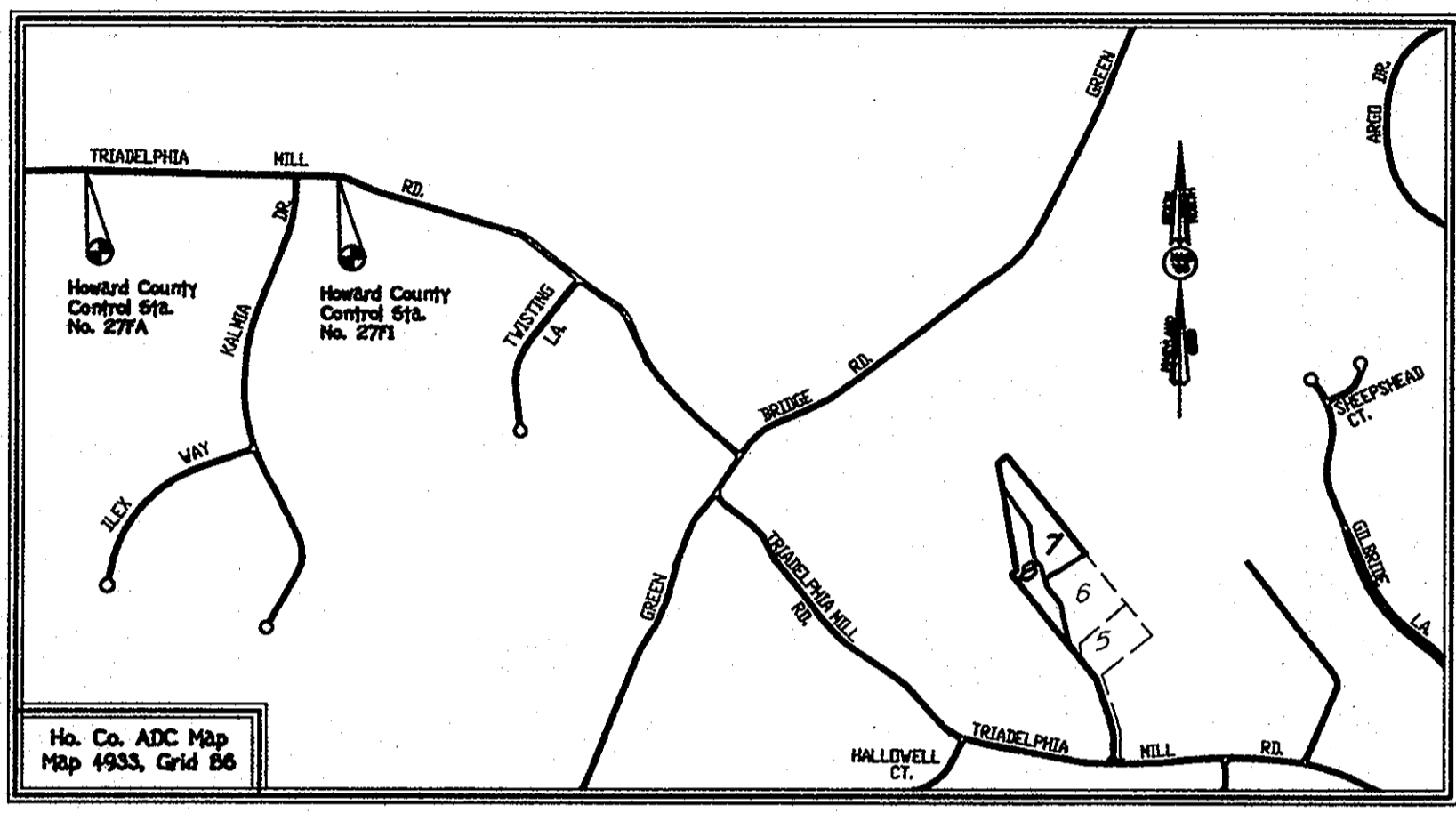


U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
100	567016.1299	1313335.2990	100	172226.062052	400305.396957
110	566203.1550	1313406.2502	110	172217.063330	400327.025756
112	566174.6900	1313370.7636	112	172570.393557	400316.209425
115	565431.9713	1313966.7079	115	172344.009543	400497.053617
116	565114.2622	1314073.4401	116	172247.171640	400530.305652
117	565015.4019	1314009.0735	117	172217.063330	400535.150715
119	564896.5161	1314087.4382	119	172180.803065	400534.652260
119	564871.8990	1314062.2305	119	172173.299192	400526.971377
402	564871.4646	1314099.0949	402	172173.166787	400530.205249
405	565015.3170	1314101.0724	405	172217.013064	400530.807977
408	565114.0037	1314084.0154	408	172240.336410	400533.052030
411	565437.8162	1313977.4034	411	172345.791084	400501.113606
414	565683.5214	1313780.2562	414	172420.602191	400441.023027
416	565971.0561	1313717.5209	416	172506.322937	400421.901252
418	566005.1641	1313626.3697	418	172543.103119	400394.110310
420	566147.6099	1313608.0620	420	172582.136646	400380.530372
421	566320.4397	1313893.3414	421	172614.815258	400475.491460
443	566200.6297	1313719.3773	443	172580.735310	400422.467087

Curve Data Chart						
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing	And Distance
117-118	300.00	100.40	19°11'24"	50.71'	N08°59'36"W	100.01'
119-118	25.00	39.09	09°35'35"	24.82	N45°40'04"E	35.23'
405-408	312.00	104.53	19°11'48"	52.76'	S08°59'21"E	104.04'

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
7	4.399 Ac.±	0.193 Ac.±	4.206 Ac.±
8	3.279 Ac.±	0.127 Ac.±	3.152 Ac.±



- GENERAL NOTES:**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal 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 Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
 - The Lots Shown hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Subject Property Zoned RR-DEO Per 02/02/04 Comprehensive Zoning Plan And Per The "Comp Life" Zoning Amendments Effective 7/29/06.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 277A And No. 2771.
Sta. 277A N 173432.1949 (meters), E 390341.6417 (meters)
Sta. 2771 N 173420.7683 (meters), E 390670.9404 (meters)
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June, 2006, By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "C.C. 106".
 - ⊕ Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - ⊕ Denotes Concrete Monument Set With Aluminum Plate "C.C. 106".
 - ⊕ Denotes Concrete Monument Or Stone Found.
 - 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 Lines And Not To The Pipestem Lot Driveway.
 - Driveway(s) Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Insure 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 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (4-125-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.
 - All Lot Areas Are More Or Less (+ or -).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - Wetlands Area Delineated By Eco-Science Professionals August, 2006. No Non-Tidal Wetlands Exist Within Subdivision Limits.
