

<p>have been confirmed with</p> <p><i>Mark L. Robel</i></p> <p>Mark L. Robel, #339</p> <p>(Property Line Surveyor)</p> <p><i>David F. Healey</i></p> <p>David F. Healey</p> <p>(Owner)</p> <p><i>Marianne M. Healey</i></p> <p>Marianne M. Healey</p> <p>(Owner)</p>	<p><i>11/14/03</i></p> <p>Date</p> <p><i>11/14/03</i></p> <p>Date</p> <p><i>11/14/03</i></p> <p>Date</p>
--	--

E 399,593.6032
Metric
E 1,311,000

N 184,404.370
Metric
N 603,000

Private 24' Use-In-
Common Access Easement For
The Use And Benefit Of Lots
And 4. And Lot 1 Of The Davin
F. Healey Subdivision Plat No.
3733. Maintenance Agreement
Recorded Among The Land
Records Of Howard County,
Maryland.

E 399,593.6032	
Metric	
E 1,311,000	
N 604,000	
N 124,099.5701	
Metric	

30°
36.7
Rep
LOT 15
VILLA MCNICOLL
SECTION II
P.B. 6, F.7
ZONED: RC-DE

Existing 20' Private
Use In Common Right
Of Way.
(See Deed L.538/F.91)

LOT 10
VILLA MONICELLO
SECTION FOUR
P.B. 21, F.62
ZONED: RC-DFO

LOT 9
VILLA MONTI
SECTION F
P.B. 21, I
ZONED EC

1" Open
Iron Pipe
(Hel

LOT 2
THE HEALEY PROPERTY
PLAT NO. 16219
Lot 4
(11707 Ac.)

OWNER/DEVELOPER

Mr. David Healey And
Mrs. Marianne M. Healey
14098 Monticello Drive
Cocksville, MD 21723

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

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

Penny Gortin M.D. 12-11-03
Howard County Health Officer BB Date

Mike Cameron 12/23/03
Chief, Development Engineering Division *4* Date

Carole Hammett 12/24/03
Director (*dehn*) *JA* Date


David F. Healey
David F. Healey

Marianne M. Healey
Marianne M. Healey

Mark L. Bohl
Witness

Mark L. Bohl
Witness

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of D All The Lands Conveyed By Mary L. Schuepner, Widow To David F. Healey And Marianne Healey, His Wife, By Deed Dated October 12, 1985 And Recorded Among The Aforesaid Land Records In Liber No. 1404 At Folio 149; 2) All Of The Lands Conveyed By Wilson Lee Green And Kathleen D. Green To David F. Healey And Marianne Healey By Deed Dated July 20, 1999 And Recorded Among The Aforesaid Land Records In Liber No. 4915 At Folio 307; And 3) All Of The Lands Conveyed By Wilson Lee Green And Kathleen Debra Green, His Wife To David F. Healey And Marianne M. Healey, His Wife, By Deed Dated November 30, 2001 And Recorded Among The Aforesaid Land Records In Liber No. 5973 At Folio 342 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 In Accordance With The Howard County Subdivision Regulations.



Mark L. Robel 11/14/03
 Mark L. Robel, Property Line Surveyor No. 339 Date

Revision Plat
The Healey Property

Lots 3 and 4
(A Resubdivision Of Lots 1 And 2,
The Healy Property, Plat Nos. 16210 thru 16219)
Zoned RC-DEO
Tax Map: 8 Grid 18 Parcels: 145, 208
Tax Map: 8 Grid 24 P/O Parcel: 348
Fourth Election District Howard County, Maryland

Scale: 1" = 100'

Date: November 13, 2003

Sheet 2 of 2

F-04-75

F.04.75

They Relate to the Making of this Map And the
Have Been Compiled With

Terrill A. Fisher
Terrill A. Fisher, L.S. #10892
(Registered Land Surveyor)

David P. Healey 2
David P. Healey
(Owner)

Marianne H. Healey 2
Marianne H. Healey
(Owner)

E 399,593.6032
Metric
E 1,311,000
N 605,000
Metric
N 104,404.370



The Requirements S3-10B, The Real Property of Maryland, 1988 Replacement Volume, (A) They Relate To The Making Of This Plat A Have Been Complied With

Mark L. Robel

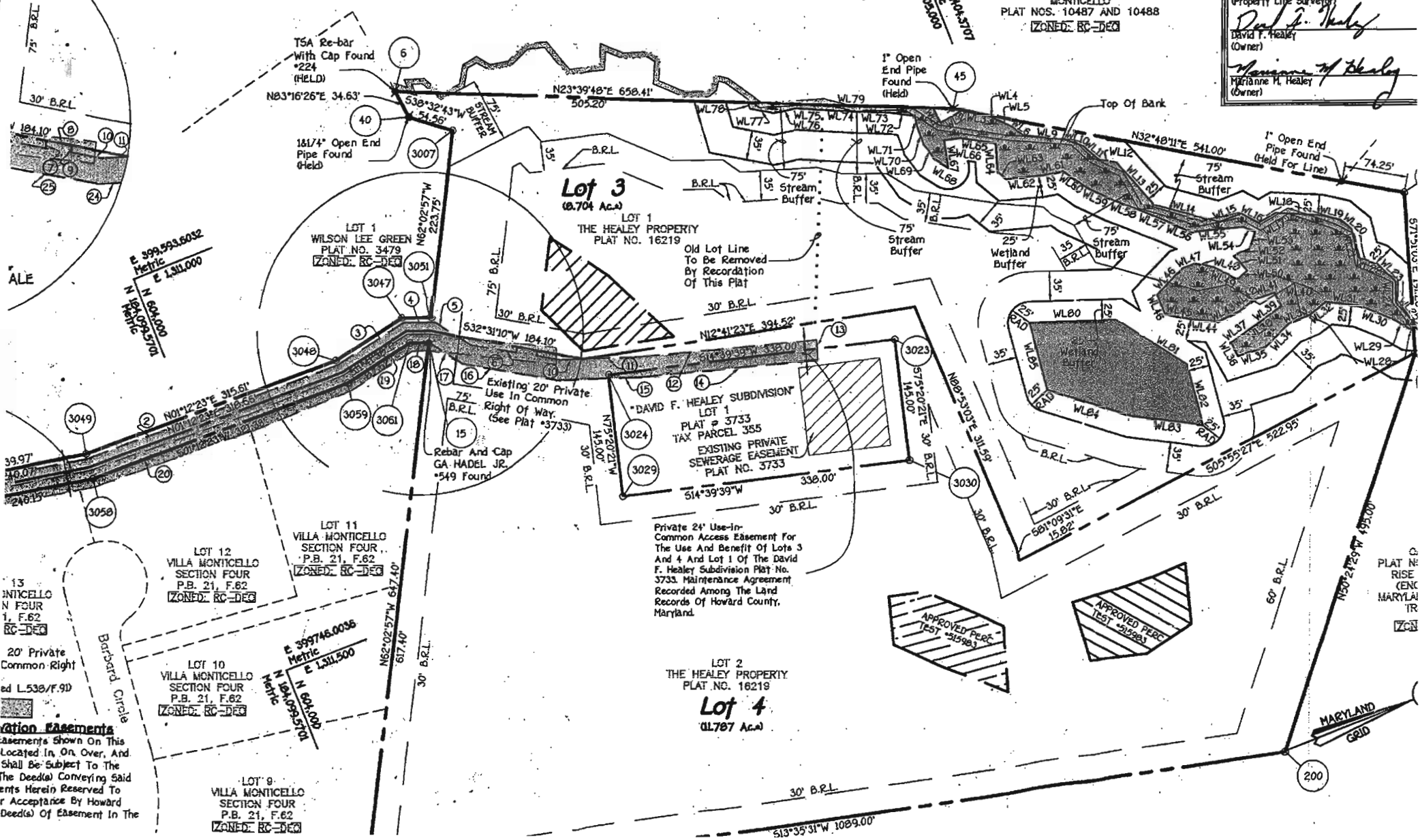
Mark L. Robel, #339
(Property Line Surveyor)

David F. Healey

David F. Healey
(Owner)

Marianne M. Healey
(Owner)

