

### U.S. Equivalent Coordinate Table

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
401	547371.4150	1320365.4621	166839.141235	404806.602855
402	547265.9595	1320060.4991	166806.998099	405092.450364
404	547309.4228	1320776.3156	166820.245713	405011.831060
405	547659.4510	1320399.9924	166926.934548	404897.127511
406	547674.1655	1330051.5707	166931.419510	405400.529599
413	547122.6925	1329964.9945	166763.330229	405374.141110
425	547534.6323	1329197.6613	166828.899730	405140.257487
429	547802.7511	1329229.4782	166970.612501	405149.95294
430	547657.2360	1320414.1479	166926.259399	404901.442129
431	547368.9500	1320381.8043	166838.389640	404891.583785
432	547251.3412	1329152.7896	166802.542434	405126.580559

### Metric Coordinate Table

POINT	NORTH (meters)	EAST (meters)	NORTH (feet)	EAST (feet)
401	166839.141235	404806.602855	547371.4150	1320365.4621
402	166806.998099	405092.450364	547265.9595	1320060.4991
404	166820.245713	405011.831060	547309.4228	1320776.3156
405	166926.934548	404897.127511	547659.4510	1320399.9924
406	166931.419510	405400.529599	547674.1655	1330051.5707
413	166763.330229	405374.141110	547122.6925	1329964.9945
425	166828.899730	405140.257487	547534.6323	1329197.6613
429	166970.612501	405149.95294	547802.7511	1329229.4782
430	166926.259399	404901.442129	547657.2360	1320414.1479
431	166838.389640	404891.583785	547368.9500	1320381.8043
432	166802.542434	405126.580559	547251.3412	1329152.7896

### Legend

Existing 25' Private Easement For Ingress And Egress To Lots 4-A, 4-B, 4-C, 4-D, 1-D, 1-C, 1-B, 1-A, 2-A, 2-B, 2-C And 2-D (L. 1242, F. 201)

Existing 20' Private Right-Of-Way For Use-In-Common Access For Lots 1-A, 1-B, 1-C, 1-D, 2-A, 2-B, 2-C And 2-D (L. 713, F. 293) To Be Abandoned By The Recordation Of This Plat

Limit Of Wetlands

Public Forest Conservation Easement

Previously Recorded Deed Lines To Be Removed By The Recordation Of This Plat

20' Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lot 2 And Buildable Preservation Parcel 'B'

### Reservation Of Public Utility And Forest Conservation Easements

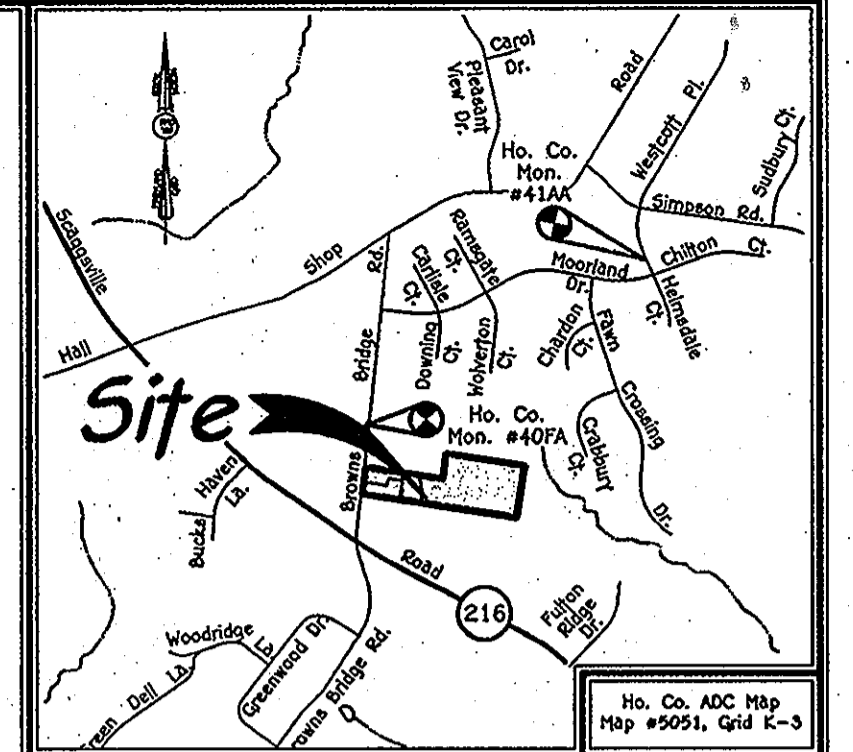
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Buildable Lots 1 And 2, Non-Buildable Preservation Parcel 'A' And Buildable Preservation Parcel 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. 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 Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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."

