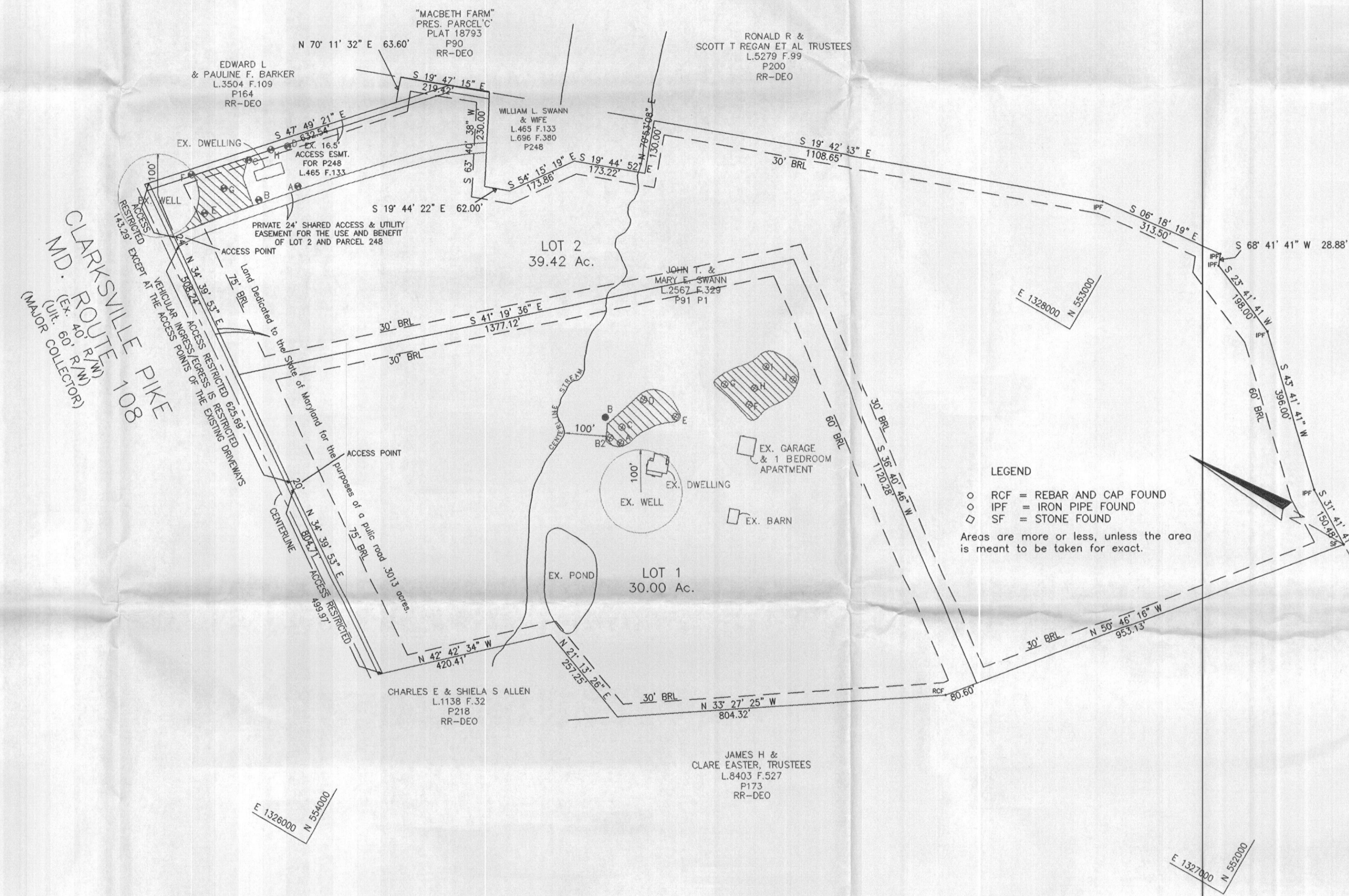
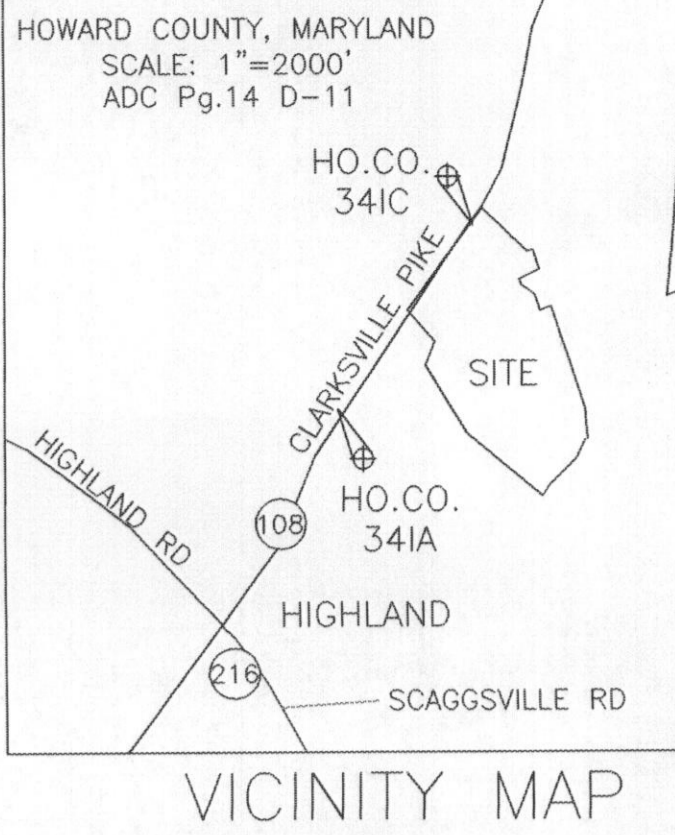


