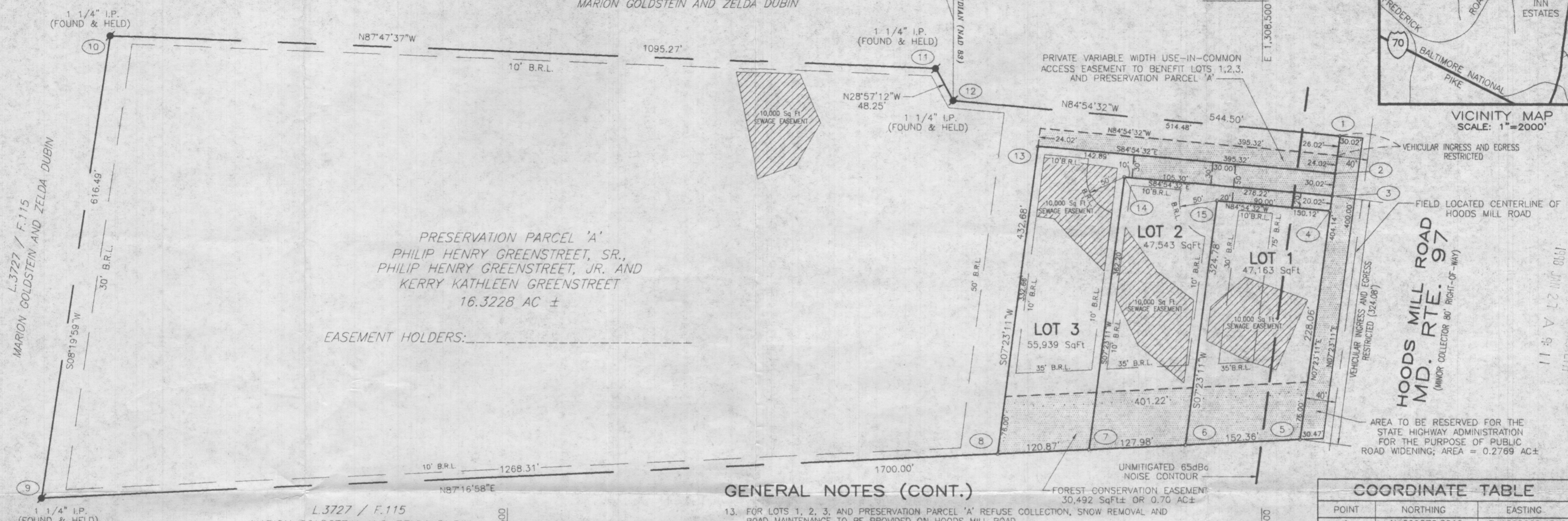
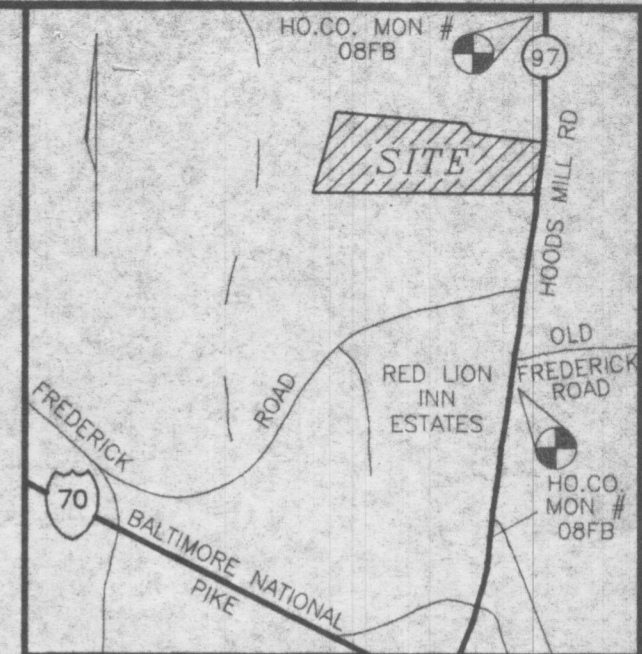


LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	47,163 S.F.	0 S.F.	47,163 S.F.
2	47,543 S.F.	3,002 S.F.	44,541 S.F.
3	55,939 S.F.	8,287 S.F.	47,652 S.F.

**OWNERS**  
 PHILIP HENRY GREENSTREET, SR.  
 PHILIP HENRY GREENSTREET, JR.  
 KERRY KATHLEEN GREENSTREET  
 1126 HOODS MILL ROAD  
 COOKSVILLE, MD. 21784

**DEVELOPER**  
 HERITAGE LAND DEVELOPMENT  
 3243 BETHANY LANE  
 ELLICOTT CITY, MARYLAND 21042



**GENERAL NOTES**

- DEED REFERENCE: L.3897 / F.564
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS AND VOGEL ASSOCIATES INC., ON OR ABOUT AUGUST 29, 1997.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:  
 OBCA (N) 610,521.212 (E) 1,308,742.115  
 O8FB (N) 607,697.301 (E) 1,308,424.249
- 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.
- ALL AREAS SHOWN ARE MORE OR LESS.
- 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.

**GENERAL NOTES (CONT.)**

- FOR LOTS 1, 2, 3, AND PRESERVATION PARCEL 'A' REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED ON HOODS MILL ROAD.
- 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 - 14 FEET  
 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 (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.
- THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT.
- THE NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAM BUFFERS, OR FOREST CONSERVATION AREAS.
- NO WETLANDS EXIST ON LOTS 1-3.
- NO 100 YEAR FLOODPLAIN EXISTS ON LOTS 1-3.
- PRESERVATION PARCEL 'A' CANNOT BE FURTHER SUBDIVIDED.
- ONE EXISTING HOUSE AND ACCESSORY STRUCTURE ON PRESERVATION PARCEL 'A' TO REMAIN.

**COORDINATE TABLE**

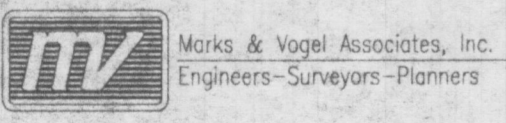
POINT	NORTHING	EASTING
1	N 609572.8012	E 1308602.4296
2	N 609523.1763	E 1308595.9964
3	N 609493.4014	E 1308592.1365
4	N 609473.5514	E 1308589.5632
5	N 609172.0116	E 1308550.4723
6	N 609164.7883	E 1308398.2807
7	N 609158.7207	E 1308270.4397
8	N 609152.9902	E 1308149.7011
9	N 609092.8613	E 1306882.8222
10	N 609702.8468	E 1306972.1702
11	N 609660.6773	E 1308066.6238
12	N 609618.4547	E 1308089.9833
13	N 609558.2559	E 1308202.2387
14	N 609517.9127	E 1308317.0045
15	N 609486.8728	E 1308440.0349

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	4
TOTAL NUMBER OF LOTS TO BE RECORDED:	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	19.7811 AC
TOTAL AREA OF LOTS TO BE RECORDED:	19.7811 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.2769 AC
TOTAL AREA TO BE RECORDED:	20.0580 AC

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.

