

U.S. EQUIVALENT COORDINATE TABLE

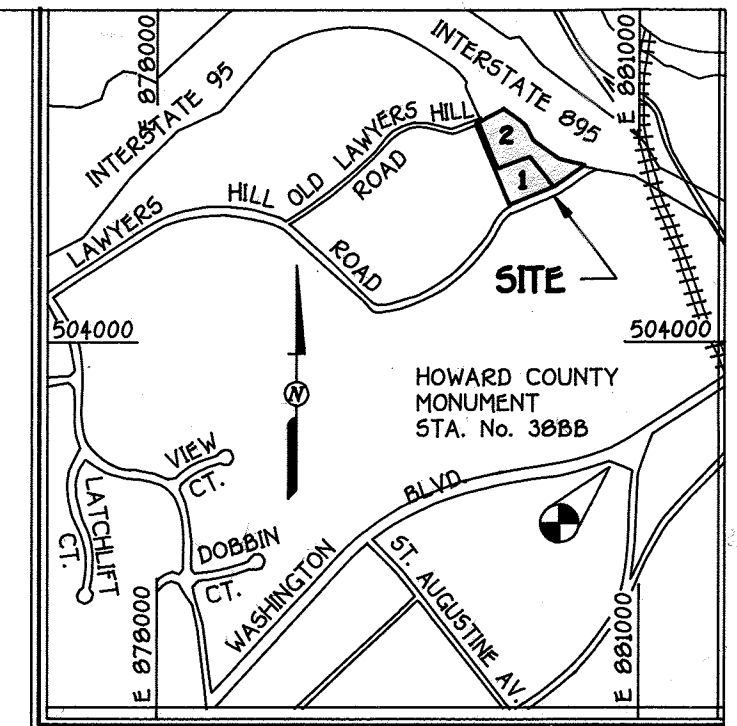
| POINT | NORTH | EAST |
|-------|------------|-------------|
| 122 | 565943.499 | 1392527.666 |
| 270 | 566034.989 | 1392704.747 |
| 271 | 565938.266 | 1392839.288 |
| 272 | 565837.674 | 1392890.128 |
| 273 | 565725.607 | 1393049.452 |
| 287 | 565509.077 | 1392986.269 |
| 288 | 565563.544 | 1393085.288 |
| 290 | 565637.207 | 1393189.317 |
| 292 | 565665.609 | 1393234.329 |
| 293 | 565413.539 | 1392753.604 |
| 294 | 565672.272 | 1393246.251 |
| 295 | 565441.140 | 1392741.837 |
| 296 | 565536.829 | 1392974.873 |
| 297 | 565588.027 | 1393067.952 |
| 298 | 565661.690 | 1393171.980 |
| 301 | 565683.396 | 1393205.205 |
| 305 | 565932.500 | 1392532.355 |
| 315 | 565962.158 | 1392563.779 |
| 316 | 565951.328 | 1392569.375 |

MINIMUM LOT SIZE CHART

| LOT No. | GROSS AREA | PIPESTEM AREA | REMAINING AREA | 100 YEAR FLOODPLAIN | 25% SLOPES | MINIMUM LOT SIZE |
|---------|------------|---------------|----------------|---------------------|------------|------------------|
| 1 | 1.558 AC.* | 0.137 AC.* | 1.421 AC.* | --- | --- | 1.421 AC.* |
| 2 | 2.691 AC.* | 0.000 AC. | 2.691 AC.* | --- | --- | 2.691 AC.* |

CURVE DATA

| CURVE | RADIUS | ARC | DELTA | TANGENT | CHORD BEARING | CHORD |
|---------|---------|---------|-----------|---------|---------------|---------|
| 287-288 | 500.00' | 113.25' | 12°58'40" | 56.87' | N61°11'11"E | 113.01' |
| 296-297 | 470.00' | 106.46' | 12°58'40" | 53.46' | N61°11'11"E | 106.23' |
| 298-301 | 530.00' | 39.70' | 04°17'29" | 19.86' | N56°50'35"E | 39.69' |
| 290-292 | 500.00' | 53.25' | 06°06'07" | 26.65' | N57°44'55"E | 53.22' |



