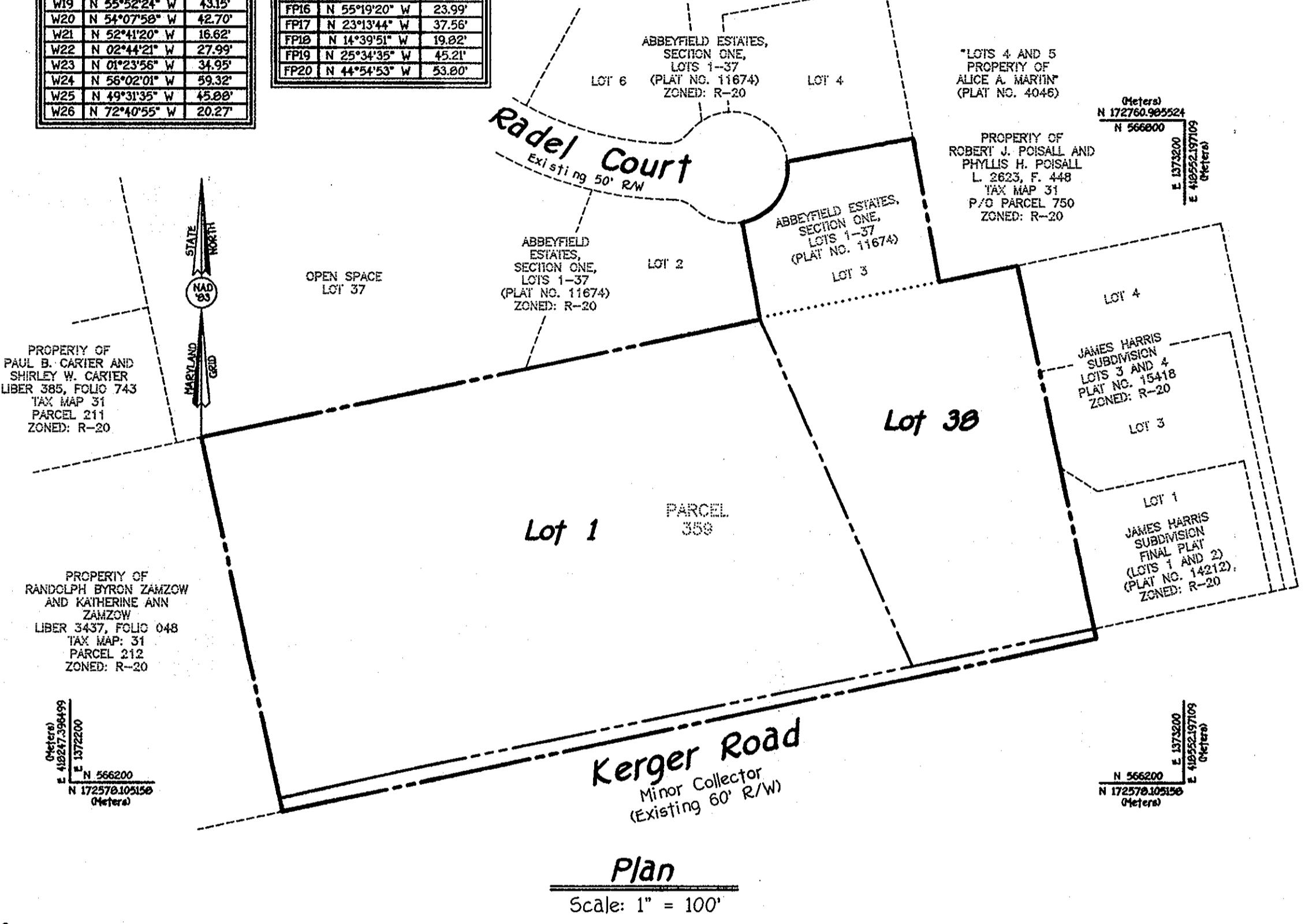
Reservation Of Public Utility Easements

"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 1 And 38. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lots. 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 Deeds) Of Easement In The Land Records Of Howard County."

