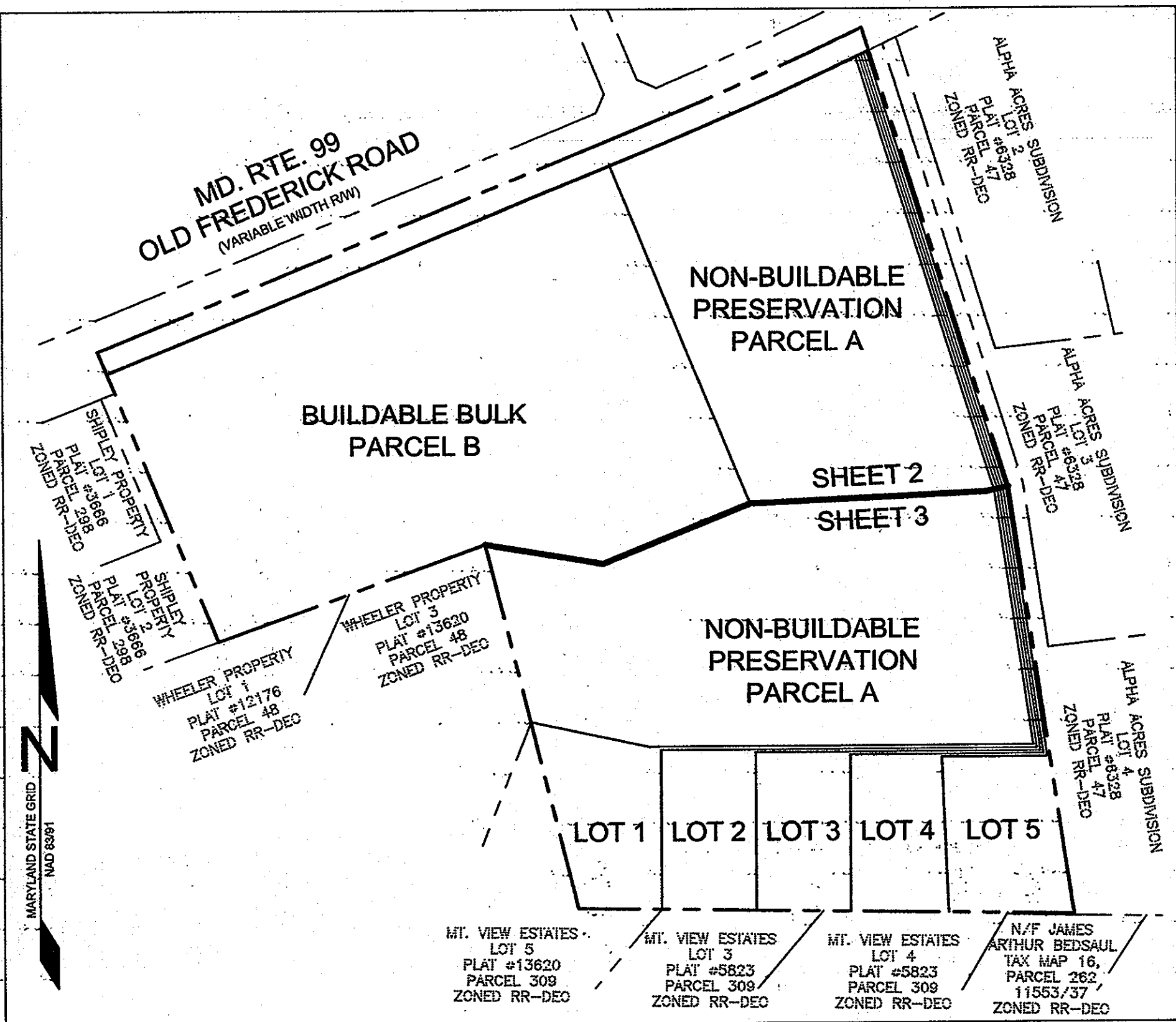


12. THERE IS AN EXISTING DWELLING LOCATED ON BUILDABLE BULK PARCEL 'B' TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
13. THERE ARE NO STEEP SLOPES, FLOODPLAINS, HISTORIC STRUCTURES, CEMETERIES OR STREAMS LOCATED ON-SITE.
14. THIS PROPERTY IS SUBJECT TO STORMWATER MANAGEMENT OBLIGATIONS AND WILL BE TREATED BY ROOFTOP DISCONNECTION, TWO BIORETENTION FACILITIES, AND FIVE GRASS CHANNELS. LOTS 1 THRU 5 ARE SUBJECT TO A DEPARTMENT OF PUBLIC WORKS DECLARATION OF COVENANTS AND MAINTENANCE, AND RIGHT OF ENTRY AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES. SEE "STORMWATER MANAGEMENT PRACTICES" TABLE, THIS SHEET.
15. A TRAFFIC STUDY WAS PREPARED BY MARS GROUP DATED DECEMBER 2009.
16. THE 65DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65DBA NOISE EXPOSURE. THE 65DBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
17. 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.
18. THE FOREST CONSERVATION OBLIGATIONS FOR SHIPLEY'S CHOICE, F-11-065, WILL BE SATISFIED BY AN OFF-SITE RETENTION EASEMENT OF 3.01 AC. (2.96 AC. CREDITED) OF EXISTING FOREST ON SHIPLEY'S LODGE, BUILDABLE PRESERVATION PARCEL A (F-09-101). FINANCIAL SURETY IS NOT REQUIRED FOR THE OFF-SITE 3.01 AC. (2.96 AC. CREDITED) RETENTION FOREST CONSERVATION EASEMENT LOCATED ON BUILDABLE PRESERVATION PARCEL A. SHIPLEY'S LODGE, F-09-101; HOWEVER, IT WILL BE NECESSARY FOR THE DEVELOPER TO EXECUTE A DEED OF FOREST CONSERVATION EASEMENT WITH THE COUNTY AND THE DEPARTMENT OF PLANNING AND ZONING WILL PERFORM AN INSPECTION TO VERIFY COMPLIANCE WITH THE APPROVED FOREST CONSERVATION PLAN.
19. BUILDABLE BULK PARCEL B WAS EXCLUDED FROM THE FOREST CONSERVATION CALCULATIONS AND REQUIREMENTS FOR THIS PROPOSED SUBDIVISION. ANY FURTHER RESUBDIVISION OR DEVELOPMENT OF BULK PARCEL B SHALL REQUIRE COMPLIANCE WITH THE FOREST CONSERVATION REQUIREMENTS BASED ON ITS ACREAGE SIZE AND PROPOSED USE.
20. LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE 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 43 PERIMETER SHADE TREES IN THE AMOUNT OF \$12,900.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT.
21. DENSITY/TABULATION FOR THE PROPOSED SUBDIVISION:
- | | |
|--|-------------|
| GROSS SITE AREA | 32.57 ACRES |
| BULK PARCEL B | 11.32 ACRES |
| GROSS SITE AREA LESS THE BULK PARCEL | 21.25 ACRES |
| DENSITY REQUIRED FOR SUBDIVISION (6 LOTS) | 21.25 ACRES |
| DENSITY REMAINING ON NON-BUILDABLE PRESERVATION PARCEL AFTER SUBDIVISION | 0.00 ACRES |
