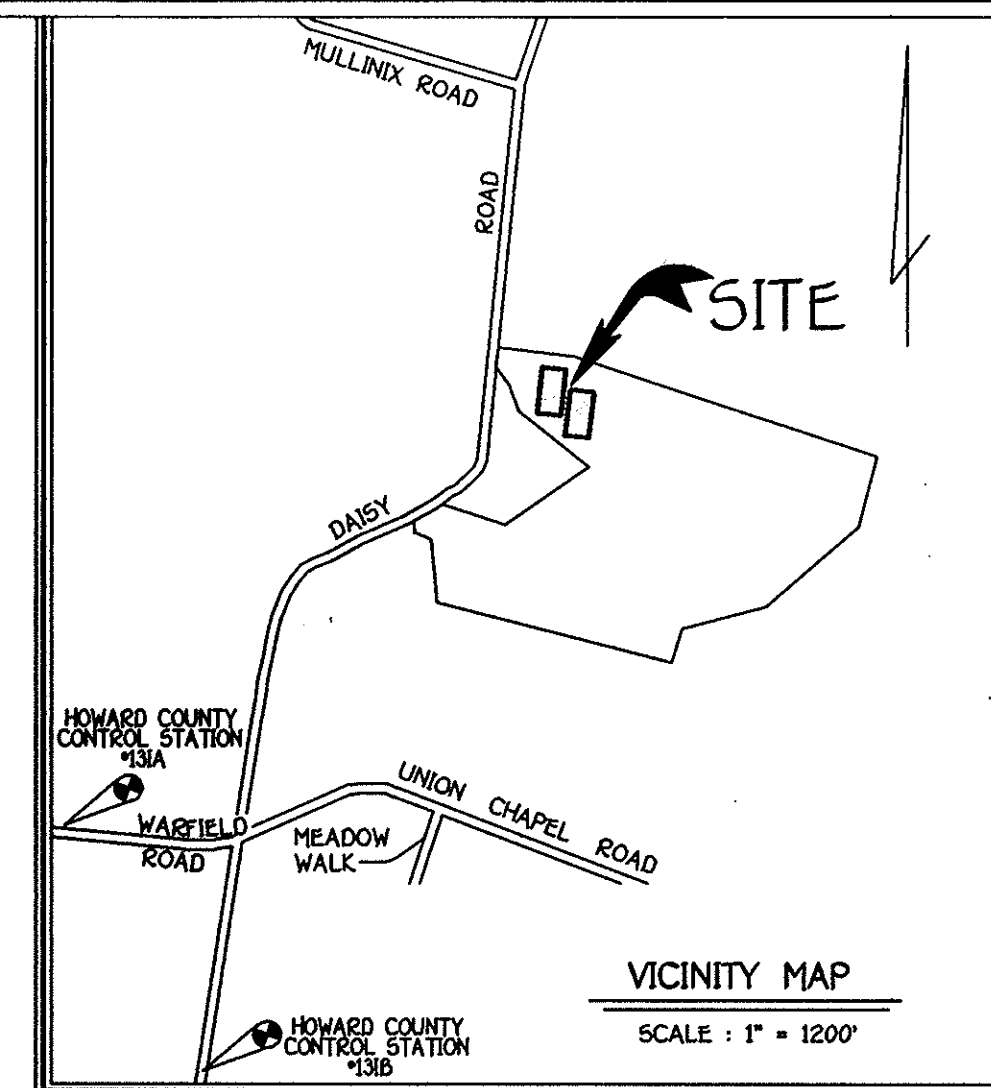
