

COORDINATES		
No	NORTH	EAST
53	512,506.33	818,198.12
54	512,510.37	818,693.11
55	512,733.90	818,735.22
56	512,803.58	818,365.58
57	512,681.96	818,342.36
58	512,729.99	818,087.39
59	513,046.78	818,197.81
1	513,135.05	817,729.20
10	513,170.95	817,708.25
11	513,237.58	817,414.47
60	513,281.73	817,437.93
61	513,288.74	817,418.71
62	513,601.53	817,592.28
23	513,540.70	817,734.94
29	513,375.86	818,268.81
50	513,346.60	818,363.60
51	513,204.49	818,823.86
52	512,938.30	818,773.72
28	513,362.40	818,284.16
25	512,843.58	819,276.59

CURVE DATA						
No	Radius	Delta	Arc	Tang.	Chord	Chd. Bearing
62-23	750.00'	11°52'09"	155.37'	77.96'	155.09'	S.66°54'26"E.
29-28	250.00'	48°11'23"	21.03'	11.18'	20.41'	S.48°44'49"E.
28-50	50.00'	108°10'55"	94.41'	69.06'	81.00'	S.78°44'36"E.

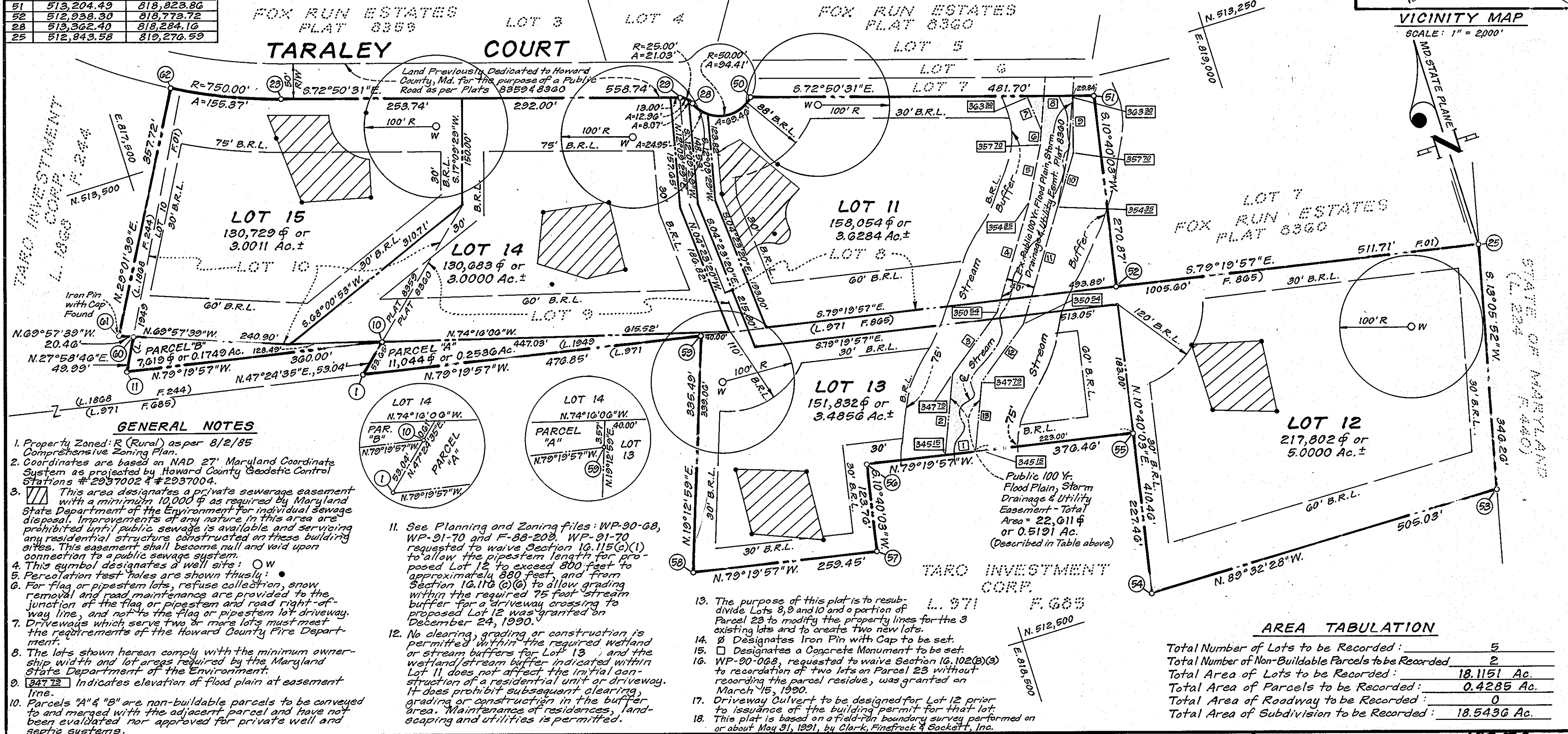
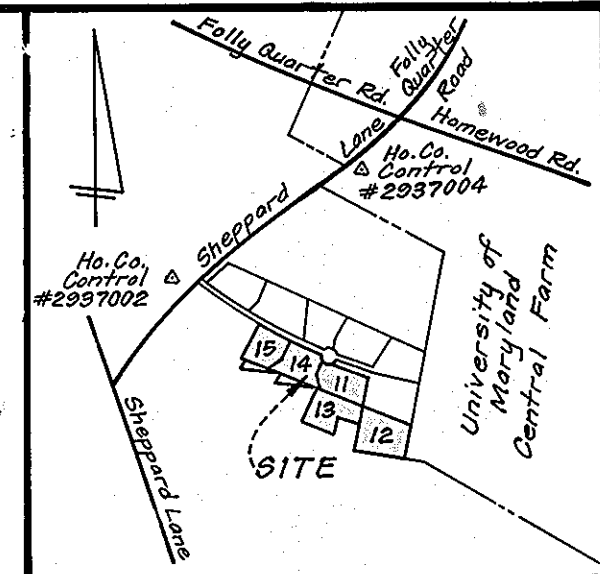
FLOOD PLAIN DESCRIPTION		
No	BEARING	DISTANCE
1	N.79°19'57"W.	42.35'
2	N.22°17'54"E.	114.72'
3	N.52°49'50"E.	108.63'
4	N.33°24'06"W.	162.77'
5	N.28°07'22"E.	79.33'
6	N.21°33'14"E.	20.00'
7	N.06°03'18"W.	53.53'
8	S.72°50'31"E.	65.00'
9	S.16°36'02"W.	79.64'
10	S.35°24'06"W.	80.00'
11	S.33°24'06"W.	171.46'
12	S.52°49'50"W.	101.64'
13	S.22°17'54"W.	97.78'