PRESERVATION - PARCEL 'D'
MONTICELLO
PLAT NOS. 10487 AND 10488
ZONED RC-DEQ

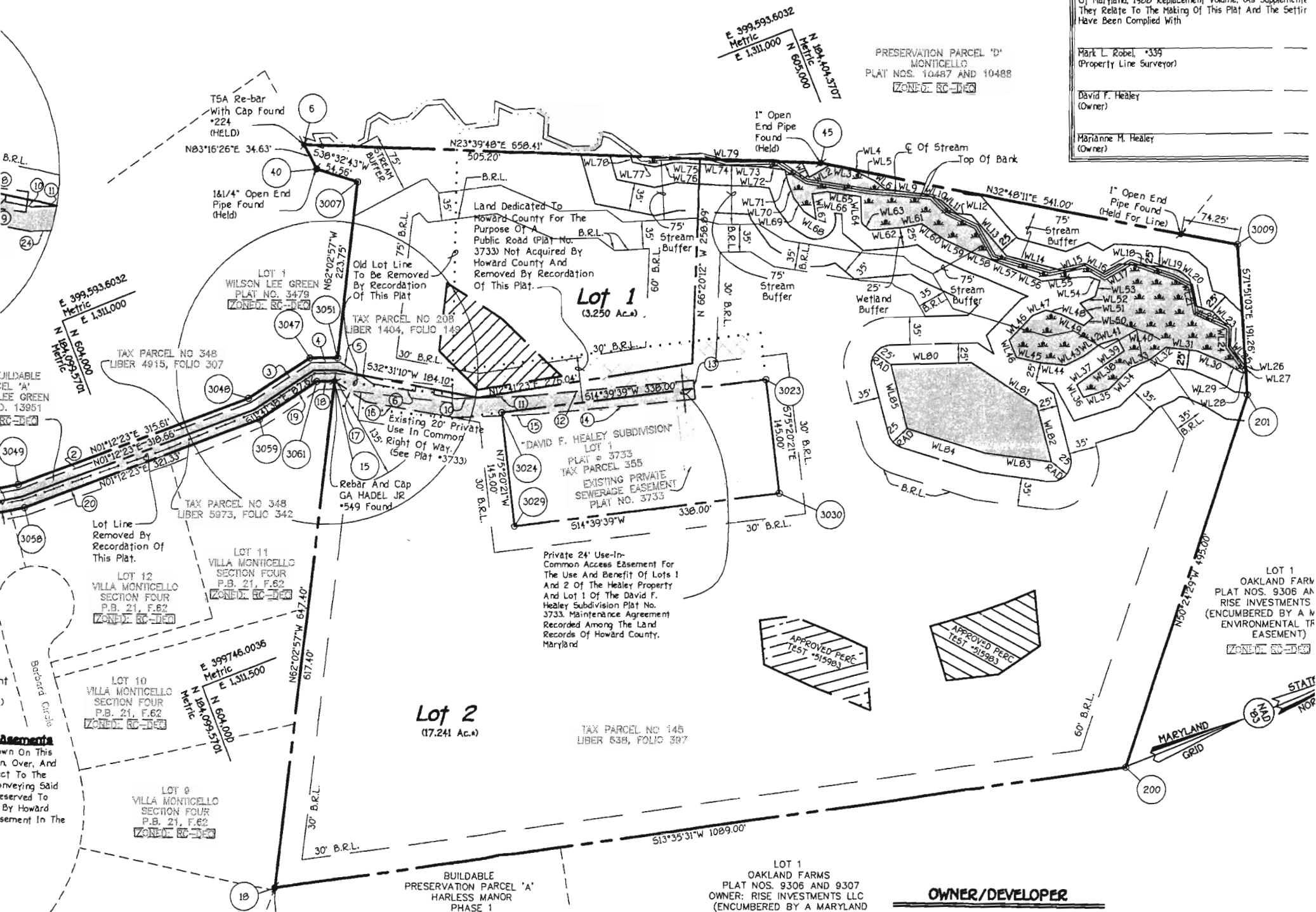


Final plat 11/03

Mark L. Robel, *339
(Property Line Surveyor)

David F. Healey
(Owner)

Marianne M. Healey
(Owner)



final plat 7/03

**U.S. Equivalent
Coordinate Table**

Point	North	East	Point	North	East
6	604369.256	1310907.303	6	104212.110	399565.345
15	604296.933	1311200.040	15	104190.074	399654.574
18	603993.408	1311771.920	18	104097.503	399820.003
40	604373.312	1310941.692	40	104213.354	399575.027
45	604972.300	1311171.565	45	104395.920	399645.092
200	605051.989	1312027.049	200	104420.215	399906.000
201	605367.461	1311646.401	201	104516.371	399790.623
3007	604415.901	1310975.600	3007	104226.360	399586.109
3009	605427.030	1311464.653	3009	104534.530	399735.226
3047	604278.150	1311160.821	3047	104184.351	399642.610
3048	604107.112	1311179.666	3048	104156.600	399640.362
3049	603871.560	1311173.021	3049	104060.422	399646.336
3050	603635.206	1311131.120	3050	103980.403	399633.565
3051	604311.105	1311173.340	3051	104194.393	399646.433
3057	603632.151	1311161.032	3057	103987.447	399642.602
3058	603868.616	1311202.966	3058	104059.523	399655.464
3059	604189.072	1311209.731	3059	104157.442	399657.526
3061	604275.676	1311191.971	3061	104183.594	399652.112
3023	604807.500	1311400.056	3023	104345.697	399715.700
3024	604480.512	1311315.310	3024	104246.029	399689.706
3029	604443.014	1311455.509	3029	104234.043	399732.463
3030	604770.809	1311541.135	3030	104334.511	399750.537

**Metric
Coordinate Table**

The Requirements S-3-100, The Real Property Article, Annotated Code Of Maryland, 1980 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
11/14/03
Date

David F. Healey
11/14/03
Date

David F. Healey
(Owner)

Marianne M. Healey
11/14/03
Date

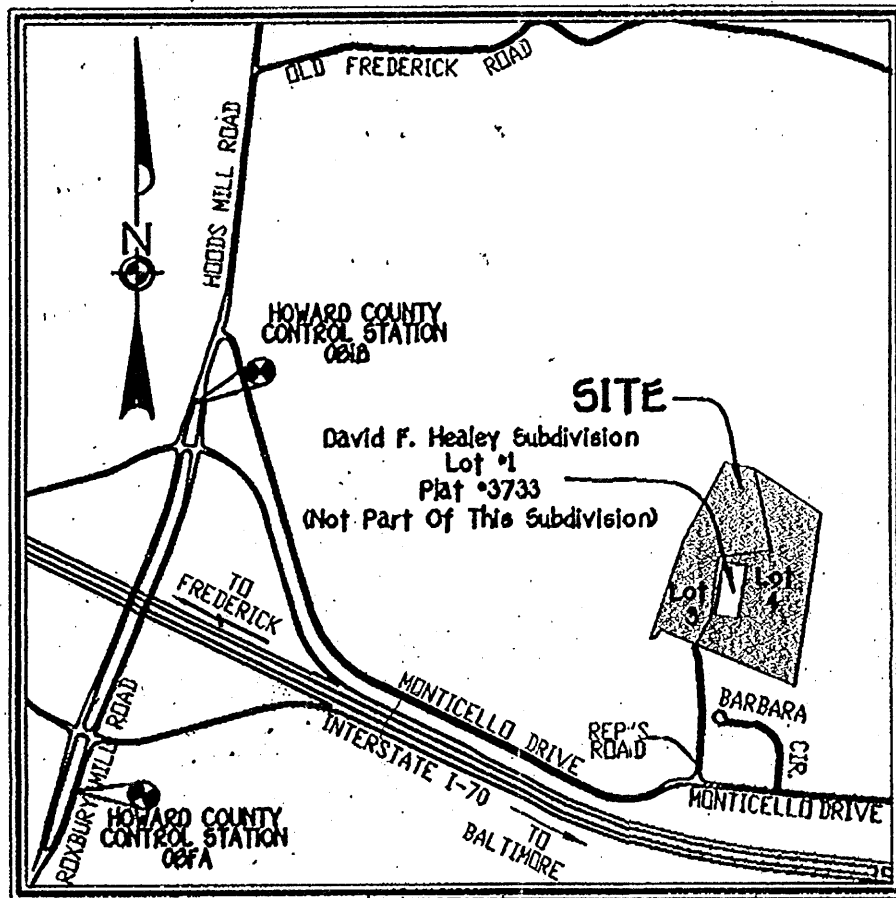
Marianne M. Healey
(Owner)

Reservation Of Public Utility And Forest Conservation Easements

*Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities Located In, On, Over, And Through Lots 3 And 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds Of Easement In The Land Records Of Howard County.