The Requirements S 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 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, L.S. #21614 (Registered Land Surveyor) 8/8/12 Date

Patricia A. VanNoy, Owner 3/8/13 Date

John A. Korslund, Owner 3/9/13 Date



### Limit Of Wetlands Line Chart

LINE	BEARING	LENGTH
W1	N 42°01'35" W	11.74'
W2	N 17°19'52" W	15.00'
W3	N 17°41'10" E	20.36'
W4	S 46°46'39" W	31.08'
W5	N 66°01'25" W	22.10'
W6	N 11°05'56" E	19.96'
W7	N 80°46'45" W	32.72'
W8	N 55°30'58" E	24.91'
W9	N 84°29'56" E	22.21'
W10	N 53°44'02" E	25.57'
W11	N 50°47'53" E	32.35'
W12	N 10°05'24" E	35.55'
W13	N 11°30'44" E	23.78'
W14	S 82°15'55" W	22.93'
W15	N 69°31'27" W	22.44'
W16	N 15°46'54" W	24.59'
W17	N 02°10'28" E	22.24'
W18	N 15°31'38" W	21.54'
W19	N 21°40'40" W	28.70'
W20	N 52°00'58" E	14.95'
W21	S 67°50'47" E	19.39'
W22	N 70°00'36" E	18.83'
W23	N 24°37'08" E	42.62'
W24	N 65°05'35" E	41.57'
W25	N 03°12'05" W	32.78'
W26	N 52°16'48" W	37.13'
W27	N 49°33'35" W	15.94'
W28	N 86°14'07" E	31.18'
W29	N 34°53'44" W	21.77'
W30	N 79°15'04" E	55.04'
W31	N 52°38'55" W	33.61'
W32	N 10°25'54" W	12.65'
W33	N 79°28'58" E	43.34'
W34	S 58°49'41" E	52.37'
W35	N 49°14'47" E	33.45'
W36	N 26°11'12" E	37.31'
W37	N 56°46'18" E	61.88'

### Density Chart (Non-Cluster Development)

Property Area	Allowed Density	Proposed Density
15.852 Ac.	15.852 Ac./ 4.25 Units/Acre = 3.7 Units = 3 Units	3 Units (2 Lots + Buildable Preservation Parcel)

### General Notes Continued:

31. Landscaping For Lots 1, 2 And Buildable Preservation Parcel 'B' Is Provided With A Certified Landscape Plan On File With This Plat In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual. Surety Is \$13,500.00 Based On 41 Shade Trees @ \$300/Shade Tree And 8 Evergreen Trees @ \$150/Evergreen Tree. Landscape Surety Will Be Addressed With Grading Permit Application.