AREA = 22,611 sq ft or 0.5191 Ac.

MINIMUM LOT SIZE CHART (ACRES)						
LOT	GROSS LOT AREA	PIPESTEM AREA	MINIMUM LOT AREA	FLOOD PLAIN AREA	STEEP SLOPE AREA	REMAINING LOT AREA
11	3.6284	0	3.6284	0.2955	0.6	2.7329
12	5.0000	0.4837	4.5163	0.0254	0.7	3.7909
13	3.4856	0.1973	3.2883	0.1982	0.3	2.7901
14	3.0000	0	3.0000	0	0	3.0000
15	3.0011	0	3.0011	0	0	3.0011

By definition, in the R-Zoning District up to 50% of the land in the 100-year floodplain or steep slope area may be included in the minimum lot size.

OWNERS:
TARO INVESTMENT CORP.
 4649 Sheppard Lane
 Ellicott City, MD 21043
 (301-596-9539)
RECAP, INC.
 25 South Charles Street
 Baltimore, MD



GENERAL NOTES

- Property Zoned: R (Rural) as per 8/2/85 Comprehensive Zoning Plan.
- Coordinates are based on NAD 27 Maryland Coordinate System as projected by Howard County Geodetic Control Stations #2937002 & #2937004.
- This area designates a private sewerage easement with a minimum 10,000 sq ft as required by Maryland State Department of the Environment for individual sewage disposal. Improvements of any nature in this area are prohibited until public sewage is available and servicing any residential structure constructed on these building sites. This easement shall become null and void upon connection to a public sewage system.
- This symbol designates a well site: ○ W
- Percolation test holes are shown thusly: ●
- 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 flag or pipestem lot driveway.
- Driveways which serve two or more lots must meet the requirements of the Howard County Fire Department.
- The lots shown hereon comply with the minimum ownership width and lot areas required by the Maryland State Department of the Environment.
- 347.29 Indicates elevation of flood plain at easement line.
- Parcels "A" & "B" are non-buildable parcels to be conveyed to and merged with the adjacent parcel and have not been evaluated nor approved for private well and septic systems.
- See Planning and Zoning files: WP-90-68, WP-91-70 and F-88-208. WP-91-70 requested to waive Section 16.115(c)(1) to allow the pipestem length for proposed Lot 12 to exceed 800 feet to approximately 880 feet, and from Section 16.110(c)(6) to allow grading within the required 75 foot stream buffer for a driveway crossing to proposed Lot 12 was granted on December 24, 1990.
- No clearing, grading or construction is permitted within the required wetland or stream buffers for Lot 13, and the wetland/stream buffer indicated within Lot 11 does not affect the initial construction of a residential unit or driveway. It does prohibit subsequent clearing, grading or construction in the buffer area. Maintenance of residences, landscaping and utilities is permitted.
- The purpose of this plat is to resubdivide Lots 8, 9 and 10 and a portion of Parcel 23 to modify the property lines for the 3 existing lots and to create two new lots.
- Designates Iron Pin with Cap to be set.
- Designates a Concrete Monument to be set.
- WP-90-068, requested to waive Section 16.102(b)(3) to recordation of two lots on Parcel 23 without recording the parcel residue, was granted on March 15, 1990.
- Driveway Culvert to be designed for Lot 12 prior to issuance of the building permit for that lot.
- This plat is based on a field-in boundary survey performed on or about May 31, 1991, by Clark, Finefrock & Sackett, Inc.

AREA TABULATION

Total Number of Lots to be Recorded:	5
Total Number of Non-Buildable Parcels to be Recorded:	2
Total Area of Lots to be Recorded:	18.1151 Ac.
Total Area of Parcels to be Recorded:	0.4285 Ac.
Total Area of Roadway to be Recorded:	0
Total Area of Subdivision to be Recorded:	18.5436 Ac.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS FOR LOTS 11 THRU 15 ONLY, HOWARD COUNTY HEALTH DEPARTMENT.

Joseph M. Bogalus 3-4-92
 COUNTY HEALTH OFFICER C.W. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Joseph B. Smith 3/12/92
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

James J. ... 3/10/92
 DIRECTOR M.R. DATE

OWNERS' DEDICATION

We, Taro Investment Corporation, a District of Columbia corporation, by Thomas Taro, President and Recap, Inc., a Delaware corporation, by Victoria P. Davis, Vice President, 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 right-of-ways and the specific easement areas shown hereon; (2) the right to require dedication for public use of 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 roads and/or streets 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.

TARO INVESTMENT CORPORATION
 BY: *Thomas Taro* June 8, 1991
 Attest: *Victoria P. Davis* Thomas Taro, President

RECAP, INC.
 BY: *Victoria P. Davis* July 19, 1991
 Attest: *Victoria P. Davis* Vice President

SURVEYORS' CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a resubdivision of Lots 8, 9 and 10 as shown on plats of subdivision entitled "LOTS 1-10 FOX RUN ESTATES" and recorded as Plats 8359 and 8360, also being part of the land conveyed to Taro Investment Corporation by the following conveyances: from Fox Run Estates, Inc., by a deed dated August 11, 1988 and recorded in Liber 1868 of Folio 244 and from Thomas Taro, by a deed dated November 7, 1979 and recorded in Liber 871 of Folio 685; also being part of the land conveyed to Recap, Inc., by a public auction on January 29, 1991, said sale having been ratified by order of the Circuit Court for Howard County dated April 1, 1991, and also by a public auction on November 7, 1991, said sale having been ratified by order of the Circuit Court for Howard County dated April 1, 1991, both as Case No. 90-CA-14892, all among the Land Records of Howard County, Maryland 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 on approximately with the Annotated Code of Maryland, as amended.

DATE: May 31, 1991
 CLARK, FINEFROCK & SACKETT, INC.
 DONALD B. SACKETT
 Registered Land Surveyor MD. No. 6059

RECORDED AS PLAT 10254 ON 3-17-92 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

FOX RUN ESTATES
 LOTS 11 THRU 15 AND NON-BUILDABLE PARCELS "A" & "B" A RESUBDIVISION OF LOTS 8, 9 AND 10 PLAT Nos 8359 AND 8360 AND A SUBDIVISION OF PART OF PARCEL 23 5th ELECTION DISTRICT, HOWARD COUNTY, MD.
 TAX MAPS 28 & 29 SHEET 1 OF 1
 SCALE: 1" = 100' DATE: MAY, 1991

CLARK, FINEFROCK & SACKETT, INC.
 ENGINEERS-PLANNERS-SURVEYORS
 7135 MINSTREL WAY
 COLUMBIA, MARYLAND 21045 01-008.R