- Legend**
- Public 100 Year Floodplain, Drainage And Utility Easement
 - Existing Public Drainage, SWMF, SWMF Access & Utility Easement (Plat No. 11674)
 - Existing 10' Public Street Tree Easement (Plat No. 11674)
 - Property Line To Be Removed By The Recordation Of This Plat
 - Limit Of Wetlands
 - 100 Year Floodplain Water Surface Elevation
 - 75' Streambank Buffer
 - 25' Wetlands Buffer

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.206 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.206 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.198 Ac.±
TOTAL AREA TO BE RECORDED	6.404 Ac.±



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
410-481-2895

Plan
Scale: 1" = 100'

Owner	Owner
Craig J. Morris And Cara Whitehead 5420 Radel Court Ellicott City, Maryland 21043 410-461-6771	Randolph B. Zamzow And Pamela Zamzow 5450 Kerger Road Ellicott City, Maryland 21043 410-465-4741

- General Notes:**
- Subject Property Zoned R-20 Per 2/2/04 Comprehensive Zoning Plan And 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. 31G0 And No. 31R1
Sta. 31G0 N 566299.8735 E 1372013.9484
Sta. 31R1 N 565303.5115 E 1372517.7020
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July, 2009, 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 Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
 - No Cemeteries Exist On This Site Based On Both A Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 2004 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.
 - Previous Department Of Planning And Zoning File Numbers: P-93-01, 5-90-09 And F-94-99.
 - Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1,500.00.
 - There Is An Existing Dwelling/Structure(s) Located On Lots 1 And 38 To Remain No New Buildings, Extensions Or Additions To The Existing Dwellings) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
 - Driveways 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 (Minimum) Requirements:
a) Width - 12 Feet (6 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 (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.
 - No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream(s), Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
 - No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2(F).
 - The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated August, 2009.
 - 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. Declaration Of Intent For Real Estate Transaction Has Been Filed For This Subdivision Of Tax Map Parcel 359 And Lot 3, Abbeyfield Estates. Upon Further Subdivision Of Lot 1 Zamzow Property, Forest Conservation Obligation Must Be Addressed. Upon Further Subdivision Of Lot 38, Abbeyfield Estates, The Acreage Added To Existing Lot 3, Abbeyfield Estates, Is Subject To Forest Conservation When Resubdivided Into Individual Lots.

Purpose Statement

The Purpose Of This Plat Is To Remove The Common Property Line Between Deeded Tax Parcel 359, Liber 2749 At Folio 392 And Lot 3, As Shown On Plats Entitled "Abbeyfield Estates, Section One, Lots 1-37" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 11674 And 11675 To Create Buildable Lot 1, Zamzow Property And Buildable Lot 38, Abbeyfield Estates.

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

Bryan P. Peterson 7/19/2010
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Michael J. ... 7/7/10
Chief, Development Engineering Division Date

Kate ... 7/26/10
Director Date

OWNER'S CERTIFICATE

We, Randolph B. Zamzow And Pamela Zamzow, And Craig J. Morris And Cara Whitehead, 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 18th Day Of June, 2010.

(Deceased)
Randolph B. Zamzow, Owner
Randolph B. Zamzow
Pamela Zamzow, Owner
Pamela Zamzow
Craig J. Morris, Owner
Craig J. Morris
Cara Whitehead, Owner
Cara Whitehead

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 Parcel One Of The Lands Conveyed By Randolph B. Zamzow And Pamela Zamzow (Collectively Called "Declarants") By Declaration And Confirmatory Deed Dated (no month) 31, 1992 And Recorded Among The Land Records Of Howard County, Maryland In Liber 2749 At Folio 392; And All Of The Land Conveyed By NVR Homes, Inc. To Craig J. Morris And Cara Whitehead By Deed Dated January 26, 1996 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3654 At Folio 128; 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, Maryland, As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 1/14/10
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 21214 ON 7/28/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Abbeyfield Estates
Lot 38