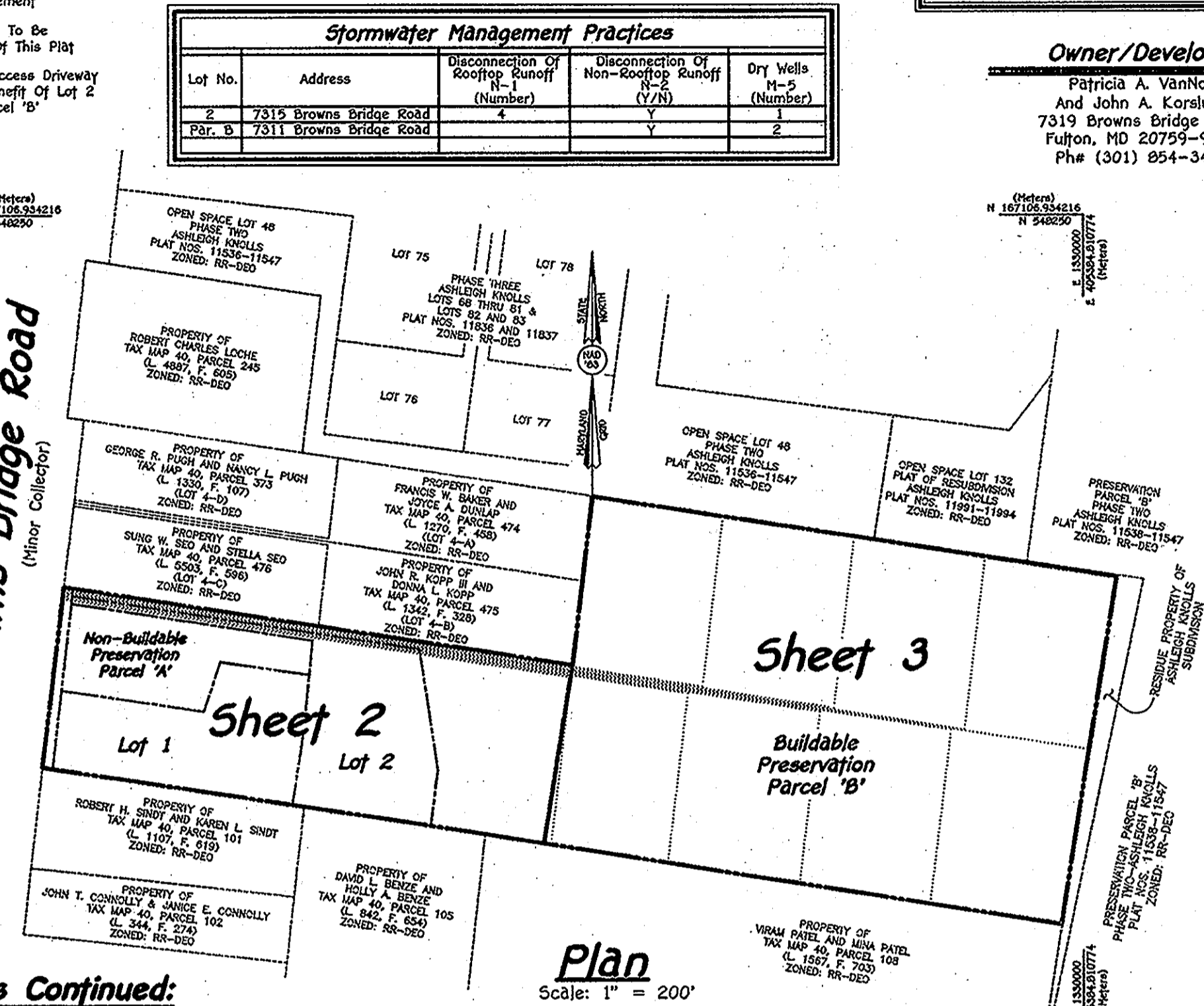
32. Non-Buildable Preservation Parcel 'A' And Buildable Preservation Parcel 'B' Will Be Privately Owned And Encumbered By Two (2) Easement Holders: Howard County, Maryland And VanNoy Homeowners Association, Inc.

33. Simultaneously With The Recordation Of This Final Subdivision Plat The Owner Will Record A Deed Abandoning And Relinquishing Their Rights To A Recorded 20 Foot Wide Private Right-Of-Way Recorded In Liber 713 At Folio 293 And Also Their Rights To A Recorded 25 Foot Wide Private Easement For Ingress And Egress Recorded In Liber 1242 At Folio 201.

34. The Articles Of Incorporation For The VanNoy Homeowners Association, Inc. Has Been Filed With The Maryland State Department Of Assessments And Taxation On November 6, 2012 With ID No. D14947675.

35. Declaration And Covenants Have Been Recorded Simultaneously With This Plat.

36. Plat subject to WF-13-103 which the Planning and Zoning Director on March 5, 2013 Approved And Zoning Section 16.144 (a) That Requires The Developer To Submit The Final Plat Within 180 Days Of Final Plan Approval Subject To (1) The Developer Shall Submit Final Plat Originals For Recordation On Or Before December 31, 2013.



### Owner/Developer

Patricia A. VanNoy  
And John A. Korslund  
7319 Browns Bridge Road  
Fulton, MD 20759-9743  
Ph# (301) 854-3442