VICINITY MAP

SCALE: 1" = 2000

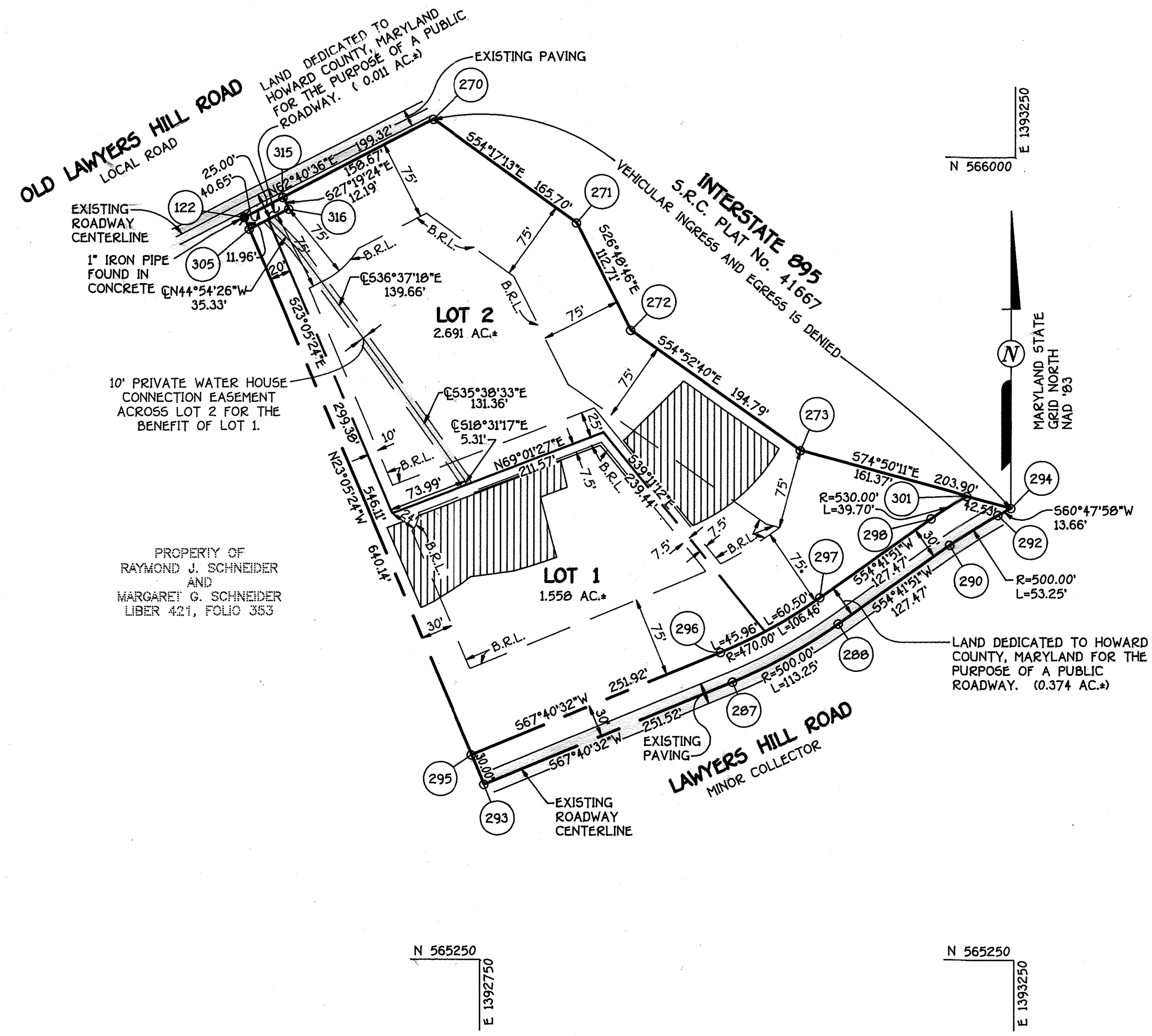
GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWERAGE 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 SEWERAGE IS AVAILABLE. THESE EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 388B AND No. 321A.
 - 388B N 171909.8839(m)
 - E 424785.3298(m)
 - 321A N 172232.3046(m)
 - E 425261.5014(m)
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT DECEMBER 1995, BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN SET CAPPED "F.C.C. 10692".
- 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. 10692".
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- SUBJECT PROPERTY ZONED R-ED PER 9/18/92 COMPREHENSIVE ZONING PLAN.
- THERE ARE EXISTING HOUSES ON LOT No. 1 AND LOT No. 2 TO REMAIN. NO NEW STRUCTURES OR ADDITIONS WILL BE CONSTRUCTED AT A DISTANCE LESS THAN THE APPLICABLE ZONING REGULATIONS WILL ALLOW.
- ANY ADDITIONAL LOTS CREATED THROUGH THE RESUBDIVISION OF EITHER LOTS 1 OR 2 WILL BE SUBJECT TO THE FOREST CONSERVATION ACT, WILL REQUIRE THE CREATION OF OPEN SPACE OR PAYMENT OF A FEE-IN-LIEU OF OPEN SPACE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 - a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE (1) RESIDENCE);
 - b) SURFACE - SIX INCHES (6") OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING. (1 1/2" MINIMUM);
 - c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS.
 - d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING);
 - e) DRAINAGE ELEMENTS - MINIMUM 12 FEET;
 - f) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - g) MAINTENANCE - SUFFICIENT FOR ALL WEATHER USE;
 - h) AREAS SHOWN ARE MORE OR LESS.
 - i) PROPERTY LISTED IN HISTORIC SITES SURVEY AT HO-379. BADART GARDNER & BAIN-LATROBE ESTATES.