GENERAL NOTES

1. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FT. OF THE FOCUS AREA.
2. ALL EXISTING STRUCTURES ARE TO REMAIN. THERE WILL BE NO PROPOSED STRUCTURES FOR THE SUBJECT SITE.

The purpose of this plat is to subdivide Parcel 91 into two lots for estate purposes; and, to record a 24' shared access and utility easement for the use of Lot 2 and Parcel 248.



SITE DATA

ORIGINAL PARCEL	PARCEL 91
DEED REFERENCE	LIBER 2567 FOLIO 329
TAX ACCOUNT NO.	368715
LOT 1 AREA	30.00 Acres
LOT 2 AREA	39.42 Acres
ROAD DEDICATION AREA	0.3013 Acres
LOT 1 ADDRESS:	13015 CLARKSVILLE PIKE HIGHLAND, MD 20777
LOT 2 ADDRESS:	12951 CLARKSVILLE PIKE HIGHLAND, MD 20777

OWNER INFORMATION

WILLIAM L. SWANN AND JOSEPH L. SWANN
 PERSONAL REPRESENTATIVES OF
 JOHN T. SWANN, DECEASED AND OF
 MARY E. SWANN, DECEASED

OWNER	ENGINEER/SURVEYOR
WILLIAM L. SWANN AND JOSEPH L. SWANN C/O WILLIAM L. SWANN 12979 CLARKSVILLE PIKE HIGHLAND, MD 20777 301-854-2608	PETER A. GALLERIZZO P.O. BOX 47 CLARET, MD 20830-0047 301-854-2229

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE DEPARTMENT OF ENVIRONMENT.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
B. Nix for Peter Beilenson 3/31/2010
 Howard County Health Officer *JB* date *ago*

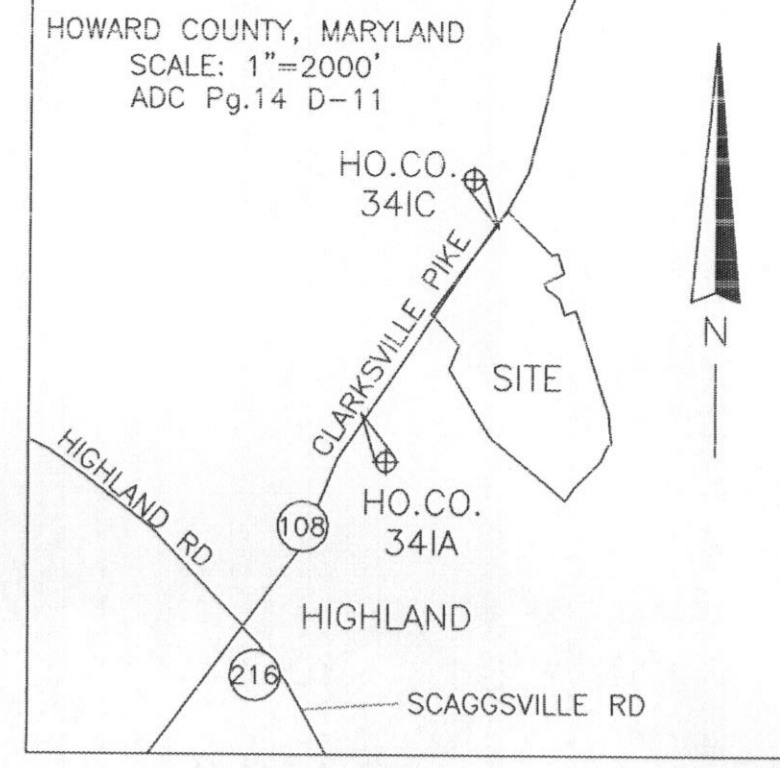
CERTIFICATION
 "I certify that the information shown hereon is based on field work performed by me or under my direct supervision, and is correct, to the best of my knowledge and belief."
Peter A. Gallerizzo 3-9-2010
 Peter A. Gallerizzo, LS #10705