### General Notes:

- Subject Property Zoned RR-DEO Per The 02/02/04 Zoning Regulations And The Comp-Lite Zoning Amendments Dated 07/28/06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 40FA And 41AA. Station No. 40FA North 548,106.9258 East 1,328,421.3855 Station No. 41AA North 549,841.9428 East 1,331,287.9912
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June, 2011, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "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 Cap "F.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 Line And Not Onto The Pipestem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy 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 Surfaces;
  - Structure Clearances - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- 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 A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- A Finding Of Facts Letter For The Wetlands From Eco-Science Professionals, Inc. Was Provided On November 1, 2011 And Wetlands And Their Buffers Will Not Be Disturbed By This Proposal.
- Previous Department Of Planning And Zoning File Numbers: ECP-12-018 And WF-13-103.
- No 100 Year Floodplain Exists Within Property Boundary.
- This Property Is Located Outside Of The Metropolitan District.
- 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 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.
- The Historic District Commission On July 5, 2012 Case No. 12-16 Has No Objection To The Proposed Subdivision And Recommends Trees Be Planted Along The Property Line And New Driveway. The 7 Existing Structures Consisting Of The Historic House And Outbuildings, Will Remain On Lot 1.
- Site Is Not Adjacent To A Designated Scenic Road.
- 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.
- The 20' Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lot 2 And Buildable Preservation Parcel 'B' Is To Be Recorded Simultaneously With The Recordation Of This Plat.

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

### 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 Buildable Preservation Parcels To Be Recorded	1
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	4
Total Area Of Buildable Lots To Be Recorded	2.752 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Buildable Preservation Parcels To Be Recorded	12.044 Ac.±
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.953 Ac.±
Total Area Of Lots/Parcels To Be Recorded	15.749 Ac.±
Total Area Of Roadway To Be Recorded	0.103 Ac.±
Total Area To Be Recorded	15.852 Ac.±

### General Notes Continued:

- 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 For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots/Parcels Shown Hereon Comply With The Minimum Lot Width And Lot Areas Is Required By The Maryland State Department Of The Environment.
- The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement. However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed. The Plat Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation By Providing 4.8 Acres On-Site Forest Retention Within Buildable Preservation Parcel 'B'. No Forest Surety Is Required Since This Is A Minor Subdivision With On-Site Forest Retention Satisfying The Forest Conservation Obligation.
- Water And Sewer Are Private And Provided By Well And Septic Systems.
- Community Meeting Provided On October 27, 2011 In Accordance With Section 16.127 Of The Howard County Subdivision And Land Development Regulations.

### General Notes Continued:

- Stormwater Management (SWM) Requirements For This Site Will Be Met Using Environmental Site Design To The Maximum Extent Possible (ESD To The MEP) In Accordance With The Maryland Stormwater Design Manual, Volumes 1 & II, Effective May, 2010. It Is To Be Noted That Lot 1 Contains An Existing House For Which SWM Is Not Required. Runoff From The Proposed Houses And Individual Driveways On Lot 2 And Buildable Preservation Parcel (BPP) 'B' Along With The Use-In-Common (UIC) Driveway Will Be Treated Using The Following Practices:
  - Lot 2: Disconnection Of Rooftop Runoff (N-1) And A Drywell (M-5) For The Proposed House And Disconnection Of Non-rooftop Runoff (N-2) For The Proposed Driveway.
  - BPP: Five (5) Drywells (M-5) For The Proposed House And Disconnection Of Non-rooftop Runoff (N-2) For The Proposed Driveway.
  - UIC: Disconnection Of Non-rooftop Runoff (N-2). This Project Is Located In The Western Region; Therefore, Individual Declarations Of Covenants Are Not Required.
- There Is An Existing Dwelling And Accessory Structures 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 Regulation Requirements.

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

*[Signature]* 3/13/13 Date  
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*[Signature]* 4/6/13 Date  
Chief, Development Engineering Division

*[Signature]* 4/09/13 Date  
Director

### Owner's Certificate

Patricia A. VanNoy And John A. Korslund, 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 8th Day Of March, 2013

*[Signature]* Patricia A. VanNoy, Owner

*[Signature]* John A. Korslund, Owner

*[Signature]* Witness

### Surveyor's Certificate

I Hereby Certify That To The Best Of My Knowledge 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 Lands Conveyed By David J. VanNoy And Patricia A. VanNoy To Patricia A. VanNoy And John A. Korslund By Deed Dated July 25, 2011 And Recorded Among The Land Records Of Howard County, Maryland In Liber 13384 At Folio 292; 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.

