Coordinate Table

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
109	597964.5502	1315623.4119	182259.959448	401002.818008
168	597764.9725	1315632.6356	182199.128039	401005.629375
410	597148.4768	1316846.2807	182011.219765	401375.549160
411	596843.4072	1316665.2279	181918.234379	401320.364146
412	596832.2048	1316677.3421	181914.819861	401324.056574
413	597400.5923	1317161.4826	182088.064723	401471.622882
721	597212.2808	1316930.0642	182030.667273	401401.086419
722	597403.3410	1316748.0587	182088.902533	401345.611025
724	597347.2090	1317038.8413	182071.793453	401434.241752
725	597443.2692	1317113.2611	182101.072680	401456.924944
726	597680.8817	1316862.4668	182173.497110	401380.482687

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 L. Robel — 6/9/04
Mark L. Robel — Date
(Property Line Surveyor), #339

Edward L. Swartz — Date
(Owner)

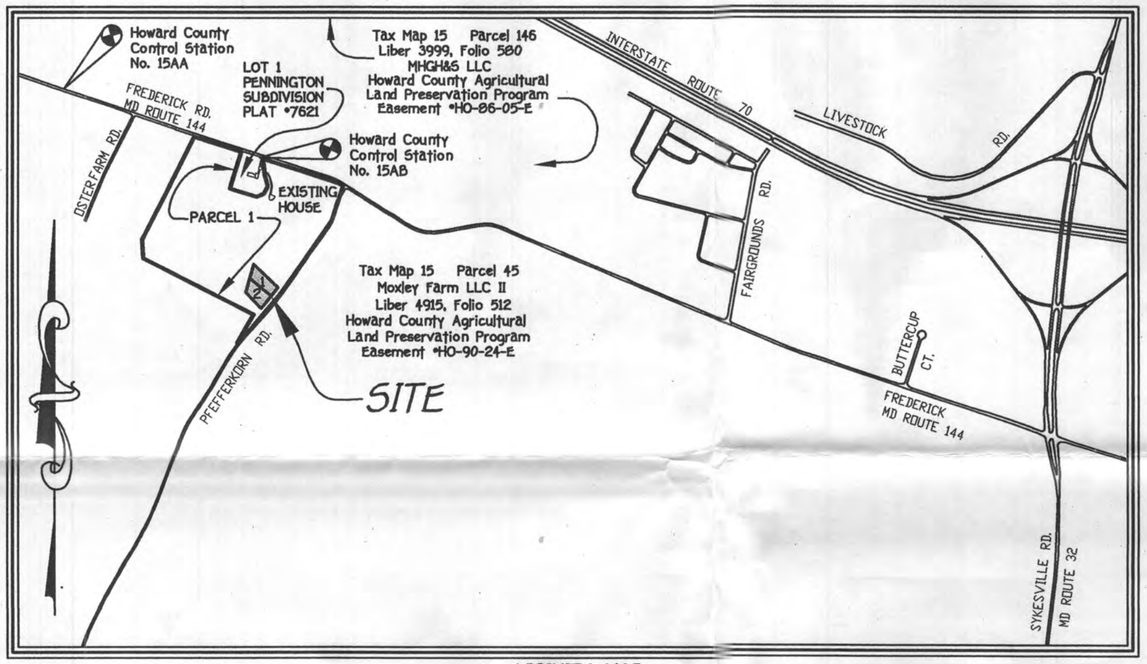
Lynette P. Swartz — Date
(Owner)

General Notes Continued:

25. Perimeter Landscaping Requirements For These Lots In Accordance With Section 16.124 Of The Landscape Manual Is Not Applicable Since These Lots Are Interior Agricultural Lots And Will Also Retain Existing Vegetation.

26. This Property Is Subject To Section 15.514(b) Of The Agricultural Preservation Program.

27. An Existing House Is Located On Parcel 1 And Has An Existing Access Onto Maryland Route 144.



VICINITY MAP
SCALE : 1" = 1,200'

Owner And Developer

Edward L. Swartz
Lynette P. Swartz
#647 Santa Maria Lane
Davidsonville, Maryland 21035

General Notes:

1. ▨ This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State 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 Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
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 RC-DEO Per The Revised Comprehensive Zoning Plan dated February 2, 2004.
4. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 15AA And No. 15AB.
   Station No. 15AA North 599,605.293 East 1,314,773.416
   Station No. 15AB North 598,850.934 East 1,316,925.177
5. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About November 10, 2002, By Fisher, Collins And Carter, Inc.
6. B.R.L. Denotes Building Restriction Line.
7. ● Denotes Iron Pin With Cap Set "F.C.C. 106".
8. ⌀ Denotes Iron Pipe Or Iron Bar Found.
9. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
10. ⌀ Denotes Concrete Monument With Cap Set "F.C.C. 106".
11. ■ Denotes Concrete Monument Or Stone Found.
12. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
13. Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    a) Width - 12 Feet (14 Feet Serving More Than One Residence);
    b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum);
    c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
    e) Drainage Elements - Capable Of Safely Passing 100-Year Flood With No More Than 1 Foot Depth Over Driveway Surface;
    f) Structure Clearances - Minimum 12 Feet;
    g) Maintenance - Sufficient To Ensure All Weather Use.
14. All Lot Areas Are More Or Less(+).
15. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
16. No Cemeteries Exists On This Site Based On A By Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
17. Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated January 7, 2004.
18. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations. (Council Bill 45-2003)
19. No 100-Year Flood Plain Exists On Lots 1 And 2. The Residue Parcel Contains Floodplains; However, A Delineation Is Not Required Because It Is Not Critical To The Proposed Development Based On The Standards Of The Design Manual.
20. Previous Department Of Planning And Zoning File Numbers Exists For This Property. F88-79 (Pennington Property) And VP87-150.
21. This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(1)(vi) Of The Howard County Subdivision And Land Development Regulations Because The Property Is In The Agricultural Preservation Program.
22. This Property Is Subject To Howard County Agricultural Land Preservation Easement (HO-90-23-E) And Subject To An Amended Agricultural Easement Dated August 8, 1995 Between Media H. Pennington, John W. Pennington. III, Lynette P. Swartz And Sharon P. Osuna & Howard County, Maryland, A Body Politic And Corporate Of The State Of Maryland In Liber 3536, Folio 331.
23. Lots 1 And 2 Are Created In Accordance With The Provisions Of Section 104.E.6 Of The Zoning Regulations And Section 15.514 Of The Agricultural Land Preservation Act.
24. Requirements For Water Quality Volume And Groundwater Recharge Volume As Required By The 2000 Maryland Stormwater Management Design Manual, Volumes I And II Have Been Met On-Site. Since The Subject Lots Are Situated At An Existing Ridge, There Is No Off-Site Runoff Draining To The Site. The 1-Year Frequency Storm Generated By This Site Is Less Than 2.0 c.f.s.; Therefore, Requirements For Channel Protection Volume (Cpv) Are Not Required For This Project. There Is No Potential For Further Development Of This Property. All Requirements For Both Rooftop And Non-rooftop Disconnection Per Sections 5.2 And 5.3 Of The Design Manual Have Been Met On Site.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

AREA TABULATION FOR ALL SHEETS

Total Number Of Lots And/Or Parcels To Be Recorded:	Sheet 2	Total
Buildable:	2	2
Non-Buildable:	0	0
Open Space:	0	0
Preservation Parcels:	0	0
Total Area Of Lots And/Or Parcels:		
Buildable:	2.000 Ac.	2.000 Ac.±
Non-Buildable:	0.000 Ac.	0.000 Ac.
Open Space:	0.000 Ac.	0.000 Ac.
Preservation Parcels:	0.000 Ac.	0.000 Ac.
Total Area Of Roadway To Be Recorded Including Widening Strips:	0.000 Ac.	0.000 Ac.
Total Area Of Subdivision To Be Recorded:	2.000 Ac.	2.000 Ac.±

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

Howard County Health Officer — Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division — Date

Director — Date

OWNER'S CERTIFICATE

Edward L. Swartz And Lynette P. Swartz, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns; (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way.
Witness My Hand This 6Th Day Of January, 2004.

Edward L. Swartz — Witness

Lynette P. Swartz — Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By John W. Pennington, III, Lynette P. Swartz And Sharon P. Osuna To Edward L. Swartz And Lynette P. Swartz By Deed Dated November 27, 2002 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 6945 At Folio 371, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

STATE OF MARYLAND · MARK L. ROBEL · NO. 339 · REGISTERED PROPERTY LINE SURVEYOR

Mark L. Robel — 6/9/04
Mark L. Robel, Property Line Surveyor No. 339 — Date

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Agricultural Preservation Subdivision Plat,
The Swartz Property,
Lots 1 And 2

Zoned: RC-DEO
Tax Map: 15 Grid: 2 Parcel: 1
Third Election District
Howard County, Maryland

0' 100' 150' 200'
Scale: 1" = 100'