PERCOLATION CERTIFICATION PLAN
 SWANN PROPERTY
 LOTS 1 AND 2
 ZONED RR-DEO
 MAP 34 ; GRID 24 ; PARCEL 91
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=200' FEB. 2010
 SHEET 1 OF 2

GENERAL NOTES

1. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FT. OF THE FOCUS AREA.
2. THE EXISTING TOPOGRAPHY IS BASED ON HOWARD COUNTY TOPOGRAPHY.
3. ALL EXISTING STRUCTURES ARE TO REMAIN. THERE WILL BE NO PROPOSED STRUCTURES FOR THE SUBJECT SITE.
4. ANY CHANGES TO PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
5. THE EXISTING SITE TOPOGRAPHY IS FIELD SURVEYED AND VERIFIED AT 2 FT. INTERVALS.
6. EXISTING ELEVATIONS OF PERCOLATION TEST HOLES ARE FIELD SURVEYED AND VERIFIED.
7. ALL WELLS ARE EXISTING AND FUNCTIONAL PRIOR TO FINAL PLAT APPROVAL.

The purpose of this plat is to subdivide Parcel 91 into two lots for estate purposes; and, to record a 24' shared access and utility easement for the use of Lot 2 and Parcel 248.

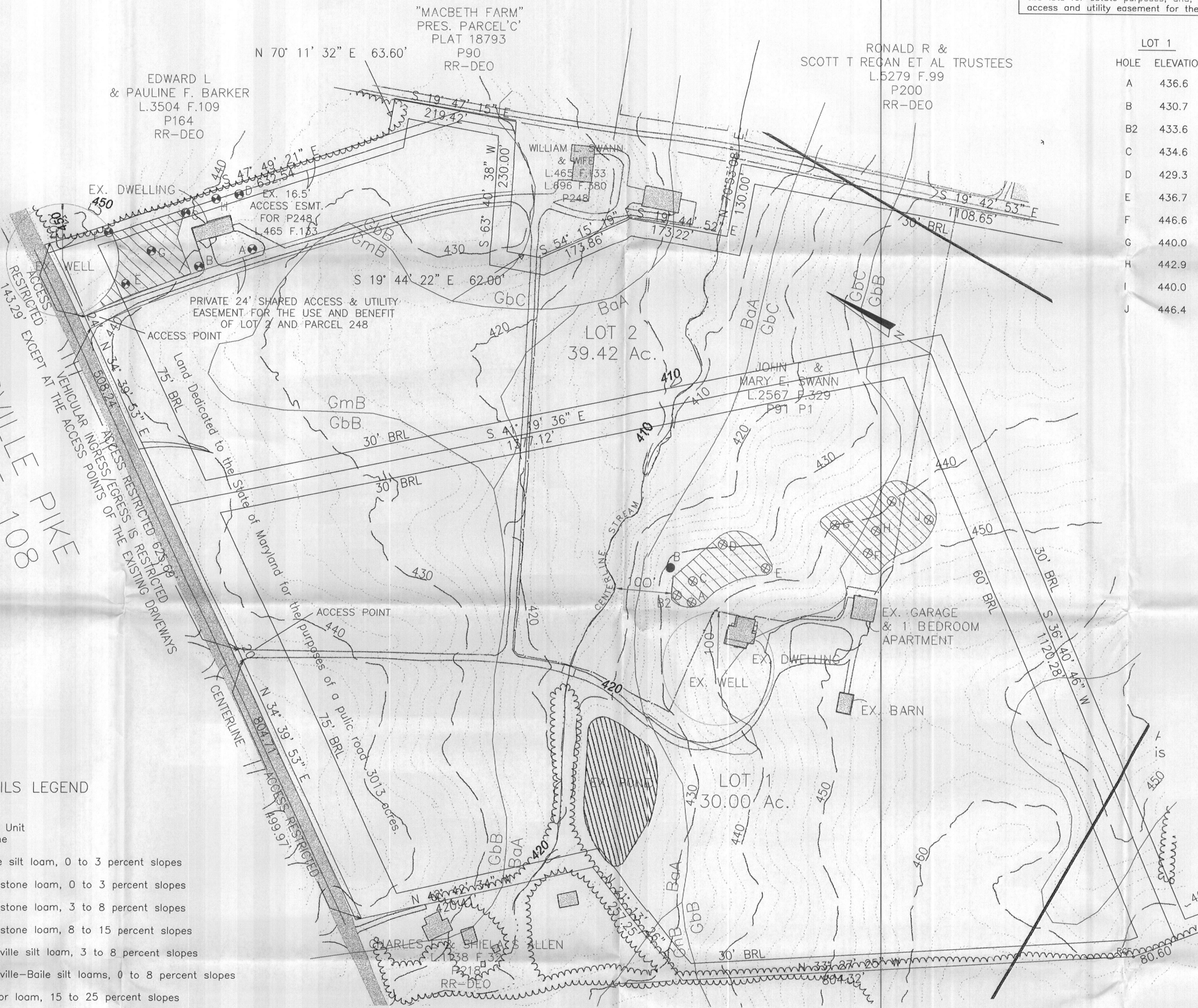


LOT 1		LOT 2	
HOLE	ELEVATION	HOLE	ELEVATION
A	436.6	A	433.1
B	430.7	B	438.7
B2	433.6	C	441.1
C	434.6	D	436.7
D	429.3	E	443.4
E	436.7	F	448.8
F	446.6	G	445.0
G	440.0	H	438.8
H	442.9		
I	440.0		
J	446.4		

SITE DATA

ORIGINAL PARCEL	PARCEL 91
DEED REFERENCE	LIBER 2567 FOLIO 329
TAX ACCOUNT NO.	368715
LOT 1 AREA	30.00 Acres
