

3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

December 18, 2003

Jim Anglemeyer
3303 Stanton Road, SE
Washington, DC 20020

RE: PERCOLATION TEST RESULTS – A519615
Pindell School Road, Two-lot Subdivision
Tax Map 41, Parcel 147

Dear Mr. Anglemeyer:

Percolation testing conducted November 26, 2003 on the referenced property indicated limited satisfactory soil conditions in the original test locations on each lot. The primary limiting factor on Lot 2 was shallow groundwater; additional testing appears to have resolved the issue. Attempts to confirm the previously approved sewage reserve area on Lot 1 were unsuccessful due to shallow depths to groundwater. Additional testing conducted on December 15, 2003 in a new area on Lot 1 encountered limited satisfactory soils due to shallow bedrock, although subsequent adjustments appear to have resolved those issues as well. Copies of the test results are enclosed.

Further review is contingent upon submission by a registered engineer/surveyor of a percolation certification plan showing the following:

- 1) actual locations of all excavated test holes with suitable symbols for passed and failed holes
- 2) field-verified topography in the vicinity of all proposed reserve areas, particularly Lot 1
- 3) a suitable house site and three well sites (or 1500 ft² of suitable well area) for each lot
- 4) the existing well and approved sewage reserve areas with suitable abandonment note for each
- 5) locations of any other relevant features such as streams or swales; shade all slopes > 25%
- 6) certification that all existing wells and septic systems within 100 feet laterally, and wells 200 feet downslope, of property boundaries have been shown
- 7) a note indicating that depicted topography has been field-verified or field-run
- 8) a schedule for proper filling/sealing of the existing well by a licensed well driller
- 9) suitable MDE sewage easement and lot width statements and Health Officer signature block

The percolation certification plat should be submitted within 60 days to allow field verification if necessary. If you have any questions, please contact me according to the above information.

Very truly yours,

Mark E. Rifkin, R.S.

Water and Sewerage Program

MR

Enclosures

cc: G & C Consultants
File

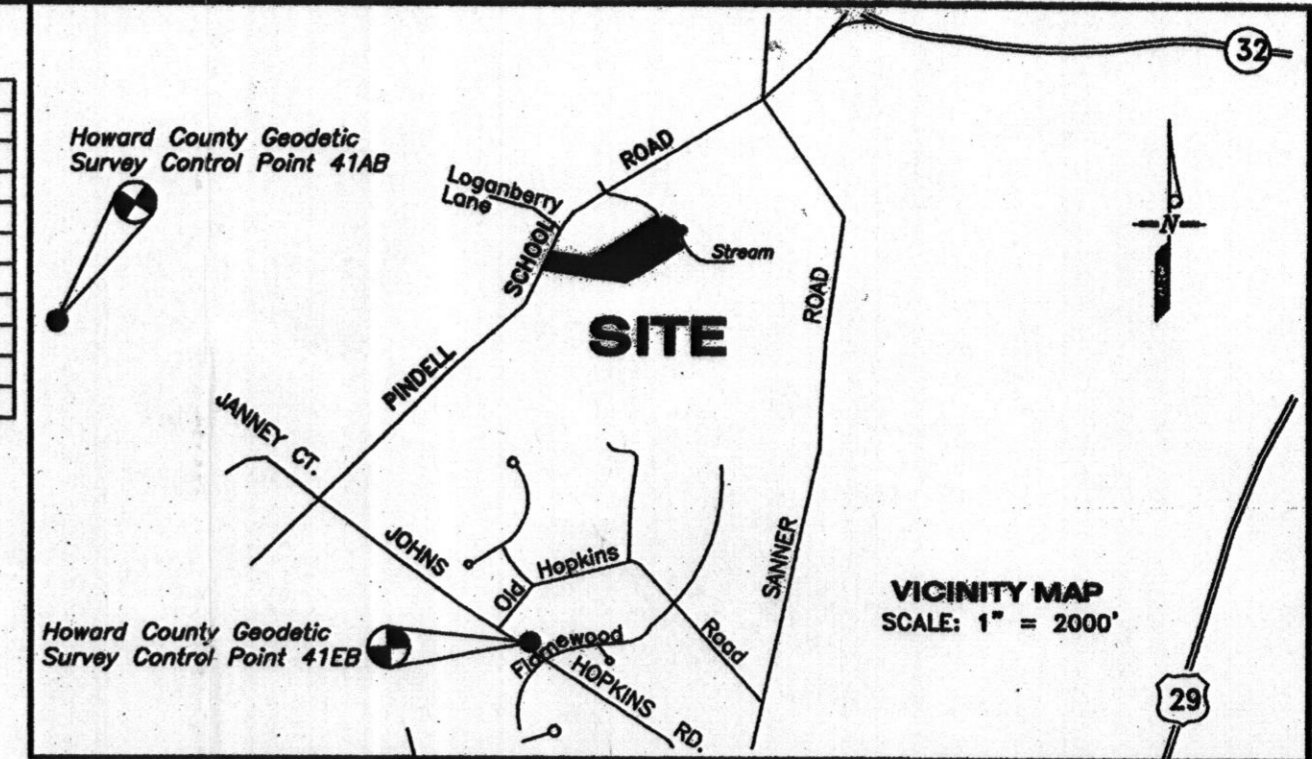
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	3.41469 Ac 148,744 s.f.	0.41460 Ac 18,060 s.f.	3.00009 Ac 130,684 s.f.