MARK C. MARTIN  
 PROFESSIONAL LAND SURVEYOR # 10884  
 PHILIP HENRY GREENSTREET, SR.  
 PHILIP HENRY GREENSTREET, JR.  
 KERRY KATHLEEN GREENSTREET



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY  
 HOWARD COUNTY HEALTH OFFICER  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DIRECTOR

**OWNER'S CERTIFICATE**  
 WE, PHILIP HENRY GREENSTREET, SR., PHILIP HENRY GREENSTREET, JR. AND, KERRY GREENSTREET, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-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 DAY OF 1998.  
 PHILIP HENRY GREENSTREET, SR. WITNESS  
 PHILIP HENRY GREENSTREET, JR. WITNESS  
 KERRY KATHLEEN GREENSTREET WITNESS

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PHILIP HENRY GREENSTREET, SR. TO PHILIP HENRY GREENSTREET, SR., PHILIP HENRY GREENSTREET, JR. AND KERRY KATHLEEN GREENSTREET BY DEED DATED JANUARY 17, 1997 AND RECORDED AMONG THE RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3897 AT FOLIO 564.  
 I FURTHER CERTIFY 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, AND THIS PLAT IS ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
 Mark C. Martin  
 MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR # 10884  
 DATE 2/4/98

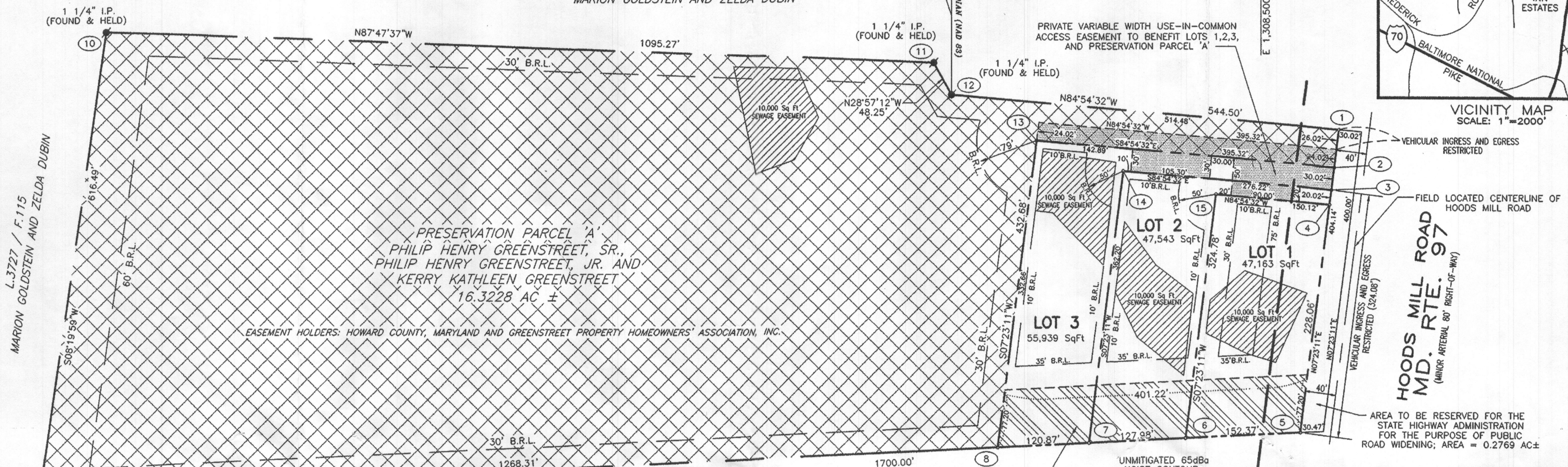
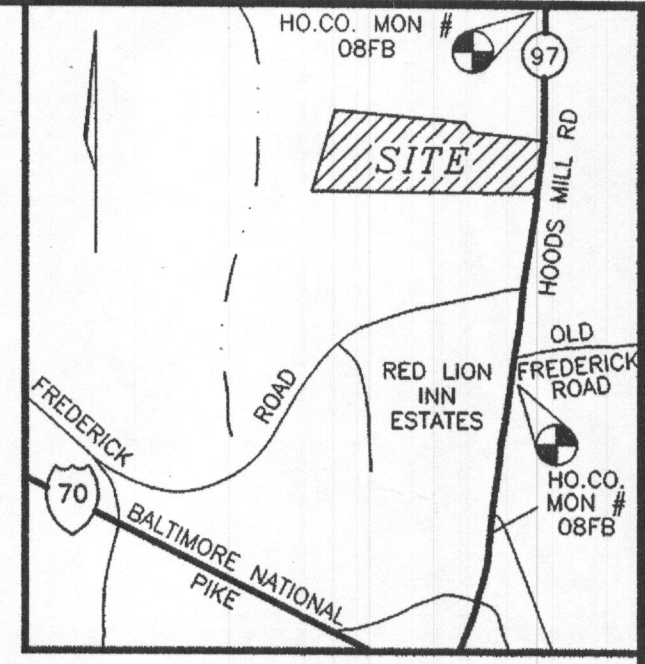
RECORDED AS PLAT NO. \_\_\_\_\_ ON \_\_\_\_\_  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
**GREENSTREET PROPERTY**  
**LOTS 1, 2, 3, AND**  
**PRESERVATION PARCEL 'A'**  
 ZONED: RC-DEO  
 TAX MAP NO:8 BLOCK:11 PARCEL NO:132  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: JANUARY 23, 1998  
 GRAPHIC SCALE  
 SCALE: 1"=100'  
 SHEET 1 OF 1  
 F 98-48

ACAD FILE:C:\ACAD\JOBS\GREENST.PLAT.DWG

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	47,163 S.F.	0 S.F.	47,163 S.F.
2	47,543 S.F.	3,002 S.F.	44,541 S.F.
3	55,939 S.F.	8,287 S.F.	47,652 S.F.

**OWNERS**  
 PHILIP HENRY GREENSTREET, SR.  
 PHILIP HENRY GREENSTREET, JR.  
 KERRY KATHLEEN GREENSTREET  
 1126 HOODS MILL ROAD  
 COOKSVILLE, MD. 21723

**DEVELOPER**  
 HERITAGE LAND DEVELOPMENT  
 3243 BETHANY LANE  
 ELLICOTT CITY, MARYLAND 21042



**PRESERVATION PARCEL 'A'**  
 PHILIP HENRY GREENSTREET, SR.,  
 PHILIP HENRY GREENSTREET, JR. AND  
 KERRY KATHLEEN GREENSTREET  
 16.3228 AC ±  
 EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND GREENSTREET PROPERTY HOMEOWNERS' ASSOCIATION, INC.

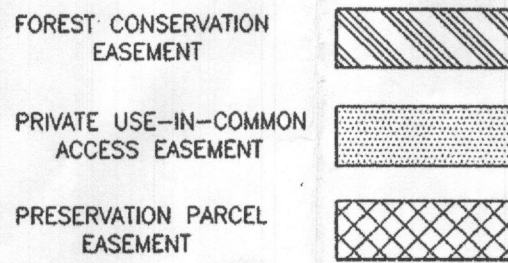
**GENERAL NOTES (CONT.)**

- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - WIDTH - 14 FEET
  - 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 (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H2O-LOADING)
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR RESPECTIVE BUFFERS.
- NO WETLANDS EXIST ON LOTS 1-3.
- NO 100 YEAR FLOODPLAIN EXISTS ON LOTS 1-3.
- PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT BETWEEN HOWARD COUNTY, MARYLAND AND GREENSTREET PROPERTY HOMEOWNERS' ASSOCIATION, INC. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- ONE EXISTING HOUSE AND ACCESSORY STRUCTURE ON PRESERVATION PARCEL 'A' TO REMAIN.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON MAY 14, 1998.
- NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING OR OTHER STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, 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.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS, AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH LOTS 1 THRU 3, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED. (SEE ABOVE)

**COORDINATE TABLE**

POINT	NORTHING	EASTING
1	N 609572.8012	E 1308602.4296
2	N 609523.1763	E 1308595.9964
3	N 609493.4014	E 1308592.1365
4	N 609473.5514	E 1308589.5632
5	N 609172.0116	E 1308550.4723
6	N 609164.7883	E 1308398.2807
7	N 609158.7207	E 1308270.4397
8	N 609152.9902	E 1308149.7011
9	N 609092.8613	E 1306882.8222
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12	N 609618.4547	E 1308089.9833
13	N 609558.2559	E 1308202.2387
14	N 609517.9127	E 1308317.0045
15	N 609486.8728	E 1308440.0349

**LEGEND**



**AREA TABULATION**

TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED:	1
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL AREA OF LOTS TO BE RECORDED:	3.4583 AC
TOTAL AREA OF PRESERVATION PARCEL TO BE RECORDED:	16.3228 AC
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	3.4583 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.2769 AC
TOTAL AREA TO BE RECORDED:	20.0580 AC

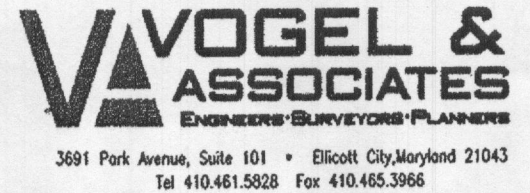
**GENERAL NOTES**

- DEED REFERENCE: L.3897 / F.564
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS AND VOGEL ASSOCIATES INC., ON OR ABOUT AUGUST 29, 1997.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
 

OSCA (N)	610,521,212	(E)	1,308,742,115
08FB (N)	607,697,301	(E)	1,308,424,249
- 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.
- ALL AREAS SHOWN ARE MORE OR LESS.
- 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 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 ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- FOR LOTS 1, 2, 3, AND PRESERVATION PARCEL 'A' REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED ON HOODS MILL ROAD.
- THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 THRU 3 AND PRESERVATION PARCEL 'A' IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY.

