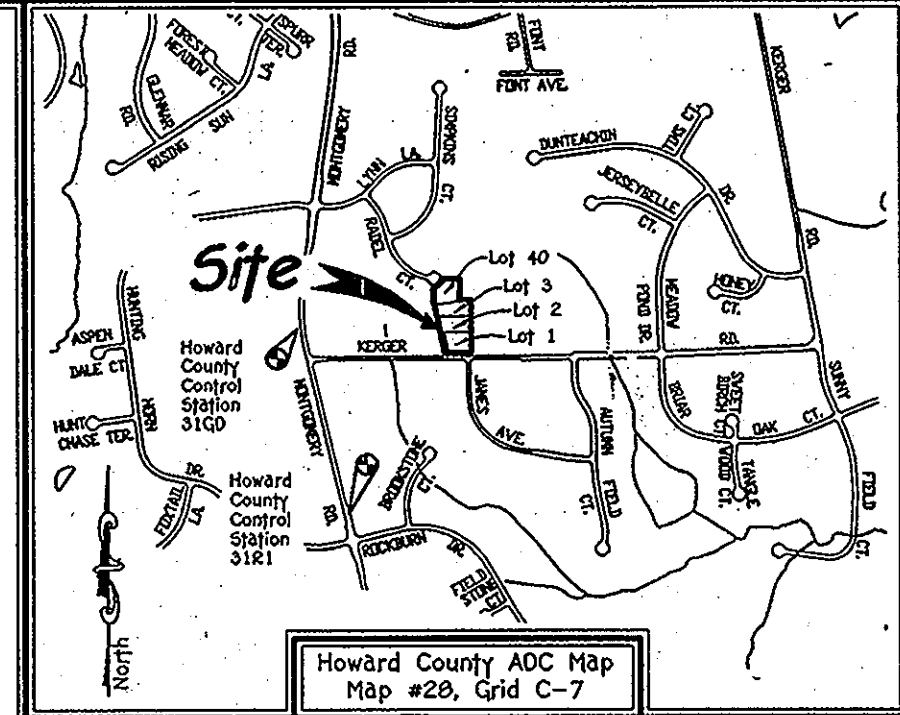


U.S. Equivalent Coordinate Table				Metric Coordinate Table			
POINT	NORTH	EAST	POINT	NORTH	EAST		
5	56669.1251	1373049.9613	6	172721.09478	418506.465268		
503	566340.6633	1373119.2480	503	172620.979437	418527.583283		
517	566783.7032	1372959.9926	517	172756.018266	418477.823551		
518	566782.9703	1372843.4006	518	172749.598869	418443.505422		
519	566708.2458	1372802.7609	519	172733.018803	418431.118428		
524	566654.1392	1372979.8508	524	172716.527054	418485.095526		
525	566619.7891	1372919.0531	525	172706.051057	418436.084314		
556	566306.4616	1372995.9001	556	172610.554744	418477.795362		

Curve Data Chart	Radius	Arc Length	Delta	Tangent	Bearing & Distance
Pnt-Pnt	50.00'	75.00'	85°56'39"	46.50'	N 36°35'54" E 68.16'



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.

Terrill A. Fisher, L.S. #10692
 (Registered Land Surveyor)

Craig J. Morris, (Owner) 11/15/13 Date

Cará Whitehead, (Owner) 11/15/13 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 Thru 3 (Boowoods) And Lot 40 (Abbeyfield Estates). 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 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 Deed(s) Of Easement In The Land Records Of Howard County.

Lot No.	Address	Disconnection Of Rooftop Runoff N-1 (Number)	Disconnection Of Non-Rooftop Runoff N-2 (Y/N)	Landscape Infiltration N-3 (Number)
1	5442 Kerger Road	Y	Y	1
2	5444 Kerger Road	Y	Y	1
3	5446 Kerger Road	Y	Y	1

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	21,566 Sq. Ft.	1,565 Sq. Ft.	20,001 Sq. Ft.
3	22,912 Sq. Ft.	2,837 Sq. Ft.	20,075 Sq. Ft.