22. THE DENSITY REQUIRED FOR THE EXISTING HOUSE ON BUILDABLE BULK PARCEL B WILL BE SUPPORTED BY ACREAGE OF THAT PARCEL SHOULD IT BE RESUBDIVIDED IN THE FUTURE.
23. NON-BUILDABLE PRESERVATION PARCEL 'A' IS BEING PROPOSED AS A NON-BUILDABLE PARCEL. NO HOUSING ALLOCATIONS ARE REQUIRED. IT WILL BE PRIVATELY OWNED. IT IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND SHIPLEY'S CHOICE HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNERS AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
24. THE EASEMENT HOLDERS FOR THE EASEMENT ON NON-BUILDABLE PRESERVATION PARCEL 'A' WILL BE HOWARD COUNTY, MARYLAND AND SHIPLEY'S CHOICE HOA, INC.
25. THE PRIVATE SHARED ACCESS EASEMENT WILL BE OWNED AND MAINTAINED BY THE USERS.
26. ARTICLES OF INCORPORATION FOR SHIPLEY'S CHOICE HOA, INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON JULY 20, 2011, INCORPORATION NO. 1000362002045245.
27. THE USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1 THRU 5 AND NON-BUILDABLE PRESERVATION PARCEL 'A' WILL BE RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
28. A DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE HOMEOWNERS ASSOCIATION WILL BE RECORDED CONCURRENTLY WITH THE RECORDATION OF THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
29. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
30. THIS PROJECT IS SUBJECT TO WP-10-040 APPROVED ON OCTOBER 27, 2009, WAIVING SECTIONS 16.119(1)(3) TO PERMIT MORE THAN ONE VEHICULAR ACCESS POINT ONTO A RESTRICTED ACCESS ROAD (OLD FREDERICK ROAD / MD ROUTE 99 / MINOR ARTERIAL STATE ROAD) AND 16.145(a) TO NOT REQUIRE SUBMISSION OF A PRELIMINARY EQUIVALENT SKETCH PLAN FOR A PROPOSED MAJOR SUBDIVISION LOCATED IN "RR-DEO" ZONING DISTRICT. THIS WAIVER IS SUBJECT TO THE FOLLOWING CONDITIONS:
- 1) COMPLIANCE WITH THE COMMENTS FROM DEED, MSHA, DFRS, AND HEALTH DEPARTMENT IS REQUIRED.
31. THIS PROPERTY WAS INCORPORATED INTO THE METROPOLITAN DISTRICT ON APRIL 26, 2011.
32. DPZ FILE NUMBERS: WP-10-040, ECP-10-003.
33. THE FOREST CONSERVATION OBLIGATION OF 1.48 ACRES OF AFFORESTATION FOR LOTS 1 THRU 5 HAS BEEN SATISFIED. (SEE GENERAL NOTE 18)
34. TRASH AND RECYCLABLES COLLECTION FOR LOTS 1 THRU 5 SHALL BE AT OLD FREDERICK ROAD WITHIN 5 FEET OF THE MSHA ROAD.
35. A DECLARATION OF EASEMENT AND MAINTENANCE OBLIGATION AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 1-5 AND NON-BUILDABLE PRESERVATION PARCEL A WILL BE RECORDED CONCURRENTLY WITH THIS RECORD PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.