Robert M. Carney & Barbara
L. Carney L.720 F.1702
PARCEL 377
ZONE: RRDEO

100-YEAR FLOOD PLAIN

NUMBER	DIRECTION	DISTANCE
L1	S 53°47'48" E	23.72'
L2	S 61°16'40" E	39.71'
L3	S 76°00'49" E	30.11'
L4	S 80°27'11" E	78.00'
L5	S 84°15'59" E	34.89'
L6	S 47°18'29" E	39.75'
L7	S 22°54'18" E	31.72'
L8	S 10°52'54" E	28.70'
L9	S 16°27'50" E	51.54'
L10	S 22°30'54" E	18.79'

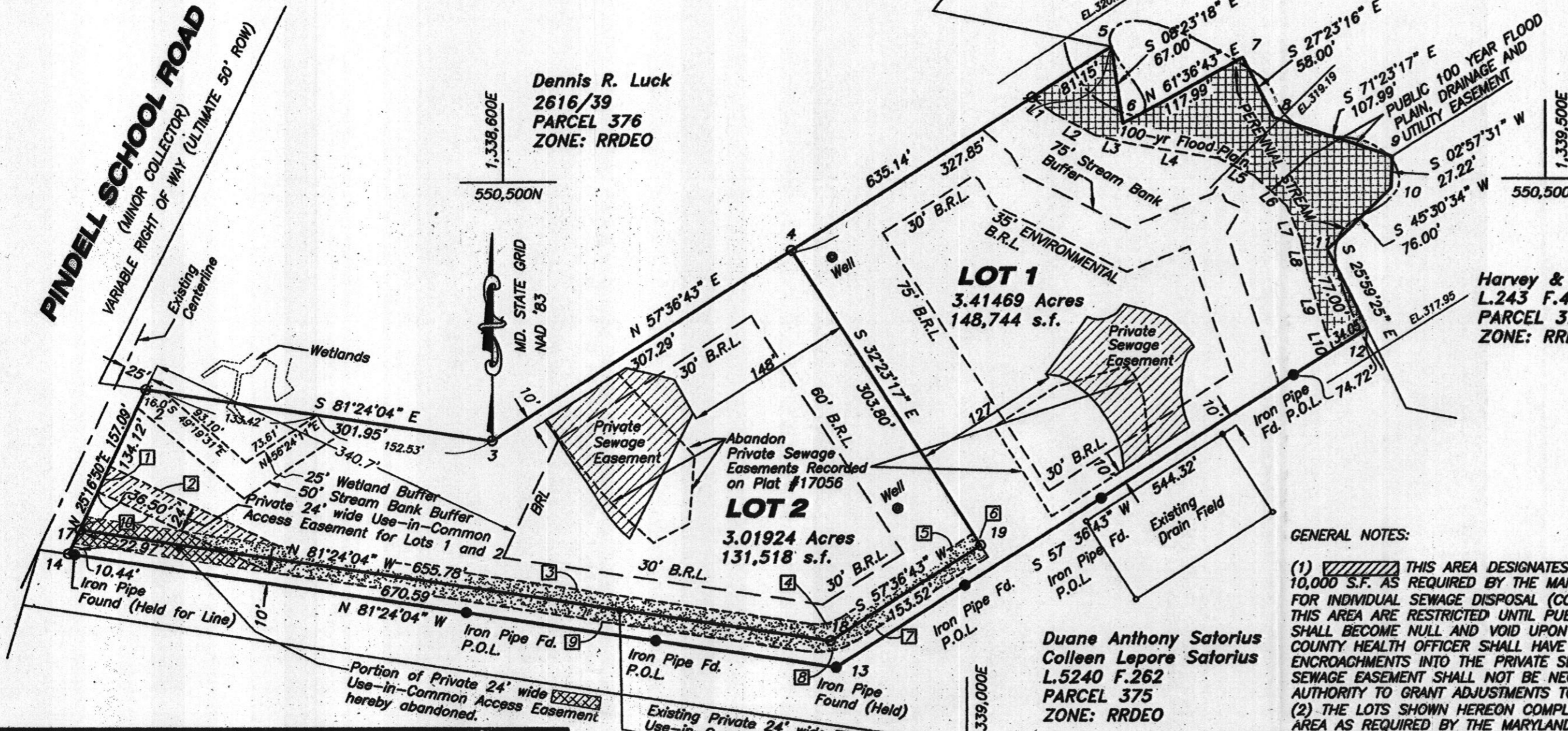


PINELL SCHOOL ROAD
VARIABLE RIGHT OF WAY (ULTIMATE 50' ROW)
MINOR COLLECTOR

Dennis R. Luck
2616/39
PARCEL 376
ZONE: RRDEO

Harvey & Rosalind Kelman
L.243 F.423
PARCEL 378
ZONE: RRDEO

Duane Anthony Satorius
Colleen Lepore Satorius
L.5240 F.262
PARCEL 375
ZONE: RRDEO



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.

WILLIAM L. CLARK
PROPERTY LINE SURVEYOR, #80
JIM S. ANGLEMYER (OWNER) AGNES B. ANGLEMYER (OWNER LOT 1)
ESMERALDA A. WYLER AND SCOTT WYLER (OWNER LOT 2)

AREA TABULATION

NUMBER OF BUILDABLE LOTS: 2
NUMBER OF NON-BUILDABLE LOTS: 0
NUMBER OF OPEN SPACE LOTS: 0
NUMBER OF PRESERVATION PARCELS: 0
TOTAL NUMBER OF LOTS TO BE RECORDED: 2
AREA OF BUILDABLE LOTS: 6.43393 acres
AREA OF NON-BUILDABLE LOTS: 0
AREA OF OPEN SPACE: 0
AREA OF PRESERVATION PARCELS: 0
TOTAL AREA OF LOTS AND/OR PARCELS: 6.43393 ac
TOTAL AREA OF ROADWAY DEDICATION: 0
TOTAL AREA OF SUBD. TO BE RECORDED: 6.43393 ac

COORDINATE TABLE

Node ID	Northing	Easting
2	550319.86	1338291.20
3	550274.72	1338589.75
4	550439.32	1338849.24
5	550614.93	1339126.09
6	550548.65	1339135.86
7	550604.74	1339239.67
8	550553.24	1339266.35
9	550518.78	1339368.69
10	550491.59	1339367.28
11	550438.33	1339313.07
12	550369.12	1339346.81
13	550077.56	1338887.17
14	550177.82	1338224.11
17	550198.59	1338233.92
18	550100.54	1338882.33
19	550182.77	1339011.97

PRIVATE 24' WIDE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2 (Includes existing Private 24' Wide Use-In-Common Easement not abandoned).

1) N 25°16'50" E 24.00'
2) S 64°43'10" E 160.06'
3) S 81°24'04" E 465.65'
4) R=40.00' A=28.81' CHD=28.01' CB=N78°08'19"E
5) N 57°36'43" E 134.09'
6) S 32°23'17" E 24.00'
7) S 57°36'43" W 134.09'
8) R=64.00' A=45.78' CHD=44.81' CB=N78°08'19"E
9) S 81°24'04" E 469.17'
10) S 64°43'10" E 163.58'

NOTE: ALL COORDINATE VALUES SHOWN ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 AND REFER TO HOWARD COUNTY GEODETIC CONTROL POINTS 41AB, 41EB AND HARRIS AZ MARK SCALE FACTOR OF 0.999946858 HAS BEEN APPLIED TO ALL DISTANCES.