Legend

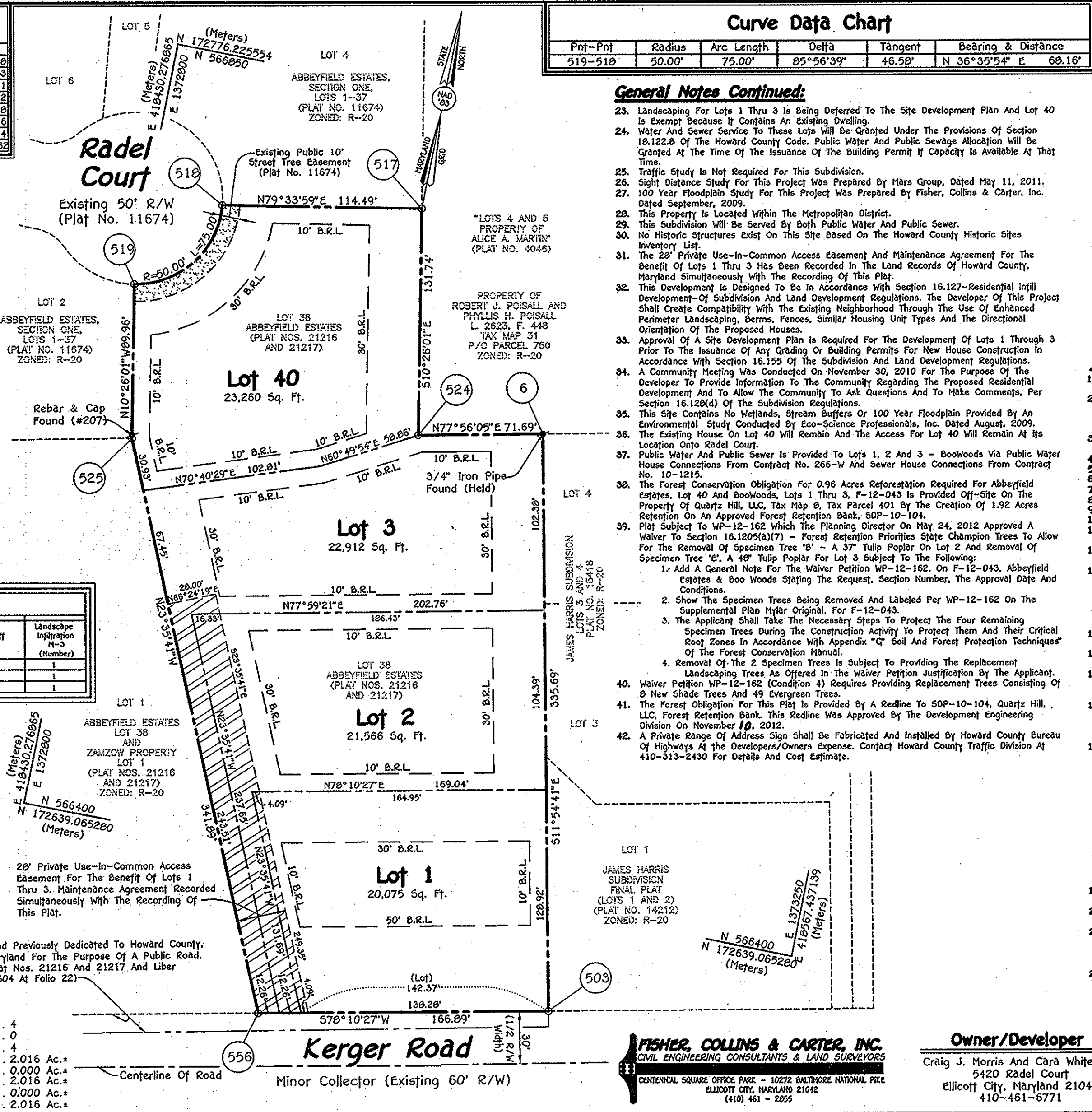
28' Private Use-In-Common Access Easement For The Benefit Of Lots 1 Thru 3