LOCATION MAP
SCALE: 1"=200'

STORMWATER MANAGEMENT PRACTICES

LOT NUMBER	DISCONNECTION OF ROOFTOP RUNOFF		MICRO-BIORETENTION
	N-1 (NUMBER)	M-6 (NUMBER)	
1	2	1	
2	3	1	
3	7		
4	7		
5	7		

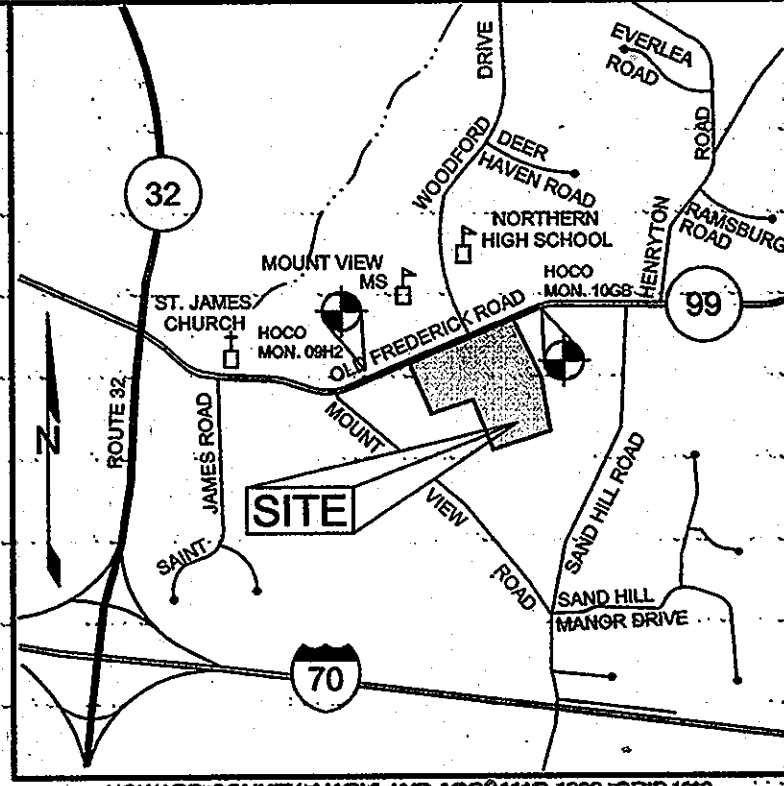
36. NON-BUILDABLE PRESERVATION PARCEL A WILL SERVE AS AN AGRICULTURAL USE PARCEL.

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (SF)	PIPESTEM AREA (SF)	MINIMUM LOT SIZE (SF)
1	59,703±	8,752±	51,951±
2	50,729±	8,055±	42,674±
3	49,442±	7,361±	42,081±
4	48,650±	6,688±	41,962±
5	57,207±	5,880±	51,327±

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION 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 LOTS 1 THRU 5, AND PARCEL "A". ANY CONVEYANCES OF THE AFORESAID LOT(S)/PARCEL(S) SHALL BE SUBJECT TO EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS & PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE 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 THE 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.



