


GENERAL NOTES

- Subject property is zoned RR-DEO per October 18, 1993 Comprehensive Zoning Plan.
- Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County, Maryland Geodetic Control Stations No.'s 41EB and 41EA.
- = 4" x 4" x 36" Concrete Monument Set
 - = Large Post Found
 - = Steel Fence Post Found
 - = Square Head Bolt Found
 - = Iron Pin with Cap Set
 - ∅ = Iron Pipe Found
- All areas are more or less.
- Preservation Parcel A is privately owned by the individual homeowner.
- This plat is based on a field-run boundary survey performed on or about 6/24/94 by Clark, Finefrock & Sackett, Inc.
- No clearing, grading or construction is permitted within wetlands and stream buffers or forest conservation areas.
-  This area designates a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. 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.
- The lots shown hereon comply with the ownership width and lot area as required by the Maryland State Department of the Environment.
- Wetland Inventory and Forest Stand Delineation prepared by M. A. Dirks & Co., Inc. as submitted with Sketch Plan S-94-13.
- Articles of Incorporation of Eastern View Homeowners' Association, Inc., filed with the Maryland State Department of Assessments and Taxation on September 13, 1996 as Account Number 471934.
- All driveways will be private and all maintenance will be shared with each homeowner using the driveway. Maintenance agreements for the shared access easements are recorded in the Land Records of Howard County, Maryland.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (16' serving more than one residence).
 - Surface - 6" of compact crusher run base with tar and chip coating.
 - Geometry - Maximum 15% grade, Max. 10% grade change and Minimum 45' turning radius.
 - Structures (Culverts/Bridges) - Capable of supporting 25 gross tons (425 Loading).
 - Drainage Elements - Capable of safely passing a 100 yr. flood with no more than 1 foot depth over driveway surface.
 - Structure Clearances - Minimum 12 feet.
 - Maintenance - Sufficient to insure all weather use.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way only, and not to the flag or pipestem lot driveway.
- The Forest Conservation Easement has been established to fulfill the requirements of Section 16.1200 of the Howard County Code: 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.
- Reference Files: S-94-13, S-95-07, WP-95-130, P-95-30
- Stormwater Management is being provided on-site by an extended detention shallow marsh and a retention (wet pond) facility.
- The Developer reserves unto itself, its successors and assigns, all easements shown on this plat for storm drainage, other public utilities, and forest conservation (designated as "Forest Conservation Area"), located in, over and through Lots 1 through 22, and Preservation Parcel 'A', or portions thereof, and shown on this plat as the Forest Conservation Area. Any and all conveyances of aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). The Developer shall execute and deliver a deed(s) 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 case of a forest conservation easement(s), upon completion of Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by the Developer and the County, and the release of the 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.

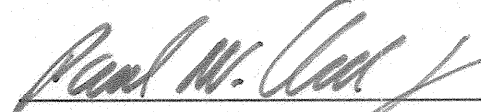
MINIMUM LOT SIZE CHART						
LOT NUMBER	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
2	46,938 SF	2,991 SF	43,947 SF	0	0	43,947 SF
3	46,050 SF	2,969 SF	43,081 SF	0	0	43,081 SF
6	44,079 SF	2,537 SF	41,542 SF	0	0	41,542 SF
7	42,970 SF	2,472 SF	40,498 SF	0	0	40,498 SF
11	50,984 SF	3,938 SF	47,046 SF	0	0	47,046 SF
13	63,989 SF	4,071 SF	59,918 SF	0	0	59,918 SF
15	59,942 SF	2,236 SF	57,706 SF	0	0	57,706 SF


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
204-281	70.10'	47.14'	24.90'	46.26'	S53°09'21"E	38°31'51"
280-288	2000.00'	65.45'	32.73'	65.45'	N42°31'15"E	01°52'30"
283-403	350.00'	255.39'	133.88'	249.76'	N72°28'39"W	41°48'27"
284-283	350.00'	527.27'	328.19'	478.81'	N85°16'06"E	86°18'56"
286-294	25.00'	19.09'	10.04'	18.63'	N63°59'30"E	43°45'42"
287-296	50.00'	240.85'	00	66.92'	N52°07'31"W	275°59'43"
289-297	25.00'	23.47'	12.68'	22.61'	S16°45'59"W	53°46'42"
300-299	300.00'	443.86'	273.80'	404.47'	S86°02'27"W	84°46'14"