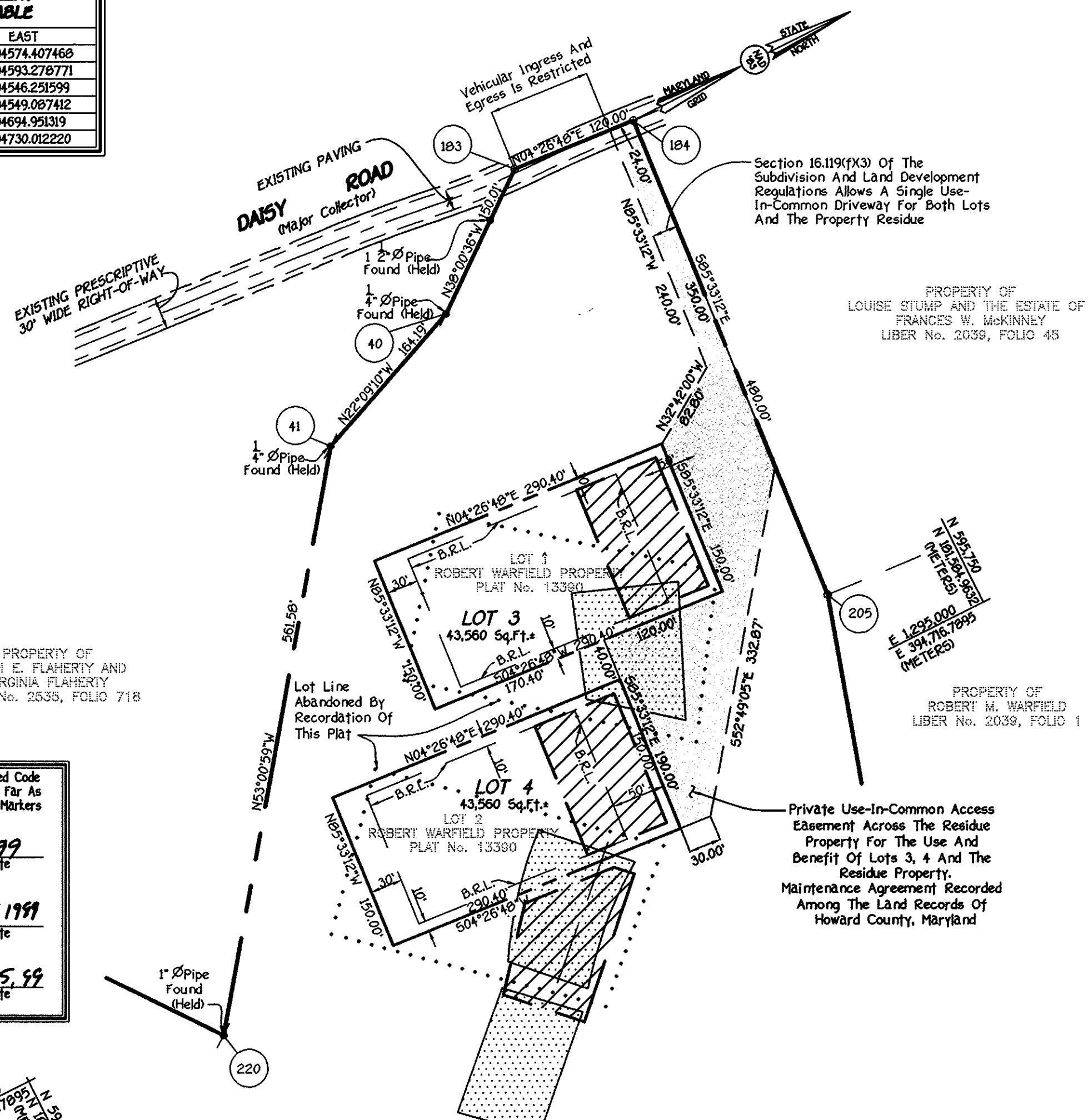