WATER SERVICE TO THIS PARCEL WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

PLANS FOR PUBLIC WATER SYSTEM HAS BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

Frederick Singley Koontz 4/18/96
 DATE
 FREDERICK SINGLEY KOONTZ, EXECUTOR
 ESTATE OF ROSE BADART



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.

Terrell A. Fisher
 TERRELL A. FISHER, (SURVEYOR)

Frederick Singley Koontz
 FREDERICK SINGLEY KOONTZ, EXECUTOR
 ESTATE OF ROSE BADART

AREA TABULATION

| | |
|---|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED. | 2 |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED. | 0 |
| TOTAL NUMBER OF LOTS TO BE RECORDED. | 2 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED. | 4.249 AC.* |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED. | 0.000 AC. |
| TOTAL AREA OF LOTS TO BE RECORDED. | 4.249 AC.* |
| TOTAL AREA OF ROADWAY TO BE RECORDED. | 0.385 AC.* |
| TOTAL AREA TO BE RECORDED. | 4.634 AC.* |

OWNER AND DEVELOPER

ESTATE OF ROSE BADART
 c/o MR. FREDERICK SINGLEY KOONTZ, EXECUTOR
 WHITEFORD, TAYLOR AND PRESTON
 7 ST. PAUL STREET
 BALTIMORE, MD. 21202

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2855

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Howard County Health Officer 10-16-96
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chief, Development Engineering Division 9/20/96
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 10/18/96
 DIRECTOR DATE

OWNER'S CERTIFICATE

FREDERICK SINGLEY KOONTZ, EXECUTOR OF ESTATE OF ROSE BADART, OWNER 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 AS 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 EASEMENTS 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 THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 18th DAY OF APRIL, 1996.

Frederick Singley Koontz
 FREDERICK SINGLEY KOONTZ, EXECUTOR
 ESTATE OF ROSE M. BADART

Zacharia G. Fisch
 WITNESS

SURVEYOR'S CERTIFICATE

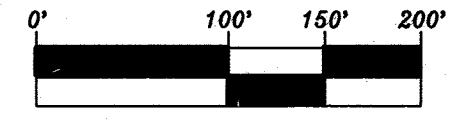
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED BY WHEELER HOLDING, INC., A BODY CORPORATE OF THE STATE OF MARYLAND, TO LEO H. BADART AND ROSE M. BADART, HIS WIFE, BY DEED DATED AUGUST 29, 1958 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 320 AT FOLIO 259, AFORESAID LEO H. BADART HAVING DEPARTED THIS LIFE ON 12-26-94; SAID FREDERICK SINGLEY KOONTZ HAVING BEEN APPOINTED EXECUTOR OF ESTATE FOR ROSE BADART (ESTATE No. 21-9612-20) 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 AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher
 TERRELL A. FISHER, L.S. 10692
 DATE: APRIL 18, 1996

RECORDED AS PLAT No. 12911 ON 10-22-96
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BADART PROPERTY LOTS 1 AND 2

ZONING: R-ED
 TAX MAP: 32 BLOCK: 21 PART OF PARCEL 23
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: APRIL 24, 1996



SCALE: 1" = 100'
 SHEET 1 OF 1
 F96-152