

1. THE LOTS SHOWN IN IRON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
2. SUBJECT PROPERTY ZONED RC-DEO PER 02/02/2004 COMPREHENSIVE ZONING PLAN.
3. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 05HT3 AND 05HT4
4. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN SEPTEMBER 2003.
5. BRL DENOTES BUILDING RESTRICTION LINE.
 - DENOTES IRON PIN W/CAP SET
 - DENOTES IRON PIPE OR IRON BAR FOUND.
 - DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
 - DENOTES STONE OR MONUMENT FOUND.
9. DRIVEWAY(S) 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, 14 FEET IF SERVING MORE THAN ONE RESIDENCE
 - B) SURFACE - STANDARD PAVING
 - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 - D) STRUCTURES (BRIDGES/CULVERTS) - 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 DRIVEWAY SURFACE;
 - F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 - G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

11. THE ARTICLES OF INCORPORATION OF THE
HOMEOWNERS ASSOCIATION HAVE BEEN ACCEPTED
AND APPROVED BY THE STATE DEPARTMENT
OF ASSESSMENTS AND TAXATION ON
AUGUST 17, 2005 AS
NO. D10885788.

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.


 12/30/05
 MARK C. MARTIN DATE
 PROFESSIONAL LAND SURVEYOR # 10884

James H. Selfridge 1-9-00
JAMES H. SELFLEDGE BORDERS, INC. DATE
BY JAMES H. SELFLEDGE

PLEASANT PROSPECT FARM, INC. DATE 1-9-06
BY, DONALD REUWER, JR.

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	0
TOTAL NUMBER OF CLUSTER LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-CLUSTER LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS TO BE RECORDED:	5
TOTAL AREA OF CLUSTER LOTS TO BE RECORDED:	2.0418 AC
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	0.8095 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED:	0.8095 AC
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	6.6415 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.00 AC
TOTAL AREA OF FOREST CONSERVATION EASEMENT TO BE RECORDED.	3.67 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	14.5510 AC

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

Robert J. Walmsley 12/30/05
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 1/24/06

John A. Gyle 2/2/06
DIRECTOR DATE

12. DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE IN COMMON ACCESS EASEMENT SERVING LOTS 3 THROUGH 6, PRESERVATION PARCEL A ARE TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THIS PLAT.
13. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOTS 3 THROUGH 6 AND PRESERVATION PARCEL A TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE 24 FOOT USE IN COMMON ACCESS EASEMENT AND THE ROAD RIGHT OF WAY AND NOT ONTO THE AFORESAID PRIVATE 24 FOOT USE IN COMMON EASEMENT.
14. THE EXISTING HOUSE AND ACCESSORY STRUCTURES LOCATED ON LOT 5 TO REMAIN.
15. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
16. THE WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC. IN DECEMBER 2003.
17. LANDSCAPE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL HAVE BEEN REVIEWED FOR THIS PLAT. LANDSCAPE SURETY IN THE AMOUNT OF \$7200.00 IS PART OF THE DEVELOPER'S AGREEMENT.
18. NO FLOODPLAIN EXISTS ON THIS SITE.
19. PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING

FILE: P-04-132.

FCE1 EXISTING FOREST CONSERVATION EASEMENT LOT 3
SEE PLAT OF ANTONIS PROPERTY, RECORDED AS WOODY PROPR
PLAT NO. 7428 PLAT NO. 47

61	N 611648.3894	E 1340559.6814
63	N 611955.4608	E 1340659.0493
522	N 611475.4540	E 1341147.6601
523	N 611672.0508	E 1341139.6490
524	N 612010.7545	E 1342006.4080
525	N 611515.8034	E 1342165.7947

MINIMUM LOT SIZE CHART			
LOT	NET AREA	PIPE STEM	TOTAL AREA
LOT 3	40001 SF.	3367 SF.	43368 SF.
	0.9183 AC.	0.0773 AC.	0.9956 AC.
LOT 4	130759 SF.	1959 SF.	131718 SF.
	3.0018 AC.	0.0450 AC.	3.0468 AC.

ROBERT VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

NO.	BEARING	DISTANCE
W1	S 14°58'07" W	27.48'
W2	N 80°23'16" W	20.17'
W3	S 68°34'04" W	20.28'
W4	S 83°24'01" W	32.23'
W5	N 61°45'24" W	24.52'
W6	N 85°11'31" E	44.87'
W7	N 67°04'57" E	22.65'
W8	N 75°38'22" E	18.49'
W9	N 70°57'23" E	16.91'

AS PER THE PLAT OF ANTONIS
PROPERTY RECORDED AS PLAT NO.