U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
40	595422.199500	1294532.868500	40	181485.049378	394574.407468
41	595270.126500	1294594.782100	41	181438.697435	394593.278771
183	595540.390720	1294440.493789	183	181521.074134	394546.251599
184	595660.029505	1294449.797616	184	181557.540108	394549.087412
205	595622.814582	1294928.352785	205	181546.196977	394694.951319
220	594932.285401	1295043.381760	220	181335.723262	394730.012220



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 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 Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- This Area Designates An Existing Private Sewerage Easement Shown On Plat No. 13390 Abandoned By Recordation Of This Plat.
- Subject Property Zoned RC-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. 131A And No. 131B.
Sta. 131A N 120654.5053 m E 393726.7507 m
Sta. 131B N 180183.6976 m E 393986.0560 m
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June, 1995, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "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 Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Use-In-Common Access Easement And The Road R/W And Not Onto The Use-In-Common Driveway.
- Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Building Permit To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a) Width - 12 Feet (14 Feet Serving More Than One Residence);
b) Surface - Six (6") Inches 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 - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Insure All Weather Use. No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Measurement.
- Lots 3 And 4 Are Created In Accordance With Section 104.E.6. Of The Zoning Regulations.
- This Plat Is Subject To Section 15.514(b) Of The Agricultural Preservation Program.
- This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.102(b)(1)(vi) Of The Subdivision And Land Development Regulations. Landscaping Requirements For These Lots Are In Accordance With The Alternative Compliance Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual As A Result Of The Lot's Site Location Within The Farm's Interior And Surrounding Existing Woods.
- Lots Shown On This Plat Comply With Minimum Ownership Width And Lot Areas As Required By The Maryland State Department Health Regulations.
- There Are No Non-Tidal Wetlands Existing Within The Limits Of Proposed Lots 3 And 4.

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

Terril A. Fisher 4/5/99 Date
Terral A. Fisher, L.S. #10692 (Registered Land Surveyor)

James L. Phelps April 5, 1999 Date
James L. Phelps (Owner)

Cori S. Phelps April 5, 99 Date
Cori S. Phelps (Owner)

E 1295.000
E 394,716.7895 (METERS)
N 541.730
N 129,284.9832 (METERS)

RESIDUE PROPERTY OF JAMES L. PHELPS AND CORA S. PHELPS LIBER No. 4443, FOLIO 356 (MAP: B, PARCEL: 7 OF THE HOWARD COUNTY LAND PRESERVATION EASEMENT #H088-02E)

TOTAL SHEET 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	2,000 AC.±
Total Area Of Open Space Lots To Be Recorded	0.000 AC.
Total Area Of Lots To Be Recorded	2,000 AC.±
Total Area Of Roadway To Be Recorded	0.000 AC.
Total Area To Be Recorded	2,000 AC.±

OWNER
Mr. James L. Phelps and Mrs. Cora S. Phelps
P.O. Box 2050
3440 Ellicott Center Drive
Ellicott City, Maryland 21041-0014

DEVELOPER
Mr. James Phelps
c/o Regional Underwriters Service Company
P.O. Box 2050
3440 Ellicott Center Drive
Ellicott City, Maryland 21041-0014

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2955
30650 RecP12.dwg

The Purpose Of This Plat Is To Relocate Lots 1 And 2 Within The Residue Property To Create Lots 3 And 4.

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

Terral A. Fisher 4/16/99 Date
Howard County Health Officer

Approved: Howard County Department Of Planning And Zoning.

John Dammus 4/27/99 Date
Chief, Development Engineering Division/MK

Foy S. Smith 5/10/99 Date
Director

OWNER'S CERTIFICATE

James L. Phelps And Cora S. Phelps, Husband And Wife, 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 5th Day Of April, 1999.

James L. Phelps
James L. Phelps
Cori S. Phelps
Cora S. Phelps

John Dammus
John Dammus
Foy S. Smith
Foy S. Smith

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of Part Of The Lands Conveyed By Louise W. Stump; John C. Poulton, Personal Representative Of The Estate Of Robert M. Warfield, Deceased, Late Of Howard County, Maryland; And Laura McLane McKinney, Executrix Of The Estate Of Frances W. McKinney, Deceased, Late Of Fayette County, Kentucky To James L. Phelps And Cora S. Phelps By Deed Dated September 22, 1998 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4443 At Folio 356, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terral A. Fisher 4/5/99 Date
Terral A. Fisher, Registered Professional Surveyor No. 10692

Recorded As Plat No. 13735 On 5-13-99
Among The Land Records Of Howard County, Maryland.

ROBERT WARFIELD PROPERTY
LOTS 3 AND 4
(A RESUBDIVISION OF ROBERT WARFIELD PROPERTY, LOTS 1 AND 2 - PLAT No. 13390)

ZONING: RC-DEO
TAX MAP No. 14 GRID #7 PART OF PARCEL No. 7
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 100'
DATE: APRIL 1, 1999
SHEET 1 OF 1
F99-153