Owner/Developer LOT 1
Jim Anglemyer & Agnes B. Anglemyer
13107 CLAXTON DRIVE
LAUREL, MD 20708

Owner/Developer LOT 2
Scott Wyler & Esmeralda A. Wyler
9457 LOVAT ROAD
FULTON, MD 20759

GENERAL NOTES:

- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). 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 HEALTH OFFICE SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENTS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SUBJECT PROPERTY ZONED RR-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON FIELD RUN AND MONUMENTED BOUNDARY SURVEY, PERFORMED ON OR ABOUT JANUARY 2004, BY BELTWAY SURVEYS.
- B.R.L. INDICATES BUILDING RESTRICTION LINE
- DENOTES IRON PIPE OR IRON BAR FOUND
- DENOTES IRON PIN SET WITH CAP "PROP. COR. PLS 80"
- DENOTES POINT ON LINE (POL) SET WITH CAP "PROP. COR. PLC 80"
- DENOTES CONCRETE MONUMENT SET WITH CAP "PROP. COR. PLS 80" (NONE THIS PLAT)
- DENOTES CONCRETE MONUMENT OR STONE FOUND (NONE THIS PLAT)
- ALL AREAS ARE "MORE OR LESS"
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG/PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG/PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41 AB & 41 EB CONTROL POINT 41 AB IS A CONCRETE MONUMENT LOCATED 14.5' SOUTH OF C/L OF SIMPSON ROAD AND 18.5' EAST OF BG&E POLE #133799 (EAST OF DRIVEWAY TO #11981), NORTH 549577.843 EAST 1332841.009 ELEVATION 508.502. CONTROL POINT 41 EB IS A CONCRETE MONUMENT LOCATED 10.2' NORTH OF THE NORTH EDGE OF PAVEMENT OF JOHNS HOPKINS ROAD, 123.5' EAST OF BG&E POLE #133821 (EAST SIDE OF OLD HOPKINS ROAD), NORTH 546222.246 EAST 1337778.132 ELEVATION 463.857.
- THIS PROJECT WAS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1202 (b) (1) (VIII) MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.

- GENERAL NOTES (Continued):
- WAIVER PETITION, WP 04-107/ANGLEMYER PROPERTY, TO WAIVE SECTION 16.1202(b)(4)(iii) WHICH PROHIBITS THE PLACEMENT OF FLOOD PLAIN, WETLANDS, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES WAS APPROVED BY LETTER DATED MAY 4, 2004 WITH TWO CONDITIONS THAT ARE SHOWN ON THIS PLAT.
 - NO CONSTRUCTION, GRADING OR REMOVAL OF EXISTING VEGETATION SHALL OCCUR WITHIN THE STREAM, WETLANDS, THEIR BUFFERS, FLOOD PLAIN AREAS OR STEEP SLOPES.
 - AN ADDITIONAL "ENVIRONMENTAL BUILDING RESTRICTION LINE" SETBACK SHALL BE ESTABLISHED 35' AWAY FROM THE 75' STREAM BANK BUFFER, THE EDGE OF STEEP SLOPES WITH AREAS OVER 20,000 S.F. AND A 25' WETLAND BUFFER SHALL BE SHOWN AROUND THE WETLANDS EXISTING ON LOT 2.
 - DRIVEWAYS SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14' FEET SERVING MORE THAN ONE RESIDENCE). CORRESPONDING EASEMENT WIDTHS ARE 18 FEET FOR 12 FOOT WIDTH AND 24 FEET FOR 14 FOOT WIDTH.
 - SURFACE - 8" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURE (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACES.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - WATER QUALITY VOLUME AND GROUNDWATER RECHARGE VOLUME FOR ALL IMPERVIOUS SURFACES ON THIS SITE ARE BEING MANAGED BY BIORETENTION IN ACCORDANCE WITH SECTION 3.4 OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. CHANNEL PROTECTION VOLUME IS NOT REQUIRED FOR THIS SITE, SINCE THE ONE YEAR RATE OF RUNOFF IS LESS THAN 2.0 CFS.
 - WETLAND DELINEATION WAS PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED MARCH 4, 2004.
 - NO CEMETERIES EXIST ON THIS SITE BASED ON SITE INSPECTION AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
 - LANDSCAPING FOR LOTS 1 & 2 IS ON FILE WITH FD4-141 AND PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. CREDIT IS TAKEN FOR EXISTING TREES. NO SURETY IS REQUIRED.
 - THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.
 - 100 YEAR FLOOD PLAIN EXIST ON LOT 1. FLOOD PLAIN SHOWN THIS PLAT.
 - PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: WP 04-107, FD4-141 AND PLAT #17056.
 - A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 1 AND 2 HAS BEEN RECORDED SIMULTANEOUSLY WITH PREVIOUS RECORDED PLAT, LIBER 9133 FOLIO 376 IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.
 - A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1500.00 HAS BEEN PROVIDED UNDER FD4-141.
 - WAIVER REQUEST WP 05-97 FROM SECTION 16.1202(c)(2) REQUIRING FRONTAGE TO EQUAL ACCESS APPROVED APRIL 8, 2005, SUBJECT TO THE RECORDATION OF A NEW PLAT.

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

Robert J. Weber
HOWARD COUNTY HEALTH OFFICER
8/10/05
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William L. Clark
CHIEF, DEVELOPMENT ENGINEERING DIVISION
8/9/05
DATE

Merck M. Leyle
DIRECTOR
8/11/05
DATE

OWNER'S CERTIFICATE

WE, JIM S. ANGLEMYER AND AGNES B. ANGLEMYER, OWNERS OF LOT 1, AND SCOTT WYLER AND ESMERALDA A. WYLER OWNERS OF LOT 2, SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL STREETS AND ROAD RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHTS TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND 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, 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 SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 20th DAY OF July, 2005

JIM S. ANGLEMYER
AGNES B. ANGLEMYER
SCOTT WYLER
ESMERALDA A. WYLER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A REVISION TO SUBDIVISION PLAT ENTITLED "ANGLEMYER PROPERTY, LOTS 1 AND 2" PREVIOUSLY RECORDED AT PLAT #17056 AND IS PART/ALL OF THE SAME LAND CONVEYED BY HARVEY CARMEL AND DINA DENRICH CARMEL TO JIM S. ANGLEMYER AND AGNES B. ANGLEMYER BY DEED DATED DECEMBER 19, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7977 AT FOLIO 606.