A Resubdivision Of Lot 3, As Shown On Plats Entitled "Abbeyfield Estates, Section One, Lots 1-37" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 11674 And 11675

And
Zamzow Property
Lot 1

A Subdivision Of Tax Map Parcel 359
Liber 2749 At Folio 392

Zoned: R-20
Tax Map: 31, Grid: 21, Parcels: 359 & P/O 206
First Election District - Howard County, Maryland
Date: January 14, 2010 Scale: As Shown Sheet 1 of 2

The Requirements S3-108, 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 1/14/10
 Date
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)

(Deceased)

Randolph B. Zamzow _____
 Date
 Randolph B. Zamzow, (Owner)

Pamela Zamzow 6-16-10
 Date
 Pamela Zamzow, (Owner)

Craig J. Morris 6-18-10
 Date
 Craig J. Morris, (Owner)

Cara Whitehead 6/18/10
 Date
 Cara Whitehead, (Owner)

Prnt-Prnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
519-518	50.00'	75.00'	85°56'39"	46.58'	N 36°35'54" E 68.16'

PROPERTY OF
 PAUL B. CARTER AND SHIRLEY W. CARTER
 LIBER 385, FOLIO 743
 TAX MAP 31, PARCEL 211
 ZONED: R-20

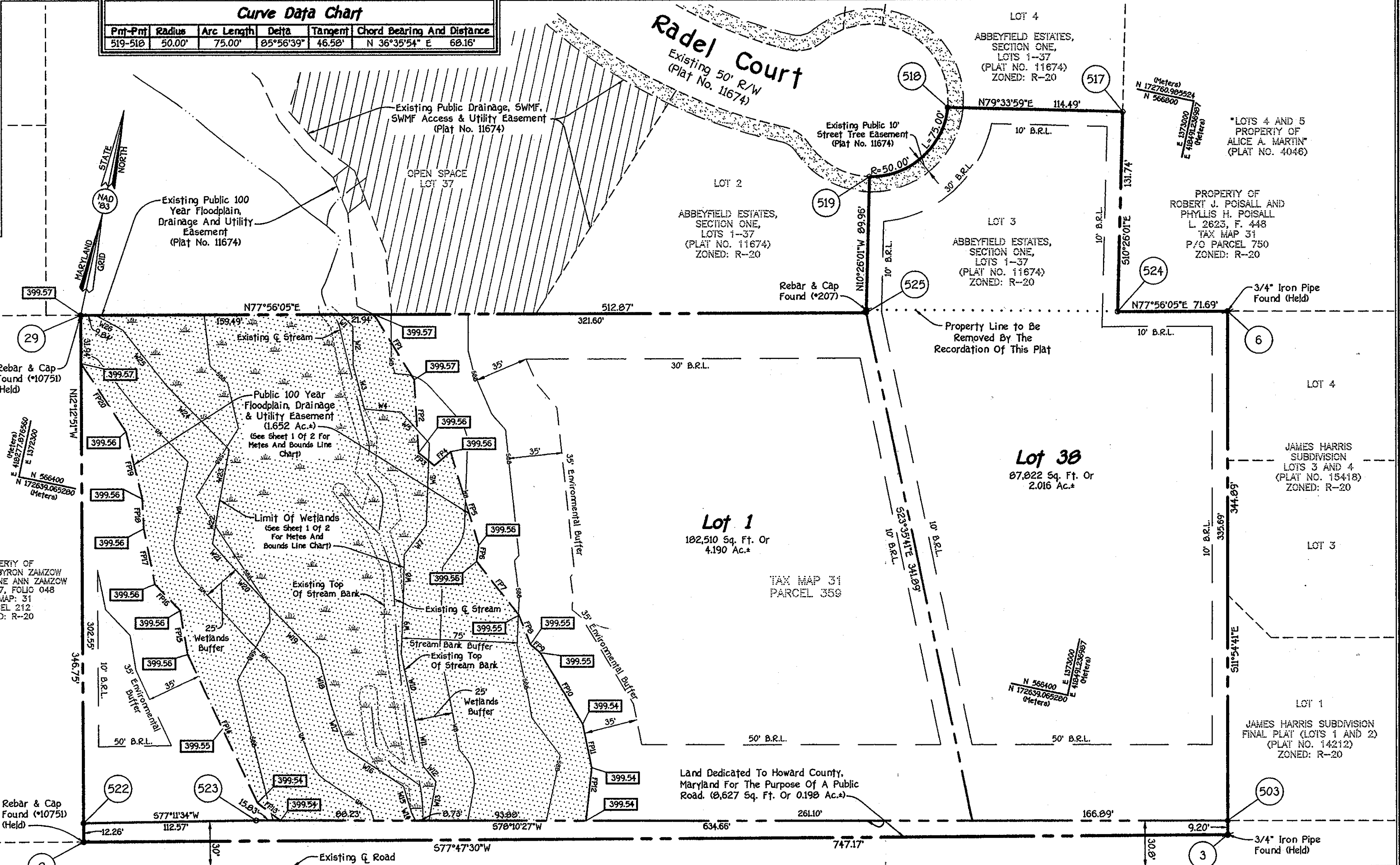
Reservation Of Public Utility Easements

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 1 And 3B. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. 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 Deeds Of Easement In The Land Records Of Howard County.

- Legend**
- Public 100 Year Floodplain, Drainage And Utility Easement
 - Existing Public Drainage, SWMF, SWMF Access & Utility Easement (Plat No. 11674)
 - Existing 10' Public Street Tree Easement (Plat No. 11674)
 - Property Line To Be Removed By The Recordation Of This Plat
 - Limit Of Wetlands
 - 100 Year Floodplain Water Surface Elevation
 - 75' Streambank Buffer
 - 25' Wetlands Buffer

Area Tabulation This Sheet

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TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.206 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.206 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.198 Ac.*