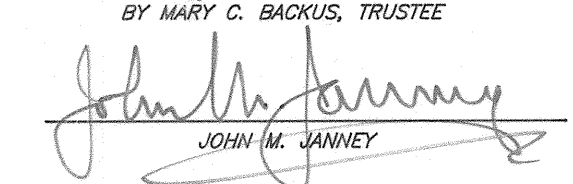
COORDINATE TABLE			COORDINATE TABLE		
NO.	NORTH	EAST	NO.	NORTH	EAST
3	547606.07	1336464.52	280	546973.55	1335150.53
4	547861.41	1336479.28	281	547268.70	1334218.91
8	547694.92	1335863.50	283	547738.53	1335848.76
199	547701.07	1335815.52	285	547811.28	1336026.90
200	547666.83	1335818.52	286	547687.06	1335916.68
203	548352.44	1335026.06	288	547360.39	1335546.60
204	547296.44	1334181.89	290	547312.16	1335502.37
250	547325.77	1335535.94	293	547984.85	1335538.27
251	546948.87	1335178.79	294	547945.35	1335061.09
252	547271.11	1334161.64	296	547937.18	1335044.35
253	548217.69	1336367.47	297	547896.10	1335097.17
254	547808.82	1336004.66	299	547917.75	1335103.69
277	548223.24	1336312.23	300	547945.68	1335507.19
278	547741.69	1335884.94	403	548060.05	1335300.10
279	546984.15	1335191.56	404	548326.50	1335284.35

- DENSITY CALCULATIONS
 - Base Density (39.5863/4.25) = 9
 - Max. Density with DEO Option (39.5863/2 Ac) = 19
 - Proposed Number of Units (18 + 1 Preservation Parcel) = 19
 - Number of DEO's Required = 10
- OPEN SPACE CALCULATIONS
 - Open Space Required for DEO Option (25%) = 9.8966 Ac.
 - Open Space Provided = **10,704** Ac.

The requirements of § 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.


 PAUL W. CLARK, JR.
 REGISTERED PROPERTY LINE SURVEYOR

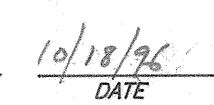

 MARY C. BACKUS DECLARATION OF TRUST
 BY MARY C. BACKUS, TRUSTEE


 JOHN M. JANNEY

AREA TABULATION	SHEET 2	SHEET 3	TOTAL
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	20	2	22
2. TOTAL NUMBER OF BUILDABLE LOTS:	18	0	18
3. TOTAL NUMBER OF OPEN SPACE LOTS:	2	2	4
4. TOTAL NUMBER OF BUILDABLE PARCELS:	0	1	1
5. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	20,002.9 AC.	0	20,002.9 AC.
6. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	6.4531 AC.	4.4173 AC.	10.8704 AC.
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0	5.3622 AC.	5.3622 AC.
8. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	1.9773 AC.	0.7735 AC.	2.7508 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	29.0333 AC.	10.5530 AC.	39.5863 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT


 JOYCE M. BOYD (C/O)
 COUNTY HEALTH OFFICER ALM


 DATE 10/18/96

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING


 CHIEF, DEVELOPMENT ENGINEERING DIVISION


 DATE 10/23/96


 DIRECTOR

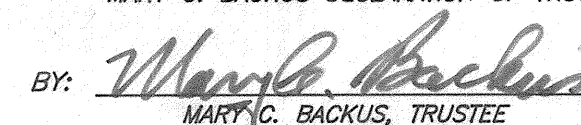

 DATE 11/5/96

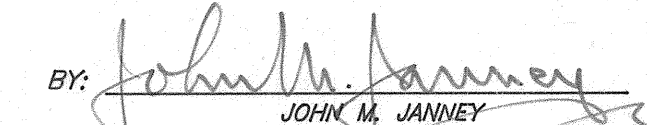
OWNERS' CERTIFICATE

We, Mary C. Backus, Trustee of the Mary C. Backus Declaration of Trust and John M. Janney, 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 easements 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; and (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 our hands this 13th day of March 1996.


