

MDR PLAT NO. 18108
RECEIVED
FOR RECORD FEB 24 2006

Ex. LOT 3
Plots #10303-10305
LOT 4
66.640 Ac.±
(TOTAL AREA)
(See note sheet 1)

PLAN VIEW
SCALE: 1"=100'

PLAT FEE-A
PLAT REDUCTION
TOTAL
Rept # 1002 Rept # 312
RDR # P/R Blk # 233
Feb 24, 2006 12:41

The Requirements § 3-106, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor #135) 1-30-2006
Date
Paul G. Shoffett
Paul G. Shoffett 1/24/2006
Date
(Deceased)
Lynn Reese Shoffett Date

OWNER/DEVELOPER
Paul Shoffett
2640 Jennings Chapel Road
Woodbine, Maryland 21797
410-442-2598

FSH Associates
Engineers Planners Surveyors
8316 Forrest Street Elkton City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7355
info@fsh.biz

Howard L...
2/18/06

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department

Robert A. Walker 2/13/06
Howard County Health Officer
Date

APPROVED: Howard County Department of Planning and Zoning

William J. ... 2/15/06
Chief, Development Engineering Division
Date

Kevin ... 2/15/06
Director
Date

OWNER'S CERTIFICATE

We, Paul G. Shoffett and Lynn Reese Shoffett (deceased) owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of the 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 road 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 said Easements and Rights-of-Way.

Witness my hand and seal this 24th day of January, 2006

Paul G. Shoffett
Paul G. Shoffett
(Deceased)
Lynn Reese Shoffett

Fachina ...
Witness
Date

Lynn Reese Shoffett
Witness
Date

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 Albert G. Warfield to Paul G. Shoffett and Lynn Reese Shoffett by deed dated 8/24/79 and recorded in the land records of Howard County in Liber 959 folio 637, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

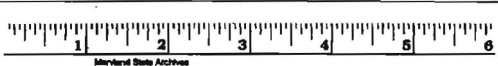
C. Brooke Miller
C. Brooke Miller (MD Property Line Surveyor #135) 1-30-2006
Date



Recorded as Plat No. 18108
Among the Land Records of Howard County, Maryland

AGRICULTURAL PRESERVATION
SUBDIVISION PLAT OF
CHAPEL VIEW FARM
LOTS 1 THRU 5
A RESUBDIVISION OF LOTS 2 & 3
SHOFFETT PROPERTY
PLAT NO. 10303-10305

TAX MAP IS GRID 14, PARCEL 339
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: Jan. 11, 2006
Sheet: 3 of 3
F-91-81, WP-90-12



PPA89 HSA CSU 2125 33743 F-05-154

Sheet 3 of 3

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
3	544,880.4793	1,281,118.1987
4	544,760.6194	1,281,116.3652
5	546,164.4617	1,282,278.8506
6	545,265.0602	1,282,488.1336
7	543,144.6404	1,281,047.1023
8	543,717.6203	1,281,256.4685
9	544,041.8336	1,281,663.0417
10	543,920.1992	1,281,770.0266
11	543,850.3712	1,281,912.1201
12	543,464.2034	1,281,964.4520
14	543,687.5742	1,282,881.1267
15	543,876.3826	1,283,476.5681
16	544,008.4910	1,283,475.3492
21	545,045.7281	1,283,192.2463
22	545,016.4721	1,283,138.9146
23	544,778.5174	1,282,704.2773
24	545,164.4271	1,283,502.3741
25	545,153.4747	1,283,507.6449
26	545,022.2815	1,283,552.7957
27	544,911.6193	1,283,576.8672
28	544,755.1774	1,283,604.1690
29	544,526.0923	1,283,634.1923
30	544,364.4041	1,283,664.4772
31	544,172.9006	1,283,711.1547

General Notes Continued...