I FURTHER CERTIFY THAT LOT 2, "ANGLEMYER PROPERTY", BEING THE LAND OF ESMERALDA A. WYLER AND SCOTT WYLER AS DESCRIBED IN A CONVEYANCE FROM JIM S. ANGLEMYER AND AGNES B. ANGLEMYER BY DEED DATED JUNE 15, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9273 AT FOLIO 089.

I FURTHER CERTIFY THAT ALL MONUMENTS, MARKERS OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

William L. Clark
PROPERTY LINE SURVEYOR, #80
7/5/05
DATE

THE SOLE PURPOSE OF THIS PLAT IS TO ABANDON A PORTION OF THE PREVIOUSLY RECORDED 24' USE-IN-COMMON ACCESS EASEMENT AND RELOCATE IT ACROSS LOT 2 AND THE ABANDONMENT OF PREVIOUSLY RECORDED PRIVATE SEWAGE EASEMENT ON LOTS 1 & 2 AND THE CREATION OF NEW PRIVATE SEWAGE EASEMENTS FOR LOTS 1 & 2.

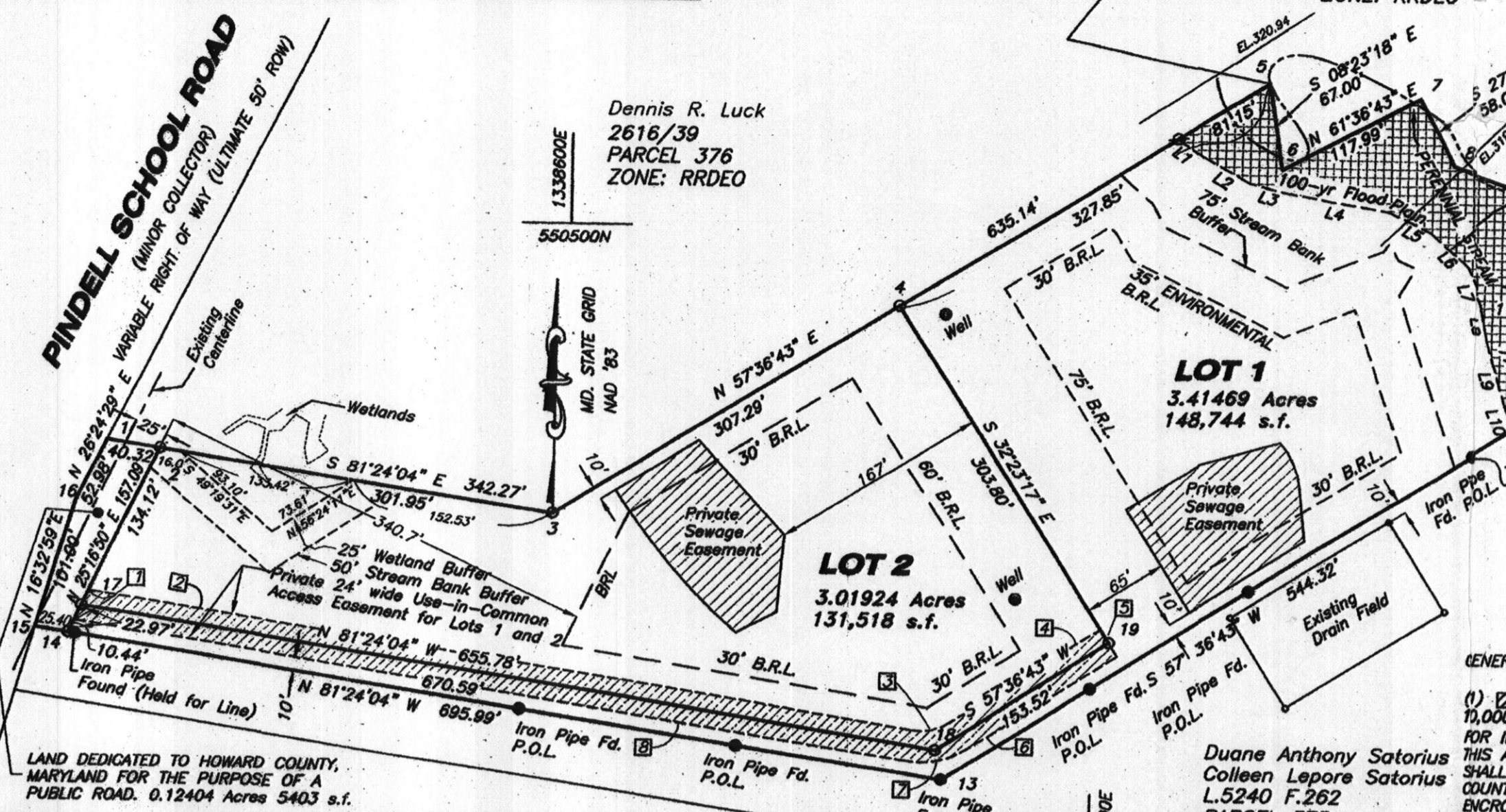
RECORDED AS PLAT NO. 17066
ON 8/19/05 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MD

PLAT OF REVISION
ANGLEMYER PROPERTY
LOTS 1 AND 2
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 41 GRID 3 PARCEL 147 ZONE: RR-DEO
SCALE 1" = 100' JULY 5, 2005

BELTWAY SURVEYS
LAND SURVEYORS, ENGINEERS AND PLANNERS
5627 ALLENTOWN ROAD, SUITE 104
SUITLAND, MARYLAND 20746
TELE: 301-899-3440
FAX: 301-702-1104