*[Signature]* August W. Glass, Professional Land Surveyor #21614 8/8/12 Date  
Expiration Date: July 14, 2013

RECORDED AS PLAT No. 22342 ON 4/15/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

## VanNoy Property

Lots 1 & 2, Non-Buildable Preservation Parcel 'A' And Buildable Preservation Parcel 'B'

A Subdivision Of Deeded Parcels (Liber 13384 At Folio 292)  
Zoned: RR-DEO

Tax Parcel 370 (Also Known As Parcel 1-D)	Tax Parcel 469 (Also Known As Parcel 1-B)
Tax Parcel 371 (Also Known As Parcel 2-D)	Tax Parcel 470 (Also Known As Parcel 1-C)
Tax Parcel 372 (Also Known As Parcel 1)	Tax Parcel 471 (Also Known As Parcel 2-A)
Tax Parcel 468 (Also Known As Parcel 1-A)	Tax Parcel 472 (Also Known As Parcel 2-B)
	Tax Parcel 473 (Also Known As Parcel 2-C)

Tax Map: 40, Grid: 12  
Fifth Election District - Howard County, Maryland  
Scale: As Shown Date: August 8, 2012 Sheet 1 of 3

F-12-078

The Requirements S 3-106, The Real Property Article, Annotated Code of Maryland, 1998 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Examined With:

*August W. Glass* 8/6/12  
 August W. Glass, L.S. #21514  
 (Registered Land Surveyor)  
 Date

*Patricia A. VanNoy* 3/8/13  
 Patricia A. VanNoy, Owner  
 Date

*John A. Korslund* 3/9/13  
 John A. Korslund, Owner  
 Date

**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 Easement"), Located In, On, Over, And Through Buildable Lots 1 And 2, Non-Buildable Preservation Parcel 'A' And Buildable Preservation Parcel 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Meter 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 Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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.

**Legend**

- Existing 25' Private Easement For Ingress And Egress To Lots 4-A, 4-B, 4-C, 4-D, 1-D, 1-C, 1-B, 1-A, 2-A, 2-B, 2-C And 2-D (L. 1242, F. 201)
- Existing 20' Private Right-Of-Way For Use-In-Common Access For Lots 1-A, 1-B, 1-C, 1-D, 2-A, 2-B, 2-C And 2-D (L. 713, F. 293) To Be Abandoned By The Recordation Of This Plat
- Limit Of Wetlands
- Public Forest Conservation Easement
- Previously Recorded Deed Lines To Be Removed By The Recordation Of This Plat
- 20' Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lot 2 And Buildable Preservation Parcel 'B'

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

**Area Tabulation This Sheet**

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	2.752 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.*
Total Area Of Buildable Preservation Parcels To Be Recorded	1.493 Ac.*
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.953 Ac.*
Total Area Of Lots/Parcels To Be Recorded	5.198 Ac.*
Total Area Of Roadway To Be Recorded	0.103 Ac.*
Total Area To Be Recorded	5.301 Ac.*

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

*Robert J. Davis* 3/27/13  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*John A. Korslund* 4/6/13  
 Chief, Development Engineering Division Date

*Kathleen...* 4/09/13  
 Director Date

PROPERTY OF  
 GEORGE R. PUGH AND NANCY L. PUGH  
 TAX MAP 40, PARCEL 373  
 (L. 1330, F. 107)  
 (LOT 4-D)  
 ZONED: RR-DEO