MARY C. BACKUS DECLARATION OF TRUST

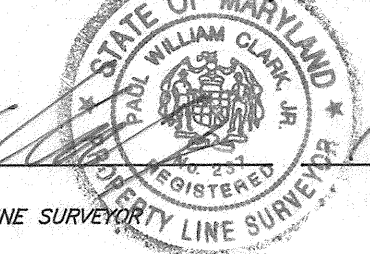
BY:  MARY C. BACKUS, TRUSTEE

BY:  JOHN M. JANNEY

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of all the land conveyed from Mercantile Safe Deposit and Trust Company, Personal Representative under the Last Will and Testament of Brenda M. Janney to John M. Janney and Mary J. Backus, by a deed dated October 14, 1981 and recorded in Liber 1090 at Folio 455, and also all of the land conveyed from Mary C. Backus to Mary C. Backus, Trustee of the Mary C. Backus Declaration of Trust, by a deed dated February 28, 1991 and recorded in Liber 2317 at Folio 140, both 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, in accordance with the Annotated Code of Maryland, as amended.



 PAUL W. CLARK, JR.
 REGISTERED PROPERTY LINE SURVEYOR
 MARYLAND #237

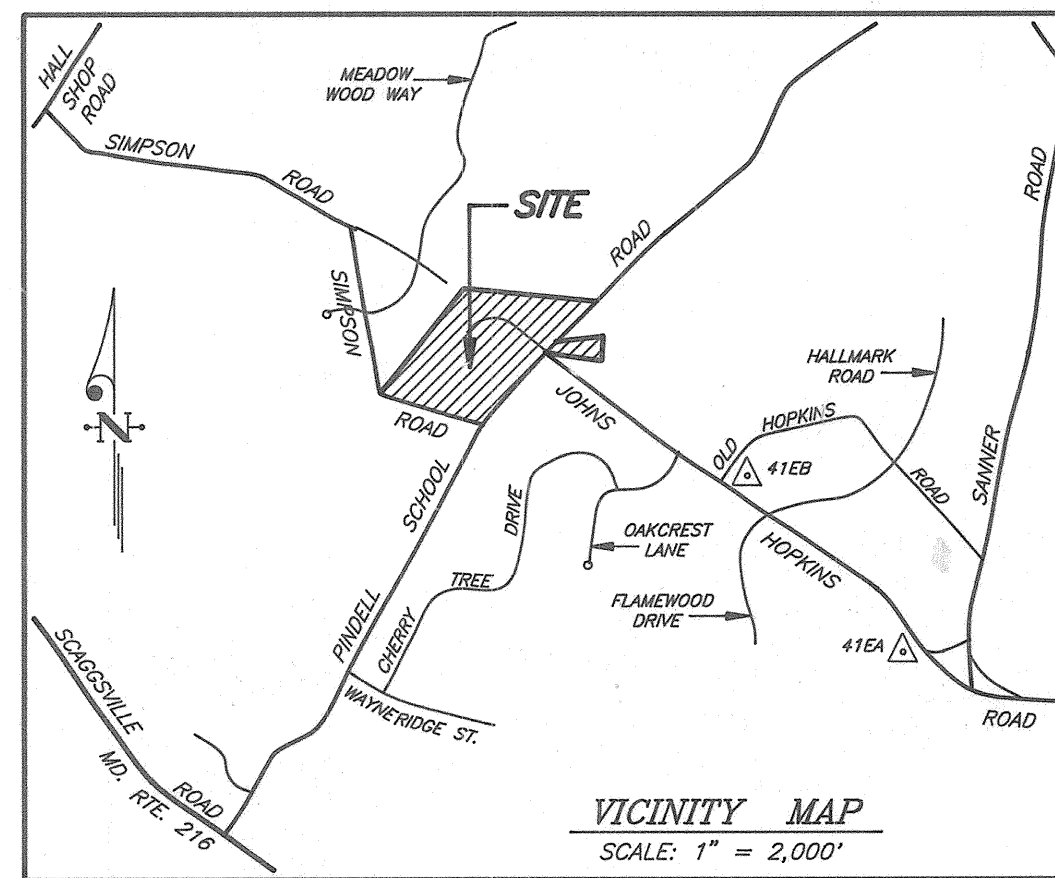

 DATE 12/20/95

RECORDED AS PLAT 12457
ON Nov 7, 1996 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND.

