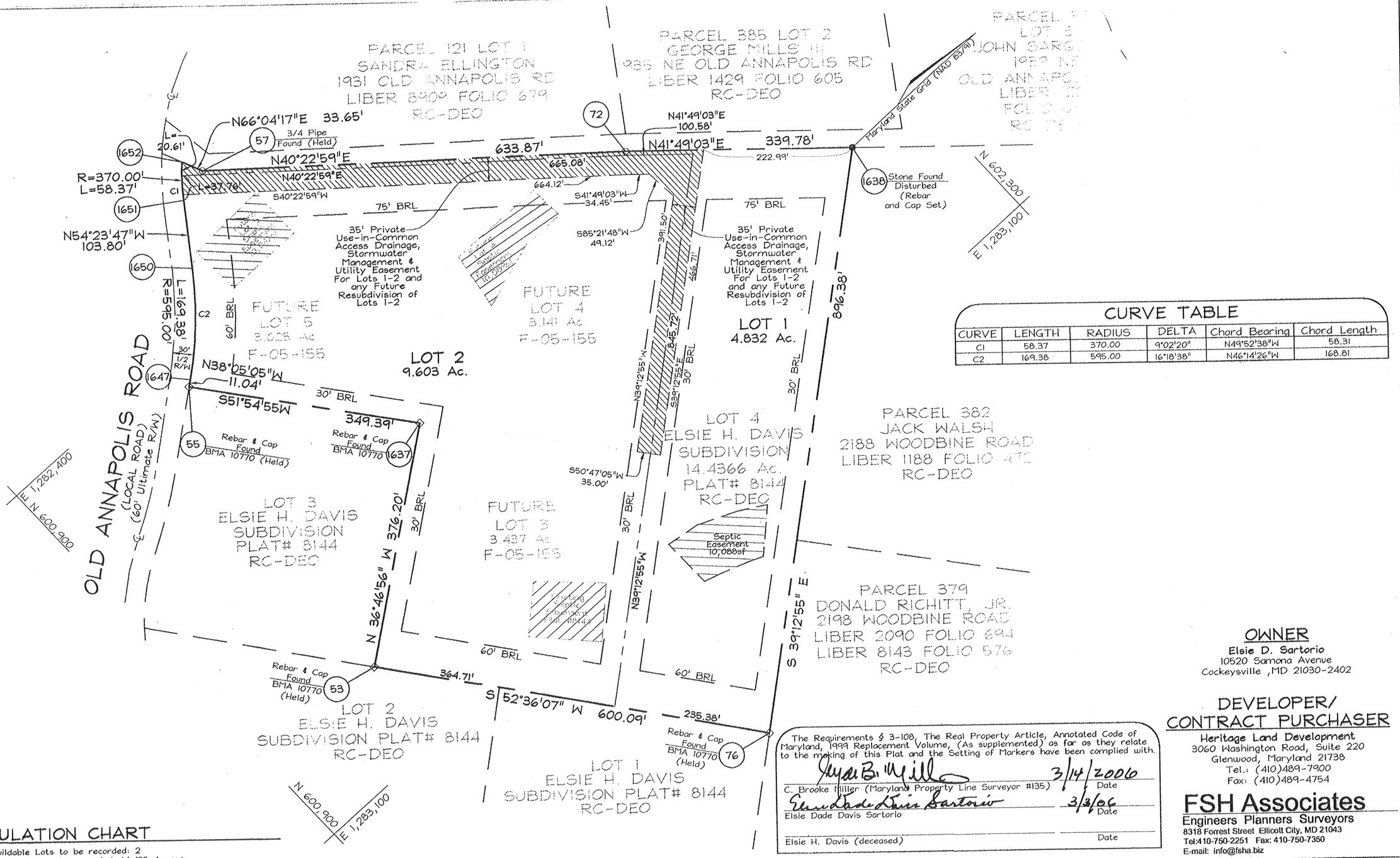


CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	Chord Bearing	Chord Length
C1	58.37	370.00	9°02'20"	N49°52'38"W	58.31
C2	169.38	595.00	16°18'38"	N46°14'26"W	168.81

AREA TABULATION CHART

1. Total number of Buildable Lots to be recorded: 2
   Total area of Buildable Lots to be recorded: 14.435 Acres±
2. Total area of subdivision to be recorded: 14.435 Acres±

OWNER

Elsie D. Sartorio
10520 Samona Avenue
Cockeysville, MD 21030-2402

DEVELOPER/ CONTRACT PURCHASER

Heritage Land Development
3060 Washington Road, Suite 220
Glenwood, Maryland 21738
Tel.: (410)489-7900
Fax: (410)489-4754

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel:410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

The Requirements § 3-108, 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 (Maryland Property Line Surveyor #135) — 3/14/2006 Date

Elsie Dade Davis Sartorio — 3/3/06 Date

Elsie H. Davis (deceased) — Date

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

Robert J. Weber, Jr. — Howard County Health Officer — 4/4/06 Date

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division — 4/11/06 Date

Director — 4/12/06 Date

OWNER'S CERTIFICATE

We, Elsie H. Davis (deceased) and Elsie Dade Davis Sartorio, 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 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 this day of , 200 .