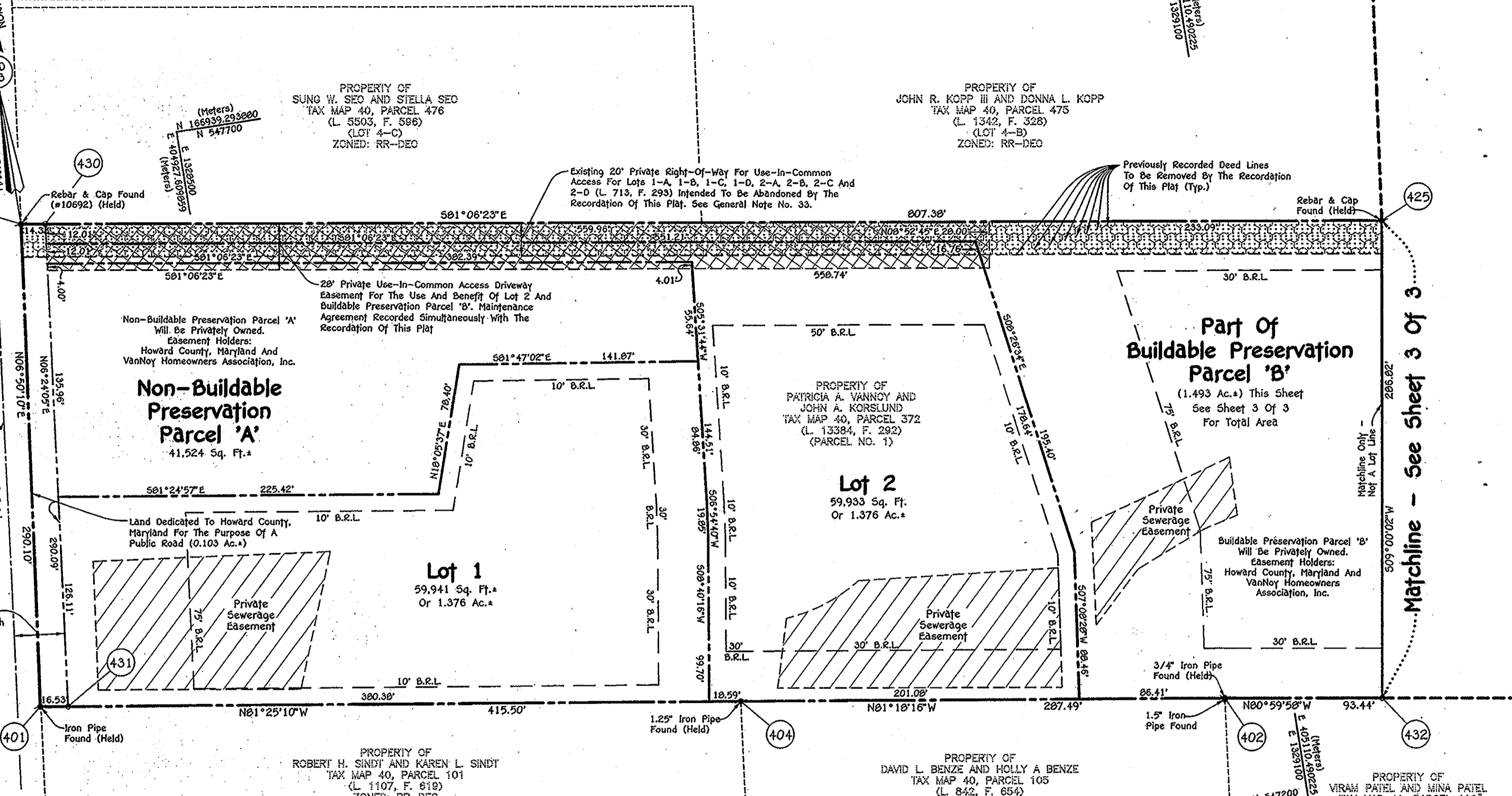
**Minimum Lot Size Chart**

Lot/Parcel No.	Gross Area	Pipestem Area	Minimum Lot Size
2	59,933 Sq. Ft.	4,592 Sq. Ft.	55,341 Sq. Ft.
'B'	524,656 Sq. Ft.	6,618 Sq. Ft.	518,038 Sq. Ft.

PROPERTY OF  
 FRANCIS W. BAKER AND JOYCE A. DUNLAP  
 TAX MAP 40, PARCEL 474  
 (L. 1270, F. 458)  
 (LOT 4-A)  
 ZONED: RR-DEO

PROPERTY OF  
 SUNG W. SEO AND STELLA SEO  
 TAX MAP 40, PARCEL 476  
 (L. 5503, F. 586)  
 (LOT 4-C)  
 ZONED: RR-DEO

PROPERTY OF  
 JOHN R. KOPP III AND DONNA L. KOPP  
 TAX MAP 40, PARCEL 475  
 (L. 1342, F. 328)  
 (LOT 4-B)  
 ZONED: RR-DEO



**OWNER'S CERTIFICATE**

Patricia A. VanNoy And John A. Korslund, 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 8<sup>th</sup> Day Of March, 2013

*Patricia A. VanNoy*  
 Patricia A. VanNoy, Owner

*John A. Korslund*  
 John A. Korslund, Owner

*Witness*  
 Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That To The Best Of My Knowledge 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 Lands Conveyed By David J. VanNoy And Patricia A. VanNoy To Patricia A. VanNoy And John A. Korslund By Deed Dated July 25, 2011 And Recorded Among The Land Records Of Howard County, Maryland In Liber 13384 At Folio 292; 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.