EASTERN VIEW
LOTS 1 - 22 AND
PRESERVATION PARCEL "A"

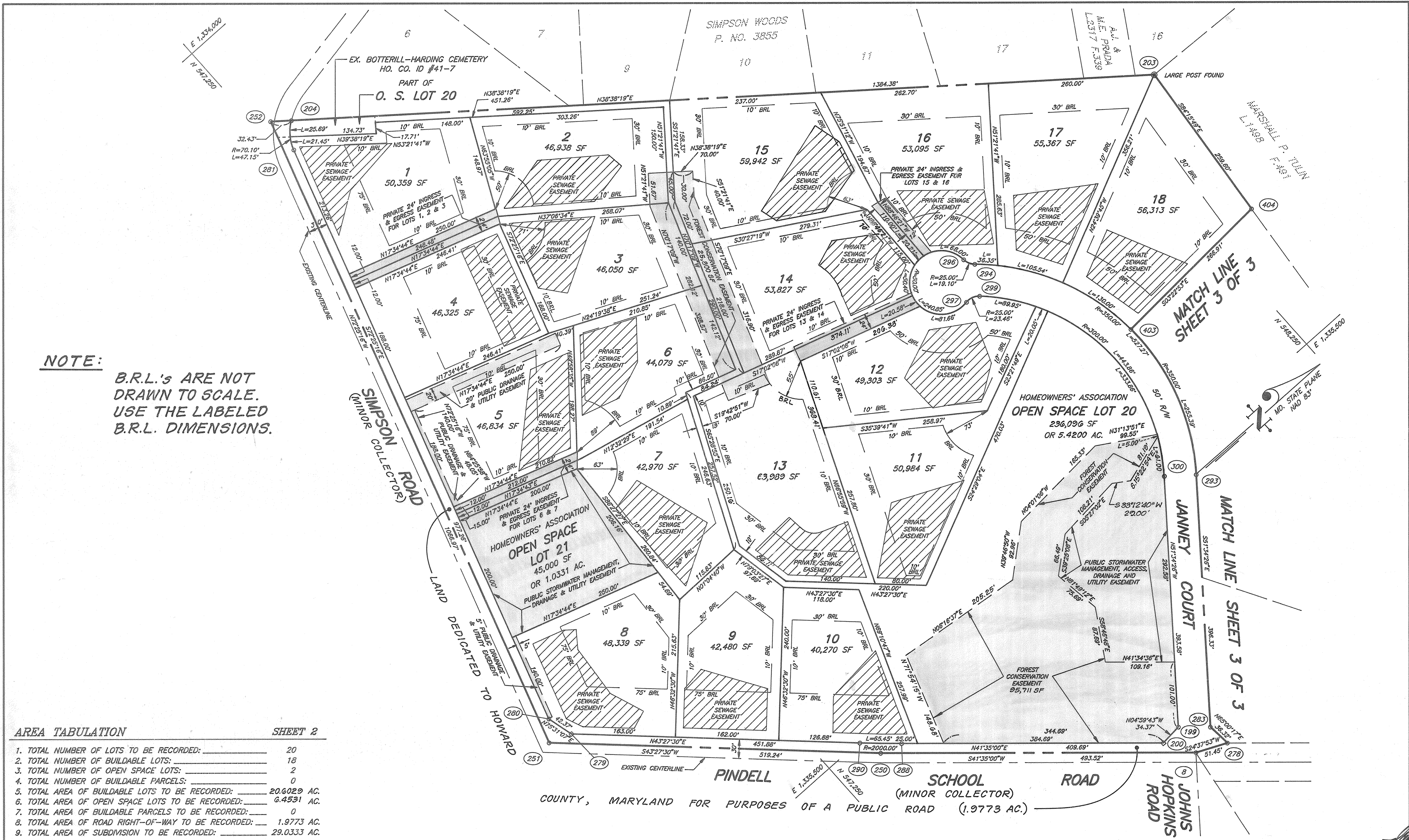
TAX MAP #41 GRID 8 PARCEL 143
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 1 OF 3
SCALE: AS SHOWN DATE: FEB. 28, 1996


CLARK · FINEFROCK & SACKETT, INC. LAI
 ENGINEERS · PLANNERS · SURVEYORS
 7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 821-8100 WASH.