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.

*Mark C. Martin* 7/16/98  
 MARK C. MARTIN DATE  
 PROFESSIONAL LAND SURVEYOR # 10884  
*Philip Henry Greenstreet Jr.* 7/17/98  
 PHILIP HENRY GREENSTREET, JR. DATE  
*Kerry Kathleen Greenstreet* 7/17/98  
 KERRY KATHLEEN GREENSTREET DATE



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY  
*James M. Zedler* 8-31-98  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*David S. Smith* 8/6/98  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*David S. Smith* 9/24/98  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, PHILIP HENRY GREENSTREET, SR., PHILIP HENRY GREENSTREET, JR. AND, KERRY GREENSTREET, OWNERS 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- 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;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 17th DAY OF JULY 1998.

*Philip Henry Greenstreet*  
 PHILIP HENRY GREENSTREET, SR.  
*Philip Henry Greenstreet Jr.*  
 PHILIP HENRY GREENSTREET, JR.  
*Kerry Kathleen Greenstreet*  
 KERRY KATHLEEN GREENSTREET

*Michael D. Martin*  
 WITNESS  
*Michael D. Martin*  
 WITNESS  
*Michael D. Martin*  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PHILIP HENRY GREENSTREET, SR. TO PHILIP HENRY GREENSTREET, JR. AND KERRY KATHLEEN GREENSTREET BY DEED DATED JANUARY 17, 1997 AND RECORDED AMONG THE RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3897 AT FOLIO 564.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE AND WELL PLACED PRIOR TO THE ACCEPTANCE OF THE STREETS IN ACCORDANCE WITH THE HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

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

RECORDED AS PLAT NO. 13318 ON 9/29/98 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GREENSTREET PROPERTY**  
 LOTS 1, 2, 3, AND  
 PRESERVATION PARCEL 'A'

ZONED: RC-DEO  
 TAX MAP NO:8 BLOCK:11 PARCEL NO:132  
 FOURTH ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND  
 DATE: JULY 10, 1998  
 GRAPHIC SCALE

SCALE: 1"=100'  
 SHEET 1 OF 1  
 F 98-48

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	47,163 S.F.	0 S.F.	47,163 S.F.
2	47,543 S.F.	3,002 S.F.	44,541 S.F.
3	55,939 S.F.	8,287 S.F.	47,652 S.F.

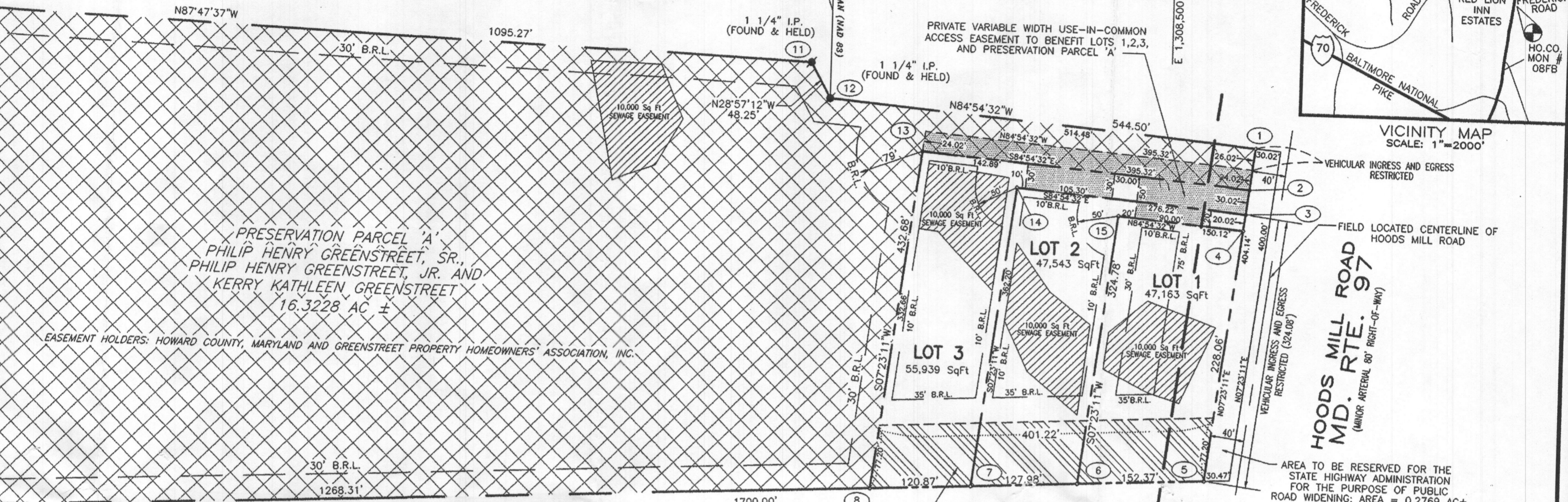
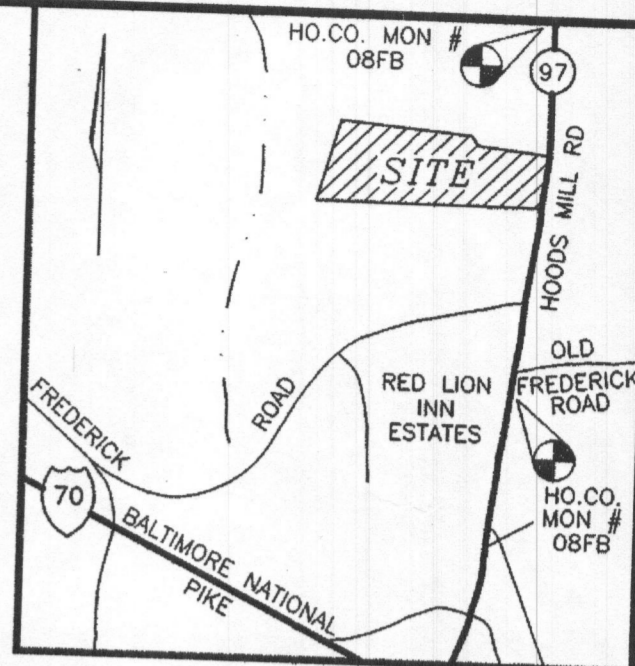
L.3727 / F.115  
MARION GOLDSTEIN AND ZELDA DUBIN

**OWNERS**

PHILIP HENRY GREENSTREET, SR.  
PHILIP HENRY GREENSTREET, JR.  
KERRY KATHLEEN GREENSTREET  
1126 HOODS MILL ROAD  
COOKSVILLE, MD. 21723

**DEVELOPER**

HERITAGE LAND DEVELOPMENT  
3243 BETHANY LANE  
ELLCOTT CITY, MARYLAND 21042



PRESERVATION PARCEL 'A'  
PHILIP HENRY GREENSTREET, SR.,  
PHILIP HENRY GREENSTREET, JR. AND  
KERRY KATHLEEN GREENSTREET  
16.3228 AC ±

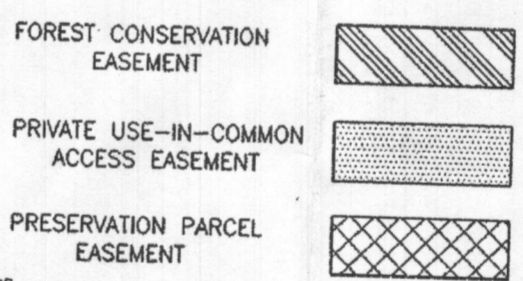
EASEMENT HOLDERS: HOWARD COUNTY, MARYLAND AND GREENSTREET PROPERTY HOMEOWNERS' ASSOCIATION, INC.

