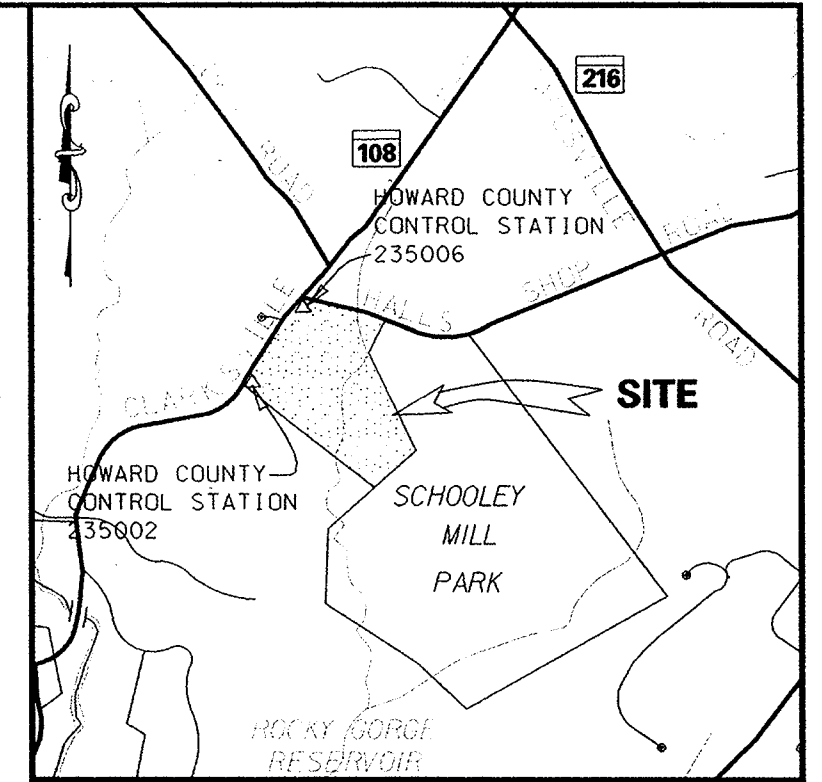


GENERAL NOTES

- Subject Property Zoned RR-DEO per 10/18/93 Comprehensive Zoning Plan.
- Coordinates based on NAD 83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 235002 & 235006.
- This plat is based on a Field Run Monumented Boundary Survey performed on or about August 27, 1997 by KCI Technologies, Inc.
- B.R.L. denotes Building Restriction Line established by zoning.
- SPT - Soil Protection test.
- Proposed Public 100 Year Floodplain Drainage and Utility easement.
- CMF/S - Concrete Monument Found/Set
- IBF/S - Iron Pipe or Bar Found/Set
- 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 becomes available. These easements shall become null and void upon connection to a public 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.
- A driveway to Lot 6 shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following (minimum) requirements:
 - Width - 12' (14 feet serving more than one resident).
 - 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 floodplain with no more than 1 foot depth over driveway surface.
 - Structure Clearances - Minimum 12 feet.
 - Maintenance - Sufficient to insure all weather use. No clearing. Grading or construction is permitted within wetland or stream buffers. Unless, approved by Department of Planning and Zoning of Howard County, Maryland.
- Plat is subject to prior Department of Planning and Zoning File No. WP-90-39, WP 98-77 and Plat No. F 89-10.
- 100 year floodplain and wetlands limits for former Lot 4 were defined by Joyce Engineering Corporation and appear hereon based on their Findings. However, the Corps of Engineers are the final and only authority for the delineation of wetlands.
- A waiver to allow a driveway to cross Floodplain on a residential lot (Section 16.115(c)); to allow 3 stream crossings and 3 wetland crossings for the purpose of a driveway (Section 16.116(a)); and to allow direct access to a major collector (Sector 16.120(a)) was approved as WP 98-77 on September 11, 1998. Subject to the following conditions:
 - Grading for the driveway shall be to the minimum extent required. A grading plan shall be provided with the submission of the final plat.
 - Stream crossings shall be perpendicular to the stream flow.
 - Grading shall be only for the proposed driveway to serve one lot and for no other purpose.
 - The driveway shall be designed in accordance with the configuration shown on the waiver petition exhibit prepared for the reconsideration request of 8/19/98.
 - Copies of the approved Federal and/or State permits shall be provided prior to signature approval of a final plat for the site.
 - A resubdivision plat for Lots 4A and 4B and Parcel 183 shall be submitted for review and approval.
 - The existing house and driveway on Parcel 183 shall be removed prior to recordation of the plat.
- The Forest Conservation Easement(s) has been established to fulfill the requirements of Section 16.1200 of the Howard County 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.
- Existing dwellings are located on Lots 5, 6, & 7. Dwelling on Lots 5 & 6 to remain. Dwelling on Parcel 183 to be removed prior to recordation.
- Fee-in-lieu of open space in the amount of \$1,500.00 has been paid.
- Developer reserves unto itself, its successors and assigns, the forest conservation easement located in, over and through Lots 6 through 7, 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). Developer shall execute and deliver a Deed of Forest Conservation Easement to Howard County with a metes and bounds description of the Forest Conservation Area. Upon completion of the 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 of Forest Conservation Easement in the Land Records of Howard County.
- Waiver WP-02-24 was requested to reauthorize the previous final plan approval and allow the submission of the original final plans per section 10.144(9)(ii). This request was approved 10-18-01 and is good for a period of 1 year.
- This area indicates septic fields previously approved by Plat F-92-54 and is not part of this plat.
- This plat is subject to MPE permit 1998-66833.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS AND/OR PARCELS TO BE RECORDED:	3 LOTS
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0 LOTS
TOTAL NUMBER OF LOTS TO BE RECORDED:	3 LOTS
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	37.8334 Ac.
LOT 5: GROSS LOT AREA	= 13.6301 Ac.
100 YEAR FLOOD PLAIN AREA	0.0000 Ac.
NET LOT AREA	13.6301 Ac.
LOT 6: GROSS LOT AREA	= 8.4490 Ac.
100 YEAR FLOODPLAIN AREA	= 1.8956 Ac.
NET LOT AREA	= 6.5537 Ac.
LOT 7: GROSS LOT AREA	= 15.7540 Ac.
100 YEAR FLOODPLAIN AREA	= 5.4057 Ac.
NET LOT AREA	= 10.3483 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 Ac.
TOTAL AREA OF RECREATION OPEN SPACE TO BE RECORDED:	0.0000 Ac.
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED:	7.3013 Ac.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS:	10,737 Sq. Ft.
TOTAL AREA OF TOTAL AREA OF SUBDIVISION TO BE RECORDED:	37.8334 Ac.