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LOT 2 ADDRESS:	12951 CLARKSVILLE PIKE HIGHLAND, MD 20777

CLARKSVILLE PIKE
ROUTE 108
MD.
(EX. 40' R/W)
(CUT. 60' R/W)
(MAJOR COLLECTOR)



LEGEND

SOILS LEGEND

- SOILS BOUNDARY
- PREVIOUSLY TESTED HOLES
- FAILED PERCOLATION HOLES
- PASSED PERCOLATION HOLES

Map Unit Symbol	Map Unit Name
BaA	Baile silt loam, 0 to 3 percent slopes
GbA	Gladstone loam, 0 to 3 percent slopes
GbB	Gladstone loam, 3 to 8 percent slopes
GbC	Gladstone loam, 8 to 15 percent slopes
GmB	Glenville silt loam, 3 to 8 percent slopes
GnB	Glenville-Baile silt loams, 0 to 8 percent slopes
MaD	Manor loam, 15 to 25 percent slopes

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE DEPARTMENT OF ENVIRONMENT.

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
Peter A. Gallerizzo 3/31/2010
 Howard County Health Officer Date 1700

CERTIFICATION
 "I certify that the information shown hereon is based on field work performed by me or under my direct supervision, and is correct, to the best of my knowledge and belief."
Peter A. Gallerizzo 3-9-2010
 Peter A. Gallerizzo, LS #10705

OWNER INFORMATION

WILLIAM L. SWANN AND JOSEPH L. SWANN,
 PERSONAL REPRESENTATIVES OF
 JOHN T. SWANN, DECEASED AND OF
 MARY E. SWANN, DECEASED

OWNER: WILLIAM L. SWANN AND JOSEPH L. SWANN
 C/O WILLIAM L. SWANN
 12979 CLARKSVILLE PIKE
 HIGHLAND, MD 20777
 301-854-2608