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 02/02/04 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING AMENDMENTS EFFECTIVE 07/28/06.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 09H2 AND NO. 10GB
3. DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP)
 - ST.A.NO. 09H2 N 601,676.7110 E 1,329,520.9970
 - ST.A.NO. 10GB N 602,275.9857 E 1,331,069.3633
4. DENOTES IRON PIPE FOUND.
5. DENOTES REBAR AND CAP FOUND.
6. DENOTES REBAR-AND-CAP SET.
7. DENOTES CONCRETE MONUMENT OR STONE FOUND.
8. DENOTES CONCRETE MONUMENT SET.
9. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 40,000 SF 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 SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE 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. ALL LOT AREAS ARE MORE OR LESS (+/-).
11. SITE ADDRESS: 12195 OLD FREDERICK ROAD, MARIOTTSTVILLE, MARYLAND 21104
12. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MAY, 2010 BY SILL, ADCOCK, AND ASSOCIATES LLC.
13. 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:
 - a) WIDTH - 12 FEET (16 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 15% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2S-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 ENSURE ALL WEATHER USE
14. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.112B OF THE HOWARD COUNTY CODE. LOTS ARE TO BE SERVED BY PRIVATE SEPTIC AND PUBLIC WATER. WATER SERVICE TO BE PROVIDED BY CONTRACT # 44-4682-D.
15. PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
16. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE RIGHT-OF-WAY LINE AT OLD FREDERICK ROAD AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
17. A WETLAND STUDY WAS PERFORMED BY SILL, ADCOCK AND ASSOCIATES, LLC., IN JUNE 2010. NO WETLANDS ARE LOCATED ON-SITE.

AREA TABULATION CHART

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE LOTS: 5
 - B. NON-BUILDABLE: 0
 - C. BUILDABLE BULK PARCELS: 1
 - D. NON-BUILDABLE PRESERVATION PARCELS: 1
2. TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 17.4178 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. BUILDABLE BULK PARCELS: 6.1003 AC
 - D. NON-BUILDABLE PRESERVATION PARCELS: 13.8800 AC
3. TOTAL AREA OF ROADWAY TO BE RECORDED: 1.2697 AC
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 32.5675 AC

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS

Kat Steadman 1/6/2012
HOWARD COUNTY HEALTH OFFICER DATE

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

APPROVED:

Kat Steadman 1/23/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kat Steadman 1-23-12
DIRECTOR DATE

DEDICATION FOR INDIVIDUALS

WE, RUTH FISHER AND CHARLES M. COLES, JR., 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 11 DAY OF NOV, 2011.

Ruth Fisher 11-11-11 DATE
RUTH FISHER WITNESS *Tracy F.S.* 11/11/11 DATE

Charles M. Coles, Jr. 11-11-11 DATE
CHARLES M. COLES, JR. WITNESS *Tracy F.S.* 11/11/11 DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY RUTH A. FISHER AND CHARLES M. COLES, JR., PERSONAL REPRESENTATIVES OF THE ESTATE OF RUSSELL M. SHIPLEY, DECEASED TO RUTH FISHER AND CHARLES M. COLES, JR. BY DEED DATED 08/28/2009, AND THAT ALL RECORDS IN THE LAND RECORDS OF HOWARD COUNTY IN CONNECTION WITH THIS PLAT AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDATION OF THIS PLAT AND THAT I WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED THEREON AND THAT I AM A LICENSED SURVEYOR WITH REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND REGULATIONS, TITLE 13, SUBTITLE 06, REGULATION 12.

Michael D. Adcock 11/30/11 DATE
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
MD, REG. NO. 21257, EXPIRATION DATE: 06-16-2013

RECORDED AS PLAT NUMBER 21821 ON 11/27/12
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT
SHIPLEY'S CHOICE
LOTS 1 THRU 5,
NON-BUILDABLE PRESERVATION PARCEL 'A'
AND BUILDABLE BULK PARCEL 'B'

A SUBDIVISION OF PARCEL 15
TAX MAP 10 GRID 19
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: RR-DEO