 - Plat Subject To Prior Department Of Planning And Zoning File Numbers: F-82-27, F-07-030 And F-09-062.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Of Construction On These Lots/Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building Or Grading Permit Application.
 - 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 A Revision And Resubdivision Plat That Does Not Create Any Additional Lots.
 - There Is An Existing Dwelling/Structure(s) Located On Lot 7 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/Structure(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 - This Property Is Located Outside Of The Metropolitan District.
 - An Amended Maintenance Agreement For The 24' Private Use-In-Common Driveway For Lots 3 Thru 6 Is Recorded Among The Land Records Of Howard County, Maryland In Liber 11450, Folio 290.
 - Maintenance Agreement For The Variable Width Private Maintenance, Ingress & Egress Access Easement Across Lot 8 For The Exclusive Use And Benefit Of Lot 7 Shall Be Recorded Among The Land Records Of Howard County, Maryland Simultaneously With This Plat.
 - This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.120(b)(vii) Of The Howard County Code Because This Is A Plat Of Revision And Resubdivision And No New Lots Are Being Created.
 - Waiver Petition File Number WP-07-01 For The Phelps Estates Was Approved By The Director Of The Department Of Planning And Zoning On January 25, 2007. The Specific Sections Waived Were Section 16.120(b)(viii), Requiring Regular Rectangularity Shaped Lots; Section 16.120(b)(viii), Lot Ratio Not To Exceed 3:1; Lot Depth Section 16.120(b)(viii), Lots Not To Be Encumbered By Environmentally Sensitive Features; Section 16.120(b)(viii), Front Setbacks To Be Dimensioned On A Straight Line, Subject To The Following Conditions:
1. A 35' Environmental Building Restriction Line From The Stream Bank Buffer On Lot 3 shall be Shown On The Final Plat, F-07-30. (See Phelps Estates, Lots 1 Thru 4, Plat Nos. 19045 And 19046.)
2. A Note shall be Added To Final Plat, F-07-30, Indicating That No Grading, Disturbance Or Construction Of Any Kind May Occur Within The Stream Bank Buffer On Lot 3 (Future Lot 7).
3. The Proposed House On Lot 4 (Future Lot 8) shall be Shifted Away From The Western Property Line To Allow For A Minimum Of 20' Of Existing Vegetation To Remain For Landscape Buffering From The Western Adjoining Properties. The Front Setback On Lot 4 (Future Lot 8) shall be Created As An Arc With A Radius Dimensioned From The Pipestem And Established At A Distance To Meet The 200' Lot Width.
 - No Grading, Disturbance Or Construction May Occur Within The 100' Stream Bank Buffer Located On Lot 7.
 - Stormwater Management Was Approved Under Phelps Estates, Lots 1 Thru 4 (F-07-030).
 - A Fee-In-Lieu Of Providing Open Space Has Been Paid In The Amount Of \$4,500.00 With Phelps Estates, F-07-030.
 - Wells Have Been Drilled On Lots 7 And 8.