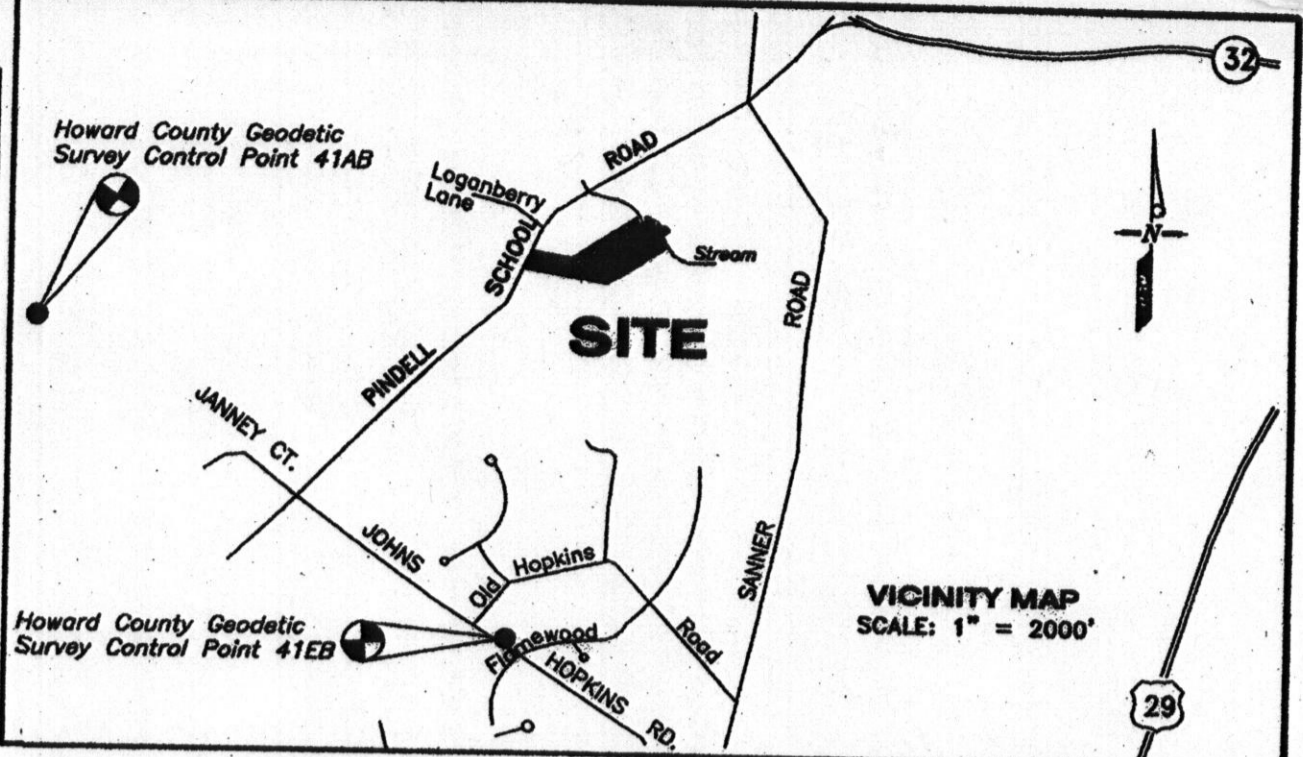
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	3.41469 Ac 148,744 s.f.	0.41460 Ac 18,060 s.f.	3.00009 Ac 130,684 s.f.



100-YEAR FLOOD PLAIN

NUMBER	DIRECTION	DISTANCE
L1	S 53°47'48" E	23.72'
L2	S 61°16'40" E	39.71'
L3	S 76°00'49" E	30.11'
L4	S 80°27'11" E	78.00'
L5	S 64°15'59" E	34.89'
L6	S 47°18'29" E	39.75'
L7	S 22°54'16" E	31.72'
L8	S 10°52'54" E	29.70'
L9	S 16°27'50" E	51.54'
L10	S 22°30'54" E	18.79'



GENERAL NOTES (Continued):

(15) WAIVER PETITION, WP 04-107/ANGLEMYER PROPERTY, TO WAIVE SECTION 16.120(b)(4)(iii) WHICH PROHIBITS THE PLACEMENT OF FLOOD PLAIN, WETLANDS, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES WAS APPROVED BY LETTER DATED MAY 4, 2004 WITH TWO CONDITIONS THAT ARE SHOWN ON THIS PLAT.

CONDITION #1: NO CONSTRUCTION, GRADING OR REMOVAL OF EXISTING VEGETATION SHALL OCCUR WITHIN THE STREAM, WETLANDS, THEIR BUFFERS, FLOOD PLAIN AREAS OR STEEP SLOPES.

CONDITION #2: AN ADDITIONAL "ENVIRONMENTAL BUILDING RESTRICTION LINE" SETBACK SHALL BE ESTABLISHED 35' AWAY FROM THE 75' STREAM BANK BUFFER, THE EDGE OF STEEP SLOPES WITH AREAS OVER 20,000 S.F. AND A 25' WETLAND BUFFER SHALL BE SHOWN AROUND THE WETLANDS EXISTING ON LOT 2.

(16) DRIVEWAYS SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY 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). CORRESPONDING EASEMENT WIDTHS ARE 18 FEET FOR 12 FOOT WIDTH AND 24 FEET FOR 14 FOOT WIDTH.

b) SURFACE - 8" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.

c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45'-FOOT TURNING RADIUS.

d) STRUCTURE (CULVERT/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 DRIVEWAY SURFACES.

f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.

g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

(17) WATER QUALITY VOLUME AND GROUNDWATER RECHARGE VOLUME FOR ALL IMPERVIOUS SURFACES ON THIS SITE ARE BEING MANAGED BY BIORETENTION IN ACCORDANCE WITH SECTION 3.4 OF THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II. CHANNEL PROTECTION VOLUME IS NOT REQUIRED FOR THIS SITE, SINCE THE ONE YEAR RATE OF RUNOFF IS LESS THAN 2.0 CFS.

(18) WETLAND DELINEATION WAS PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED MARCH 4, 2004.

(19) NO CEMETERIES EXIST ON THIS SITE BASED ON SITE INSPECTION AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.

(20) LANDSCAPING FOR LOTS 1 & 2 IS ON FILE WITH THIS PLAT AND PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. CREDIT IS TAKEN FOR EXISTING TREES. NO SURETY IS REQUIRED.

(21) THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.

(22) 100 YEAR FLOOD PLAIN EXIST ON LOT 1. FLOOD PLAIN SHOWN THUS FOR THIS PROPERTY.

(23) NO PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS EXISTS FOR THIS PROPERTY.

(24) A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY FOR LOTS 1 AND 2 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OFFICE OF HOWARD COUNTY, MARYLAND.

