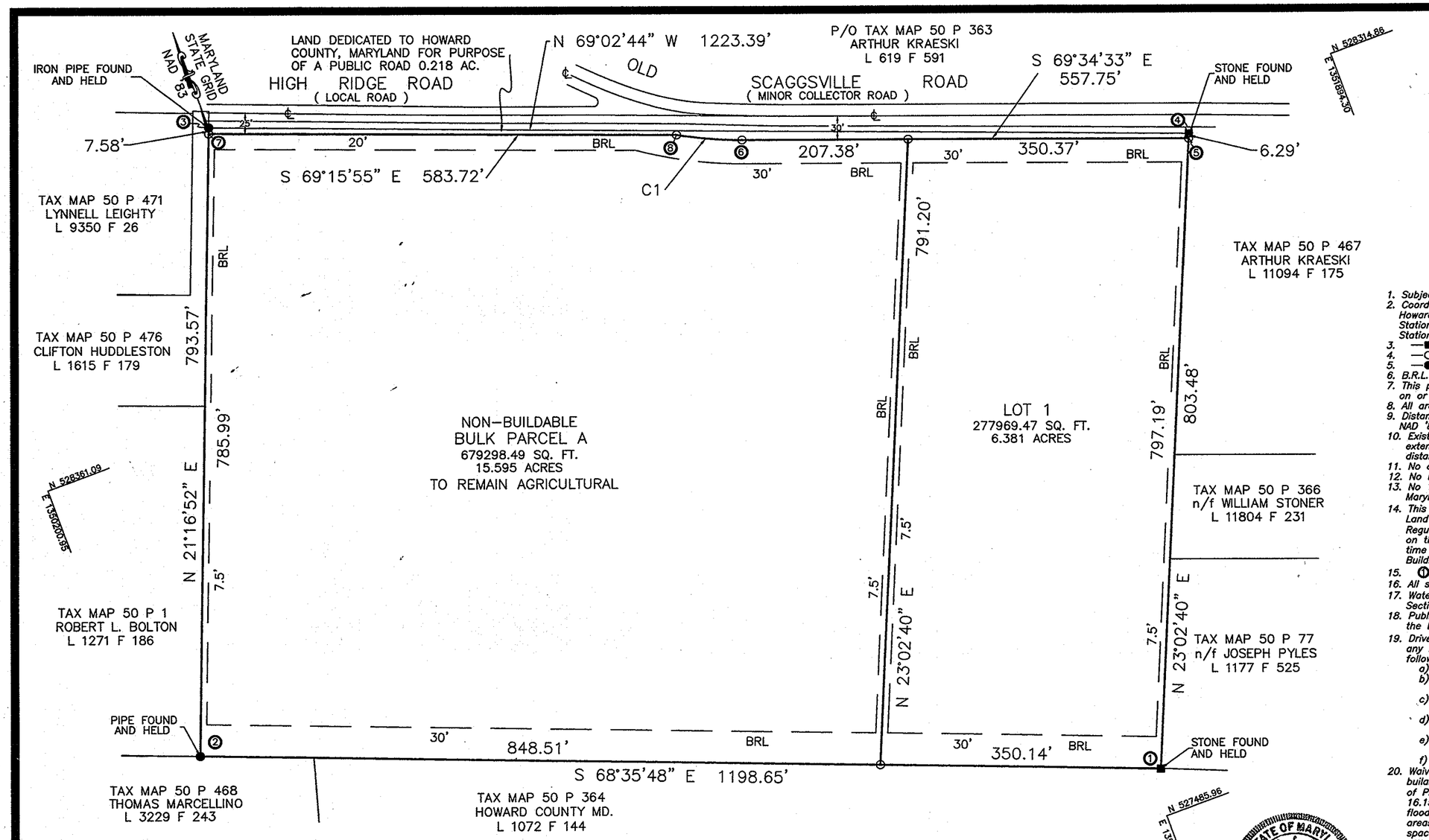

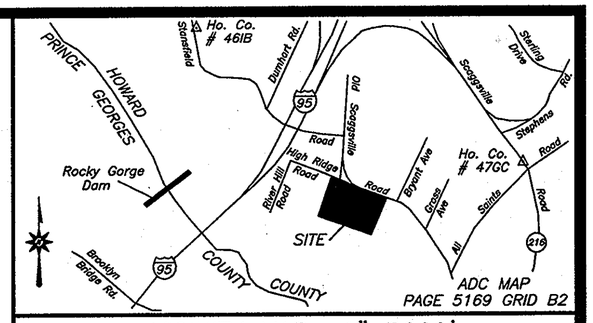

VICINITY MAP 1"=2000'

GENERAL NOTES:

1. Subject property Zoned R-SC per 2/2/04 Comprehensive Zoning Plan.
2. Coordinates based on Nad'83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 46IB and 47GC.
   Station No. 46IB – N 531,481.9859 E 1,348,081.1928
   Station No. 47GC – N 528,939.7335 E 1,354,223.5516
3. —■— denotes stone or concrete monument found.
4. —○— denotes iron pin to be set capped "Corp 309".
5. —●— denotes iron pin or iron pipe found.
6. B.R.L. denotes Building Restriction Line.
7. This plat is based on a field run monumented boundary survey performed on or about December 07, 2009 by NTT Associates, Inc.
8. All areas are more or less.
9. Distances shown are based on surface measurements and are not reduced to NAD '83 Grid measurement.
10. 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.
11. No cemeteries exist on this site based on a visual site visit.
12. No known previous Department of Planning and Zoning file numbers.
13. No 100 year floodplain exists on site as per FIRM panel of Howard County, Maryland on Panel No. 240044 0045 B dated December 4, 1986.
14. 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 the 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.
15. ⓫ Denotes coordinate point number.
16. All surrounding properties are Zoned R-SC per 2/2/04 Comprehensive Zoning Plan.
17. Water and sewer services to these lots will be granted under provisions of Section 18.122.B of the Howard County Code.
18. Public water and sewerage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
19. Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements;
    a) Width – 12' (16' serving more than one residence);
    b) Surface – 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
    c) Geometry – Max. 14% grade, max. 10% grade change and min. 45' turning radius;
    d) Structures (culverts and 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 driveway surface;
    f) Maintenance – sufficient to insure all weather use.
20. Waiver petition file number WP-10-087 for the Kraeski Property, Lot 1 and Non-buildable Bulk Parcel A (F-10-065) was approved by the Director of the Department of Planning and Zoning on March 4, 2010 the specifications waived were sections 16.155(d), 16.116(a)(4), 16.116(b), 16.147(c)(17), to not be required to delineate floodplains, wetlands and their buffers, streams and their buffers and steep slope areas on a final plan/plat, and; 16.121, to not be required to comply with the open space requirements on a final plan/plat, and; 16.1202, to not be required to comply with the forest conservation requirements on a final plan/plat of the Subdivision and Land Development Regulations. Waiver approval is subject to the following conditions; a) Any further subdivision or development of Lot 1 or Non-builable Bulk Parcel A shall be required to comply with the above cited Subdivision Regulations. b) A declaration of intent for Subdivision for Real Estate Transfer shall be completed and submitted to this office for final plat, F-10-065.
21. Any future resubdivision or development of Lot 1 and/or Non-buildable Bulk Parcel A shall be required to comply with all of the Subdivision Regulations waived by waiver petition, WP-10-087.
22. A Declaration of Intent for Subdivision for Real Estate Transfer has been submitted for this subdivision. Any future resubdivision or development of Lot 1 and/or Non-builable Bulk Parcel A shall be required to comply with the Forest Conservation Regulations.
23. Trash and recycling collections shall be at Old Scaggsville Road.

The purpose of this plat is to subdivide TM Parcel 363 to create new Lot 1 and Non-buildable Bulk Parcel A, Kraeski Property, and dedicate a public road R/W strip. This subdivision proposes no improvement(s) or development on either property at this time.

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.

J. Carl Hudgins, Property Line Surveyor #96 — Date 6-9-10

Arthur P. Kraeski (owner) — Date 6-9-10

STATE OF MARYLAND — J. CARL HUDGINS — No. 96 — REGISTERED PROPERTY LINE SURVEYOR

AREA TABULATION CHART

1) TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 2
   A) BUILDABLE: 1
   B) NON-BUILDABLE BULK PARCEL A: 1
   C) OPEN SPACE: 0
   D) PRESERVATION PARCEL: 0
2) TOTAL AREA OF LOTS TO BE RECORDED: 21.976 ACRES ±
   A) BUILDABLE: 6.381 ACRES ±
   B) NON-BUILDABLE BULK PARCEL A: 15.595 ACRES ±
   C) OPEN SPACE: 0 ACRES ±
   D) PRESERVATION PARCEL: 0 ACRES ±
3) TOTAL AREA OF ROADWAY TO BE RECORDED: 0.218 ACRES ±
4) TOTAL AREA OF SUBDIVISION TO BE RECORDED: 22.194 ACRES ±

NTT Associates, Inc.
16205 Old Frederick Road
Mt. Airy, Maryland 21771
PHONE (410) 442-2031
FAX (410) 442-1315

Owner
Arthur P. Kraeski
9222 Old Scaggsville Road
Laurel, Maryland 20723
PHONE (301) 725-4467

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT	DELTA ANGLE
C1	490.00'	82.09'	81.99'	N 64°46'36" W	41.14'	09°35'55"

COORDINATE TABLE

POINT	NORTHING	EASTING
1	527544.105	1351378.927
2	527981.530	1350262.941
3	528720.983	1350550.959
4	528283.468	1351693.443
5	528277.685	1351690.983
6	528472.319	1351168.300
7	528713.922	1350548.209
8	528507.261	1351094.125

RECORDED AS PLAT No. 21191 ON 7/8/10
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION — DATE 6/11/10

DIRECTOR — DATE 6/29/10

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS. IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY, MD.

HOWARD COUNTY HEALTH OFFICER — DATE 6/28/10

OWNER'S CERTIFICATE

I, ARTHUR P. KRAESKI, OWNER OF THE PROPERTY SHOWN 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 FLOOD PLAINS 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 FLOOD PLAINS, STORM DRAIN FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR 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 9 DAY OF June 2010

ARTHUR P. KRAESKI — WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF A PORTION OF THE LANDS CONVEYED BY DOROTHY KRAESKI BOITO TO MICHAEL J., JOHN J. AND ARTHUR P. KRAESKI BY DEED DATED DECEMBER 26, 1972 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 619 FOLIO 591, AND THAT ALL MONUMENTS ARE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY, SUBDIVISION REGULATIONS.

J. CARL HUDGINS, PROPERTY LINE SURVEYOR # 0096

6-9-10
DATE

MINOR SUBDIVISION PLAT
KRAESKI PROPERTY
LOT 1 & NON- BUILDABLE BULK PARCEL A

A PORTION OF LIBER 619 FOLIO 591
TAX MAP 50 GRID 1 PARCEL 363
SIXTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: R-SC SCALE: 1"=100'
SHEET 1 OF 1 DATE: 12/15/2009

0' 100' 200' 300'

COUNTY FILE #F- 10 - 065