VICINITY MAP
SCALE: 1" = 2000'

FOREST CONSERVATION AREA METES AND BOUNDS TABLE

PT#	BEARING	DISTANCE
1	S 25°20'40" E	969.72'
2	S 51°13'23" W	577.75'
3	N 49°32'20" W	120.77'
4	N 40°27'39" E	36.73'
5	S 78°10'04" E	117.71'
6	N 41°47'07" E	158.25'
7	N 58°52'34" E	56.31'
8	N 13°08'30" E	35.59'
9	N 41°47'07" E	146.13'
10	N 31°07'54" E	109.74'
11	N 25°33'04" W	425.07'
12	N 46°15'09" W	104.49'
13	N 34°20'05" W	65.01'
14	N 19°29'38" W	149.69'
15	N 06°48'33" W	107.54'
16	N 64°22'15" E	33.23'
17	S 15°28'53" E	152.94'
18	S 24°03'43" E	117.06'
19	S 37°42'39" E	58.89'
20	S 43°58'15" E	121.12'
21	S 25°13'48" E	100.43'
22	S 10°10'08" E	71.19'
23	S 41°40'18" E	74.00'
24	S 23°36'20" E	89.54'
25	S 11°31'39" W	49.64'
26	S 87°35'40" W	356.02'
27	S 12°14'45" W	344.78'
28	N 49°32'22" W	68.83'
29	N 20°27'39" E	135.00'
30	N 09°57'41" E	175.00'
31	N 34°57'39" E	77.99'
32	N 52°10'36" W	40.05'
33	N 10°02'19" W	357.99'
34	N 17°57'39" E	214.99'
35	N 25°57'43" E	108.76'

COORDINATE TABLE

PT#	NORTH	EAST
10	487104.443	809753.184
11	487090.273	809713.201
12	486896.370	809558.875
13	486647.870	809400.457
14	486320.165	809196.201
15	485563.137	810083.586
20	486946.104	810491.199
21	486604.710	810408.040
800	486759.487	810334.731
1100	485644.401	810862.890
1101	485282.559	810412.479
1122	487012.085	810171.366
1123	486009.609	809560.233
1126	486458.619	810043.523

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.