PREVIOUS FILE NO.S: WP-10-040, ECP-10-003

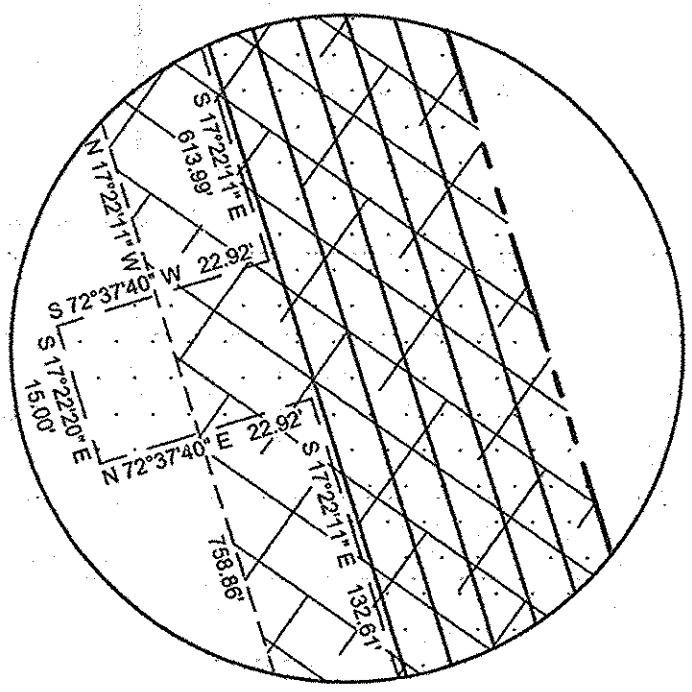
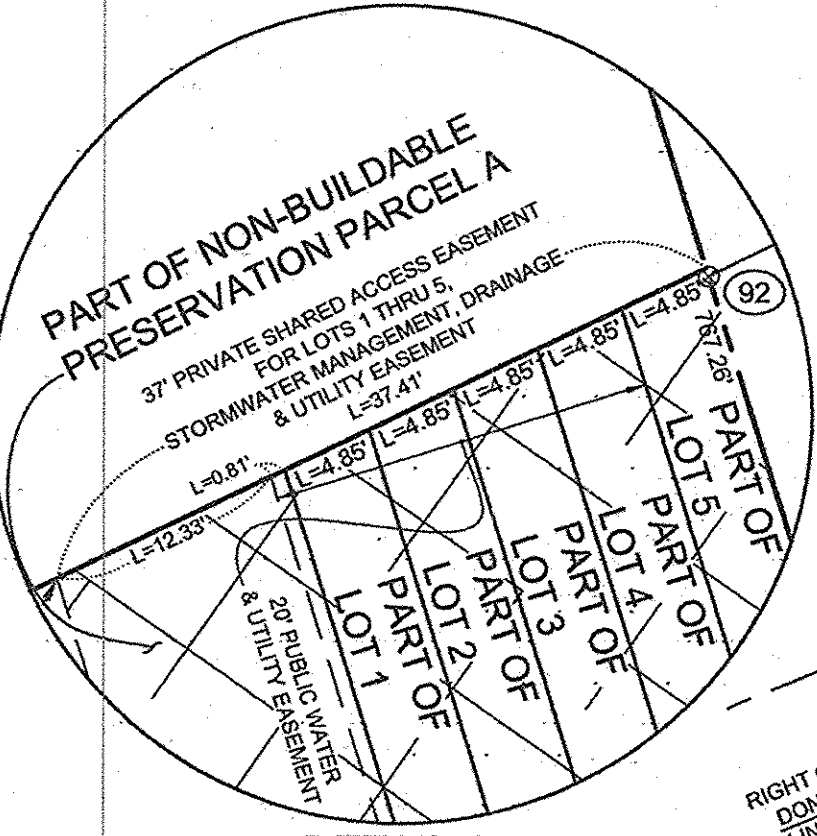
SCALE: AS SHOWN DATE: OCTOBER 27, 2011 SHEET 1 OF 3

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
9	601,544.7855	1,331,346.1401
83	601,779.1817	1,329,829.0769
84	602,144.0304	1,330,721.9851
85	602,312.8686	1,331,099.2791
88	602,315.6566	1,331,105.0110
90	602,107.0023	1,330,737.1150
91	601,742.1090	1,329,844.0979
92	602,277.0528	1,331,117.0863
219	601,451.2535	1,330,472.8509
225	601,288.9875	1,330,027.6924

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	413.42'	6288.09'	3°46'01"	N85°53'30"E	413.35'	206.79'
C2	416.36'	6328.09'	3°46'11"	N65°53'24"E	416.29'	208.26'



DETAIL A
SCALE: 1"=10'

DETAIL B
SCALE: 1"=10'