**GENERAL NOTES (CONT.)**

- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
  - WIDTH - 14 FEET
  - 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 (BRIDGES/CULVERTS) - 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 SURFACE;
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET;
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE NOISE CONTOUR LINE DRAWN ON THIS PLAT IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY 1992, AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA EXPOSURE. THE 65 dBA EXPOSURE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, STREAMS OR THEIR RESPECTIVE BUFFERS.
- NO WETLANDS EXIST ON LOTS 1-3.
- NO 100 YEAR FLOODPLAIN EXISTS ON LOTS 1-3.
- PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT BETWEEN HOWARD COUNTY, MARYLAND AND GREENSTREET PROPERTY HOMEOWNERS' ASSOCIATION, INC. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- ONE EXISTING HOUSE AND ACCESSORY STRUCTURE ON PRESERVATION PARCEL 'A' TO REMAIN.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS' ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON MAY 14, 1998.
- NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING OR OTHER STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, 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.
- THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS, AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH LOTS 1 THRU 3, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE FORESAID LOTS SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED. (SEE ABOVE)

2a. (CONT.)... WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS, DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY.

**LEGEND**



**COORDINATE TABLE**

POINT	NORTHING	EASTING
1	N 609572.8012	E 1308602.4296
2	N 609523.1763	E 1308595.9964
3	N 609493.4014	E 1308592.1365
4	N 609473.5514	E 1308589.5632
5	N 609172.0116	E 1308550.4723
6	N 609164.7883	E 1308398.2807
7	N 609158.7207	E 1308270.4397
8	N 609152.9902	E 1308149.7011
9	N 609092.8613	E 1306882.8222
10	N 609702.8468	E 1306972.1702
11	N 609660.6773	E 1308066.6238
12	N 609618.4547	E 1308089.9833
13	N 609558.2559	E 1308202.2387
14	N 609517.9127	E 1308317.0045
15	N 609486.8728	E 1308440.0349

**AREA TABULATION**

TOTAL NUMBER OF LOTS TO BE RECORDED:	3
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED:	1
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	3
TOTAL AREA OF LOTS TO BE RECORDED:	163,228 AC
TOTAL AREA OF PRESERVATION PARCEL TO BE RECORDED:	16.3228 AC
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	146.9054 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.2769 AC
TOTAL AREA TO BE RECORDED:	163.5051 AC

**GENERAL NOTES**

- DEED REFERENCE: L.3897 / F.564
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC-DEO PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS AND VOGEL ASSOCIATES INC., ON OR ABOUT AUGUST 29, 1997.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
 

08CA	(N) 610,521.212	(E) 1,308,742.115
08FB	(N) 607,697.301	(E) 1,308,424.249
- 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.
- ALL AREAS SHOWN ARE MORE OR LESS.
- 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.
- FOR LOTS 1, 2, 3, AND PRESERVATION PARCEL 'A' REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED ON HOODS MILL ROAD.
- THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOTS 1 THRU 3 AND PRESERVATION PARCEL 'A' IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY.

**OWNER'S CERTIFICATE**

WE, PHILIP HENRY GREENSTREET, SR., PHILIP HENRY GREENSTREET, JR. AND KERRY GREENSTREET, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPE AND OTHER AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 17th DAY OF June, 1998.

*Philip Henry Greenstreet*  
PHILIP HENRY GREENSTREET, SR.  
*Philip Henry Greenstreet Jr.*  
PHILIP HENRY GREENSTREET, JR.  
*Kerry K. Greenstreet*  
KERRY KATHLEEN GREENSTREET

*Michael D. Martin*  
WITNESS  
*Michael D. Martin*  
WITNESS  
*Michael D. Martin*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY PHILIP HENRY GREENSTREET, SR. TO PHILIP HENRY GREENSTREET, SR., PHILIP HENRY GREENSTREET, JR. AND KERRY KATHLEEN GREENSTREET BY DEED DATED JANUARY 17, 1997 AND RECORDED AMONG THE RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3897 AT FOLIO 564.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN PLACE BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

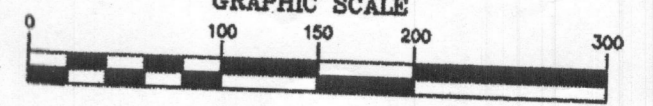
*Mark C. Martin*  
MARK C. MARTIN, PROFESSIONAL LAND SURVEYOR #10884 DATE



RECORDED AS PLAT NO. 13318 ON 9/29/98 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**GREENSTREET PROPERTY LOTS 1, 2, 3, AND PRESERVATION PARCEL 'A'**

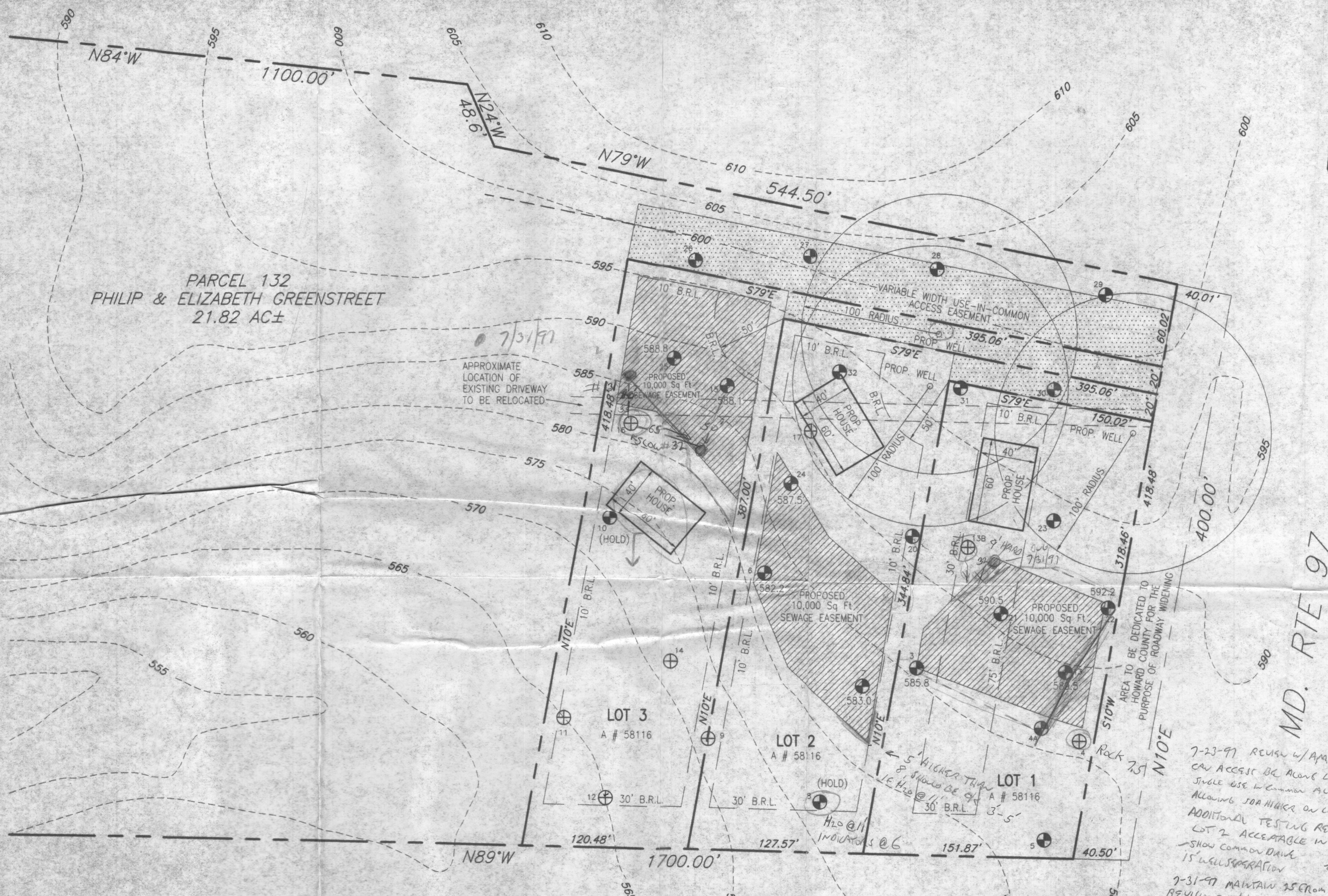
ZONED: RC-DEO  
TAX MAP NO:8 BLOCK:11 PARCEL NO:132  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
DATE: JULY 10, 1998  
GRAPHIC SCALE