(25) A FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1500.00 HAS BEEN PROVIDED.

GENERAL NOTES:

(1) THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). 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 HEALTH OFFICE SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENTS.

(2) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

(3) SUBJECT PROPERTY ZONED RR-DEO PER 2/02/04 COMPREHENSIVE ZONING PLAN.

(4) THIS PLAT IS BASED ON FIELD RUN AND MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY 2004, BY BELTWAY SURVEYS.

(5) B.R.L. INDICATES BUILDING RESTRICTION LINE

(6) DENOTES IRON PIPE OR IRON BAR FOUND

(7) DENOTES IRON PIN SET WITH CAP "WLC 80"

(8) DENOTES POINT ON LINE (POL) SET WITH CAP "WLC 80"

(9) DENOTES CONCRETE MONUMENT SET WITH CAP "WLC 80" (NONE THIS PLAT)

(10) DENOTES CONCRETE MONUMENT OR STONE FOUND (NONE THIS PLAT)

(11) ALL AREAS ARE "MORE OR LESS".

(12) FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG/PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG/PIPESTEM AND THE ROAD RIGHT OF WAY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.

(13) COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 41 AB & 41 EB. CONTROL POINT 41 AB IS A CONCRETE MONUMENT LOCATED 14.5' SOUTH OF C/L OF SIMPSON ROAD AND 18.5' EAST OF BG&E POLE #133799 (EAST OF DRIVEWAY TO #11981). NORTH 549577.843 EAST 1332841.009 ELEVATION 506.502. CONTROL POINT 41 EB IS A CONCRETE MONUMENT LOCATED 10.2' NORTH OF THE NORTH EDGE OF PAVEMENT OF JOHNS HOPKINS ROAD, 123.5' EAST OF BG&E POLE #133821 (EAST SIDE OF OLD HOPKINS ROAD). NORTH 546222.246 EAST 1337778.132 ELEVATION 483.857.

(14) THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT PER SECTION 16.1202 (b) (1) (viii) MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAVE NO FURTHER SUBDIVISION POTENTIAL.

COORDINATE TABLE

Node ID	Northing	Easting
1	550325.89	1338251.33
2	550319.86	1338291.20
3	550274.72	1338589.75
4	550439.32	1338849.24
5	550614.93	1339126.09
6	550548.65	1339135.86
7	550604.74	1339239.67
8	550553.24	1339266.35
9	550518.78	1339368.69
10	550491.59	1339367.28
11	550438.33	1339313.07
12	550369.12	1339346.81
13	550077.56	1338887.17
14	550177.82	1338224.11
15	550181.62	1338199.00
16	550278.43	1338227.77
17	550198.59	1338233.92
18	550100.54	1338882.33
19	550182.77	1339011.97

PRIVATE 24' WIDE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2

1	N 25°16'50" E 25.05'
2	S 81°24'04" E 632.75'
3	R=40.00' A=28.61' CHD=28.01' CB=N78°06'19"E
4	N 57°36'43" E 134.09'
5	S 32°23'17" E 24.00'
6	S 57°36'43" W 134.09'
7	R=64.00' A=45.78" CHD=44.81' CB=N78°06'19"E
8	S 81°24'04" E 639.94'

NOTE: ALL COORDINATE VALUES SHOWN ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 AND REFER TO HOWARD COUNTY GEODETIC CONTROL POINTS 41AB, 41EB AND HARRIS AZ MARK. SCALE FACTOR OF 0.999946858 HAS BEEN APPLIED TO ALL DISTANCES.

Owner Developer
Jim Anglemyer & Agnes B. Anglemyer
 13107 CLAXTON DRIVE
 LAUREL, MD 20708
 Tele: 301-953-1890

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.

William L. Clark 9/22/04
 WILLIAM L. CLARK
 PROPERTY LINE SURVEYOR, #80

Jim S. Anglemyer & Agnes B. Anglemyer
 JIM S. ANGLEMYER (OWNER) AGNES B. ANGLEMYER (OWNER)

AREA TABULATION

NUMBER OF BUILDABLE LOTS: 2
 NUMBER OF NON-BUILDABLE LOTS: 0
 NUMBER OF OPEN SPACE LOTS: 0
 NUMBER OF PRESERVATION PARCELS: 0
 TOTAL NUMBER OF LOTS TO BE RECORDED: 2
 AREA OF BUILDABLE LOTS: 6.43393 acres
 AREA OF NON-BUILDABLE LOTS: 0
 AREA OF OPEN SPACE: 0
 AREA OF PRESERVATION PARCELS: 0
 TOTAL AREA OF LOTS AND/OR PARCELS: 6.43393 ac
 TOTAL AREA OF ROADWAY DEDICATION: 0.12404 ac
 TOTAL AREA OF SUBD. TO BE RECORDED: 6.55797 ac

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

William L. Clark 10/21/07
 HOWARD COUNTY HEALTH OFFICER KJB DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William L. Clark 11/8/04
 CHIEF, DEVELOPMENT ENGINEERING DIVISION. DATE

Frank R. Leight 11/2/04
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, JIM S. ANGLEMYER AND AGNES B. ANGLEMYER, 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 & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL STREETS AND ROAD RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHTS TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND 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, 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 NOW BUILDING OR SIMILAR STRUCTURE SHALL BE ERECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS THE 22th DAY OF September, 2004.

Jim S. Anglemyer 9/22/04
 JIM S. ANGLEMYER DATE

Agnes B. Anglemyer 9/22/04
 AGNES B. ANGLEMYER DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY HARVEY CARMEL AND DINA DENRICH CARMEL TO JIM S. ANGLEMYER AND AGNES B. ANGLEMYER BY DEED DATED DECEMBER 19, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7977 AT FOLIO 606.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

William L. Clark 9/22/04
 WILLIAM L. CLARK
 PROPERTY LINE SURVEYOR, #80 DATE

THE SOLE PURPOSE OF THIS PLAT IS TO ESTABLISH TWO BUILDABLE LOTS FROM THE ORIGINAL TRACT.