The Requirements S3-106, The Real Property Article, Annotated Code Of Maryland, 1980 Replacement Volume, (As Supplemented As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

August W. Glass 10/12/10
August W. Glass, L.S., 21514 (Registered Land Surveyor) Date

James Coyle 11-9-10
James Coyle Date

Jill Coyle 11-9-10
Jill Coyle 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 7 And 8. Any Conveyances Of The Aforesaid Lots Shall be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). 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 Deed(s) Of Easement In The Land Records Of Howard County."

Legend

- Existing 24' Wide Use-In-Common Access Easement For The Use And Benefit Of Lots 3 Thru 6, Plat Nos. 20454 Thru 20455 And Recorded In Liber 11450, Folio 290.
- Variable Width Private Maintenance, Ingress & Egress Access Easement Across Lot 8 For The Exclusive Use And Benefit Of Lot 7 To Be Recorded Simultaneously With The Recording Of This Plat Among The Land Records Of Howard County.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	7.676 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	7.676 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	7.676 Ac.±

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CONTONAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKWY
ELLSWORTH CITY, MARYLAND 21042
(410) 461-2855

OWNER/DEVELOPER

James And Jill Coyle
13704 Triadelphia Mill Road
Clarksville, Maryland 21029-1022
(301) 519-5433

The Purpose Of This Plat Is To Relocate The Common Lot Line Between Lots 7 And 8, Formerly Lots 3 And 4; And Add A Variable Width Private Maintenance, Ingress And Egress Access Easement Across Lot 8 For The Exclusive Use And Benefit Of Lot 7.

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

R. Wilson for Peter B. Silen 1/3/2011
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

W. J. ... 11/0/11
Chief, Development Engineering Division Date

W. J. ... 11/11/11
Director Date

OWNER'S CERTIFICATE

James Coyle And Jill Coyle, 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 9th Day Of November, 2010.