SCALE: 1"=100'  
SHEET 1 OF 1  
F 98-48

F-98-48





PARCEL 132  
PHILIP & ELIZABETH GREENSTREET  
21.82 AC±

7/31/97

APPROXIMATE LOCATION OF EXISTING DRIVEWAY TO BE RELOCATED

LOT 3  
A # 58116

LOT 2  
A # 58116

LOT 1  
A # 58116

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS . PERCOLATION AREAS AND WATER WELLS WITHIN 100 FEET OF PROPERTY LINES ARE SHOWN ON THIS PLAT.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

- PASSED PERC TEST HOLE
- FAILED PERC TEST HOLE

7-23-97 REVISION W/AMA - CAN ACCESS BE ALONG LOWA EDGE OR SINGLE USE IN COMMON ALONG HIGH EDGE ALONG 50A HIGHWAY ON LOT 1E NOT ADDITIONAL TESTING REQ'D., LOW EDGE LOT 2 ACCEPTABLE IN PRESENT CONFIGURATION - SHOW COMMON DRIVE 15' WALL SEPARATION

7-31-97 MAINTAIN 25' FROM BAD HOLES REVISIONS OK'D IN GREEN DISCUSSED W/ TIMEFEAGA IN FIELD - NEW PERC TESTS OK HE WILL CONVEY TO ENGINEER - NO PERC LETTER NEEDED AT THIS TIME.

- NOTES: 1. THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON 200 SCALE TOPOGRAPHY PROVIDED BY HOWARD COUNTY.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A DEED DATED JULY 27, 1956 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 285 AT FOLIO 537.
3. THIS PLAT IS NOT TO BE USED TO DETERMINE BOUNDARY LIMITS.



SIGNED 8/14/97

RECORD REFERENCES	
TAX MAP	8
PARCEL	132
REF. NO.	L.285 / F.537
SCALE	1"=50'
DATE	7-9-97

PERCOLATION TEST PLAT
GREENSTREET PROPERTY
LOTS 1, 2, AND 3
ROUTE 97
HOWARD COUNTY
MARYLAND

**MARKS & VOGEL ASSOCIATES, INC.**  
CONSULTING ENGINEERS-SURVEYORS-PLANNERS  
3891 PARK AVE. #101 ELLICOTT CITY, MD 21043  
TELEPHONE (410)461-5828 FAX (410)465-3966



PARCEL 132  
PHILIP & ELIZABETH GREENSTREET  
21.82 AC±

LOT 3  
A # 58116

LOT 2  
A # 58116

LOT 1  
A # 58116

THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS  
 PERCOLATION AREAS AND WATER WELLS WITHIN 100 FEET OF PROPERTY LINES ARE SHOWN ON THIS PLAT.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS  
*George M. Boyd* and *per John* 8/14/97  
 COUNTY HEALTH OFFICER DATE

- 14 ⊕ PASSED PERC TEST HOLE
- 14 ⊕ FAILED PERC TEST HOLE

- NOTES: 1. THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON 200 SCALE TOPOGRAPHY PROVIDED BY HOWARD COUNTY.  
 2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A DEED DATED JULY 27, 1956 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 285 AT FOLIO 537.  
 3. THIS PLAT IS NOT TO BE USED TO DETERMINE BOUNDARY LIMITS.  
 4. Lot #2's well must be dug prior to recordation.



RECORD REFERENCES	
TAX MAP	8
PARCEL	132
REF. NO.	L.285 / F.537
SCALE	1"=50'
DATE	8-6-97

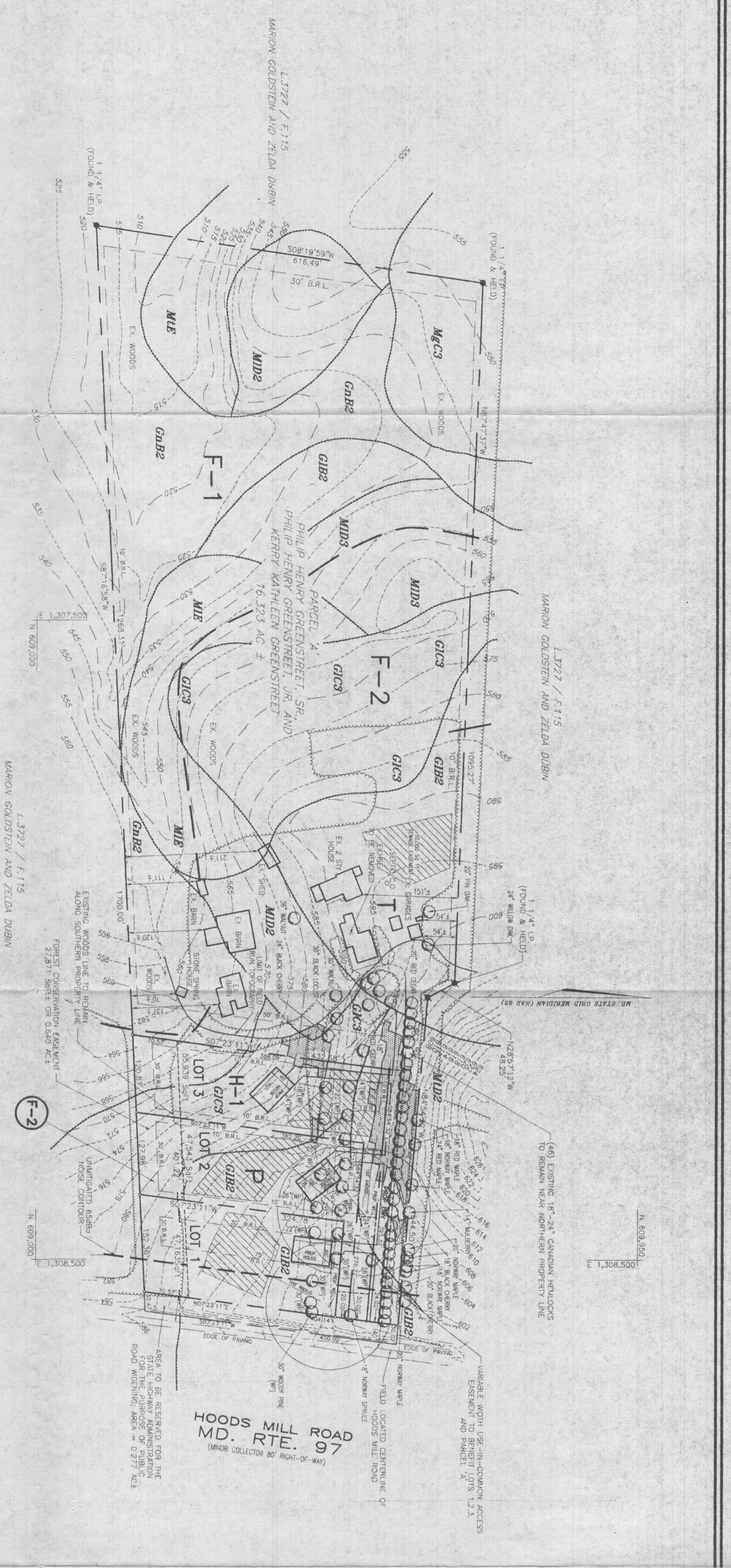
PERCOLATION TEST PLAT
GREENSTREET PROPERTY
LOTS 1, 2, AND 3
ROUTE 97
HOWARD COUNTY
MARYLAND

**MARKS & VOGEL ASSOCIATES, INC.**  
 CONSULTING ENGINEERS-SURVEYORS-PLANNERS  
 3691 PARK AVE. #101 ELLICOTT CITY, MD 21043  
 TELEPHONE (410)461-5828 FAX (410)465-3968

MD. RTE 97

DEED NORTH

ADD FILE C:\MARCOS\MS\PC\97\97



**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	NONE REQUIRED	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	NA	945'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	YES, 945'
CREDIT FOR WALL FENCE OR BERM (DESCRIBE BELOW IF NEEDED)	NA	NO
NUMBER OF PLANTS REQUIRED	NA	0
SHADE TREES	NA	0
EMERGREEN TREES	NA	0
NUMBER OF PLANTS PROVIDED	NA	0
SHADE TREES	NA	0
EMERGREEN TREES	NA	0
OTHER TREES (2:1 SUBSTITUTION) (DESCRIBE BELOW IF NEEDED)	NA	CREDIT FOR EX. YES.