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 Variances For Encroachments Into 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 10/10/93 Comprehensive Zoning Plan.
4. Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0818 And No. 087A.
Sta. 0818 N 1030991.870 meters E 398437.1450 (meters)
Sta. 087A N 104620.5680 (meters) E 390700.8556 (meters)
5. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2002, By Fisher, Collins And Carter, Inc.
6. B.R.L. Denotes Building Restriction Line.
7. * Denotes Iron Pin With Cap Set "C.C.C. 108".
8. * Denotes Iron Pipe Or Iron Bar Found.
9. * Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
10. * Denotes Concrete Monument With Cap Set "C.C.C. 106".
11. * Denotes Concrete Monument Or Stone Found.
12. For Flag Or Pipestem Lot, Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of The Flag Or Pipestem And Rep's Road Right-Of-Way Line And Not Onto The Flag Or Pipestem Lot Driveway.
13. Driveway(s) 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 Or 14 Feet Serving More Than One Residence
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating.
c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (4025-Loadings)
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
f) Structure Clearances - Minimum 12 Feet
g) Maintenance - Sufficient To Ensure All Weather Use.
14. All Areas Are More Or Less As Shown.
15. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD 83 Grid Measurement.
16. No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streambeds, Or Their Buffers.
17. Wetlands Shown Are Based On A Site Evaluation By Eco-Science Professionals During February 15, 2002.
18. Previous Department Of Planning And Zoning File Numbers F-77-71, F-99-109, F-03-50 And F-03-105.
19. No Cemeteries Exist On Site Based On A Site Inspection And An Examination Of The Howard County Cemetery Inventory Map.
20. The Existing Dwelling On Lot 3 Healey Property Is Non-conforming With Respect To The Building Restriction Lines As Set Forth Under Section 100.D Of The Zoning Regulations. There Is An Existing Dwelling (Structure) Located On Lot 3 Which Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Or Accessory Structures Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
21. This Project Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat To Revise Property Lines Between Two Bulkable Properties And Does Not Create Any Additional Lots.
22. This Plan Is Exempt From Forest Conservation With Section 16.120(b)(1)(ii) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision That Does Not Create Any Additional Lots.
23. This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations And The Planning And Zoning Regulations As Amended Under Council Bill 950-2001.
24. * Denotes Wetlands Area.
25. In Accordance With The Howard County Design Manual, Volume One, Section 512.02, Lot 3 Is Exempt From Providing Stormwater Management Since Lot 3 Contains An Existing House. The Improvements On Lot 4 Do Not Disturb Over 5,000 Sq. Ft. Of Area. Therefore, Lot 4 Is Exempt From The Provisions And Requirements Of Providing Stormwater Management In Accordance With Section 512.02 Of The Howard County Design Manual, Volume I. If The Disturbance Exceeds 5,000 Square Feet Then Stormwater Management Will Be Provided At The Plat Plan Stage.
26. * Denotes Top Of Stream Bank. Stream Buffer Are Measured From Top Of Stream Bank.
27. Open Space Fee-In-Lieu Is Not Required For This Project Because It Does Not Involve The Creation Of A New Lot.
28. The Existing Pond Falls Entirely Within The Limits Of Lot 3. The Property Is Currently Owned And Maintained By David F. Healey And Marianne M. Healey And Following The Recordation Of This Plat, Lot 3 Will Remain In The Ownership Of David F. Healey And Marianne M. Healey. The Healey's Will Assume All Responsibility For Pond Maintenance And Liability. Prior To The Sale Or Transfer Of Lot 3, The Pond Must Be Brought Into Compliance With MD-370 Standards.
29. The Existing Well Located On Lot 3 Is To Remain As An Agricultural Well Only.
30. This Plan Is Subject To WP-03-142. A Waiver To Section 16.120(b)(1)(ii) Was Granted On July 10, 2003. This Waiver Allows A Lot Or Bulkable Parcel Of 10 Acres Or Less To Contain Wetlands, Floodplains, Streams And Buffers And Forest Conservation Easements To Be Located On The Lot.
31. No 100 Year Flood Plain Exists On This Site.
32. Previous Plat For Lots 1 And 2, The Healey Property, Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 16210 Thru 16219.

**Vicinity Map**

Scale: 1" = 1,200'

PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT

Sym.	Bearing And Distance	Sym.	Bearing And Distance
①	N10°03'22"E 240.01'	⑫	S16°19'05"W 209.09'
②	N01°12'23"E 316.76'	⑬	S73°40'55"E 24.00'
③	N11°41'30"W 91.91'	⑭	S16°19'05"W 209.09'
④	N20°40'22"E 37.03'	⑮	S19°37'37"W 96.80'
⑤	S54°37'39"W 50.05'	⑯	S31°35'58"W 114.60'
⑥	S31°35'58"W 55.07'	⑰	S54°37'39"W 47.64'
⑦	N63°13'55"W 7.07'	⑱	S20°40'22"W 22.74'
⑧	N32°31'10"E 24.12'	⑲	S11°41'30"E 87.16'
⑨	N63°13'55"W 6.60'	⑳	S01°41'44"W 322.05'
⑩	S31°35'58"W 20.12'	㉑	S10°03'22"W 239.00'
⑪	S19°37'37"W 94.20'	㉒	N04°00'54"W 24.06'

Minimum Lot Size Chart

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	0.704 Ac.	0.250 Ac.	0.454 Ac.
4	11.707 Ac.	0.216 Ac.	11.571 Ac.

Wetland Tabulation

Sym.	Bearing And Distance	Sym.	Bearing And Distance	Sym.	Bearing And Distance
WL1	N04°54'54"W 7.73'	WL20	S20°39'20"W 5.43'	WL55	S41°34'47"W 15.20'
WL2	N23°39'40"E 217.54'	WL29	S53°31'40"W 23.67'	WL56	S17°21'21"W 25.43'
WL3	N05°07'00"E 20.61'	WL30	S45°26'20"W 39.70'	WL57	S15°29'40"W 33.07'
WL4	N08°08'42"W 30.60'	WL31	S20°50'23"W 40.55'	WL58	S45°05'51"W 29.43'
WL5	N32°40'11"E 26.75'	WL32	S16°24'05"E 24.52'	WL59	S44°16'01"W 40.33'
WL6	N47°22'21"E 14.45'	WL33	S01°01'56"E 26.59'	WL60	S43°03'53"W 31.40'
WL7	N47°10'04"E 20.52'	WL34	S22°51'50"E 39.04'	WL61	S46°47'51"W 35.55'
WL8	N61°08'04"E 15.92'	WL35	S04°09'46"W 33.66'	WL62	S56°40'35"W 33.07'
WL9	N28°40'12"E 51.04'	WL36	S03°12'28"W 17.90'	WL63	S10°24'41"W 23.04'
WL10	N42°01'29"E 21.33'	WL37	N14°19'28"W 26.92'	WL64	S17°01'16"W 42.60'
WL11	N61°08'02"E 25.07'	WL38	N14°08'26"W 23.73'	WL65	S61°25'10"W 13.19'
WL12	N28°34'20"E 19.00'	WL39	N13°25'11"W 22.61'	WL66	N71°58'51"W 34.03'
WL13	N70°01'54"E 69.72'	WL40	S04°07'48"W 17.99'	WL67	S30°17'24"W 42.15'
WL14	N36°51'03"E 70.91'	WL41	S04°05'07"W 23.00'	WL68	S13°43'20"W 19.03'
WL15	N00°42'40"E 26.92'	WL42	S15°08'15"E 25.70'	WL69	S77°29'51"E 32.02'
WL16	N50°58'54"E 23.61'	WL43	S04°06'30"E 23.01'	WL70	S54°00'15"W 10.91'
WL17	N07°46'47"W 23.74'	WL44	S26°54'48"W 32.79'	WL71	S75°30'34"W 21.85'
WL18	N25°15'52"E 53.10'	WL45	S35°04'21"W 30.10'	WL72	N08°22'41"W 21.39'
WL19	N35°12'07"E 24.00'	WL46	S00°56'19"W 24.17'	WL73	N02°57'40"W 14.89'
WL20	N61°48'02"E 16.73'	WL47	N24°19'04"W 42.62'	WL74	S29°02'41"W 29.17'
WL21	S01°49'33"E 35.65'	WL48	N00°15'55"E 17.72'	WL75	S23°40'03"W 41.93'
WL22	N41°09'31"E 22.35'	WL49	N36°36'31"E 19.91'	WL76	S25°10'22"W 40.15'
WL23	N66°00'50"E 30.29'	WL50	N47°50'59"E 32.19'	WL77	S25°16'05"W 20.00'
WL24	S68°40'59"E 25.31'	WL51	N19°26'50"W 14.71'	WL78	S09°33'44"W 26.92'
WL25	N70°36'50"E 20.70'	WL52	S71°43'26"W 23.02'	WL79	S32°49'13"W 20.64'
WL26	N30°27'22"E 1.26'	WL53	N03°30'21"W 20.55'		
WL27	S71°51'03"E 10.17'	WL54	N51°16'02"W 21.10'		

TOTAL AREA TABULATION

	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	20.491 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	20.491 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	20.491 Ac.

OWNER/DEVELOPER

Mr. David Healey And
Mrs. Marianne M. Healey
14090 Monticello Drive
Cooksville, MD 21723

OWNER'S CERTIFICATE

David F. Healey And Marianne M. Healey, 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 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 20th Day Of October, 2003.