*August W. Glass* 8/6/12  
 August W. Glass, Professional Land Surveyor No. 21514  
 Expiration Date: July 14, 2013 Date

RECORDED AS PLAT No. 22343 ON 4/15/13  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**VanNoy Property**  
 Lots 1 & 2, Non-Buildable Preservation Parcel 'A' And Buildable Preservation Parcel 'B'

A Subdivision Of Deeded Parcels (Liber 13384 At Folio 292)  
 Zoned: RR-DEO

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 Tax Parcel 371 (Also Known As Parcel 2-D) Tax Parcel 470 (Also Known As Parcel 1-C)  
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 Tax Parcel 468 (Also Known As Parcel 1-A) Tax Parcel 472 (Also Known As Parcel 2-B)  
 Tax Parcel 473 (Also Known As Parcel 2-C)

Tax Map: 40, Grid: 12  
 Fifth Election District - Howard County, Maryland  
 Scale: 1" = 50' Date: August 8, 2012 Sheet 2 of 3

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The Requirements 3-106, 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, S. #21514 (Registered Land Surveyor) Date 8/8/12

Patricia A. VanNoy, Owner Date 3/8/13

John A. Korslund, Owner Date 3/9/13

**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 Easement"). Located In, On, Over, And Through Buildable Lots 1 And 2, Non-Buildable Preservation Parcel 'A' And Buildable Preservation Parcel 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. 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 Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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.

**Legend**

- Existing 25' Private Easement For Ingress And Egress To Lots 4-A, 4-B, 4-C, 4-D, 1-D, 1-C, 1-B, 1-A, 2-A, 2-B, 2-C And 2-D (L. 1242, F. 201)
- Existing 20' Private Right-Of-Way For Use-In-Common Access For Lots 1-A, 1-B, 1-C, 1-D, 2-A, 2-B, 2-C And 2-D (L. 713, F. 293) To Be Abandoned By The Recordation Of This Plat
- Limit Of Wetlands
- Public Forest Conservation Easement
- Previously Recorded Deed Lines To Be Removed By The Recordation Of This Plat
- 20' Private Use-In-Common Access Driveway Easement For The Use And Benefit Of Lot 2 And Buildable Preservation Parcel 'B'

**Owner/Developer**

Patricia A. VanNoy  
And John A. Korslund  
7319 Browns Bridge Road  
Fulton, MD 20759-9743  
Ph: (301) 254-3442

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CONTINENTAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELICOTT CITY, MARYLAND 21042  
(410) 451-2225

**Area Tabulation This Sheet**

Total Number Of Buildable Lots To Be Recorded	0
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Buildable Preservation Parcels To Be Recorded	0
Total Number Of Non-Buildable Preservation Parcels To Be Recorded	1
Total Number Of Lots/Parcels To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.000 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Buildable Preservation Parcels To Be Recorded	10.551 Ac.±
Total Area Of Non-Buildable Preservation Parcels To Be Recorded	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded	10.551 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	10.551 Ac.±