\*CREDIT FOR EXISTING TREES TO REMAIN NEAR NORTHERN PROPERTY LINE AND EX. WOODS LINE TO REMAIN ALONG SOUTHERN PROPERTY LINE.

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	TYPE
MUB	MINOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
MUD2	MINOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED	B
MUD3	MINOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
MIB	MINOR LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
ME	ME, 20% CHANNERY LOAM, 25 TO 45 PERCENT SLOPES	A
M02	ME, 20% CHANNERY LOAM, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	A
GIB2	GENERAL LOAM, 8 TO 18 PERCENT SLOPES, SEVERELY ERODED	B
GIB3	GENERAL LOAM, 8 TO 18 PERCENT SLOPES, MODERATELY ERODED	B
GIB2	GENERAL SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 3

**LEGEND**

- EXISTING WATER
- SOILS DIVISION LINE
- SOIL TYPE (SEE TABLE THIS SHEET)
- AREA OF 15% TO 25% SLOPES
- 10,000 SQFT SERVICE EASEMENT
- FOREST COMMUNITY
- EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING TREE
- PROPERTY EVIDENCE

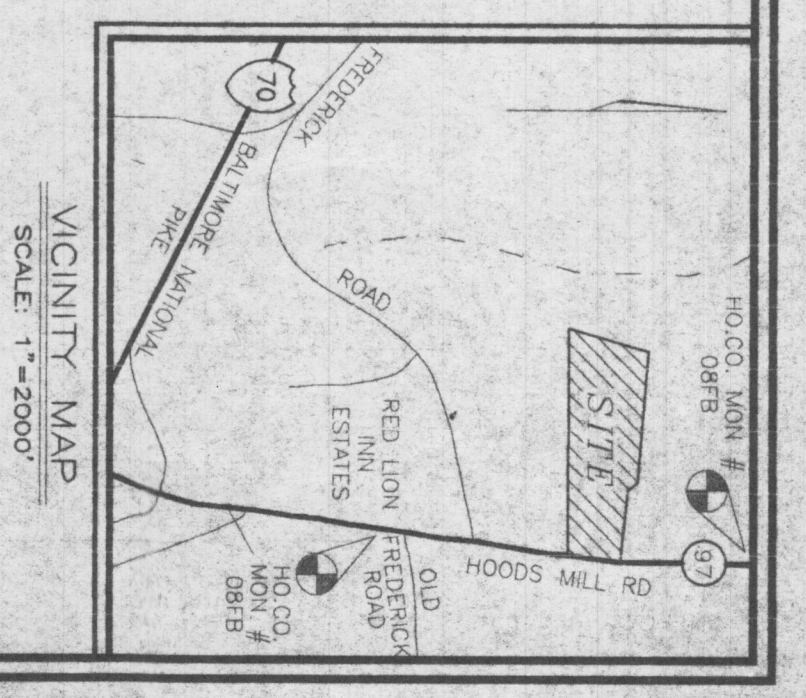
**FOREST CONSERVATION WORKSHEET**

- I. BASIC SITE DATA
  - A. GROSS SITE AREA
  - B. AREA WITHIN 100 YARD BUFFER ZONE
  - C. AREA OF EXTERNAL ROAD DEDICATION
  - D. NET BALANCE FOR DESIGN HOUSE
  - E. LAND USE CATEGORY (R-RUD, R-RUD, R-S, C/V/O, I)
  - F. INFORMATION FOR CALCULATIONS
- II. INFORMATION FOR CALCULATIONS
  - A. NET TRACT AREA
  - B. RETENTION/REMOVAL (C/S X A)
  - C. RETENTION/REMOVAL (C/S X A)
  - D. FOREST PROTECTION ON NET TRACT AREA
  - E. FOREST PROTECTION ON NET TRACT AREA
  - F. FOREST AREAS TO BE RETAINED
  - G. FOREST AREAS TO BE RETAINED
- V. ATTESTATION CALCULATIONS
 

A. NET TRACT AREA	3,146.46
B. RETENTION/REMOVAL (C/S X A)	0.0000
C. RETENTION/REMOVAL (C/S X A)	0.0000
D. FOREST PROTECTION ON NET TRACT AREA	0.0000
E. FOREST PROTECTION ON NET TRACT AREA	0.0000
F. FOREST AREAS TO BE RETAINED	0.0000
G. FOREST AREAS TO BE RETAINED	0.0000
TOTAL FOREST PROTECTION REQUIRED	0.0000
AREA IN FOREST CONSERVATION DESIGN	0.0000

**NOTES**

1. THE PROPERTY OUTLINE IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS AND VOGEL ASSOCIATES, INC. ON AUG 29TH, 1997.
2. THE EXISTING FEATURES AND CONTOURS IN THE AREA OF IMPROVEMENTS (LOTS 1-3) IS BASED ON FIELD RUN TOPOGRAPHY PERFORMED BY MARKS AND VOGEL ASSOCIATES, INC. ON OCTOBER 10TH, 1997. CONTOURS FOR PARCEL 'A' ARE BASED ON HO CO 200 SCALE TOPOGRAPHIC SHEETS.
3. WETLAND DELINEATION BY MARKS & VOGEL ASSOCIATES, INC. OCTOBER 15, 1994.
4. EXISTING DWELLINGS ON PARCEL 'A' TO REMAIN EXCEPT AS OTHERWISE NOTED.
5. WETLANDS AND STREAM LOCATED BY MARKS & VOGEL ASSOCIATES, INC. ON OCTOBER 19, 1994.
6. FOREST STAND DELINEATION PERFORMED BY KEVIN FOSTER, REGISTERED LANDSCAPE ARCHITECT NO. 807 ON OCTOBER, 1997.



**GREENSTREET PROPERTY  
LOTS 1, 2, 3, AND  
PARCEL 'A',**

**SUPPLEMENTARY INFORMATION  
AND EXISTING CONDITIONS**

4th ELECTION DISTRICT  
PARCEL 132  
TAX MAP #8 BLK 11 REF: L 3897 F 564  
DEED REF: L 3897 F 564

**MARKS & VOGEL ASSOCIATES, INC.**

ENGINEERS - SURVEYORS - PLANNERS

3891 PARK AVENUE, SUITE 101  
BILCOTT CITY, MARYLAND 21048

TELEPHONE: (410) 461-5828  
FAX: (410) 465-3886

**OWNERS**

PHILIP HENRY GREENSTREET, SR.  
PHILIP HENRY GREENSTREET, JR.  
KERRY KATHLEEN GREENSTREET

1728 HOODS MILL ROAD  
DORCHESTER, MD 21048

**DEVELOPER**

HENRY GREENSTREET, JR.  
3263 BELLEVUE LANE  
ELICOTT CITY, MARYLAND 21042

DESIGN BY: M.D.M.  
DRAWN BY: M.D.M.  
CHECKED BY: R.H.V.  
DATE: OCTOBER, 1997  
SCALE: 1"=100'

W.O. NO.: 96-78

1 SHEET



**SCHEDULE A  
PERIMETER LANDSCAPE EDGE**

CATEGORY	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	NONE REQUIRED	TYPE 'A'
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	NA	945'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	YES, 945'*
PERMIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NA	NO
NUMBER OF PLANTS REQUIRED	NA	0
SHADE TREES	NA	0
EVERGREEN TREES	NA	0
NUMBER OF PLANTS PROVIDED	NA	0
SHADE TREES	NA	0
EVERGREEN TREES	NA	0
OTHER TREES (2:1 SUBSTITUTION) SHRUBS (10:1 SUBSTITUTION) (DESCRIBE BELOW IF NEEDED)	NA	CREDIT FOR EX. VEG.