David F. Healey
Date

Marianne M. Healey
Date

Mark L. Robel
Witness

Mark L. Robel
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of 1) All The Lands Conveyed By Mary L. Schleupner, Widow To David F. Healey And Marianne Healey, His Wife, By Deed Dated October 12, 1905 And Recorded Among The Aforesaid Land Records In Liber No. 1404 At Folio 149; 2) All Of The Lands Conveyed By Wilson Lee Green And Kathleen D. Green To David F. Healey And Marianne Healey By Deed Dated July 20, 1999 And Recorded Among The Aforesaid Land Records In Liber No. 4915 At Folio 307; And 3) All Of The Lands Conveyed By Wilson Lee Green And Kathleen Debra Green, His Wife To David F. Healey And Marianne M. Healey, His Wife, By Deed Dated November 30, 2001 And Recorded Among The Aforesaid Land Records In Liber No. 5973 At Folio 342 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 In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel
Mark L. Robel, Property Line Surveyor No. 339

11/14/03
Date



RECORDED AS PLAT No. 16439 ON 12-30-03
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat The Healey Property Lots 3 and 4

A Resubdivision Of Lots 1 And 2,
The Healey Property, Plat Nos. 16210 thru 16219

Zoned RC-DEO

Tax Map: 0 Grid: 10 Parcel: 145, 200
Tax Map: 0 Grid: 24 P/O Parcel: 340
Fourth Election District Howard County, Maryland
Scale: As Shown
Date: November 13, 2003

Sheet 1 of 2
F-04-75

Healey Prop Lots 1-3 Repts Rd
Subdivision File

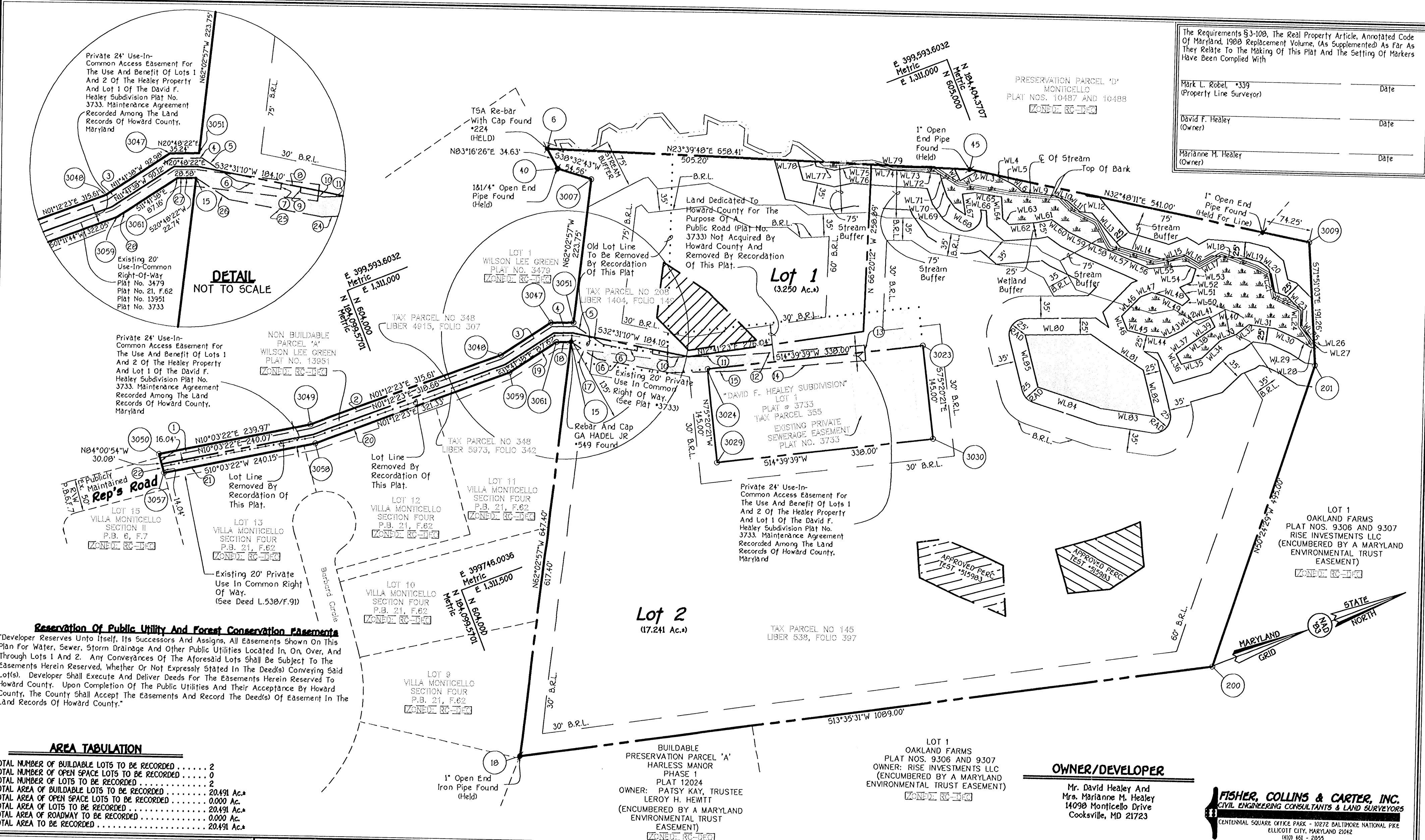
F.04.75

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, *339
(Property Line Surveyor) _____ Date _____

David F. Healey
(Owner) _____ Date _____

Marianne M. Healey
(Owner) _____ Date _____



Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities Located In, On, Over, And Through Lots 1 And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
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TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	20.491 Ac.*
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TOTAL AREA OF LOTS TO BE RECORDED	20.491 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	20.491 Ac.*

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

Penny Borenstein MDper #1
Howard County Health Officer *BB* Date *8-12-03*

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division _____ Date _____

Director _____ Date _____

OWNER'S CERTIFICATE

David F. Healey And Marianne M. Healey, 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 _____ Day Of January, 2003.

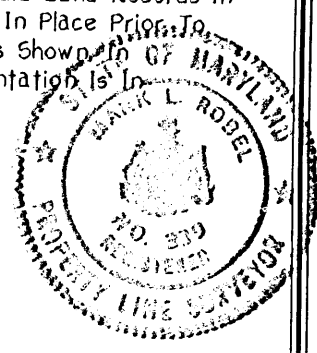
David F. Healey _____ Witness _____

Marianne M. Healey _____ Witness _____

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of 1) All The Lands Conveyed By Mary L. Schleupner, Widow To David F. Healey And Marianne Healey, His Wife, By Deed Dated October 12, 1985 And Recorded Among The Aforesaid Land Records In Liber No. 1404 At Folio 149; 2) All Of The Lands Conveyed By Wilson Lee Green And Kathleen D. Green To David F. Healey And Marianne Healey By Deed Dated July 20, 1999 And Recorded Among The Aforesaid Land Records In Liber No. 4915 At Folio 307; And 3) All Of The Lands Conveyed By Wilson Lee Green And Kathleen Debra Green, His Wife To David F. Healey And Marianne M. Healey, His Wife, By Deed Dated November 30, 2001 And Recorded Among The Aforesaid Land Records In Liber No. 5973 At Folio 342 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 On The Plat. In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Mark L. Robel
Mark L. Robel, Property Line Surveyor No. 339 _____ Date *7/31/03*



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

The Healey Property
Lots 1 and 2

(A Resubdivision Of Non-Buildable Parcel 'A', Wilson Lee Green Subdivision (Plat No. 13951) And A Subdivision Of A Deeded Tax Parcel 208 Recorded In Liber 1404, Folio 149; Deeded Tax Parcel 348 Recorded In Liber 5973, Folio 342 And Part Of Deeded Tax Parcel 145 Recorded In Liber 538, Folio 397)

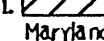







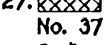
Zoned: RC-DEO
Tax Map: B Parcels: 145, 208 Grid: 18
Tax Map: B P/O Parcel: 348 Grid: 24
Fourth Election District _____ Howard County, Maryland