J. J. Levasseur 10/31/01
J. J. LEVASSEUR DATE
MARYLAND PROPERTY LINE SURVEYOR NO. 448

Dawn Pettit 10/31/01
DAWN M. PETTIT, OWNER DATE

Robert G. Pettit 10/31/01
ROBERT G. PETTIT, OWNER DATE

Ritza G. Whately 11-16-01
RITZA G. WHATLEY, OWNER DATE

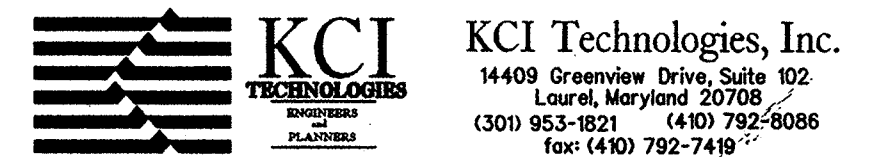
Ennis Whately 11-16-01
ENNIS WHATLEY, OWNER DATE

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4 (MAT-PET ESTATES) IN COMBINATION WITH PARCEL 183 INTO BUILDABLE LOTS 6 AND 7, AND TO RERECORD THE USE-IN-COMMON DRIVEWAY EASEMENT SERVING LOT 5 & LOT 6, AND TO UPDATE THE DELINEATION OF THE ENVIRONMENTAL RESOURCES ON THE SITE.



OWNER /DEVELOPER

(1) DAWN M. PETTIT 10415 47TH AVENUE BELTSVILLE, MD 20705
(2) RITZA G. WHATLEY & ENNIS WHATLEY 13037 HALL SHOP ROAD HIGHLAND, MARYLAND 20777



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
[Signature] 11/17/02
HOWARD COUNTY HEALTH OFFICER MR DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
[Signature] 2/14/02
DIRECTOR JA DATE

APPROVED: DEVELOPMENT ENGINEERING DIVISION
[Signature] 1/20/02
DIRECTOR CHIEF DATE

OWNER'S CERTIFICATE

WE, DAWN M. PETTIT, ROBERT G. PETTIT, RITZA G. WHATLEY, AND ENNIS WHATLEY, OWNER'S 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 UPON 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 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 BED 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 16 DAY OF November 2001.

Dawn M. Pettit DAWN M. PETTIT WITNESS
Ritza G. Whately RITZA G. WHATLEY WITNESS
Ennis Whately ENNIS WHATLEY WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF (A) A PORTION OF THE LANDS CONVEYED BY DAWN M. PETTIT AND ROBERT G. PETTIT TO RITZA G. WHATLEY AND ENNIS WHATLEY BY DEED DATED JANUARY 14, 1998, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 4160 AT FOLIO 610, AND (B) LANDS CONVEYED BY CAROLYN E. MILLER AND SARAH LEE ANN DUTTON TO ROBERT G. PETTIT AND DAWN M. PETTIT BY DEED DATED FEBRUARY 10, 1998, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2796 AT FOLIO 100. THAT ALL MONUMENTS SHOWN HEREON ARE IN PLACE AND CORRECTLY LOCATED PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

J. J. Levasseur 10/31/01
J. J. LEVASSEUR, MARYLAND PROPERTY LINE SURVEYOR NO. 448 DATE

RECORDED AS PLAT NO. 15256 ON 2-21-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MAT-PET ESTATES
LOTS 5, 6 AND 7
(A Resubdivision Of Lot 3 & 4, Mat-Pet Estates- Plat No. 10134 and Parcel 183- L.2796 / F. 190)
ZONING: "RR-DEO"
TAX MAP NO. 40 PARCEL 43-LOT 4; PARCEL 183 GRID 9+10 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