Existing 10' Public Street Tree Easement (Plat No. 11674)

Land Previously Dedicated To Howard County, Maryland For The Purpose Of A Public Road. (Plat Nos. 21216 And 21217 And Liber 12604 At Folio 22)

Area Tabulation This Submission

Total Number Of Buildable Lots To Be Recorded.....	4
Total Number Of Open Space Lots To Be Recorded.....	0
Total Number Of Lots/parcels To Be Recorded.....	4
Total Area Of Buildable Lots To Be Recorded.....	2.016 Ac.±
Total Area Of Open Space Lots To Be Recorded.....	0.000 Ac.±
Total Area Of Lots/parcels To Be Recorded.....	2.016 Ac.±
Total Area Of Roadway To Be Recorded.....	0.000 Ac.±
Total Area To Be Recorded.....	2.016 Ac.±



General Notes Continued:

- Landscaping For Lots 1 Thru 3 Is Being Deferred To The Site Development Plan And Lot 40 Is Exempt Because It Contains An Existing Dwelling.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122.B Of The Howard County Code. Public Water And Public Sewage Allocation Will Be Granted At The Time Of The 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 May 11, 2011.
- 100 Year Floodplain Study For This Project Was Prepared By Fisher, Collins & Carter, Inc. Dated September, 2009.
- This Property Is Located Within The Metropolitan District.
- This 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.
- The 28' Private Use-In-Common Access Easement And Maintenance Agreement For The Benefit Of Lots 1 Thru 3 Has Been Recorded In The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Plat.
- This Development Is Designed To Be In Accordance With Section 16.127-Residential Infill Development-Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
- Approval Of A Site Development Plan Is Required For The Development Of Lots 1 Through 3 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- A Community Meeting Was Conducted On November 30, 2010 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d) Of The Subdivision Regulations.
- This Site Contains No Wetlands, Stream Buffers Or 100 Year Floodplain Provided By An Environmental Study Conducted By Eco-Science Professionals, Inc. Dated August, 2009.
- The Existing House On Lot 40 Will Remain And The Access For Lot 40 Will Remain At Its Location Onto Radel Court.
- Public Water And Public Sewer Is Provided To Lots 1, 2 And 3 - Boowoods Via Public Water House Connections From Contract No. 266-W And Sewer House Connections From Contract No. 10-1215.
- The Forest Conservation Obligation For 0.96 Acres Reforestation Required For Abbeyfield Estates, Lot 40 And Boowoods, Lots 1 Thru 3, F-12-043 Is Provided Off-Site On The Property Of Quartz Hill, LLC, Tax Map 8, Tax Parcel 401 By The Creation Of 1.92 Acres Retention On An Approved Forest Retention Bank, S0P-10-104.
- Plat Subject To WP-12-162 Which The Planning Director On May 24, 2012 Approved A Waiver To Section 16.1205(A)(7) - Forest Retention Priorities State Champion Trees To Allow For The Removal Of Specimen Tree 'B' - A 37' Tulip Poplar On Lot 2 And Removal Of Specimen Tree 'C', A 48' Tulip Poplar For Lot 3 Subject To The Following:
 - Add A General Note For The Waiver Petition WP-12-162, On F-12-043, Abbeyfield Estates & Boowoods Stating The Request, Section Number, The Approval Date And Conditions.
 - Show The Specimen Trees Being Removed And Labeled Per WP-12-162 On The Supplemental Plan Mylar Original, For F-12-043.
 - The Applicant Shall Take The Necessary Steps To Protect The Four Remaining Specimen Trees During The Construction Activity To Protect Them And Their Critical Root Zones In Accordance With Appendix "C" Soil And Forest Protection Techniques Of The Forest Conservation Manual.
 - Removal Of The 2 Specimen Trees Is Subject To Providing The Replacement Landscaping Trees As Offered In The Waiver Petition Justification By The Applicant.
- Waiver Petition WP-12-162 (Condition 4) Requires Providing Replacement Trees Consisting Of 8 New Shade Trees And 49 Evergreen Trees.
- The Forest Obligation For This Plat Is Provided By A Redline To S0P-10-104, Quartz Hill, LLC, Forest Retention Bank. This Redline Was Approved By The Development Engineering Division On November 19, 2012.
- A Private Range Of Address Sign Shall Be Fabricated And Installed By Howard County Bureau Of Highways At The Developer's/Owner's Expense. Contact Howard County Traffic Division At 410-313-2430 For Details And Cost Estimate.