Scale: 1" = 100'
Date: July 31, 2003
Sheet 2 of 2
F-03-105

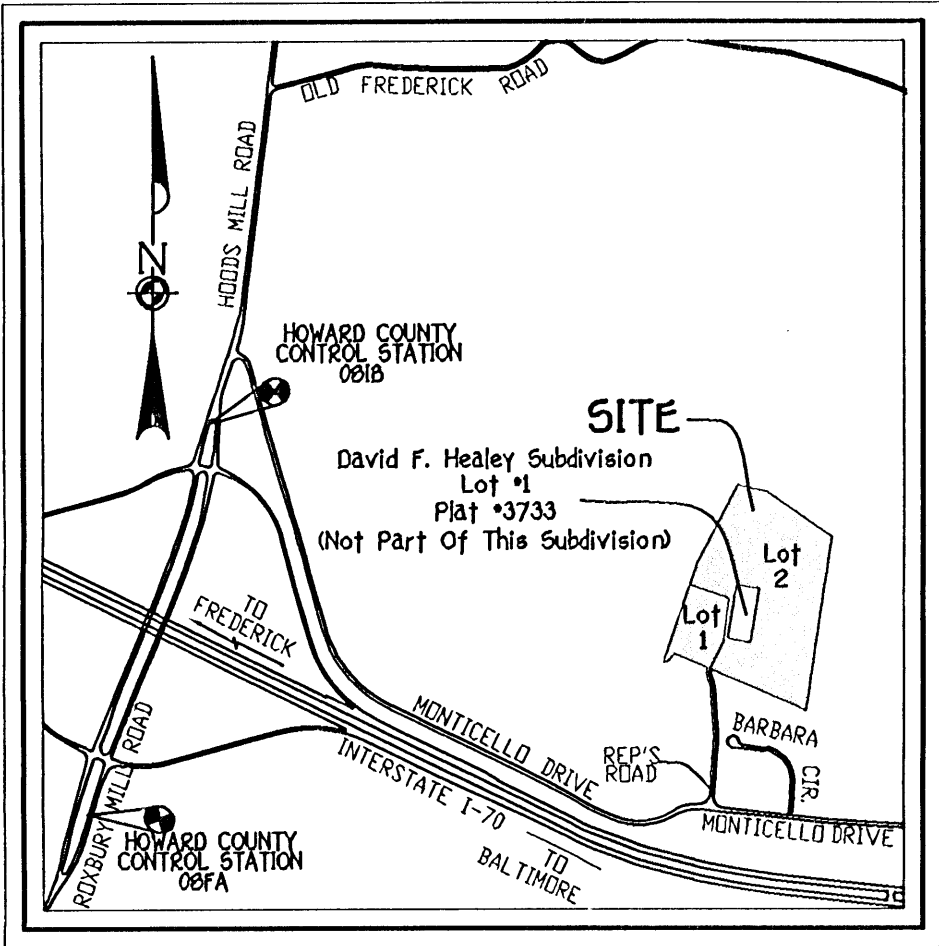
The Requirements §§ 3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With

Mark L. Robel *339 (Registered Property Line Surveyor)	_____	_____	Date
David F. Healey (Owner)	_____	_____	Date
Marianne M. Healey (Owner)	_____	_____	Date

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities Located In, On, Over, And Through Lots 1 And 2. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

1.  This Area Denotes A Private Sewerage Easement Of 10,000 Square Feet As Required By 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 Variances For Encroachments Into 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 10/18/93 Comprehensive Zoning Plan.
4. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 081B And No. 08FA.
 - a. Sta. 081B N 183899.1670 meters E 398437.1450 (meters)
 - b. Sta. 08FA N 184628.5686 (meters) E 398700.8256 (meters)
5. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2002, By Flaher, Collins And Carter, Inc.
6. B.R.L. Denotes Building Restriction Line.
 - a.  Denotes Iron Pin With Cap Set T.C.C. 105'.
 - b.  Denotes Iron Pipe Or Iron Bar.
 - c.  Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - d.  Denotes Concrete Monument With Cap Set T.C.C. 105'.
 - e.  Denotes Concrete Monument Or Stone Found.
7. For Flag Or Pipestem Lots: Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Rep's Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
8. Driveway(s) 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 (4) 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 @25-Loading;
 - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - f) Structure Clearances - Minimum 12 Feet;
 - g) Maintenance - Sufficient To Ensure All Weather Use.
9. All Lot Areas Are More Or Less (w).
10. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
11. No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers.
12. Wetlands Shown Are Based On A Site Evaluation By Eco-Science Professionals During February 15, 2002.
13. Previous Department Of Planning And Zoning File Numbers F-77-71, F-99-189 And F-03-58.
14. No Cemeteries Exist On Site By Visual Observation.
15. The Existing Dwelling On Lot 1 Healey Property Is Non-conforming With Respect To The Building Restriction Lines As Set Forth Under Section 10B.D Of The Zoning Regulations. There Is An Existing Dwelling/Structure(s) Located On Lot 1 Which Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Or Accessory Structures Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
16. This Project Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat To Revise Property Lines Between Two Buildable Properties And Does Not Create Any Additional Lots.
17. A Forest Conservation Declaration Of Intent Has Been Filed With The Submission Of This Plat. This Is Exempt From Providing A Forest Retention Surety Since This Subdivision Plat Does Not Create Any New Additional Building Lots.
18. This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations And The Planning And Zoning Regulations As Amended Under Council Bill #50-2001.
19.  Denotes Wetlands Area.
20. In Accordance With The Howard County Design Manual, Volume One, Section 5.1.2.8.2, Lot 1 Is Exempt From Providing Stormwater Management Since Lot 1 Contains An Existing House. The Improvements On Lot 2 Do Not Disturb Over 5,000 Sq. Ft. Of Area. Therefore, Lot 2 Is Exempt From The Provisions And Requirements Of Providing Stormwater Management In Accordance With Section 5.1.2.8.2 Of The Howard County Design Manual, Volume 1. If The Disturbance Exceeds 5,000 Square Feet Then Stormwater Management Will Be Provided At The Plat Plan Stage.
21.  Denotes Top Of Stream Bank.
22.  Denotes Land Dedicated To Howard County For The Purpose Of A Public Roadway Recorded On P. No. 3733 That Was Not Acquired By Howard County Maryland. Howard County Relinquishes This Area From Dedication And Does Not Require Howard County Council Resolution To Ratify This Action.
23. Open Space Fee-In-Lieu Is Not Required For This Project Because It Does Not Involve The Creation Of A New Lot.
24. The Existing Pond Falls Entirely Within The Limits Of Lot 1. The Property Is Currently Owned And Maintained By David F. Healey And Marianne M. Healey And Following The Recordation Of This Plat, Lot 1 Will Remain In The Ownership Of David F. Healey And Marianne M. Healey. The Healey's Will Assume All Responsibility For Pond Maintenance And Liability. Prior To The Re-subdivision, Sale Or Transfer Of Lot 1, The Pond Must Be Brought Into Compliance With MD-378 Standards.
25. The Existing Well Located On Lot 1 Is To Remain As An Agricultural Well Only.
26. This Plan Is Subject To WP-03-142. A Waiver To Section 16.120(b)(4)(iii)(B) Was Granted On July 10, 2002. This Waiver Allows A Lot Or Buildable Parcel Of 10 Acres Or Less To Contain Wetlands, Floodplains, Streams And Buffers And Forest Conservation Easements To Be Located On The Lot.

<i>Wetland Tabulation</i>					
Sym.	Bearing And Distance	Sym.	Bearing And Distance	Sym.	Bearing And Distance
WL1	N04°54'54"W 7.73'	WL20	S20°39'20"W 5.43'	WL55	S41°34'47"W 15.20'
WL2	N23°39'40"E 217.54'	WL29	S53°31'40"W 23.67'	WL56	S17°21'21"W 25.43'
WL3	N85°07'00"E 20.61'	WL30	S45°26'20"W 39.70'	WL57	S15°29'40"W 33.87'
WL4	N08°08'42"W 30.68'	WL31	S28°50'23"W 40.55'	WL58	S45°05'51"W 29.33'
WL5	N32°48'11"E 26.75'	WL32	S16°24'05"E 24.52'	WL59	S44°16'01"W 44.43'
WL6	N47°22'21"E 14.45'	WL33	S01°01'56"E 26.59'	WL60	S43°03'53"W 31.48'
WL7	N47°40'04"E 20.52'	WL34	S22°51'58"E 39.04'	WL61	S46°47'51"W 35.55'
WL8	N61°08'04"E 15.92'	WL35	S04°09'46"W 33.66'	WL62	S56°40'35"W 33.87'
WL9	N28°40'12"E 51.04'	WL36	S83°12'28"W 17.89'	WL63	S10°24'41"W 23.84'
WL10	N41°21'29"E 21.33'	WL37	N14°19'28"W 26.92'	WL64	S17°01'16"W 42.60'
WL11	N61°08'02"E 25.07'	WL38	N14°08'25"W 23.73'	WL65	S61°25'10"W 13.19'
WL12	N20°34'20"E 19.00'	WL39	N13°25'11"W 22.61'	WL66	N71°58'51"W 34.03'
WL13	N70°01'54"E 69.72'	WL40	S84°07'48"W 17.99'	WL67	S30°17'24"W 42.13'
WL14	N36°51'03"E 78.91'	WL41	S04°09'07"W 23.08'	WL68	S13°43'28"W 19.85'
WL15	N00°42'40"E 26.92'	WL42	S15°08'15"E 25.78'	WL69	S77°29'51"E 32.82'
WL16	N50°58'54"E 23.61'	WL43	S04°06'30"E 25.81'	WL70	S54°00'15"W 18.91'
WL17	N00°46'47"W 23.74'	WL44	S26°54'48"W 32.79'	WL71	S75°30'34"W 20.85'
WL18	N25°15'52"E 53.10'	WL45	S35°04'21"W 30.18'	WL72	N88°22'41"W 21.39'
WL19	N35°12'07"E 24.00'	WL46	S88°56'19"W 24.17'	WL73	N82°57'40"W 14.89'
WL20	N61°48'02"E 16.73'	WL47	N24°19'04"W 42.62'	WL74	S29°02'41"W 29.17'
WL21	S81°49'33"E 35.65'	WL48	N00°15'55"E 17.72'	WL75	S23°48'03"W 41.93'
WL22	N41°09'31"E 22.35'	WL49	N36°36'31"E 19.91'	WL76	S25°10'22"W 41.05'
WL23	N66°00'58"E 30.29'	WL50	N47°50'59"E 32.19'	WL77	S25°16'05"W 28.06'
WL24	S68°48'59"E 25.31'	WL51	N19°26'58"W 14.71'	WL78	S09°33'44"W 26.92'
WL25	N70°36'50"E 28.78'	WL52	S71°43'26"W 23.82'	WL79	S32°49'13"W 28.64'
WL26	N30°27'22"E 1.26'	WL53	N03°38'21"W 20.55'		
WL27	S71°51'03"E 10.17'	WL54	N51°16'02"W 21.18'		