GENERAL NOTES (cont'd)

- Preservation Parcel A is encumbered by an easement agreement with Howard County and the Homeowners Association. This agreement prohibits the further subdivision of the parcel, outlines the maintenance responsibilities of the owner, and enumerates the uses permitted on the property. The primary intended use of the preservation parcel is for one single family dwelling unit as provided for under Sections 105.F.2 and 105.F.7.b.3. Other uses such as agricultural and private recreational facilities may also apply.
- Open Space Lots 19 thru 22 consist of the minimum area required under Section 16.121 of the Howard County Subdivision Regulations and are therefore ineligible for Residential Building Permit Application.
- Existing structure on Lot 13.
- WP-95-130, approved 10/26/95 to waive Section 16.132.a.2.i & .ii and not require full width widening of Pindell School Road between Station 11+25 and Station 17+40.
- Using the Density/Cluster Exchange Option described in Section 106 of the Zoning Regulations, the development rights for 10 of the 19 residential lots/parcels included on this subdivision plat have been transferred from Covenant Baptist Church of West Columbia. The creation of these lots is based on a maximum density of one residential unit for every two acres. Covenant Baptist Church of West Columbia property - Tax Map 30, Grid 1, Parcel 1.



NOTE:
B.R.L.'s ARE NOT
DRAWN TO SCALE.
USE THE LABELED
B.R.L. DIMENSIONS.

AREA TABULATION		SHEET 2
1. TOTAL NUMBER OF LOTS TO BE RECORDED:	20	
2. TOTAL NUMBER OF BUILDABLE LOTS:	18	
3. TOTAL NUMBER OF OPEN SPACE LOTS:	2	
4. TOTAL NUMBER OF BUILDABLE PARCELS:	0	
5. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	20,602.9 AC.	
6. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	6.4531 AC.	
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	0	
8. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	1.9773 AC.	
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	29.0333 AC.	

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd (CW) 10/18/96
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 10/23/96
DATE

Director 11/5/96
DATE

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Witness our hands this 13th day of March 1996.
MARY C. BACKUS DECLARATION OF TRUST
BY: Mary C. Backus MARY C. BACKUS, TRUSTEE
BY: John M. Janney JOHN M. JANNEY

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Paul W. Clark, Jr. 12/28/95
PAUL W. CLARK, JR.
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND #237

RECORDED AS PLAT 12458
ON NOV 7 1996 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND.

EASTERN VIEW
LOTS 1 - 22 AND
PRESERVATION PARCEL "A"