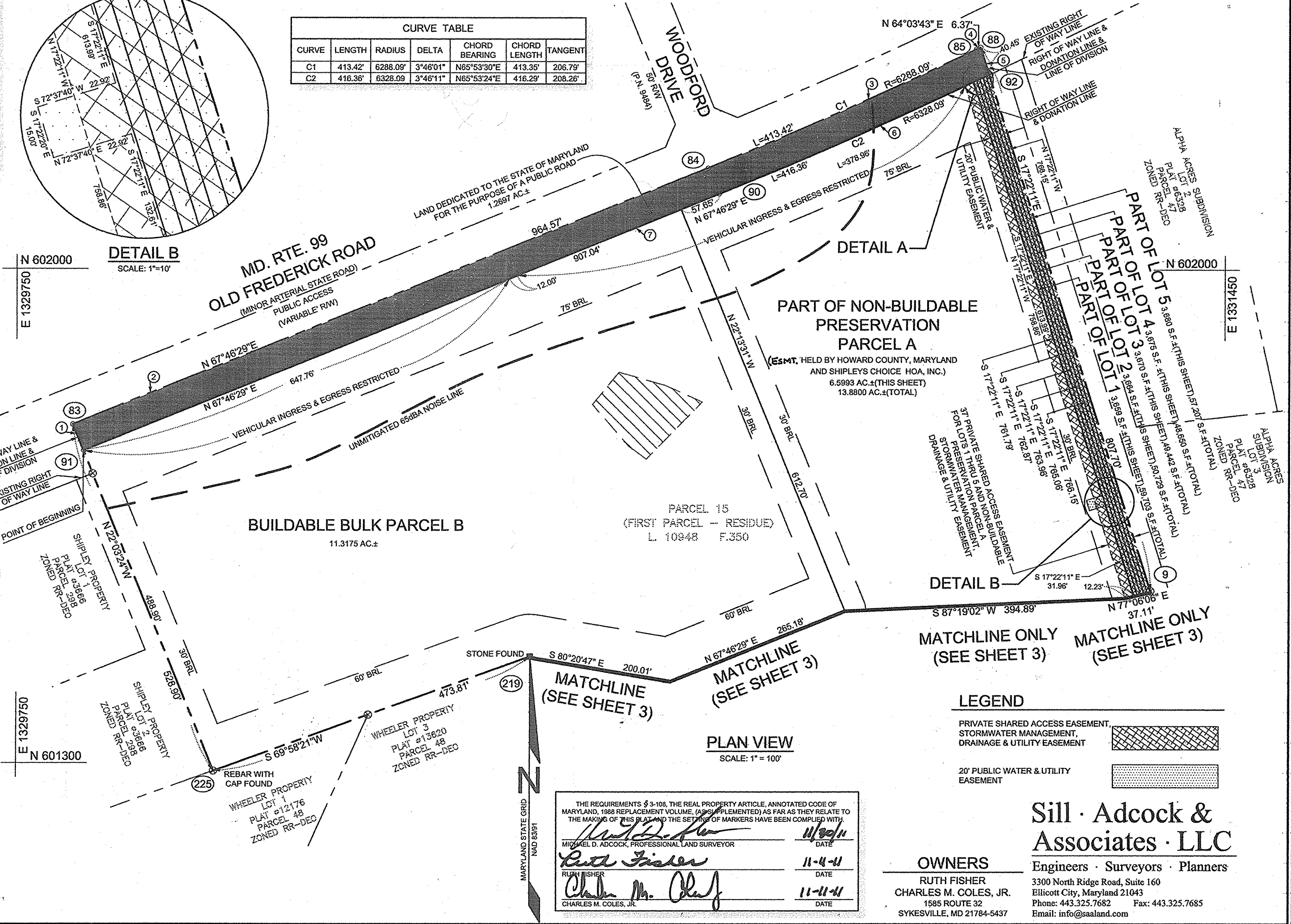
AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	N 22°03'24" W	40.00'
2	N 67°46'29" E	964.57'
3	R=6288.09	L=413.42
	CHD. N 65°53'30" E	413.35'
4	N 64°03'43" E	6.37'
5	S 17°22'11" E	40.45'
6	R=6328.09	L=416.36
	CHD. S 65°53'23" W	L=416.29
7	S 67°46'29" W	964.69'

FEE SIMPLE AREA 55,308 SQ. FT.
OR 1.2697 ACRES±
SHOWN THUS: [Hatched Pattern]

AREA TABULATION CHART (THIS SHEET)

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 5
 - B. NON-BUILDABLE: 0
 - C. BUILDABLE BULK PARCELS: 1
 - D. PRESERVATION PARCELS: 1
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 0.4212 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. BUILDABLE BULK PARCELS: 11.3175 AC
 - D. PRESERVATION PARCELS: 6.5993 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 1.2697 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 19.6077 AC



THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS AMENDED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock 11/30/11
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Ruth Fisher 11-4-11
RUTH FISHER DATE

Charles M. Coles, Jr. 11-11-11
CHARLES M. COLES, JR. DATE

LEGEND

PRIVATE SHARED ACCESS EASEMENT, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT [Hatched Pattern]

20' PUBLIC WATER & UTILITY EASEMENT [Dotted Pattern]

OWNERS

RUTH FISHER
CHARLES M. COLES, JR.
1585 ROUTE 32
SYKESVILLE, MD 21784-5437

Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

Sill · Adcock & Associates · LLC

HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS

B. Wilson for Peter Zelenka 1/6/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/10/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1-23-12
DIRECTOR DATE

DEDICATION FOR INDIVIDUALS

WE, RUTH FISHER AND CHARLES M. COLES, JR., 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 11 DAY OF Nov., 2011.

Ruth Fisher 11-11-11
RUTH FISHER DATE

Charles M. Coles, Jr. 11-11-11
CHARLES M. COLES, JR. DATE

[Signature] 11-11-11
WITNESS DATE

[Signature] 11-11-11
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY RUTH A. FISHER AND CHARLES M. COLES, JR., PERSONAL REPRESENTATIVES OF THE ESTATE OF RUSSELL M. SHIPLEY, DECEASED TO RUTH FISHER AND CHARLES M. COLES, JR. BY DEED DATED THE 28TH DAY OF FEBRUARY, 2011, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBRARY BOOK 2011-001 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAT IN THE LAND RECORDS OF MARYLAND, AS AMENDED. AND THAT I WAS IN RESPONSIBLE CHARGE OF THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED IN IT AND IS A PROFESSIONAL LAND SURVEYOR IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND, TITLE 8, SUBTITLE 06, REGULATION 12.