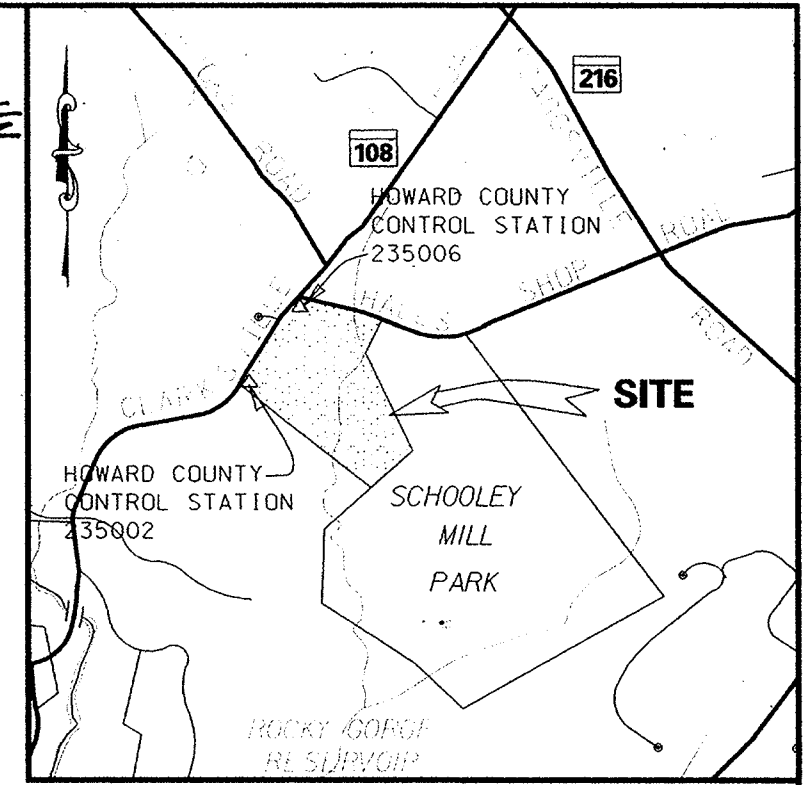
SCALE: 1" = 100'
DATE: AUGUST 31, 2001
SHEET 1 OF 2

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD, 0.2465 AC. (10737 SQ. FT.)

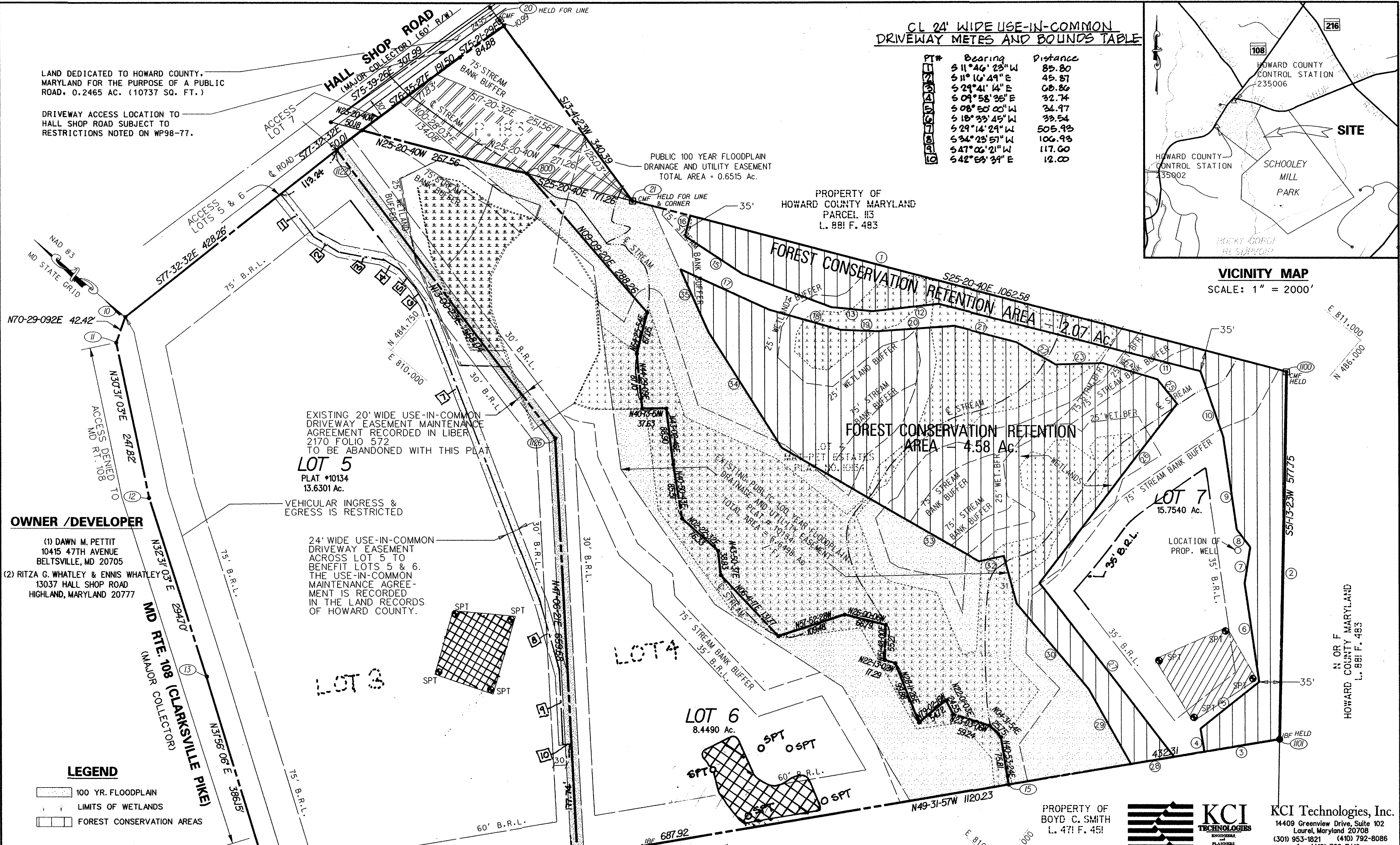
DRIVEWAY ACCESS LOCATION TO HALL SHOP ROAD SUBJECT TO RESTRICTIONS NOTED ON WP98-77.