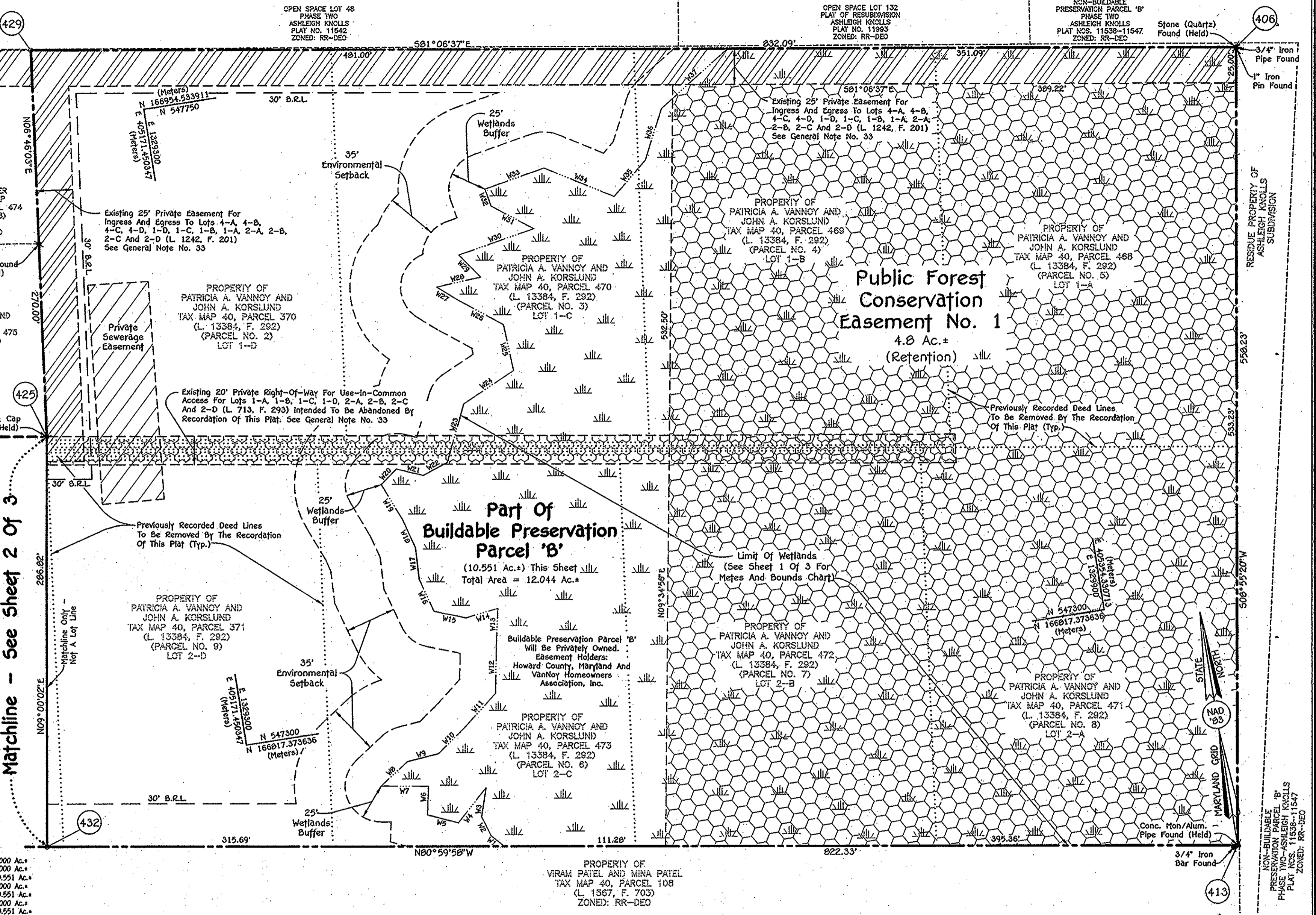
APPROVED: For Private Water And Private Sewerage Systems  
Howard County Health Department.

*Michael J. Davis* 3/27/13  
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Patricia A. VanNoy* 4/6/13  
Chief, Development Engineering Division Date

*John A. Korslund* 4/9/13  
Director Date



**OWNER'S CERTIFICATE**

Patricia A. VanNoy And John A. Korslund, 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 8th Day of March, 2013

*Patricia A. VanNoy*  
Patricia A. VanNoy, Owner

*John A. Korslund*  
John A. Korslund, Owner

*Witness*  
Witness

**SURVEYOR'S CERTIFICATE**

I Hereby Certify That To The Best Of My Knowledge 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 Lands Conveyed By David J. VanNoy And Patricia A. VanNoy To Patricia A. VanNoy And John A. Korslund By Deed Dated July 25, 2011 And Recorded Among The Land Records Of Howard County, Maryland In Liber 13384 At Folio 292; 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 On This Plat, With The Annotated Code Of Maryland, As Amended.

*August W. Glass* 8/8/12  
August W. Glass, Professional Land Surveyor No. 21514 Date  
Expiration Date: July 14, 2013

RECORDED AS PLAT No. 22344 ON 4/15/13  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**VanNoy Property**  
Lots 1 & 2, Non-Buildable  
Preservation Parcel 'A' And Buildable  
Preservation Parcel 'B'

A Subdivision Of Deeded Parcels (Liber 13384 At Folio 292)  
Zoned: RR-DEO

Tax Parcel 370 (Also Known As Parcel 1-D)	Tax Parcel 469 (Also Known As Parcel 1-B)
Tax Parcel 371 (Also Known As Parcel 2-D)	Tax Parcel 470 (Also Known As Parcel 1-C)
Tax Parcel 372 (Also Known As Parcel 1)	Tax Parcel 471 (Also Known As Parcel 2-A)
Tax Parcel 468 (Also Known As Parcel 1-A)	Tax Parcel 472 (Also Known As Parcel 2-B)
	Tax Parcel 473 (Also Known As Parcel 2-C)

Tax Map: 40, Grid: 12  
Fifth Election District - Howard County, Maryland  
Scale: 1" = 50' Date: August 8, 2012 Sheet 3 of 3

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