Michael D. Adcock 11/30/11
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2013

RECORDED AS PLAT NUMBER 21822 ON 11/27/12
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT

SHIPLEYS CHOICE

LOTS 1 THRU 5,
NON-BUILDABLE PRESERVATION PARCEL 'A'
AND BUILDABLE BULK PARCEL 'B'

A SUBDIVISION OF PARCEL 15
TAX MAP 10 GRID 19
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: RR-DEO

PREVIOUS FILE NO.S: WP-10-040, ECP-10-003


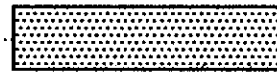

SCALE: AS SHOWN DATE: OCTOBER 27, 2011 SHEET 2 OF 3

JOB NO. 07-113

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
9	601,544.7855	1,331,346.1401
89	600,825.5040	1,331,452.7036
217	600,838.0748	1,330,626.5304
219	601,451.2535	1,330,472.8509

LEGEND

- PRIVATE SHARED ACCESS EASEMENT, STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT 
- 20' PUBLIC WATER & UTILITY EASEMENT 
- PRIVATE SHARED ACCESS EASEMENT 

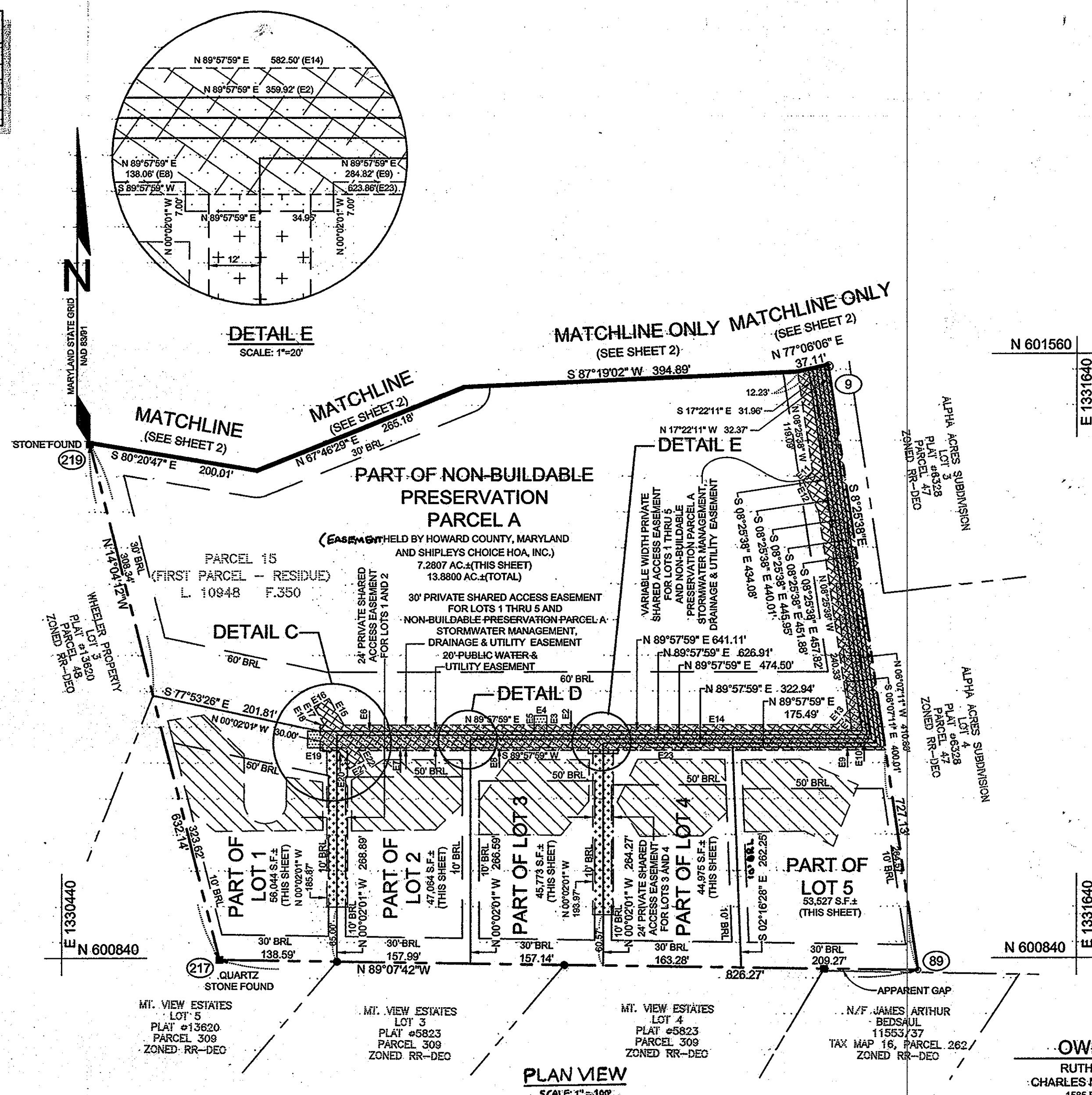
EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	1.09'	S 41°46'06"W
E2	359.92'	N 89°57'59"E
E3	18.00'	N 00°02'01"W
E4	15.00'	N 89°57'59"E
E5	18.00'	S 00°02'01"E
E6	268.11'	N 89°57'59"E
E7	156.12'	N 89°57'59"E
E8	138.06'	N 89°57'59"E
E9	284.82'	N 89°57'59"E
E10	18.91'	N 41°46'06"E
E11	16.99'	N 45°45'66"E
E12	41.01'	N 26°51'49"W
E13	21.19'	N 40°46'06"E
E14	610.72'	N 89°57'59"E
E15	36.22'	N 29°07'34"W
E16	20.00'	N 60°52'26"E
E17	25.09'	N 29°07'34"W
E18	5.33'	N 89°57'59"E
E19	22.02'	S 89°57'59"W
E20	25.16'	N 29°07'34"W
E21	20.00'	N 60°52'26"E
E22	14.03'	N 29°07'34"W
E23	623.86'	S 89°57'59"W