ENGINEER/SURVEYOR: PETER A. GALLERIZZO
 P.O. BOX 47
 QUINCY, MD 20830-0047
 301-854-2229

PERCOLATION CERTIFICATION PLAN

SWANN PROPERTY
 LOTS 1 AND 2
 ZONED RR-DEO
 MAP 34 ; GRID 24 ; PARCEL 91
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' FEB. 2010
 SHEET 2 OF 2

POINT	NORTHING	EASTING
10	552166.2307	1327890.8140
11	552769.0100	1327142.4912
12	553687.4610	1327811.6756
13	554701.6191	1328902.2535
14	555119.6445	1327911.3667
15	554639.3367	1327650.1196
16	554716.4913	1327718.9590
17	554510.0280	1327774.2393
18	554409.0388	1327588.0879
19	554349.6830	1327609.0278
20	554248.1201	1327750.1353
21	553798.0881	1327908.8626
22	554127.0574	1327931.4951
23	553083.9933	1328306.4834
24	552772.3696	1328339.3131
25	552761.8964	1328313.0068
26	552580.5876	1328233.4385
27	552394.2680	1327959.0759
31	552819.9823	1327060.0571
32	553491.0273	1328636.6280
33	553730.8287	1328739.7544
34	554039.7488	1328444.5972
35	554047.2789	1328437.6465
36	555126.4159	1327163.9817

HEALTH NOTES

1. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS EASEMENT ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDEMENT OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

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

WAIVER PETITION NOTE #2

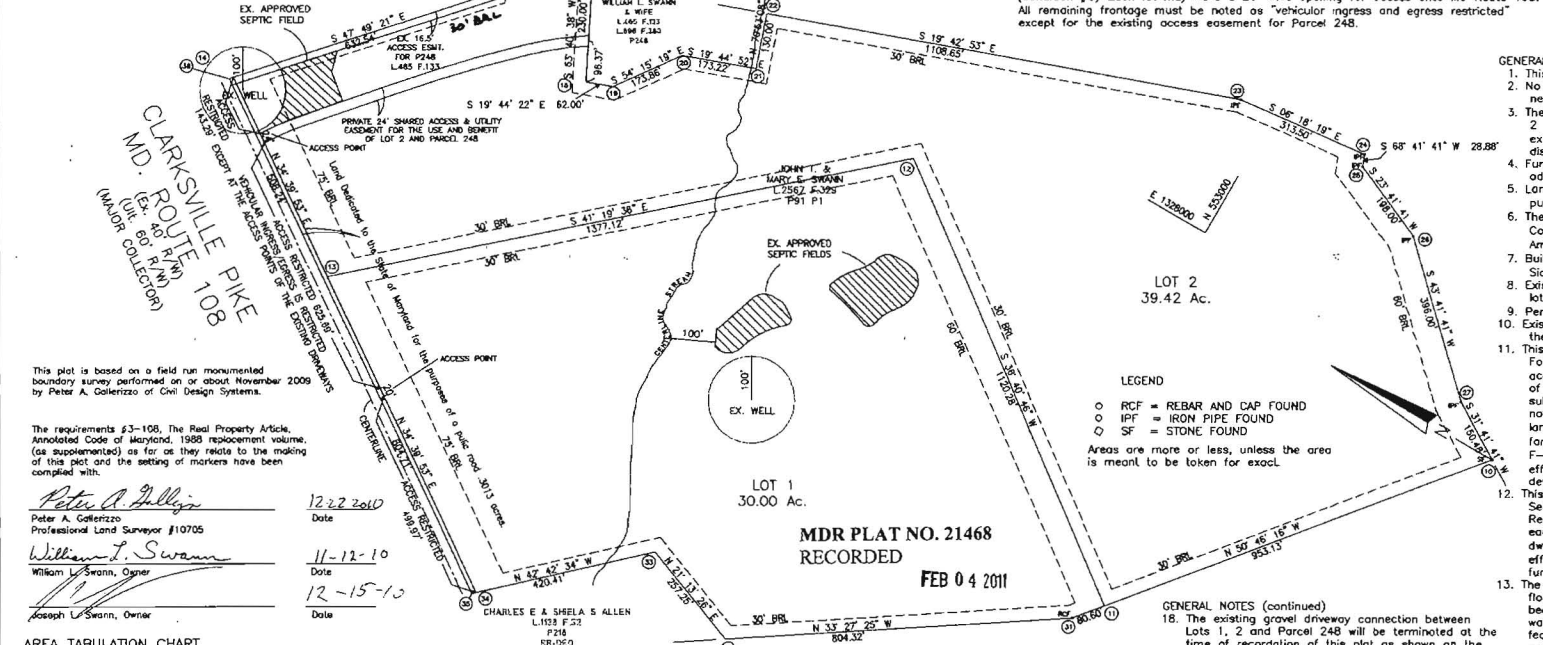
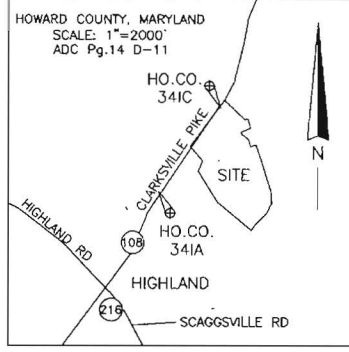
Waiver petition WP-10-113 has been approved as of March 15, 2010.
 16.144(q) Final subdivision plat original must be submitted to the Department of Planning and Zoning for signatures and recordation within 180 days of final plan approval, subject to the following conditions:

- (Condition #1) Compliance with all SRC Agency comments generated with the review of the subdivision plat, F-09-078 and waiver petition, WP-09-121.
- (Condition #2) Submission of the final plat original for signature and recordation within 6-months of the end of the tolling period of June 30, 2010, (on or before December 30, 2010).

WAIVER PETITION NOTE #1

Waiver petition WP-09-121 has been approved as of March 27, 2009.
 16.115(d) Floodplain must be delineated on final plat.
 16.116(a)(4) Streams and Wetlands must be delineated unless not impacted
 16.120(a)(1) To allow 2 access points from Major Collector, MD Route 108 (existing)
 16.120(b)(5)(i) Noise study requirement
 subject to the following conditions:

- (Condition #1) Compliance with all SRC Agency comments generated with the review of the subdivision plat, F-09-078.
- (Condition #2 - DED #1) All environmental reports shall be provided and all buffers and easements shall be added to the plat at the time of further development of either of these lots.
- (Condition #2 - DED #2) A right-of-way reservation note shall be provided at this time on the plat for future road dedication.
- (Condition #3) Approval of this waiver petition does not sanction any disturbance to the environmental features, or their restrictive buffers or setbacks.
- (Condition #4) This waiver approval is being done for the owner's estate planning purposes. Full compliance with the above regulations (or those in effect at the time) will be required for any future further development of either of these lots.
- (Condition #5) The existing driveway system traverses the two lots with a loop connection. Any portion of this driveway system which is shared, or potentially shared, must be encumbered with a shared access easement. A driveway maintenance agreement will be required in conjunction with the processing of this plat, F-09-078.
- (Condition #6) Each lot may have a 20' wide opening for access onto MD Route 108. All remaining frontage must be noted as "vehicular ingress and egress restricted" except for the existing access easement for Parcel 248.



GENERAL NOTES

- This plat is for the purpose of estate division only.
- No grading, removal of vegetative cover or trees, paving and new dwellings shall be permitted on these lots.
- There are existing dwellings/structures located on Lots 1 and 2 to remain. No new buildings, extensions or additions to the existing dwelling/structures are to be constructed at a distance less than the zoning regulation requirements.
- Further subdivision is required prior to construction of any additional dwelling.
- Land dedicated to the State of Maryland for purposes of a public road (0.3013 acres).
- The subject property is Zoned RR-DEO per the 2/02/2004 Comprehensive Zoning Plan and per the "Comp Lite" Zoning Amendments effective 7/28/06.
- Building Restriction Lines are shown hereon, Front 75', Side 30', Rear 60'.
- Existing driveways provide safe access to each lot and each lot is currently occupied.
- Percolation Certification was approved on 03/31/2010.
- Existing approved private water and sewer facilities serve the subject lots.
- This subdivision is exempt from the requirements of the Forest Conservation Act and Howard County Code in accordance with Section 16.1202. (b), (2), (iv) of the Subdivision and Land Development Regulations. This subdivision involves a real estate transaction which does not involve a change in land use or redevelopment involving land-disturbing activities. A "Declaration of Intent for Real Estate Transaction" has been filed with this plat, F-09-078. Full compliance with this regulation (or those in effect at the time) will be required for any future further development of either of these lots.
- This subdivision is exempt from Landscape requirements of Section 16.124 of the Subdivision and Land Development Regulations for installation of perimeter landscaping since each of the proposed lots is improved with an existing dwelling. Full compliance with this regulation (or those in effect at the time) will be required for any future further development of either of these lots.
- The requirement to delineate wetlands, streams, steep slopes, floodplains and their protective buffers on this plat has been waived under WP-09-121; however, the approval of the waiver does not sanction any disturbance to the environmental features or their restrictive buffers. Full compliance with this regulation (or those in effect at the time) will be required for any future further development of either of these lots.
- This property is listed on the Howard County Historic Sites Inventory as HO-465. The plan was reviewed by the Historic District Commission on January 8, 2009, as case no. HDC-09-05. The Commission had no objection to the proposed subdivision plan.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and road right-of-way line and not onto the pipestem lot driveway.
- Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 341C and No. 341A.
- There are no burial grounds or cemeteries known to exist on this site.