James Coyle James Coyle
Jill Coyle Jill Coyle
Toy Yoda Toy Yoda Witness
Toy Yoda Toy Yoda 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 (1) All Of The Lands Conveyed By Neal A. Phelps, And Linda Westland Phelps, Trustees Of The Phelps Living Trust, To James Coyle And Jill Coyle By Deed Dated August 14, 2009 And Recorded In The Land Records Of Howard County In Liber No. 12007 Folio 349; And (2) All Of The Lands Conveyed By Neal A. Phelps, And Linda Westland Phelps, Trustees Of The Phelps Living Trust, To James Coyle And Jill Coyle By Deed Dated March 9, 2010 And Recorded In The Land Records Of Howard County In Liber No. 12357 Folio 394 And Being All Of Lots 3 And 4 As Shown A Plat Entitled "Phelps Estates, Lots 3 Thru 6, (A Resubdivision Of Lots 1 And 2, Phelps Estates, Plat Nos. 19045 And 19046) Recorded Among The Aforesaid Land Records As Plat Nos. 20454 And 20455 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.

August W. Glass August W. Glass, Professional Land Surveyor No. 21514
10/12/10 Date

RECORDED AS PLAT No. 21439 ON 11/14/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

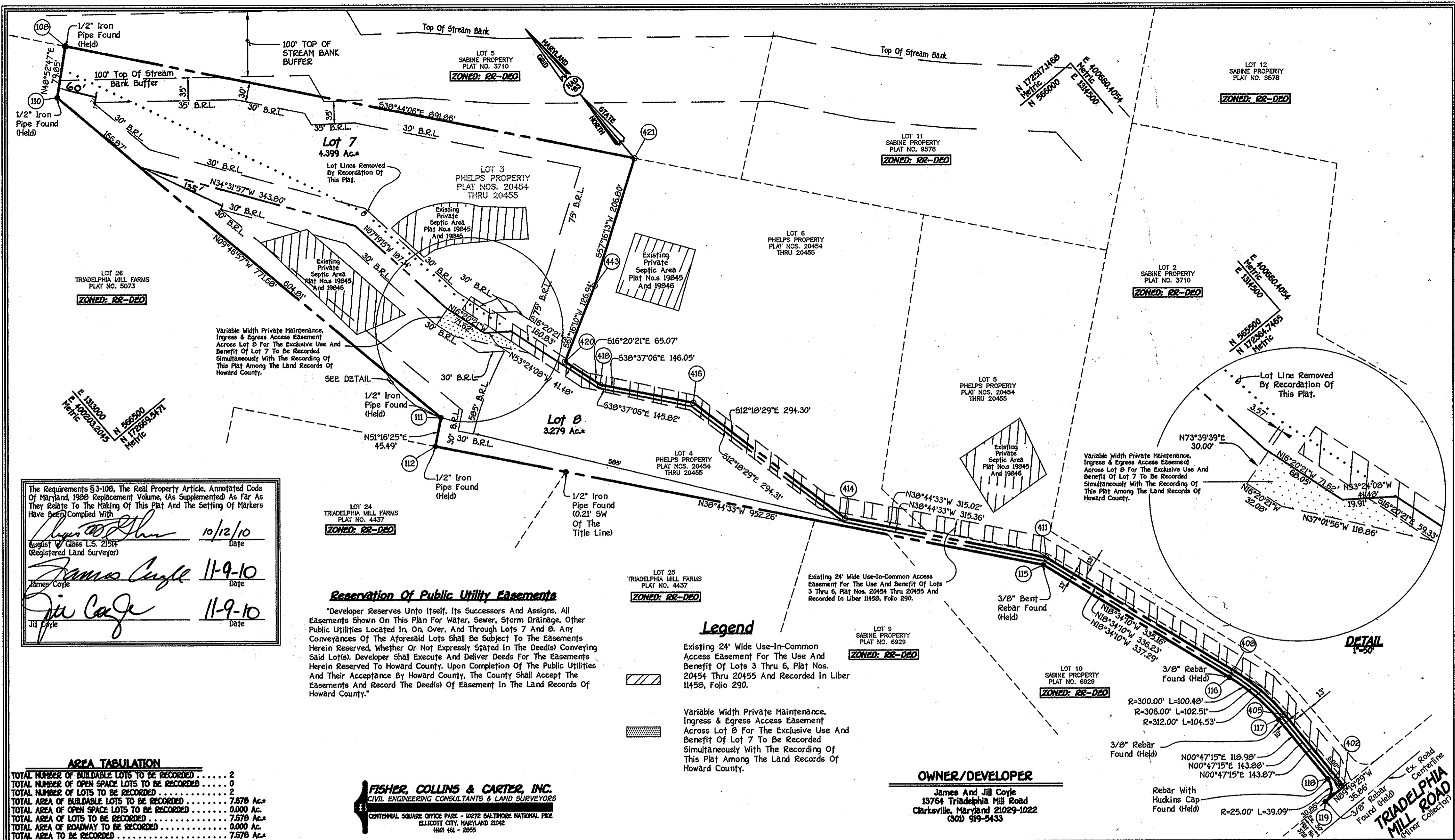
Phelps Estates
Lots 7 And 8

(A Resubdivision Of Lots 3 And 4, Phelps Estates, Plat Nos. 20454 And 20455)
Zoned: RR-DEO

Tax Map: 28 P/O Parcel: 418 Grid: 19
Fifth Election District
Howard County, Maryland

Scale: 1" = 100'
Date: October 12, 2010
Sheet 1 of 2

F-11-043



The Requirements S3-102, 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

August W. Glass 10/12/10 Date
August W. Glass L.S. 21514 (Registered Land Surveyor)

James Coyle 11-9-10 Date
James Coyle

Jill Coyle 11-9-10 Date
Jill Coyle

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 7 And 8. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lot(s). 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(s) Of Easement In The Land Records Of Howard County."

Legend

Existing 24' Wide Use-In-Common Access Easement For The Use And Benefit Of Lots 3 Thru 6, Plat Nos. 20454 Thru 20455 And Recorded In Liber 11450, Folio 290.

Variable Width Private Maintenance, Ingress & Egress Access Easement Across Lot 8 For The Exclusive Use And Benefit Of Lot 7 To Be Recorded Simultaneously With The Recording Of This Plat Among The Land Records Of Howard County.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