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Michael D. Adcock 11-30-11
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR DATE

Ruth Fisher 11-11-11
RUTH FISHER DATE

Charles M. Coles, Jr. 11-11-11
CHARLES M. COLES, JR. DATE



AREA TABULATION CHART (THIS SHEET)

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 5
 - B. NON-BUILDABLE: 0
 - C. BUILDABLE BULK PARCELS: 0
 - D. PRESERVATION PARCELS: 1
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 5.6794 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. BUILDABLE BULK PARCELS: 0.0000 AC
 - D. PRESERVATION PARCELS: 7.2807 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 12.9598 AC

OWNERS
RUTH FISHER
CHARLES M. COLES, JR.
1585 ROUTE 32
SYKESVILLE, MD 21784-5437

Sill · Adcock & Associates · LLC
Engineers · Surveyors · Planners
3300 North Ridge Road, Suite 160
Ellicott City, Maryland 21043
Phone: 443.325.7682 Fax: 443.325.7685
Email: info@saaland.com

HOWARD COUNTY HEALTH DEPARTMENT
APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS
William for Peter Bsilensom 1/6/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
William 1/10/12
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

W. S. Shadwick 1-23-12
DIRECTOR DATE

DEDICATION FOR INDIVIDUALS

WE, RUTH FISHER AND CHARLES M. COLES, JR., 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 ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 11 DAY OF Nov, 2011.

Ruth Fisher 11-11-11
RUTH FISHER DATE

Charles M. Coles, Jr. 11-11-11
CHARLES M. COLES, JR. DATE

William 11/10/11
WITNESS DATE

William 11/10/11
WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY RUTH A. FISHER AND CHARLES M. COLES, JR., PERSONAL REPRESENTATIVES OF THE ESTATE OF RUSSELL M. SHIPLEY, DECEASED TO RUTH FISHER AND CHARLES M. COLES, JR. BY DEED DATED THE 28th DAY OF FEBRUARY, 2007 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, BOOK 10350, PAGE 10350, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE RECORDING OF THIS PLAT. I AM ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THAT I WAS IN PERSONAL CONTACT WITH THE PREPARATION OF THIS DRAWING AND THE SURVEY WORK REFLECTED THEREIN IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CODE OF MARYLAND, TITLE 17, CHAPTER 06, REGULATION 12.

Michael D. Adcock
MICHAEL D. ADCOCK, PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21257, EXPIRATION DATE: 06-16-2013

11/30/11
DATE

RECORDED AS PLAT NUMBER 21823 ON 1/27/12
IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SUBDIVISION PLAT
SHIPLEYS CHOICE
LOTS 1 THRU 5,
NON-BUILDABLE PRESERVATION PARCEL 'A'
AND BUILDABLE BULK PARCEL 'B'
A SUBDIVISION OF PARCEL 15
TAX MAP 10 GRID 19
3RD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED: RR-DEO
PREVIOUS FILE NO.S: WP-10-040, ECP-10-003
SCALE: AS SHOWN DATE: OCTOBER 27, 2011 SHEET 3 OF 3

JOB NO. 07-113