TOTAL AREA TO BE RECORDED	6.404 Ac.*



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2955

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

Baldwin for Peter Bickelmann 7/19/2010
 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Oliver 7/7/10
 Date
 Chief, Development Engineering Division

Katz 7/26/10
 Date
 Director

OWNER'S CERTIFICATE

We, Randolph B. Zamzow And Pamela Zamzow, And Craig J. Morris And Cara Whitehead, 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 18th Day Of JUNE, 2010.

(Deceased)
 Randolph B. Zamzow, Owner
 Pamela Zamzow, Owner
 Craig J. Morris, Owner
 Cara Whitehead, Owner

Terrell A. Fisher
 Witness
 Witness
 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 Part Of The Lands Conveyed By Randolph B. Zamzow And Pamela Zamzow (Collectively Called "Declarants") By Declaration And Confirmatory Deed Dated (no month) 31, 1992 And Recorded Among The Land Records Of Howard County, Maryland In Liber 2749 At Folio 392; And All Of The Land Conveyed By NVR Homes, Inc. To Craig J. Morris And Cara Whitehead By Deed Dated January 26, 1996 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3654 At Folio 128; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 1/14/10
 Date
 Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 21217 ON 7/26/2010
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Abbeyfield Estates
 Lot 3B
 A Resubdivision Of Lot 3, As Shown On Plats Entitled "Abbeyfield Estates, Section One, Lots 1-37" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 11674 And 11675

And
Zamzow Property
 Lot 1
 A Subdivision Of Tax Map Parcel 359
 Liber 2749 At Folio 392
 Zoned: R-20
 Tax Map: 31, Grid: 21, Parcels: 359 & P/O 206
 First Election District - Howard County, Maryland
 Date: January 14, 2010 Scale: 1"=50' Sheet 2 of 2

1:12009105002.dwg (RECORD PLATS) 09/02-Record Plat-Lots 1 and 3B-sheet 2.dwg, 1/22/2010 11:47:25 AM, 1:1

F-10-052