Date:March 25, 2004
Sheet 2 Of 2

Coordinate Table

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
109	597964.5502	1315623.4119	182259.959448	401002.818008
160	597764.9725	1315632.6356	182199.128039	401005.629375
410	597148.4768	1316846.2807	182011.219765	401375.549160
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722	597403.3410	1316748.0587	182088.902533	401345.611025
724	597347.2090	1317038.8413	182071.793453	401434.241752
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Mark L. Robel — 3/25/04
Mark L. Robel — Date
(Property Line Surveyor), #339

Edward L. Swartz — Date
(Owner)

Lynette P. Swartz — Date
(Owner)

General Notes Continued:

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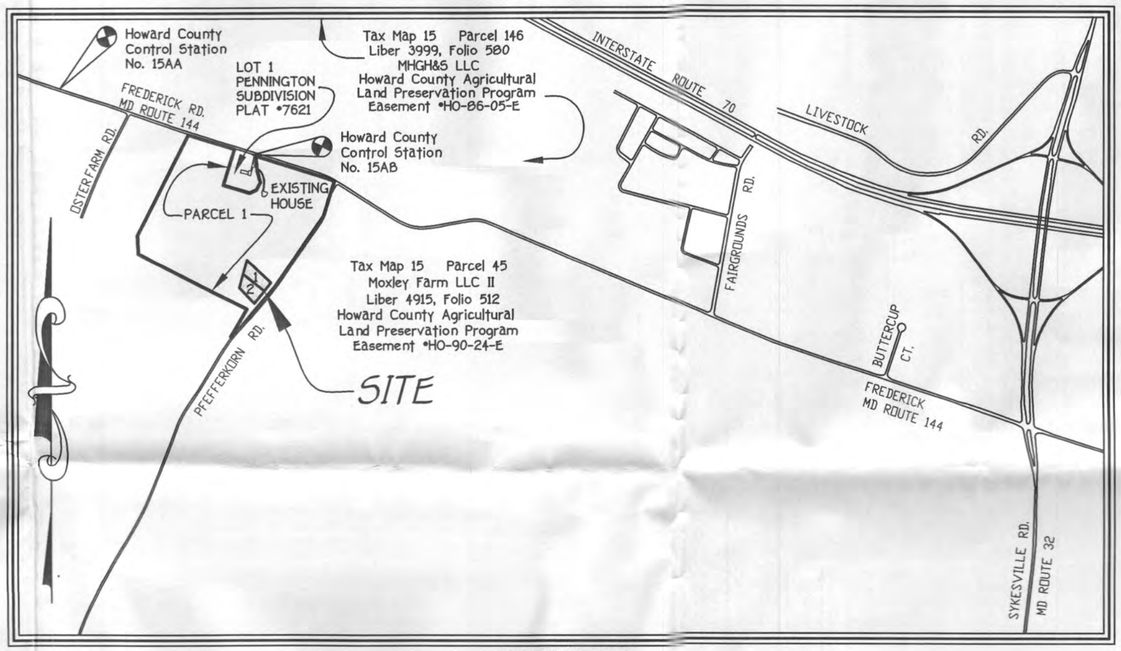

VICINITY MAP

SCALE : 1" = 1,200'

Owner And Developer

Edward L. Swartz
Lynette P. Swartz
#647 Santa Maria Lane
Davidsonville, Maryland 21035

General Notes:

1. ▨ This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State 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 Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
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20. Previous Department Of Planning And Zoning File Numbers Exists For This Property. F88-79 (Pennington Property) And VP87-158.
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FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

AREA TABULATION FOR ALL SHEETS

	Sheet 2	Total
Total Number Of Lots And/Or Parcels To Be Recorded:	2	2
Buildable:	0	0
Non-Buildable:	0	0
Open Space:	0	0
Preservation Parcels:	0	0
Total Area Of Lots And/Or Parcels:		
Buildable:	2.000 Ac.	2.000 Ac.±
Non-Buildable:	0.000 Ac.	0.000 Ac.
Open Space:	0.000 Ac.	0.000 Ac.
Preservation Parcels:	0.000 Ac.	0.000 Ac.
Total Area Of Roadway To Be Recorded Including Widening Strips:	0.000 Ac.	0.000 Ac.
Total Area Of Subdivision To Be Recorded:	2.000 Ac.	2.000 Ac.±

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

Howard County Health Officer — Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division — Date

Director — Date

OWNER'S CERTIFICATE

Edward L Swartz And Lynette P. Swartz, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines And Grant Unto Howard County, Maryland, Its Successors And Assigns: (1) The Right To Lay, Construct And Maintain Sewers, Drains, Water Pipes And Other Municipal Utilities And Services In And Under All Roads And Street Rights-Of-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or Roads And Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 6Th Day Of January, 2004.