RECORDED AS PLAT NO. 17056
 ON Nov. 18, 2004 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

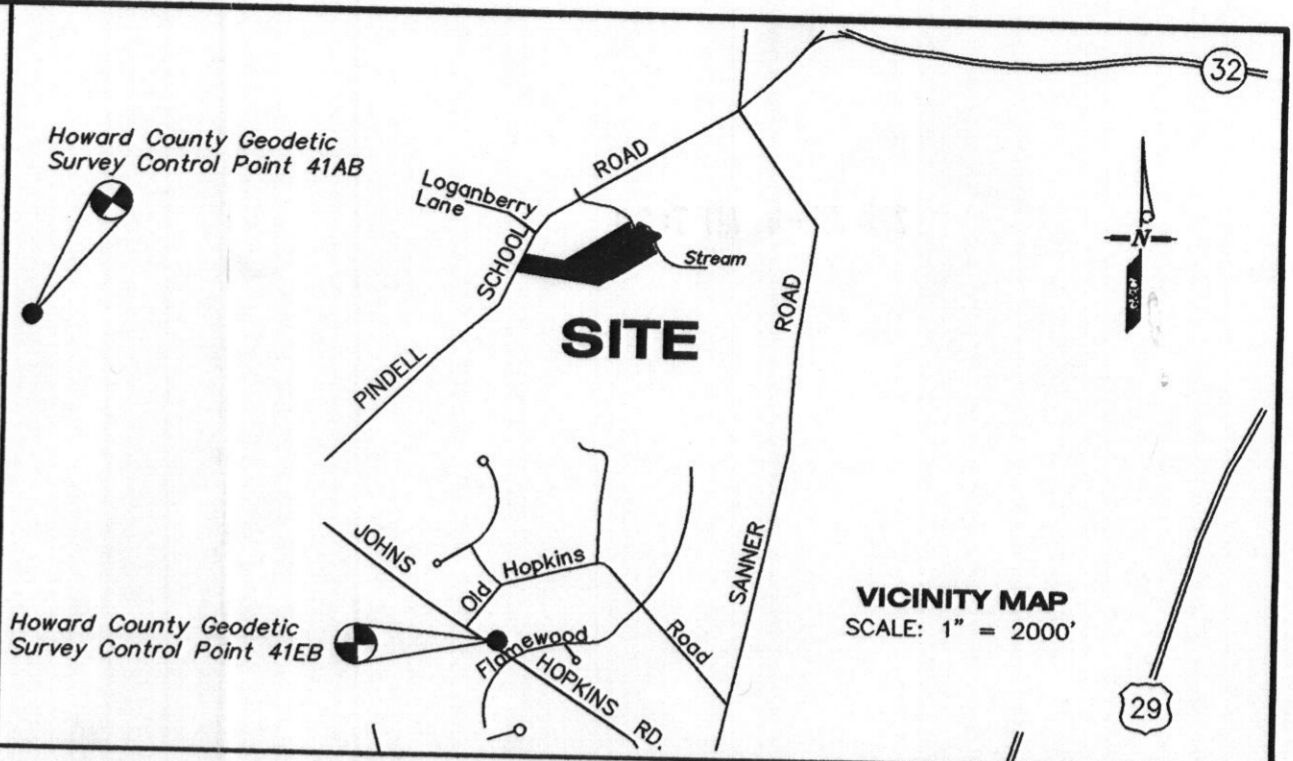
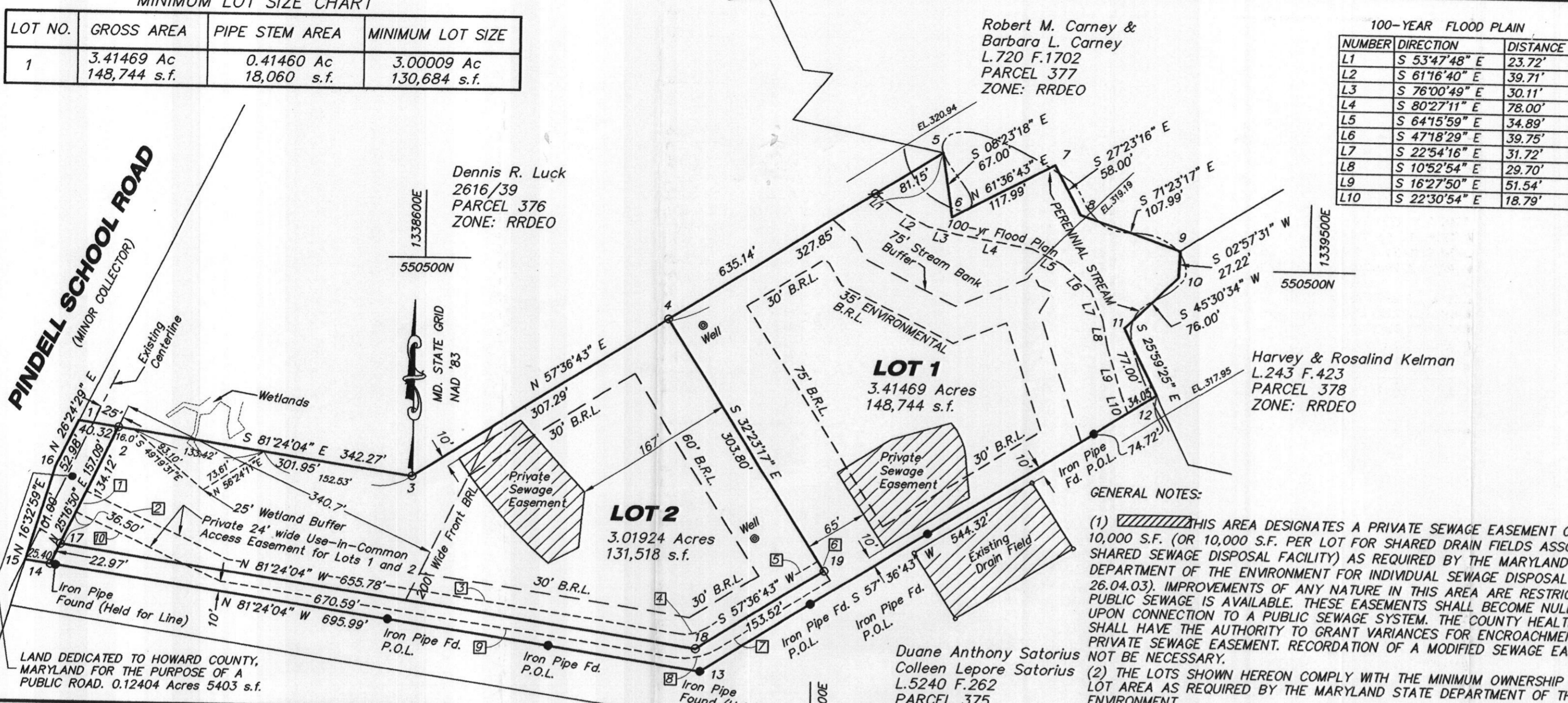
ANGLEMYER PROPERTY
 LOTS 1 AND 2
 5th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP 41 GRID 3 PARCEL 147 ZONE: RR-DEO
 SCALE 1" = 100' JUNE 25, 2004