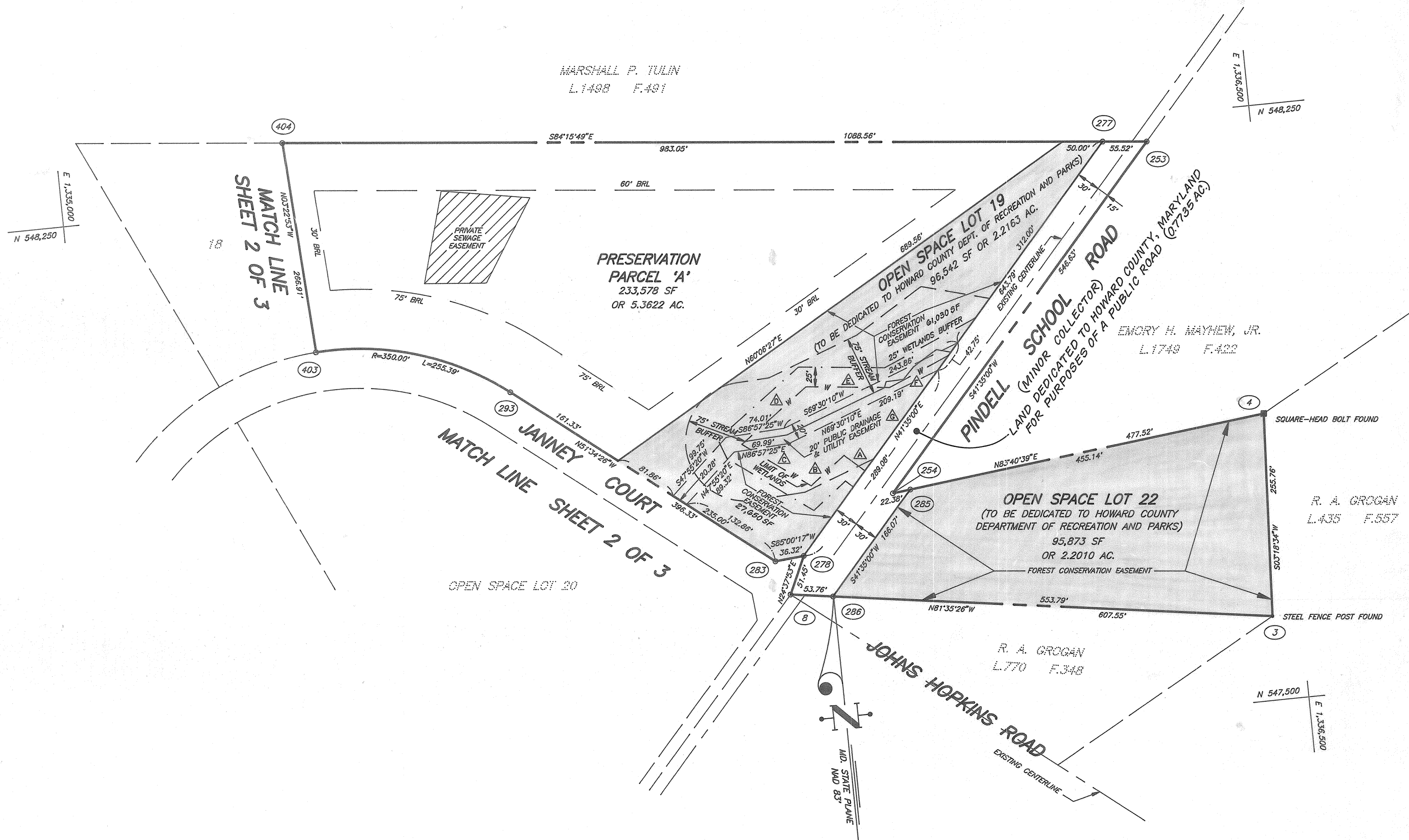
TAX MAP #41 GRID 8 PARCEL 143
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 2 OF 3
SCALE: 1" = 100' DATE: FEB. 28, 1996

CLARK · FINEPROCK & SACKETT, INC.
ENGINEERS · PLANNERS · SURVEYORS

7135 MINSTREL WAY • COLUMBIA, MD 21045 • (410) 381-7500 BALT. • (301) 821-8100 WASH.

MARSHALL P. TULIN
L.1488 F.491

WETLAND TABULATION		
LINE	BEARING	DISTANCE
A	N47°49'25"W	32.67'
B	S52°47'41"W	56.39'
C	N53°12'07"W	101.95'
D	N53°47'30"E	108.77'
E	S83°40'33"E	105.46'
F	N67°03'03"E	83.98'
G	S41°35'00"W	179.53'



AREA TABULATION

SHEET 3

1. TOTAL NUMBER OF LOTS TO BE RECORDED:	2
2. TOTAL NUMBER OF BUILDABLE LOTS:	0
3. TOTAL NUMBER OF OPEN SPACE LOTS:	2
4. TOTAL NUMBER OF BUILDABLE PARCELS:	1
5. TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0
6. TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	4.4173 AC.
7. TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED:	5.3622 AC.
8. TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED:	0.7735 AC.
9. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	10.5530 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd (CW) 10/18/96
COUNTY HEALTH OFFICER ALM DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

10/23/96
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

11/5/96
DIRECTOR DATE

OWNERS' CERTIFICATE

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Witness our hands this 13th day of March 1996.

MARY C. BACKUS DECLARATION OF TRUST

BY: Mary C. Backus MARY C. BACKUS, TRUSTEE BY: John M. Janney JOHN M. JANNEY

SURVEYOR'S CERTIFICATE

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Paul W. Clark, Jr. 12/20/95
PAUL W. CLARK, JR. REGISTERED PROPERTY LINE SURVEYOR MARYLAND #237 DATE

RECORDED AS PLAT 12459
ON NOV 7 1996 AMONG THE LAND RECORDS
OF HOWARD COUNTY, MARYLAND.

EASTERN VIEW
LOTS 1 - 22 AND
PRESERVATION PARCEL "A"

TAX MAP #41 GRID 8 PARCEL 143
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET 3 OF 3

SCALE: 1" = 100' DATE: FEB. 28, 1996

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