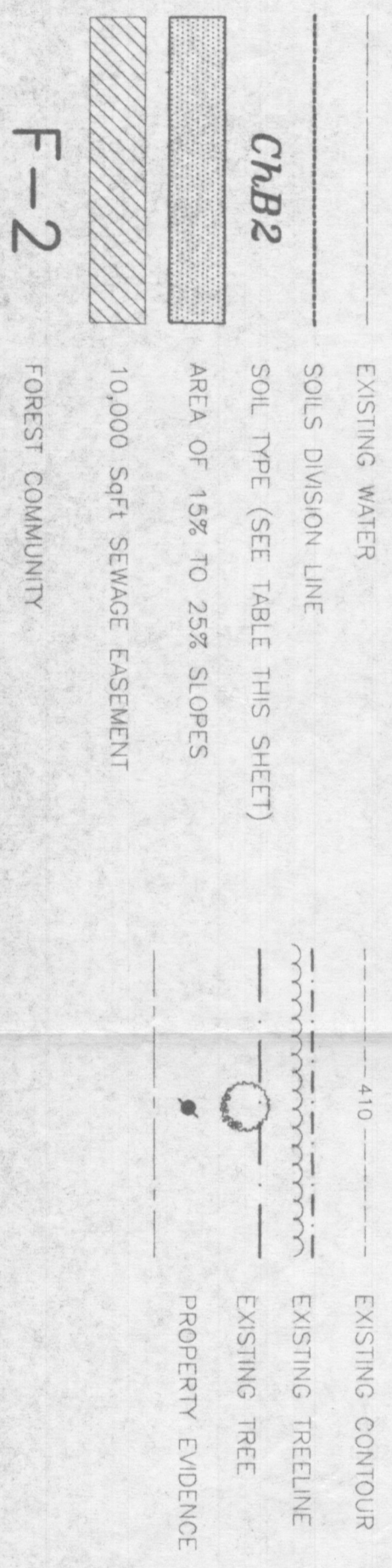
\*CREDIT FOR EXISTING TREES TO REMAIN NEAR NORTHERN PROPERTY LINE AND EX. WOODS LINE TO REMAIN ALONG SOUTHERN PROPERTY LINE.

**FOREST CONSERVATION WORKSHEET**

NOTE: HOWARD SOIL SURVEY, MAP NUMBER 3

SYMBOL	NAME / DESCRIPTION	TYPE
MIE	MINOR FOREST, UPLAND, 10 TO 15 PERCENT SLOPES, SPARSELY ERODED	B
MDS3	MINOR FOREST, UPLAND, 25 TO 45 PERCENT SLOPES, SPARSELY ERODED	B
MDS2	MINOR FOREST, UPLAND, 15 TO 25 PERCENT SLOPES, SPARSELY ERODED	B
MDS1	MINOR FOREST, UPLAND, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	B
MIE	MINOR FOREST, UPLAND, 25 TO 45 PERCENT SLOPES, MODERATELY ERODED	A
MDS3	MINOR FOREST, UPLAND, 25 TO 45 PERCENT SLOPES, SPARSELY ERODED	A
MDS2	MINOR FOREST, UPLAND, 15 TO 25 PERCENT SLOPES, SPARSELY ERODED	A
MDS1	MINOR FOREST, UPLAND, 15 TO 25 PERCENT SLOPES, MODERATELY ERODED	A
GIB2	GLEDELL LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	B
GIB2	GLEDELL SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED	C

**LEGEND**



**OWNERS**  
 PHILIP HENRY GREENSTREET, SR.  
 PHILIP HENRY GREENSTREET, JR.  
 KERRY MATHLEEN GREENSTREET  
 CONROSVILLE, MD 21784

**DEVELOPER**  
 HERITAGE LAND DEVELOPMENT  
 3243 BRADY LANE  
 ELICOTT CITY, MARYLAND 21042

**MARKS & VOGEL ASSOCIATES, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS

8881 PARK AVENUE, SUITE 101  
 ELICOTT CITY, MARYLAND 21048

DESIGN BY: M.D.M.  
 DRAWN BY: M.D.M.  
 CHECKED BY: R.H.V.  
 DATE: JANUARY, 1998  
 SCALE: 1"=100'  
 W.O. NO.: 98-78

**GREENSTREET PROPERTY  
 LOTS 1, 2, 3, AND 'A'  
 PRESERVATION INFORMATION  
 AND EXISTING CONDITIONS**

TAX MAP #8 BLK-11  
 PARCEL 132 DEED REF.: L 3997 F 584

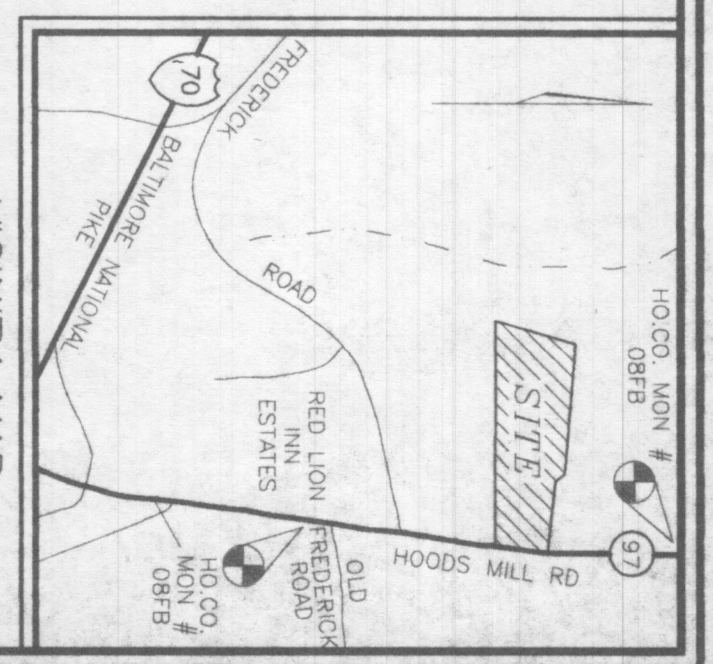
4th ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