General Notes:
 Scale: 1" = 1200'

- Subject Property Zoned R-20 Per 2/2/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 7/22/06.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 31GD And No. 31R1
 Sta. 31GD N 566299.8736 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.L.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 Of Boundary 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.
- 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, S-90-09, F-94-99, F-10-092, And ECP-11-024.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$4,500.00 For Lots 1, 2 And 3 - Boowoods.
- There Is An Existing Dwelling/Structure(s) Located On Lot 40 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- 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 To The Pipestem Lot Driveway, Trash And Recycling Collection Will Be At Radel Court For Lot 40 And At Kerger Road For Lots 1, 2 And 3.
- 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:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- 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.
- The Area Of Lot 3, Abbeyfield Estates, Section One, Plat No. 11674 Containing 20,071 Sq. Ft. Has Been Deducted From The Total Tract Area Of Lot 38, Abbeyfield Estates, Plat No. 21217 To Obtain The Net Tract Area Because Forest Conservation For Lot 3 Has Been Previously Addressed Under F-94-099.
- Quantity And Quality Stormwater Management Requirements Are Met By Applying The Rooftop Disconnection Credit (N-1), Non-Rooftop Disconnection Credit (N-2) And Landscape Infiltration (M-3) In Accordance With Chapter 5 Of The 2000 Maryland Stormwater Design Manual. Surety Provided With The Site Development Plan Developer's Agreement.

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

Bolton for Maurer Rossman 2/27/2014
 Howard County Health Officer AG Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edwards 2.12.14
 Chief, Development Engineering Division NY Date

Wet Sheelohar for 3/05/14
 Director Date

OWNER'S CERTIFICATE

We, Craig J. Morris And Cará 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 15th Day Of November, 2013.

Craig J. Morris, Owner
Cará Whitehead, Owner

SURVEYOR'S CERTIFICATE

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Land Conveyed By NVR Homes, Inc. To Craig J. Morris And Cará Whitehead By Deed Dated January 26, 1996 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3654 At Folio 128; And All Of The Land Conveyed By Pamela Zamzow To Craig J. Morris And Cará Whitehead By Confirmatory Deed Dated August 27, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber 12702 At Folio 224; 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.

Terrill A. Fisher 1/16/14
 Terrill A. Fisher, Professional Land Surveyor No. 10692 Date
 Surveyor Certification. I Herby Certify That These Documents Were Prepared By Me, And That I Am A Duly Licensed Surveyor Under The Laws Of The State Of Maryland, License No. 10692, Expiration Date: December 13, 2015

Purpose of Subdivision

The Purpose Of This Plat Is To Resubdivide Lot 38, As Shown On Plats Entitled "Abbeyfield Estates, Lot 38 And Zamzow Property, Lot 1" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21216 And 21217 To Create Buildable Lots 1 Thru 3 (Boowoods) And Lot 40 (Abbeyfield Estates).

RECORDED AS PLAT No. 22693 ON 3/7/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Abbeyfield Estates
 Lot 40
 And
 Boowoods
 Lots 1 Thru 3

A Resubdivision Of Lot 38, Abbeyfield Estates, As Shown On Plats Entitled "Abbeyfield Estates, Lot 38 And Zamzow Property, Lot 1" And Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21216 And 21217

Zoned: R-20
 Tax Map: 31, Grid: 21, Parcels: 359 & P/O 206
 First Election District - Howard County, Maryland
 Date: November 14, 2012 Scale: 1"=50' Sheet 1 of 1