- Lots 1, 2, 3 and 5 are created under Section 104.E.6 of the Zoning Regulations.
- Existing Dwelling on lot 3 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations.
- Stormwater Management for lots 1, 2 and 5 is met as follows: This property is exempt from providing CPM management. HDV and Rev is provided by rooftop and non-roof-top disconnects.
- In accordance with section 16.1022.(b)(1)(v) this subdivision is exempt from providing forest conservation of lots 1, 2 and 5 will not require clearing of forest.
- Provide Howard County File numbers: P-41-81, HP-90-12.
- There are existing dwellings/structures located on lots 3 and 4 to remain. No new buildings, extensions or additions to the existing Dwellings/ Structures are to be constructed at a distance less than the Zoning regulations require.
- Property is subject to Agricultural Preservation Easement No. HO-84-05.
- This plot is subject to Section 15.514(b) of the Agricultural Preservation Program.
- This area designates a private sewage easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal (CGFMR 26.04.05). 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 sewage easement. Recordation of a modified sewage easement shall not be necessary.
- All wells and septic systems on adjacent properties within 100' of proposed wells and proposed septic systems have been shown.
- This plot is subject to Section 2-515(b)(2) of the Annotated Code of Maryland. The Chapel View Farm property is subject to Maryland Agricultural Land Preservation Foundation Easement # 15-80-04Aa.
- All wells to be drilled prior to submittal of record plot for signature. It is the developer's responsibility to schedule the well drilling prior to final plot submission. It will not be considered government delay if the well drilling holds up the Health Department signature of the record plot.
- In accordance with Section 16.116(C)(1) of the Subdivision Regulations, the Department of Planning and Zoning determined the minor disturbance to the stream and its buffer to be essential for the construction of the driveway to serve lot 5 because the location of the lot was approved by the Agricultural Land Preservation Board.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right of way line only and not onto the flag or pipestem lot driveway.

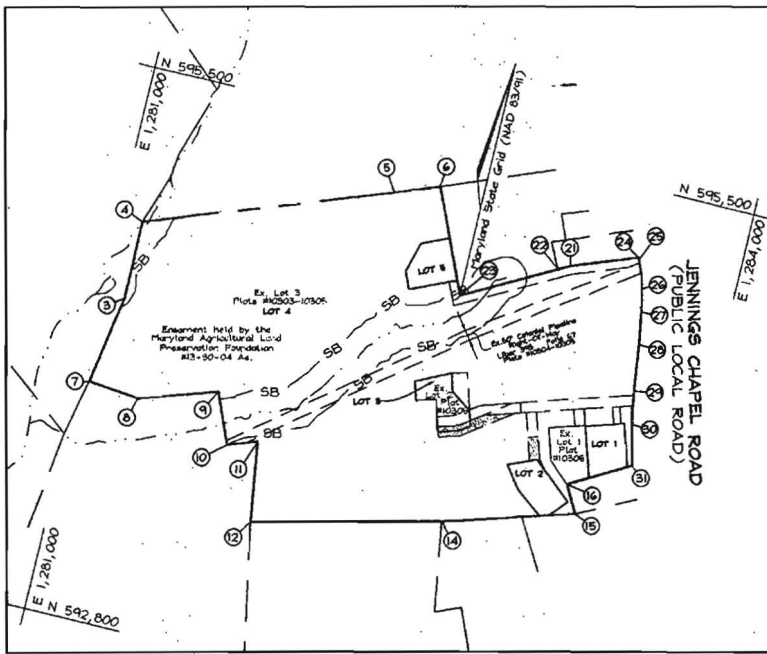
AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 5
- Total area of Buildable Lots to be recorded: 70.640 Acres
- Total area of Subdivision to be recorded: 70.640 Ac.

APPROVED: For Private Water and Private Sewerage Systems
Howard County Health Department

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division
Director



LOCATION MAP
SCALE: 1"=400'

The Requirements § 3-106, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plot and the Setting of Markers have been complied with.

Albert G. Harfield
C. Brooke Miller (MD Property Line Surveyor #195) Date: 1-30-2006
Paul G. Shoffelt
Paul Shoffelt Date: 1/31/2006
(Deceased)
Lynn Reese Shoffelt Date:

The purpose of this plot is to revise an access easement on existing lot 2, to reconfigure lot 2, to resubdivide lot 3 of the Shoffelt property and to create three (3) new agricultural preservation lots which will be referred to as lots 1-5 of Chapel View Farm.

OWNER'S CERTIFICATE

We, Paul G. Shoffelt and Lynn Reese Shoffelt (deceased) owner of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plot 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 road 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 said Easements and Rights-of-Way.