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TOTAL AREA OF LOTS TO BE RECORDED	7.678 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	7.678 Ac.

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CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461-2255

OWNER/DEVELOPER
James And Jill Coyle
13764 Triadelphia Mill Road
Clarksville, Maryland 21029-1022
(301) 919-5433

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

B. Wilson for Peter B. Silenon 1/3/2011 Date
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 1/10/11 Date
Director 1/10/11 Date

OWNER'S CERTIFICATE

James Coyle And Jill Coyle, 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 9th Day Of November, 2010.

James Coyle James Coyle
Jill Coyle Jill Coyle
Toy J. Jato Toy J. Jato Witness
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SURVEYOR'S CERTIFICATE

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of (1) All Of The Lands Conveyed By Neal A. Phelps, And Linda Westland Phelps, Trustees Of The Phelps Living Trust, To James Coyle And Jill Coyle By Deed Dated August 14, 2009 And Recorded In The Land Records Of Howard County In Liber No. 12007 Folio 349; And (2) All Of The Lands Conveyed By Neal A. Phelps, And Linda Westland Phelps, Trustees Of The Phelps Living Trust, To James Coyle And Jill Coyle By Deed Dated March 9, 2010 And Recorded In The Land Records Of Howard County In Liber No. 12357 Folio 394 And Being All Of Lots 3 And 4 As Shown A Plat Entitled "Phelps Estates, Lots 3 Thru 6, A Resubdivision Of Lots 1 And 2, Phelps Estates, Plat Nos. 19845 And 19846) Recorded Among The Aforesaid Land Records As Plat Nos. 20454 And 20455 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.

August W. Glass August W. Glass, Professional Land Surveyor No. 21514 Date 10/12/10

RECORDED AS PLAT No. 21440 ON 11/11/11
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Phelps Estates
Lots 7 And 8
(A Resubdivision Of Lots 3 And 4,
Phelps Estates, Plat Nos. 20454 And 20455)
Zoned: RR-DEO
Tax Map: 28 P/O Parcel: 418 Grid: 19
Fifth Election District
Howard County, Maryland

Scale: 1" = 100'
Date: October 12, 2010
Sheet 2 of 2

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F-11-043