Edward L. Swartz — Witness

Lynette P. Swartz — Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By John W. Pennington, III, Lynette P. Swartz And Sharon P. Osuna To Edward L. Swartz And Lynette P. Swartz By Deed Dated November 27, 2002 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 6945 At Folio 371, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

STATE OF MARYLAND · MARK L. ROBEL · NO. 339 · REGISTERED PROPERTY LINE SURVEYOR

Mark L. Robel — 3/25/04
Mark L. Robel, Property Line Surveyor No. 339 — Date

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Agricultural Preservation Subdivision Plat
"For The Swartz Property"
Lots 1 And 2

Zoned: RC-DEO
Tax Map: 15 Grid: 2 Parcel: 1
Third Election District
Howard County, Maryland

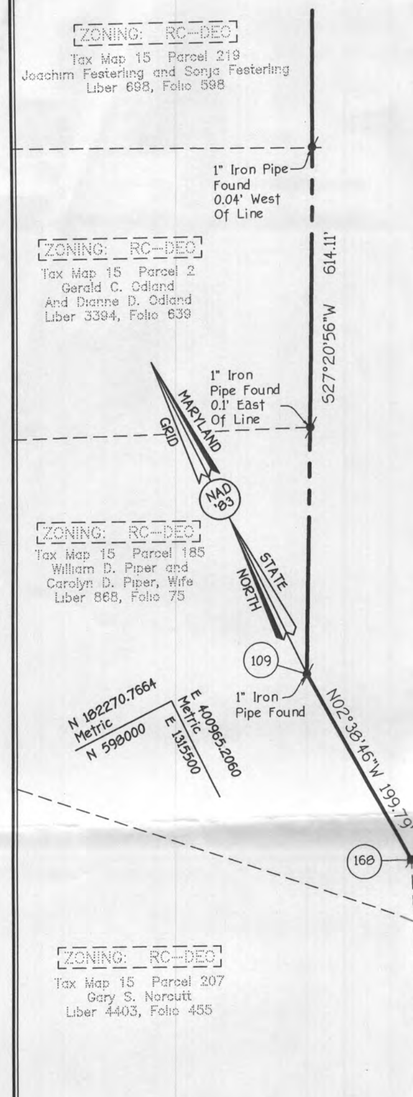
0' 100' 150' 200'
Scale: 1" = 100'

Date:March 25, 2004
Sheet 2 Of 2

K:\SDSKPROJ\30786\dwg\30786-2 Lot Record Plat Sht.dwg, 3/25/2004 5:35:29 PM

LEGEND

This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State 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 Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.