CL 24' WIDE USE-IN-COMMON DRIVEWAY METES AND BOUNDS TABLE

PT#	Bearing	Distance
1	S 11°46'23"W	85.80
2	S 11°16'49"E	45.87
3	S 29°41'14"E	68.86
4	S 09°58'35"E	32.74
5	S 08°20'20"W	34.97
6	S 18°33'45"W	33.54
7	S 29°14'29"W	505.92
8	S 34°23'57"W	106.93
9	S 47°26'21"W	117.60
10	S 42°29'39"E	12.00



VICINITY MAP
SCALE: 1" = 2000'



OWNER / DEVELOPER
(1) DAWN M. PETTIT
10415 47TH AVENUE
BELTSVILLE, MD 20705
(2) RITZA G. WHATLEY & ENNIS WHATLEY
13037 HALL SHOP ROAD
HIGHLAND, MARYLAND 20777

LOT 5
PLAT #10134
13.6301 Ac.

LOT 6
8.4490 Ac.

LOT 7
15.7540 Ac.

- LEGEND**
- 100 YR. FLOODPLAIN
 - LIMITS OF WETLANDS
 - FOREST CONSERVATION AREAS

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

HOWARD COUNTY HEALTH OFFICER *[Signature]* DATE 1/17/02

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR *[Signature]* DATE 2/14/02

APPROVED: DEVELOPMENT ENGINEERING DIVISION

DIRECTOR *[Signature]* DATE 1/20/02

OWNER'S CERTIFICATE
WE, DAWN M. PETTIT, ROBERT G. PETTIT, RITZA G. WHATLEY, AND ENNIS WHATLEY, OWNER'S 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 UPON 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 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 BED 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 16th DAY OF *January* 2001.

DAWN M. PETTIT, RITZA G. WHATLEY, ENNIS WHATLEY
ROBERT G. PETTIT, [Witness], [Witness], [Witness]

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 4 (MAT-PET ESTATES) IN COMBINATION WITH PARCEL 183 INTO BUILDABLE LOTS 6 AND 7, AND TO RERECORD THE USE-IN-COMMON DRIVEWAY EASEMENT SERVING LOT 5 & LOT 6, AND TO UPDATE THE DELINEATION OF THE ENVIRONMENTAL RESOURCES ON THE SITE.

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF (A) A PORTION OF THE LANDS CONVEYED BY DAWN M. PETTIT AND ROBERT G. PETTIT TO RITZA G. WHATLEY AND ENNIS WHATLEY BY DEED DATED JANUARY 14, 1998, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN BOOK 4160 AT FOLIO 810, AND (B) LANDS CONVEYED BY CAROLYN E. MILLER AND SARAH LEE ANN DUTTON TO ROBERT G. PETTIT AND DAWN M. PETTIT BY DEED DATED FEBRUARY 27, 1998, AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2799. I FURTHER CERTIFY THAT ALL MONUMENTS SHOWN HEREON ARE IN PLACE AND CORRECTLY LOCATED PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY HOWARD COUNTY, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

J.J. LEVASSEUR, MARYLAND PROPERTY SURVEYOR, No. 448 DATE 6/31/01

KCI Technologies, Inc.
14409 Greenview Drive, Suite 102
Laurel, Maryland 20708
(301) 953-1821 (410) 792-8086
fax: (410) 792-7419

RECORDED AS PLAT NO. 15257 ON 2-21-02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MAT-PET ESTATES
LOTS 5, 6 AND 7
(A Resubdivision Of Lots 3 & 4, Mat-Pet Estates- Plat No. 10134 and Parcel 183- L.2796 / F. 190)
ZONING: "RR-DEO"
TAX MAP NO. 40 PARCEL 43-LOT 4; PARCEL 183 GRID 9+10 FIFTH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'
DATE: AUGUST 31, 2001
SHEET 2 OF 2

F.99.102