Scale : 1" = 1200'

PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT			
Sym.	Bearing And Distance	Sym.	Bearing And Distance
(1)	N10°03'22"E 240.01'	(12)	S16°19'05"W 209.09'
(2)	N01°12'23"E 316.76'	(13)	S73°40'55"E 24.00'
(3)	N11°41'38"W 91.91'	(14)	S16°19'05"W 209.09'
(4)	N20°40'22"E 37.03'	(15)	S19°37'37"W 96.80'
(5)	S54°37'39"W 50.05'	(16)	S31°35'58"W 114.68'
(6)	S31°35'58"W 55.07'	(17)	S54°37'39"W 47.64'
(7)	N63°13'55"W 7.07'	(18)	S20°40'22"E 22.74'
(8)	N32°31'10"E 24.12'	(19)	S11°41'38"E 87.16'
(9)	N63°13'55"W 6.68'	(20)	S01°11'44"W 322.05'
(10)	S31°35'58"W 28.12'	(21)	S10°03'22"W 239.88'
(11)	S19°37'37"W 94.28'	(22)	N04°00'54"W 24.06'

Mr. David Healey And
Mrs. Marianne M. Healey
14098 Monticello Drive
Cocksville, MD 21723

David F. Healey And Marianne M. Healey, 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 Day Of January, 2003.

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of 1) All The Lands Conveyed By Mary L. Schleupner, Widow To David F. Healey And Marianne Healey, His Wife, By Deed Dated October 12, 1985 And Recorded Among The Aforesaid Land Records In Liber No. 1404 At Folio 149; 2) All Of The Lands Conveyed By Wilson Lee Green And Kathleen D. Green To David F. Healey And Marianne Healey By Deed Dated July 20, 1999 And Recorded Among The Aforesaid Land Records In Liber No. 4915 At Folio 307; And 3) All Of The Lands Conveyed By Wilson Lee Green And Kathleen Debra Green, His Wife To David F. Healey And Marianne M. Healey, His Wife, By Deed Dated November 30, 2001 And Recorded Among The Aforesaid Land Records In Liber No. 5973 At Folio 342 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 On The Plat In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

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

(A Resubdivision Of Non-Buildable Parcel 'A', Wilson Lee Green Subdivision (Plat No. 13951) And A Subdivision Of A Deeded Tax Parcel 208 Recorded In Liber 1404, Folio 149; Deeded Tax Parcel 348 Recorded In Liber 5973, Folio 342 And Part Of Deeded Tax Parcel 145 Recorded In Liber 538, Folio 397)

Zoned: RC-DEO

Tax Map: 8 Parcels: 145, 208, Grid: 18
Tax Map: 8 P/o Parcel: 348 Grid: 24
Fourth Election District Howard County, Maryland
Scale: As Shown
Date: July 31, 2003

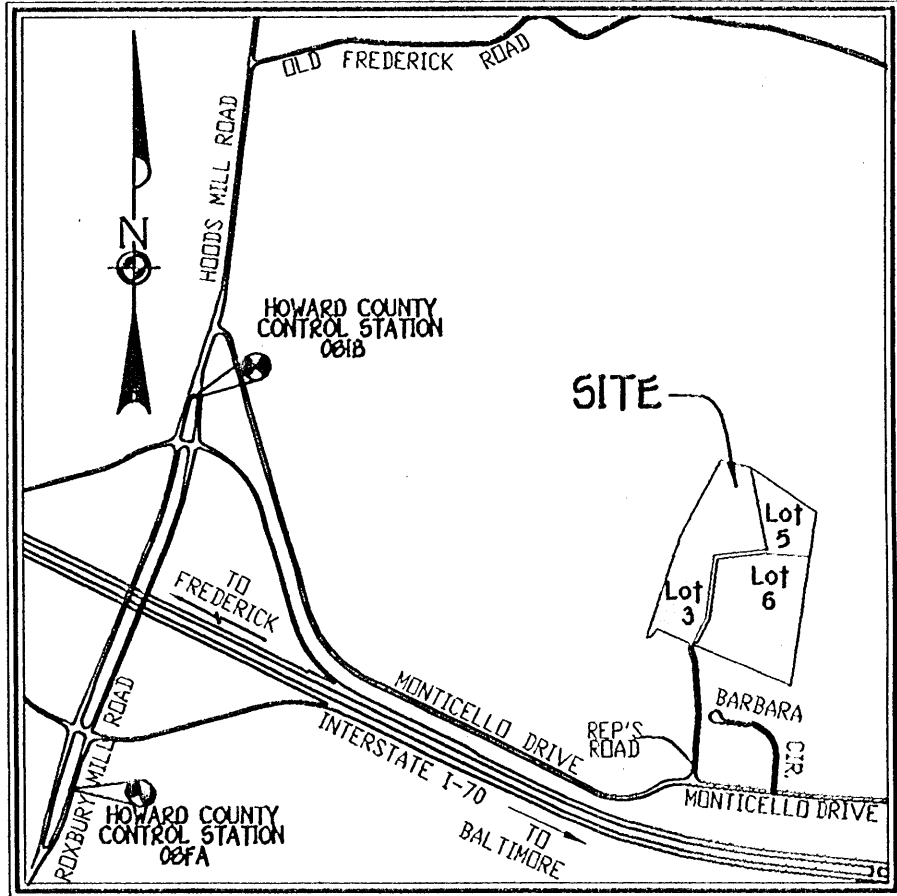
Sheet 1 of 2
F-03-185

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
Point	North	East	Point	North	East
6	604369.256	1310907.303	6	184212.118	399565.345
15	604296.933	1311200.048	15	184190.074	399654.574
18	603993.488	1311771.928	18	184097.583	399828.883
40	604373.312	1310941.692	40	184213.354	399575.827
45	604972.308	1311171.565	45	184395.928	399645.892
200	605051.989	1312027.849	200	184420.215	399906.888
201	605367.461	1311646.401	201	184516.371	399790.623
3007	604415.981	1310975.688	3007	184226.360	399586.189
3009	605427.038	1311464.653	3009	184534.530	399735.226
3047	604278.158	1311160.821	3047	184184.351	399642.618
3048	604187.112	1311179.666	3048	184156.600	399648.362
3049	603871.568	1311173.021	3049	184060.422	399646.336
3050	603635.286	1311131.120	3050	183988.403	399633.565
3051	604311.105	1311173.340	3051	184194.393	399646.433
3057	603632.151	1311161.032	3057	183987.447	399642.682
3058	603868.616	1311202.966	3058	184059.523	399655.464
3059	604189.872	1311209.731	3059	184157.442	399657.526
3061	604275.676	1311191.971	3061	184183.594	399652.112

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

Terrell A. Fisher 2/16/04
Terrell A. Fisher, L.S. 10692
(Registered Land Surveyor)
Date
David F. Healey 2/17/04
David F. Healey
(Owner)
Date
Marianne M. Healey 2/17/04
Marianne M. Healey
(Owner)
Date

Reservation Of Public Utility And Forest Conservation Easements
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities Located In, On, Over, And Through Lots 3, 5 And 6. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



Vicinity Map
Scale : 1" = 1,200'

PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT			
Sym.	Bearing And Distance	Sym.	Bearing And Distance
1	N10°03'22"E 240.01'	16	S54°52'55"W 121.89'
2	N01°12'23"E 316.76'	17	N88°53'03"E 42.92'
3	N11°41'38"W 91.91'	18	S54°52'55"W 161.58'
4	N20°48'22"E 37.03'	19	S74°20'35"W 99.59'
5	S54°37'39"W 50.05'	20	S72°35'53"W 32.74'
6	S31°35'58"W 55.07'	21	N44°52'46"E 24.99'
7	N63°13'55"W 7.07'	22	S16°19'05"W 170.72'
8	N32°31'10"E 24.12'	23	S19°37'37"W 97.49'
9	N63°13'55"W 6.68'	24	S31°35'58"W 114.68'
10	S31°35'58"W 28.12'	25	S54°37'39"W 47.64'
11	S19°37'37"W 94.28'	26	S20°48'22"W 22.74'
12	S16°19'05"W 176.14'	27	S11°41'38"E 87.16'
13	N44°52'46"E 37.02'	28	S01°11'44"W 322.05'
14	S72°35'53"W 39.02'	29	S10°03'22"W 239.88'
15	S74°20'35"W 95.84'	30	N81°00'54"W 24.06'