DATE	NO.	REVISION	BY

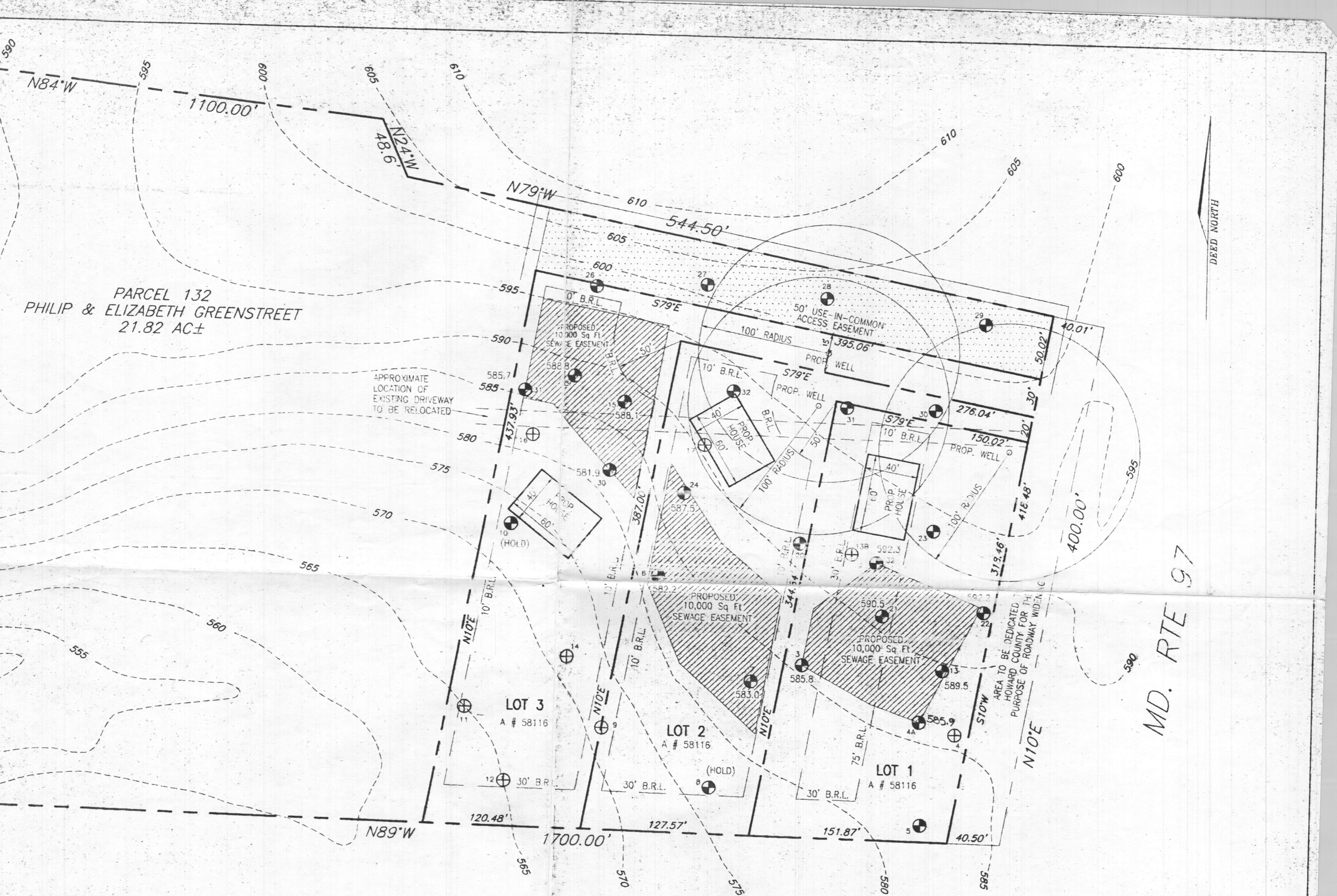
**NOTES**

1. THE PROPERTY OUTLINE IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MARKS AND VOGEL ASSOCIATES, INC. ON AUG 29th, 1997.
2. THE EXISTING FEATURES AND CONTOURS IN THE AREA OF IMPROVEMENTS (LOTS 1-3) IS BASED ON PHOTOGRAPHY PERFORMED BY MARKS AND VOGEL ASSOCIATES, INC. ON OCTOBER 19, 1994. CONTOURS AND PRESERVATION PARCEL A ARE BASED ON H-300 200 SCALE (09/05/94)HIC SHEETS.
3. WETLAND DELINEATION BY MARKS & VOGEL ASSOCIATES, INC., OCTOBER 18, 1994.
4. EXISTING DWELLINGS ON PARCEL 'A' TO REMAIN EXCEPT AS OTHERWISE NOTED.
5. WETLANDS AND STREAM LOCATED BY MARKS & VOGEL ASSOCIATES, INC. IN OCTOBER 19, 1994.
6. FOREST STAND DELINEATION PERFORMED BY KEVIN FOSTER, REGISTERED LANDSCAPE ARCHITECT NO. 807 IN OCTOBER, 1997.

RECORDED  
 HOWARD COUNTY HEALTH DEPT.  
 ENVIRONMENTAL HEALTH  
 1998 JAN 27 10 08 AM



PARCEL 132  
 PHILIP & ELIZABETH GREENSTREET  
 21.82 AC±



MD. RTE 97

REQUIREMENTS A MINIMUM 10,000 SQ FT PRIVATE SEWAGE TREATMENT SYSTEM AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL AND GENERAL SERVICES FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE TREATMENT FACILITIES SHALL BE NULL AND VOID UPON CONNECTION TO THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO DENY OR ENCROACHMENT INTO THE PRIVATE SEWAGE TREATMENT SYSTEM OR A MODIFIED SEWAGE EASEMENT SHALL NOT BE

- NOTES: 1. THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON 200 SCALE TOPOGRAPHY PROVIDED BY HOWARD COUNTY.  
 2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A DEED DATED JULY 27, 1956 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 285 AT FOLIO 537.  
 3. THIS PLAT IS NOT TO BE USED TO DETERMINE BOUNDARY LIMITS.  
 4. Lot #2's well must be dug prior to recordation.

LOCATIONS SHOWN HEREON HAVE BEEN FIELD LOCATED  
 WATER WELLS WITHIN 100 FEET OF PROPERTY LINES

- 14 ⊕ PASSED PERC TEST HOLE
- 14 ⊕ FAILED PERC TEST HOLE

WATER AND PRIVATE SEWAGE SYSTEMS  
 signed and per [Signature] 8/14/97  
 DATE

	<b>RECORD REFERENCES</b> TAX MAP 8 PARCEL 132 REF. NO. L.285 / F.537	<b>PERCOLATION TEST PLAT</b> GREENSTREET PROPERTY LOTS 1, 2, AND 3 ROUTE 97 HOWARD COUNTY MARYLAND	<b>MARKS &amp; VOGEL ASSOCIATES, INC.</b> CONSULTING ENGINEERS-SURVEYORS-PLANNERS 3691 PARK AVE. #101 ELLICOTT CITY, MD 21043 TELEPHONE (410)461-5828 FAX (410)465-3966
	SCALE 1"=50' DATE 8-6-97		

## Real Property Data Search

## Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration					
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>								
<b>Exempt Class:</b>		NONE								
<b>Account Identifier:</b>		District - 04 Account Number - 361423								
Owner Information										
<b>Owner Name:</b>		TARDELL WILLIAM R TARDELL JENNIFER L T/E			<b>Use:</b>		RESIDENTIAL			
<b>Mailing Address:</b>		1150 ROUTE 97 COOKSVILLE MD 21723-			<b>Principal Residence:</b>		YES			
					<b>Deed Reference:</b>		/06371/ 00626			
Location & Structure Information										
<b>Premises Address:</b>		1150 ROUTE 97 COOKSVILLE 21723-0000			<b>Legal Description:</b>		LOT 2 1.0914 A 1150 ROUTE 97 GREENSTREET PROPERTY			
<b>Map:</b>	<b>Grid:</b>	<b>Parcel:</b>	<b>Sub District:</b>	<b>Subdivision:</b>	<b>Section:</b>	<b>Block:</b>	<b>Lot:</b>	<b>Assessment Year:</b>	<b>Plat No:</b>	13318
0008	0011	0132		0000			2	2017	<b>Plat Ref:</b>	
<b>Special Tax Areas:</b>				<b>Town:</b>		NONE				
				<b>Ad Valorem:</b>		100				
				<b>Tax Class:</b>						
<b>Primary Structure Built</b>		<b>Above Grade Living Area</b>		<b>Finished Basement Area</b>		<b>Property Land Area</b>		<b>County Use</b>		
2000		2,216 SF		500 SF		1.0900 AC		000000		
<b>Stories</b>	<b>Basement</b>	<b>Type</b>	<b>Exterior</b>	<b>Full/Half Bath</b>	<b>Garage</b>	<b>Last Major Renovation</b>				
2	YES	STANDARD UNIT	SIDING	2 full/ 1 half	1 Attached					
Value Information										
		<b>Base Value</b>		<b>Value</b>		<b>Phase-in Assessments</b>				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
<b>Land:</b>		200,900		180,900						
<b>Improvements</b>		272,000		267,400						
<b>Total:</b>		472,900		448,300		448,300		448,300		
<b>Preferential Land:</b>		0						0		
Transfer Information										
<b>Seller:</b> GILLETTE CHRISTOPHER C			<b>Date:</b> 08/27/2002			<b>Price:</b> \$415,000				
<b>Type:</b> ARMS LENGTH IMPROVED			<b>Deed1:</b> /06371/ 00626			<b>Deed2:</b>				
<b>Seller:</b> BENCHMARK HOMES INC			<b>Date:</b> 01/03/2001			<b>Price:</b> \$269,900				
<b>Type:</b> ARMS LENGTH IMPROVED			<b>Deed1:</b> /05302/ 00423			<b>Deed2:</b>				
<b>Seller:</b> GREENSTREET LLC			<b>Date:</b> 10/07/1999			<b>Price:</b> \$85,000				
<b>Type:</b> ARMS LENGTH VACANT			<b>Deed1:</b> /04905/ 00156			<b>Deed2:</b>				
Exemption Information										
<b>Partial Exempt Assessments:</b>		<b>Class</b>		07/01/2018		07/01/2019				
<b>County:</b>		000		0.00						
<b>State:</b>		000		0.00						
<b>Municipal:</b>		000		0.00 0.00		0.00 0.00				
<b>Tax Exempt:</b>		<b>Special Tax Recapture:</b>								
<b>Exempt Class:</b>		NONE								
Homestead Application Information										