COURSE	BEARING	DISTANCE
L1	N 87°39'03" E	176.81'
L2	S 02°52'52" E	105.71'
L3	S 89°51'40" W	179.93'
L4	N 01°11'17" W	98.79'

OWNER - Lot 6
JAMES H. SELFRIDGE BUILDERS INC.
14045 GARED DRIVE
GLENWOOD, MD 21738

WE, PLEASANT PROSPECT FARM, INC., BY DONALD REUWER, JR. AND JAMES H. SELFIDGE BUILDERS, INC. OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 OR STREET RIGHTS-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, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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, 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 NINETY-NINE DAY OF 2006, 2006.

PLEASANT PROSPECT FARM, INC.
BY, DONALD REUWER, JR.

James H. Selfridge
JAMES H. SELFRIDGE BUILDERS INC.
BY JAMES H. SELFRIDGE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY TAYLOR FAMILY LIMITED PARTNERSHIP B TO PLEASANT PROSPECT FARM, INC. BY DEED DATED AUGUST 25, 2005 RECORDED IN LIBER 9443 FOLIO 72 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND BY PLEASANT PROSPECT FARM, INC. TO JAMES H. SELFRIDGE BUILDERS, INC. BY DEED DATED NOVEMBER 14, 2005 RECORDED IN LIBER 9630 FOLIO 593 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR OUT OF THE PUBLIC DOMAIN OR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884

05HT3: N: 613668.369
E: 1340978.788

05HT4: N: 612770.254
E: 1340552.938

A map of the study area showing the location of the Site. The Site is a shaded rectangular area. It is located south of Mon. 05HT3 and west of Mon. 05HT4. The Site is bounded by Dryer Rd. to the east and Harpootsville Rd. to the south. The Site is also located near the intersection of Harpootsville Rd. and Carroll Rd. The map shows the following roads: Carroll Rd., Harpootsville Rd., Dryer Rd., and Spring Water Rd. The map also shows the following counties: Howard County, Carroll County, and Harpoots County. The Site is located in the center of the map.

SCALE: 1"=2000'

GROSS AREA (F-04-133) = 14.8493 AC
 AREA OF R/W DEDICATION = 0.2984 AC
 NET AREA = 14.5509 AC
 PRESERVATION PARCEL REQUIRED =
 4.25 - 1.0458 (LOT6) = 3.2042 AC
 4.25 - 0.9956 (LOT3) = 3.2544 AC
 TOTAL: 6.4586 AC
 TOTAL PRESERVATION PARCEL PROVIDED = 6.4615 AC

24. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 3.67 ACRES LOCATED ON PRESERVATION PARCEL A.

25. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN ANY FLOODPLAIN AREA, WETLAND, WETLAND BUFFER, STREAM OR STREAM BUFFER UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.

LAND PREVIOUSLY DEDICATED TO HOWARD COUNTY, MARYLAND
FOR THE PURPOSE OF ROADWAY WIDENING
PLAT NO. 17428

26.  THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE 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 ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.

27. THIS PLAN IS SUBJECT TO THE AMENDED 5TH EDITION OF THE SUBDIVISION REGULATIONS AND THE APRIL 13, 2004 ZONING REGULATIONS.

28. ONLY A DEED OF FOREST CONSERVATION EASEMENT IS REQUIRED; NEITHER SURETY NOR A DEVELOPER'S AGREEMENT IS REQUIRED FOR THE 3.67 ACRE FOREST CONSERVATION RETENTION EASEMENT. THE EXISTING 0.42 ACRES OF FOREST CONSERVATION EASEMENT WAS CREATED WITH PREVIOUS PLAT NO. 17428. AN ADDITIONAL 3.67 ACRES OF FOREST CONSERVATION IS PROVIDED BY THIS PLAT WHICH DOES NOT REQUIRE SURETY OR DEVELOPER'S AGREEMENT.

29. WELL TO BE DRILLED PRIOR TO RECORD PLAT SUBMITTAL FOR SIGNATURE.

PROPOSE OF THIS PLAT IS TO SUBDIVIDE LOTS 1 & 2 SHOWN
PLAT OF THE ANTONIS PROPERTY RECORDED AS PLAT
28 AND TO CREATE TWO 3 ACRE LOTS, 2 CLUSTER LOT, AND
WILDLIFE PRESERVATION PARCEL A;
CREATE THE 24 FOOT WIDE COMMON ACCESS EASEMENT
USE OF LOTS 3 THROUGH 5, PRESERVATION PARCEL A
R LOT 1 PLAT OF ANTONIS PROPERTY RECORDED AS
17428

RECORDED AS PLAT NO. 17998 ON 2/3/06
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

LOTS 3 THROUGH 6 & NON BUILDABLE
PRESERVATION PARCEL A
A RESUBDIVISION OF ANTONIS PROPERTY LOTS 1 & 2 RECORDED
AS PLAT NUMBER 17428

ZONED RC-DEO
TAX MAP NO:10 BLK:4 PARCEL NO:271
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



SCALE 1"= 100' DECEMBER 29, 2005