Minimum Lot Size Chart			
LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	8.704 Ac.*	0.250 Ac.*	8.454 Ac.*
5	3.607 Ac.*	0.590 Ac.*	3.017 Ac.*
6	9.289 Ac.*	0.216 Ac.*	9.073 Ac.*

Wetland Tabulation					
Sym.	Bearing And Distance	Sym.	Bearing And Distance	Sym.	Bearing And Distance
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WL7	N47°40'04"E 20.52'	WL34	S22°51'58"E 39.04'	WL61	S46°47'51"W 35.55'
WL8	N61°08'04"E 15.92'	WL35	S04°09'46"W 33.66'	WL62	S56°40'35"W 33.87'
WL9	N28°40'12"E 51.04'	WL36	S83°12'28"W 17.98'	WL63	S10°24'41"W 23.84'
WL10	N42°01'29"E 21.33'	WL37	N14°19'28"W 26.92'	WL64	S17°01'16"W 42.60'
WL11	N61°08'02"E 25.07'	WL38	N14°08'26"W 23.73'	WL65	S61°25'10"W 13.19'
WL12	N28°34'20"E 19.00'	WL39	N13°25'11"W 22.61'	WL66	N71°58'51"W 34.03'
WL13	N70°01'54"E 69.72'	WL40	S84°07'48"W 17.99'	WL67	S30°17'24"W 42.15'
WL14	N36°51'03"E 78.91'	WL41	S04°05'07"W 23.08'	WL68	S13°43'28"W 19.83'
WL15	N00°42'40"E 26.92'	WL42	S15°08'15"E 25.78'	WL69	S77°29'51"E 32.82'
WL16	N50°58'54"E 23.61'	WL43	S04°06'30"E 25.81'	WL70	S54°00'15"W 18.91'
WL17	N07°46'47"W 23.74'	WL44	S26°54'48"W 32.79'	WL71	S75°30'34"W 21.85'
WL18	N25°15'52"E 53.10'	WL45	S35°04'21"W 30.18'	WL72	N88°22'41"W 21.39'
WL19	N35°12'07"E 24.00'	WL46	S88°56'19"W 24.17'	WL73	N82°57'40"W 14.89'
WL20	N61°48'02"E 16.73'	WL47	N24°19'04"W 42.62'	WL74	S29°02'41"W 29.17'
WL21	S81°49'33"E 35.65'	WL48	N00°15'55"E 17.72'	WL75	S23°48'03"W 41.93'
WL22	N41°09'31"E 22.35'	WL49	N36°36'31"E 19.91'	WL76	S25°10'22"W 40.15'
WL23	N66°00'58"E 30.29'	WL50	N47°50'59"E 32.19'	WL77	S25°16'05"W 28.06'
WL24	S68°48'59"E 25.31'	WL51	N19°26'58"W 14.71'	WL78	S09°33'44"W 26.92'
WL25	N70°36'50"E 28.78'	WL52	S71°43'26"W 23.82'	WL79	S32°49'13"W 28.64'
WL26	N30°27'22"E 1.26'	WL53	N03°38'21"W 20.55'		
WL27	S71°51'03"E 10.17'	WL54	N51°16'02"W 21.18'		

TOTAL AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	21.600 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	21.600 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	21.600 Ac.*

OWNER/DEVELOPER

Mr. David Healey And
Mrs. Marianne M. Healey
14098 Monticello Drive
Cockeysville, MD 21723

OWNER'S CERTIFICATE

David F. Healey And Marianne M. Healey, 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 17th Day of February, 2004.

David F. Healey
David F. Healey
Marianne M. Healey
Marianne M. Healey

Mark L. Rittel
Witness
Mark L. Rittel
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of 1) All The Lands Conveyed By Mary L. Schleupner, Widow To David F. Healey And Marianne Healey, His Wife, By Deed Dated October 12, 1985 And Recorded Among The Aforesaid Land Records In Liber No. 1404 At Folio 149; 2) All Of The Lands Conveyed By Wilson Lee Green And Kathleen D. Green To David F. Healey And Marianne Healey By Deed Dated July 20, 1999 And Recorded Among The Aforesaid Land Records In Liber No. 4915 At Folio 307; And 3) All Of The Lands Conveyed By Wilson Lee Green And Kathleen Debra Green, His Wife To David F. Healey And Marianne M. Healey, His Wife, By Deed Dated November 30, 2001 And Recorded Among The Aforesaid Land Records In Liber No. 5973 At Folio 342 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.

Terrell A. Fisher
Terrell A. Fisher, L.S. 10692
Date 2/16/04

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 Variances For Encroachments Into 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 10/18/93 Comprehensive Zoning Plan.
4. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0818 And No. 0818A.
Sta. 0818 N 183899.1870 meters E 398437.1458 (meters)
Sta. 0818A N 184628.5686 (meters) E 398700.8556 (meters)
5. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 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. 105".
8. * Denotes Iron Pipe Or Iron Bar Found.
9. * Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
10. * Denotes Concrete Monument With Cap Set "F.C.C. 106".
11. * Denotes Concrete Monument Or Stone Found.
12. For Flag Or Pipestem Lots: Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of The Flag Or Pipestem And Rep's Road Right-Of-Way Line And Not Onto The Flag Or Pipestem Lot Driveway.
13. Driveway(s) 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 (4 Feet Serving More Than One Residence)
b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (181/2" 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 (225-Loading)
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
f) Structure Clearances - Minimum 12 Feet
g) Maintenance - Sufficient To Ensure All Weather Use.
14. All Areas Are More Or Less(s).
15. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
16. No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers.
17. Wetlands Shown Are Based On A Site Evaluation By Eco-Science Professionals During February 15, 2002.
18. Previous Department Of Planning And Zoning File Numbers F-77-71, F-99-189, F-03-58, F-03-185 And F-04-76.
19. No Cemeteries Exist On Site Based On A Site Inspection And On A Examination Of The Howard County Cemetery Inventory Map.
20. The Existing Dwelling On Lot 3 Healey Property Is Non-conforming With Respect To The Building Restriction Lines As Set Forth Under Section 108.D Of The Zoning Regulations. There Is An Existing Dwelling/Structure(s) Located On Lot 3 Which Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Or Accessory Structures Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
21. This Project Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat To Revise Property Lines Between Two Buildable Properties And Does Not Create Any Additional Lots.
22. This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(iv)(v) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision That Does Not Create Any Additional Lots.
23. This Plat Is In Compliance With The Fifth Edition Of The Subdivision And Land Development Regulations And The Planning And Zoning Regulations As Amended Under Council Bill #50-2001.
24. * Denotes Wetlands Area.
25. In Accordance With The Howard County Design Manual, Volume One, Section 512.B.2, Lots 3 And 6 Are Exempt From Providing Stormwater Management Since Both Lots 3 And 6 Each Contain An Existing House. The Improvements On Lot 5 Do Not Disturb Over 5,000 Sq. Ft. Of Area. Therefore, Lot 5 Is Exempt From The Provisions And Requirements Of Providing Stormwater Management In Accordance With Section 512.B.2 Of The Howard County Design Manual, Volume 1. If The Disturbance Exceeds 5,000 Square Feet Then Stormwater Management Will Be Provided At The Plat Plan Stage.
26. * Denotes Top Of Stream Bank. (Stream Buffer Are Measured From Top Of Stream Bank)
27. Open Space Fee-In-Lieu Is Not Required For This Project Because It Does Not Involve The Creation Of A New Lot.
28. The Existing Pond Falls Entirely Within The Limits Of Lot 3. The Property Is currently Owned And Maintained By David F. Healey And Marianne M. Healey And Following The Recordation Of This Plat, Lot 3 Will Remain In The Ownership Of David F. Healey And Marianne M. Healey. The Healey's Will Assume All Responsibility For Pond Maintenance And Liability. Prior To The Sale Or Transfer Of Lot 3, The Pond Must Be Brought Into Compliance With MD-378 Standards.
29. The Existing Well Located On Lot 3 Is To Remain As An Agricultural Well Only.
30. This Plan Is Subject To WP-03-142. A Waiver To Section 16.120(b)(iv)(v) Was Granted On July 10, 2003. This Waiver Allows A Lot Or Buildable Parcel Of 10 Acres Or Less To Contain Wetlands, Floodplains, Streams And Buffers And Forest Conservation Easements To Be Located On The Lot.
31. No 100 Year Flood Plain Exists On Lots 3, 5 And 6.
32. Existing Dwelling On Lot 6 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Or Accessory Structures Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.