Paul G. Shoffelt
Paul G. Shoffelt
(Deceased)
Lynn Reese Shoffelt
Witness
Eckhart K. Hirsch
Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plot shown hereon is correct, that it is a subdivision of all of the lands conveyed by Albert G. Harfield to Paul G. Shoffelt and Lynn Reese Shoffelt by deed dated 6/25/79 and recorded in the land records of Howard County in Liber 95A folio 637, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

Albert G. Harfield
C. Brooke Miller (MD Property Line Surveyor #195) Date: 1-30-2006



Recorded as Plot No. _____ on _____
Among the Land Records of Howard County, Maryland.

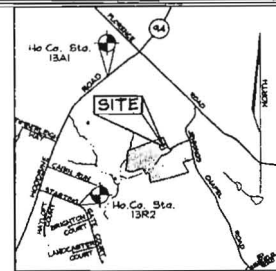
AGRICULTURAL PRESERVATION SUBDIVISION PLAT OF CHAPEL VIEW FARM
LOTS 1 THRU 5
A RESUBDIVISION OF LOTS 2 & 3
SHOFFETT PROPERTY
PLAT NO. 10303-10305

TAX MAP 13 GRID 14, PARCEL 339
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: As Shown
Date: Jan 11, 2006
Sheet: 1 of 3
P-41-81, HP-90-12

Reservation Of Public Utility And Forest Conservation Easements

Developer reserves unto itself, its successors and assigns, all easements shown on plan for water, sewer, storm drainage, and other public utilities located in, on, or through Lots 1 Thru 5, any conveyances of the aforesaid lots shall be subject to such easements reserved, whether or not expressly stated in deed(s) conveying said lots. Developer shall execute and deliver deeds for easements herein reserved to Howard County with a Metes and Bounds Description. Upon completion of the public utilities and their acceptance by Howard County, and the release of Developer's surety posted with said agreement, the county shall accept the easements and record the deed(s) of easement the land records of Howard County.

MDR PLAT NO. 18106
RECEIVED
FOR RECORD FEB 24 2006



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

- This plan is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations and the Zoning Regulations as amended by Council Bill No. 45-2003. Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, water utility, building and grading permits.
- Subject property zoned RC-DEO per 2/02/04 Comprehensive Zoning Plan.
- Coordinates based on NAD '83/91, Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 13A1 and no. 13R2. @Denotes approximate location (see vicinity map).
- Sta. 13A1 N 182,167.3258 E 390,236.8312 El. 140.6427 (meters)
N 547,660.634 E 1,280,302.003 El. 162.533 (feet)
Sta. 13R2 N 542,653.616 E 1,279,148.206 El. 155.461 (feet)
- Denotes iron pipe found.
- Denotes rebar and cap found.
- Denotes rebar and cap set.
- Denotes concrete monument found.
- Denotes concrete monument set.
- Denotes Wetland Areas. Wetland area per Plot #10303-10305.
- Denotes Wetland Area outline per Plot #10303-10305.
- Denotes existing centerline Stream Channel per Plot #10303-10305.
- Denotes Wetland Buffer outline per Plot #10303-10305.
- Denotes Stream Buffer outline per Plot #10303-10305.
- Private water and private sewer will be used within this site.
- Howard County Soils Maps #6.
- No clearing, grading or construction is permitted within wetland or stream system buffers unless approved by the Department of Planning and Zoning.
- Field iron boundary survey prepared by Fisher, Collins & Carter, Inc. on June 14, 1979.
- There are no historic structures or cemeteries on-site.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure access for fire and emergency vehicles per the following 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 14% grade, Maximum 10% grade change and 45-foot turning radius;
D) Structures (culverts/bridges) - capable of supporting 25 gross tons (1425-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) Disturbances - sufficient to ensure all weather use.
- The lots shown herein comply with the minimum setback, width and lot area as required by the Maryland State Department of the Environment.
- Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement.
- Areas shown are more or less.
- Landscaping for this subdivision is provided in accordance with a Landscape Plan prepared in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$2,860.00 (7 shade trees and 5 evergreen trees) for lot 1, \$640.00 (2 shade trees) for lot 2, and \$5,400.00 (10 shade trees) for lot 5 will be provided with the Grading Permit.

General Notes Continued See This Sheet

OWNER/DEVELOPER

Paul Shoffelt
2640 Jennings Chapel Road
Hoodens, Maryland 21797
410.442.2698

FSH Associates

Engineers Planners Surveyors
8318 Forest Street Ellicott City, MD 21043
Tel: 410-750-2251 Fax: 410-750-7360
info@fsh.biz

P19987 HSA Co. 2125 3374-1

F-05-154

Sheet 1 of 3