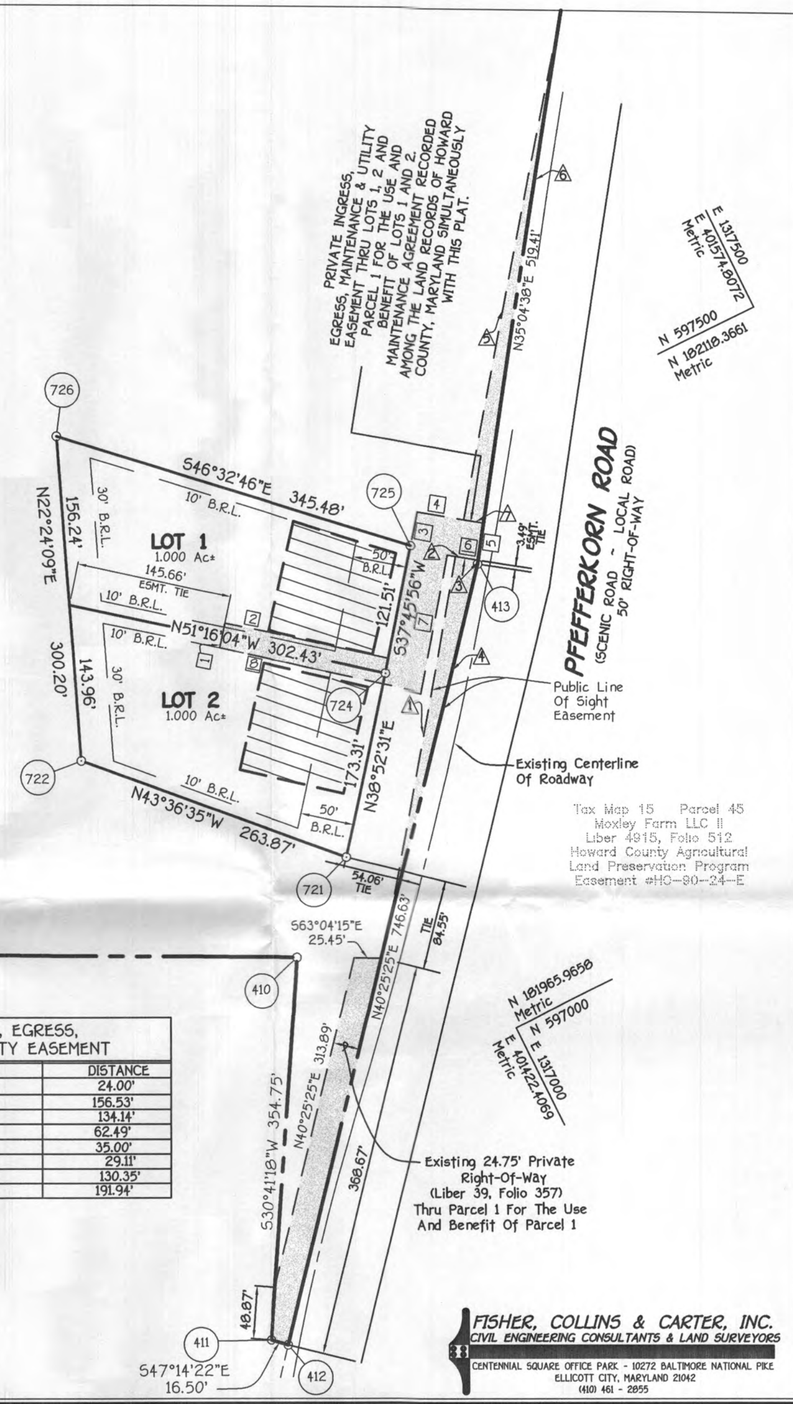
PARCEL 1

OWNERS:
EDWARD L. SWARTZ
&
LYNETTE P. SWARTZ

Howard County Agricultural Land Preservation Easement
H0-90-23-E

PUBLIC LINE OF SIGHT EASEMENT		
COURSE	BEARING	DISTANCE
A	N36°52'50"E	350.16'
B	S54°17'59"E	21.38'
C	S35°04'38"W	3.50'
D	S40°25'25"W	347.77'
E	N37°18'24"E	481.02'
F	S35°04'38"W	519.40'
G	N54°17'59"W	18.71'

S63°04'15"E 1,361.25'



Tax Map 15 Parcel 45
Moxley Farm LLC II
Liber 4915, Folio 512
Howard County Agricultural Land Preservation Program
Easement #H0-90-24-E

PRIVATE INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT		
COURSE	BEARING	DISTANCE
1	N 38°43'56" E	24.00'
2	S 51°16'04" E	156.53'
3	N 37°45'56" E	134.14'
4	S 54°17'59" E	62.49'
5	S 35°04'38" W	35.00'
6	S 54°17'59" E	29.11'
7	S 37°45'56" W	130.35'
8	N 51°16'04" W	191.94'

ZONING: RC-DEO
Tax Map 15 Parcel 4
Robert Matthews, Trustee
Jeanne M. Matthews, Trustee
Liber 7029, Folio 665

Area Tabulation For Sheet 3

Total Number Of Buildable Lots To Be Recorded	2
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Non-Buildable Bulk Parcel To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	2
Total Area Of Buildable Lots To Be Recorded	2.000 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.±
Total Area Of Non-Buildable Bulk Parcel To Be Recorded	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded	2.000 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	2.000 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 L. Robel (Property Line Surveyor), #339 — Date 3/25/04

Edward L. Swartz (Owner) — Date

Lynette P. Swartz (Owner) — Date

Owner And Developer

Edward L. Swartz
Lynette P. Swartz
#647 Santa Maria Lane
Davidsonville, Maryland 21035

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

Howard County Health Officer — Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division — Date

Director — Date

OWNER'S CERTIFICATE

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STATE OF MARYLAND · MARK L. ROBEL · NO. 339 · REGISTERED PROPERTY LINE SURVEYOR

Mark L. Robel, Property Line Surveyor No. 339 — Date 3/25/04

RECORDED AS PLAT No. _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Agricultural Preservation Subdivision Plat
"For The Swartz Property"
Lots 1 And 2

Zoned: RC-DEO
Tax Map: 15 Grid: 2 Parcel: 1
Third Election District
Howard County, Maryland

0' 100' 150' 200'
Scale: 1" = 100'

Date: March 25, 2004
Sheet 2 Of 2

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

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