This plat is based on a field run monumented boundary survey performed on or about November 2009 by Peter A. Gallerizzo of Civil Design Systems.

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.

Peter A. Gallerizzo
 Peter A. Gallerizzo
 Professional Land Surveyor #10705
 Date: 12-22-2010

William L. Swann
 William L. Swann, Owner
 Date: 11-12-10

Joseph L. Swann
 Joseph L. Swann, Owner
 Date: 12-15-10

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded

- Buildable 2
- Non-Buildable 0
- Open Space 0

b. Total area of lots and/or parcels

- Buildable 69.4179
- Non-Buildable 0
- Open Space 0
- Preservation Parcels 0

c. Total area of roadway to be recorded including widening strips 0.3013 Ac.

d. Total area of subdivision to be recorded 69.72 Ac.

OWNER

WILLIAM L. SWANN AND JOSEPH L. SWANN
 c/o WILLIAM L. SWANN
 12879 CLARKSVILLE PIKE
 HIGHLAND, MD 20777
 301-854-2608

ENGINEER/SURVEYOR

PETER A. GALLERIZZO
 P.O. BOX 47
 OLNEY, MD 20830-0047
 301-854-2229

The purpose of this plat is to subdivide Parcel 91 into two lots for estate purposes; and, to record a 24' shared access and utility easement for the use of Lot 2 and Parcel 248.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 Chief, Development Engineering Division
 Date: 1/24/11

[Signature]
 Director
 Date: 1/24/11

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

[Signature]
 Howard County Health Officer
 Date: 1/19/2011

OWNER'S CERTIFICATE

"We, William L. Swann, and Joseph L. Swann, personal representatives of the estate of John T. Swann, deceased and of Mary E. Swann, deceased, 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 its minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- 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;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and right-of-way.

Witness my/our hands this 29th day of November 2010.

William L. Swann
 WILLIAM L. SWANN

Joseph L. Swann
 JOSEPH L. SWANN

Catherine D. Melley
 WITNESS

SURVEYOR'S CERTIFICATE

"I hereby certify that the final plat shown hereon is correct; that it is a subdivision of part of the lands owned by Charles F. Meloy, to John T. Swann and Mary E. Swann, his wife and recorded in the land records of Howard County in Liber 215, folio 224, 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."

Peter A. Gallerizzo
 PETER A. GALLERIZZO LS#10705 DATE: 12-22-2010

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

SWANN PROPERTY
 LOTS 1 AND 2
 ZONED RR-DEO
 MAP 34 ; GRID 24 ; PARCEL 91
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=200' NOV. 2010
 SHEET 1 OF 1



MDA 0521254817
 F-09-078 P18414

March 4, 2010

William L. Swann
12979 Clarksville Pike
Highland, MD 20777
301-854-2608

Michael Davis, Assistant Bureau Director
Howard County Health Department
Bureau of Environmental Health
7178 Columbia Gateway Drive
Columbia, MD 21046-2147

Re: Swann Property Lots 1 and 2

Dear Mr. Davis,

I hereby request a variance to the required setback from 10' to 0' for Lot 2 on the enclosed plat. The septic reserve area was previously approved and the easements were part of the planning and zoning requirements for an estate division. There is no construction by this plat and any future construction will require re-subdivision which can accommodate current requirements at that time.

Thank you,



William L. Swann

3/22/10
No variance
req'd
MSG Davis

85-1111-1111