The Purpose Of This Revision Plat Is (1) To Relocate The Common Lot Line Between Buildable Lot 1 "David F. Healey Subdivision" - Plat No. 3733 And Buildable Lot 4, "The Healey Property" - Plat Nos. 16439 And 16440 To Create Buildable Lots 5 And 6; (2) Include Lot 3, "The Healey Property" - Plat Nos. 16439 And 16440 For The Sole Purpose Of Joining In The Use In Common Maintenance Agreement.

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

**Revision Plat
The Healey Property
Lot 3**

(A Revision To Lot 3 - "Healey Property" - Plat Nos. 16439 And 16440)
Lots 5 And 6
(A Resubdivision To Lot 1 - "David F. Healey Subdivision" - Plat Nos. 3733 And To Lot 4 - "Healey Property" - Plat Nos. 16439 And 16440)

Zoned: RC-DEO
Tax Map: 8 Grid: 18 Parcels: 145, 208, 355
Tax Map: 8 Grid: 24 P/o Parcel: 348
Fourth Election District: Howard County, Maryland
Scale: As Shown
Date: February 6, 2004
Sheet 1 of 2
F-04

SOILS LEGEND		
SOIL	NAME	CLASS
Ba	Bald silt loam	D
Co	Codon silt loam	C
CgB2	Chester gravelly silt loam, 3 to 8 percent slopes, moderately eroded	B
ChB2	Chester silt loam, 3 to 8 percent slopes, moderately eroded	B
CgC2	Chester gravelly silt loam, 8 to 15 percent slopes, moderately eroded	B
CuB	Corus silt loam, local alluvium, 3 to 8 percent slopes	B
ErB2	Elanboro loam, 3 to 8 percent slopes, moderately eroded	B
ErC2	Elanboro loam, 8 to 15 percent slopes, moderately eroded	B
GIB2	Glenely loam, 3 to 8 percent slopes, moderately eroded	B
GIC2	Glenely loam, 8 to 15 percent slopes, moderately eroded	B
GIC3	Glenely loam, 8 to 15 percent slopes, severely eroded	B
GID2	Glenely loam, 15 to 25 percent slopes, moderately eroded	B
GID3	Glenely loam, 15 to 25 percent slopes, severely eroded	B
MD2	Minor loam, 15 to 25 percent slopes, moderately eroded	B

NOTES:

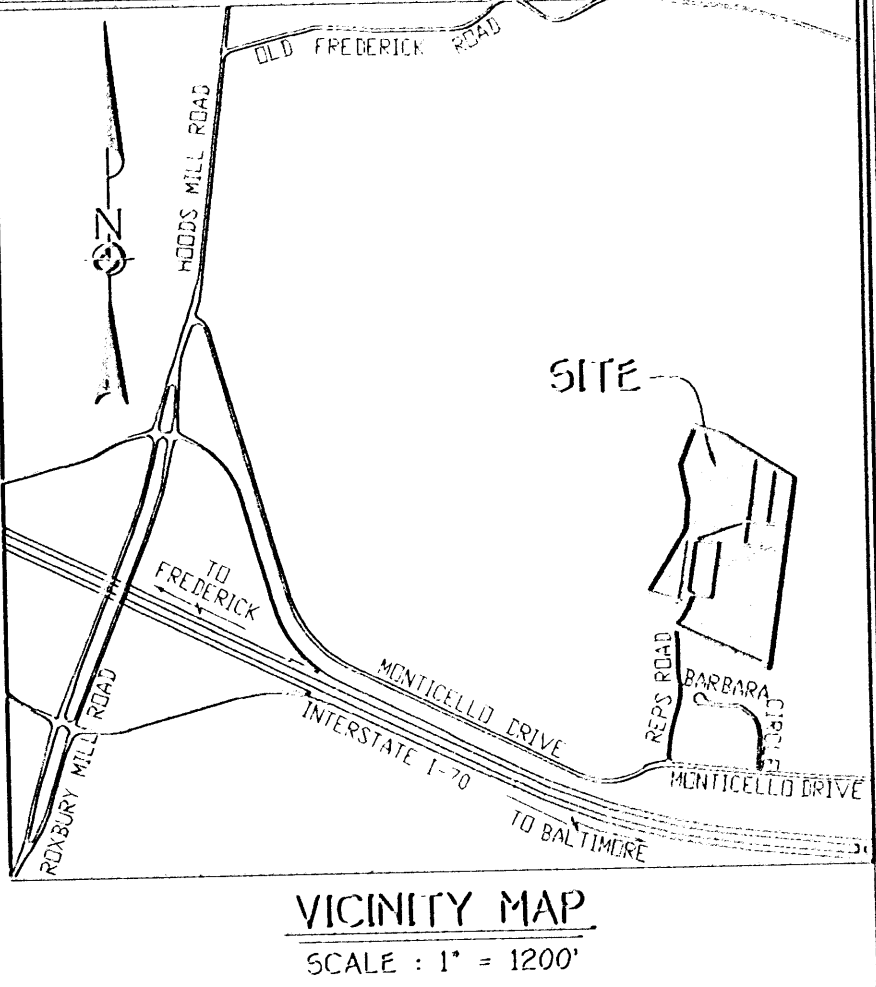
- Hydric soils and/or contains hydric inclusions
- May contain hydric inclusions
- Generally only within 100-year floodplain areas

- LEGEND
- EXISTING 2' CONTOURS
 - EXISTING 10' CONTOURS
 - EXISTING TREE LINE
 - SOIL LINES AND TYPES
 - DENOTES PROPOSED WELL
 - DENOTES FAILED PERC
 - DENOTES PASSED PERC
 - DENOTES PROPOSED PERC
 - DENOTES PROPOSED HOUSE
 - DENOTES 15%-24.9% SLOPES
 - DENOTES 25% AND GREATER SLOPE
 - DENOTES 1500 SQ.FT. ALTERNATE WELL SITE

N 544500
E 798500

N 544500
E 800000

N 543500
E 800000



- GENERAL NOTES:
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE 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 SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
 - THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - EXISTING WELLS AND/OR SEWERAGE EASEMENTS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
 - ALL SHOWN HOUSE SITES COMPLY WITH MINIMUM BUILDING RESTRICTION REGULATIONS.
 - ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
 - IF THE WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN THE SITE, THE DEVELOPER SHALL HAVE THE OPTION TO REQUEST RELIEF FROM DRILLING THE REMAINING WELLS PRIOR TO PLAT RECORDATION.
 - TOPOGRAPHY SHOWN IS FROM HOWARD COUNTY GIS TOPOGRAPHY AT 5' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL
 - BOUNDARY OUTLINE BASED ON A FIELD SURVEY PREPARED BY FISHER, COLLINS & CARTER

OWNER & DEVELOPER:
MR. DAVID HEALEY
14098 MONTICELLO DRIVE
COOKSVILLE, MD 21723

APPROVED FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
HOWARD COUNTY HEALTH DEPARTMENT.
David Healey
COUNTY HEALTH OFFICER
12/20/01
DATE

PERC CERTIFICATION:
I certify that the locations shown hereon are based on field locations done under my direct supervision and are correct to the best of my professional knowledge and belief.
Mark L. Rube
Signature of Professional Land Surveyor
12/20/01
Date

PERCOLATION CERTIFICATION PLAN HEALEY PROPERTY

This plan was
approved by the
Health Department
but rejected by
Planning and
Zoning

PARCEL: 115
HOWARD COUNTY, MARYLAND
DATE: OCTOBER 19, 2001
REVISED: DECEMBER 6, 2001



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
10000 GREENHURST DRIVE, SUITE 100, BALTIMORE, MD 21236
TEL: 410-528-1234 FAX: 410-528-1235



Maryland Department of Assessments and Taxation
HOWARD COUNTY
Real Property Data Search (2007 vw2.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 Account Number - 337387

Owner Information

Owner Name:	HEALEY DAVID V & WF	Use:	AGRICULTURAL
Mailing Address:	14098 REPS RD COOKSVILLE MD 21723-9601	Principal Residence:	YES
		Deed Reference:	1) / 538/ 397 2)

Location & Structure Information

Premises Address
 14098 REPS RD
 COOKSVILLE 21723

Legal Description
 LOT 6 9.289 A
 14098 REPS RD
 THE HEALEY PROP RS 1 & 4

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No: 16840
8	18	145					6	2	Plat Ref:

Special Tax Areas	Town	Ad Valorem	Tax Class
			NO A/V, RURAL FIRE TAX

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1900	2,528 SF	9.28 AC	
Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	
		01/01/2008	07/01/2008	07/01/2009	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	233,100	278,100			
Improvements:	111,250	133,570			
Total:	344,350	411,670	366,790	389,230	
Preferential Land:	3,100	3,100	3,100	3,100	

Transfer Information

Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2008	07/01/2009
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 AGRICULTURAL TRANSFER TAX