BELTWAY SURVEYS
 LAND SURVEYORS, ENGINEERS AND PLANNERS
 5627 ALLENTOWN ROAD, SUITE 104
 SUITLAND, MARYLAND 20746
 TELE: 301-899-3440
 FAX: 301-702-1104

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	3.41469 Ac 148,744 s.f.	0.41460 Ac 18,060 s.f.	3.00009 Ac 130,684 s.f.

PINDELL SCHOOL ROAD
(MINOR COLLECTOR)



GENERAL NOTES (Continued):

- WAIVER PETITION, WP 04-107/ANGLEMYER PROPERTY, TO WAIVE SECTION 16.120(b)(4)(iii) WHICH PROHIBITS THE PLACEMENT OF FLOOD PLAIN, WETLANDS, STREAMS, THEIR BUFFERS AND FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 10 ACRES WAS APPROVED BY LETTER DATED MAY 4, 2004 WITH TWO CONDITIONS THAT ARE SHOWN ON THIS PLAT. CONDITION #1: NO CONSTRUCTION, GRADING OR REMOVAL OF EXISTING VEGETATION SHALL OCCUR WITHIN THE STREAM, WETLANDS, THEIR BUFFERS, FLOOD PLAIN AREAS OR STEEP SLOPES. CONDITION #2: 35' ENVIRONMENTAL B.R.L. AND 25' WETLAND BUFFER AS SHOWN ON THIS PLAT.
- DRIVEWAYS SHALL BE CONSTRUCTED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14' FEET SERVING MORE THAN ONE RESIDENCE). CORRESPONDING EASEMENT WIDTHS ARE 18 FEET FOR 12 FOOT WIDTH AND 24 FEET FOR 14 FOOT WIDTH.
 - SURFACE - 8" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURE (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACES.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - WATER QUALITY VOLUME AND GROUNDWATER RECHARGE VOLUME FOR ALL IMPERVIOUS SURFACES ON THIS SITE ARE BEING MANAGED BY BIORETENTION IN ACCORDANCE WITH SECTION 3.4 OF THE 2000 MARYLAND STORMWATER DESGN MANUAL, VOLUMES I AND II. CHANNEL PROTECTION VOLUME IS NOT REQUIRED FOR THIS SITE, SINCE THE ONE YEAR RATE OF RUNOFF IS LESS THAN 2.0 CFS.
 - WETLAND DELINEATION WAS PREPARED BY MCCARTHY & ASSOCIATES, INC. DATED MARCH 4, 2004.
 - NO CEMETERIES EXIST ON THIS SITE BASED ON SITE INSPECTION AND BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
 - LANDSCAPING FOR LOT 1 & 2 IS ON FILE WITH THIS PLAT AND PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
 - 100 YEAR FLOOD PLAIN EXIST ON LOT 1.
 - NO PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS EXISTS FOR THIS PROPERTY.
 - THIS PLAN IS EXEMPT FROM FOREST CONSERVATION WITH SECTION 16.1202(b)(ix)(viii) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE IT IS A MINOR SUBDIVISION THAT CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.

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.

WILLIAM L. CLARK
PROPERTY LINE SURVEYOR, #80

JIM S. ANGLEMYER (OWNER) AGNES B. ANGLEMYER (OWNER)

AREA TABULATION

NUMBER OF BUILDABLE LOTS: 2
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APPROVED: FOR PRIVATE WATER AND SEWER SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

COORDINATE TABLE

Node ID	Northing	Easting
1	550325.89	1338251.33
2	550319.86	1338291.20
3	550274.72	1338589.75
4	550439.32	1338849.24
5	550614.93	1339126.09
6	550548.65	1339135.86
7	550604.74	1339239.67
8	550553.24	1339266.35
9	550518.78	1339368.69
10	550491.59	1339367.28
11	550438.33	1339313.07
12	550369.12	1339346.81
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PRIVATE 24' WIDE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1 & 2

1	N 25°16'50" E 24.00'
2	S 64°43'10" E 160.06'
3	S 81°24'04" E 465.65'
4	R=40.00' A=28.61' CHD=28.01' CB=N78°06'19"E
5	N 57°36'43" E 134.09'
6	S 32°23'17" E 24.00'
7	S 57°36'43" W 134.09'
8	R=64.00' A=45.78" CHD=44.81' CB=N78°06'19"E
9	S 81°24'04" E 469.17'
10	S 64°43'10" E 163.58'

Owner Developer
Jim Anglemyer & Agnes B. Anglemyer
13107 CLAXTON DRIVE
LAUREL, MD 20708
Tele: 301-953-1890

OWNER'S CERTIFICATE

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JIM S. ANGLEMYER _____ DATE _____

AGNES B. ANGLEMYER _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LAND CONVEYED BY HARVEY CARMEL AND DINA DENRICH CARMEL TO JIM S. ANGLEMYER AND AGNES B. ANGLEMYER BY DEED DATED DECEMBER 19, 2003 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7977 AT FOLIO 606.

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WILLIAM L. CLARK _____ DATE _____
PROPERTY LINE SURVEYOR, #80

THE SOLE PURPOSE OF THIS PLAT IS TO ESTABLISH TWO BUILDABLE LOTS FROM THE ORIGINAL TRACT.

RECORDED AS PLAT NO. _____
ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

ANGLEMYER PROPERTY
LOTS 1 AND 2
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAP 41 GRID 3 PARCEL 147 ZONE: RR-DEO
SCALE 1" = 100' JUNE 2, 2004

BELTWAY SURVEYS
LAND SURVEYORS, ENGINEERS AND PLANNERS
5627 ALLENTOWN ROAD, SUITE 104
SUITLAND, MARYLAND 20746
TELE: 301-899-3440
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Sheet 1 of 1