Elsie Dade Davis Sartorio — Witness

Elsie H. Davis (deceased) — 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 Elsie H. Davis to Elsie H. Davis and Elsie Dade Davis Sartorio by deed dated December 2nd, 1988 and recorded in the land records of Howard County in liber 1926 folio 224, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

STATE OF MARYLAND · CLYDE BROOKE MILLER · 135 · PROPERTY LINE SURVEYOR

C. Brooke Miller (Maryland Property Line Surveyor #135) — 3/14/2006 Date

Recorded as Plat No. 18207 on 4-20-06
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF

SARTORIO PROPERTY

LOT 1 AND 2
A RESUBDIVISION OF LOT 4 ELSIE H DAVIS SUBDIVISION PLAT# 8144
PARCEL 123
TAX MAP 07 GRID 21
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 100'
Date: March 3, 2006
Sheet 2 of 2
F-88-200, F-05-155, WP-06-25

F-06-73

M:\DAVIS 3279\DWG\RECORD\SARTORIO\3279_4SARTORIO_S2.DWG, 3/3/2006 9:04:52 AM, KATE,

Continuation of General Notes

13. Distances shown are based on surface measurement and not reduced to NAD '83 grid measurement. Areas shown are more or less.
14. There are no floodplains, steep slopes, historic structures or cemeteries on-site.
15. Wetlands delineation and report and forest stand delineation and report prepared by Exploration Research Inc. No Wetlands or Stream Systems were found on site, per a site inspection performed on 3/30/05. See F-05-155 for reports and approvals.
16. The lots shown hereon comply with the minimum ownership, width and lot area as required by the Maryland State Department of the Environment.
17. Landscaping for this subdivision is provided in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of $9,600.00 (32 shade trees at $300 per tree) provided with the grading permit.
18. The required landscaping will be planted at the time of house construction.
19. Forest retention on site will be in accordance with an approved Forest Conservation Plan on file with the Department of Planning and Zoning by retention of 5.35 acres on lots greater than 60,000 square feet (See F-05-155).
20. Stormwater management for this site is provided as follows: The site is excempt from providing CPv. WQv and Rev is provided by rooftop and non rooftop disconnects. See F-05-155 for review and approval.
21. There are no existing structures on-site.
22. The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
23. Sight distance analysis for designated access point along Old Annapolis Road was reviewed and approved under F-05-155.
24. Future Lots 3, 4 and 5 were reviewed and approved under F-05-155.
25. Adequate Public Facilities (APF) Traffic Study approved under F-05-155.
26. This plat is subject to Waiver Petition WP-06-25. On 11/8/2005 the Planning Director approved a waiver from Section 16.120(c)(2)(i) of the Subdivision and Land Development Regulations, to allow the reduction of a 20 foot wide pipestem for use with a single lot to an 8 foot wide pipestem.
27. The ultimate version of this subdivision plan F-05-155 is on hold awaiting tentative housing unit allocations and the availability of open school capacity in accordance with the APFO. Once APFO conditions have been met a plat of resubdivision shall be recorded in the Land Records of Howard County to convert Lot 2 into Lots 3 thru 5.
28. Although Old Annapolis Road is a local road, because of limitted Sight Distance, access to Old Annapolis Road is restricted to the Use-In-Common Access Easement only.
29. The non-rooftop disconnect areas along the driveway, will not be altered by a structure, pipe, stone trench or grass swale. Any of the mentioned alterations will not meet the 25 foot septic field setback required by the Health Department.

U.S. EQUIVALENT COORDINATE TABLE

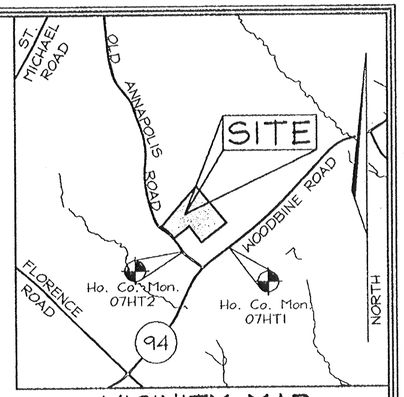
POINT	NORTHING	EASTING
53	601,116.2131	1,282,955.1071
55	601,202.0048	1,282,454.8431
57	601,439.1047	1,282,227.8876
72	601,921.9437	1,282,638.5688
76	601,480.6777	1,283,431.8424
1637	601,417.5179	1,282,729.8476
1638	602,175.1726	1,282,865.1203
1647	601,210.6944	1,282,448.0334
1650	601,327.4487	1,282,326.1102
1651	601,387.8783	1,282,241.7141
1652	601,425.4548	1,282,197.1265

Reservation Of Public Utility And Forest Conservation Easements

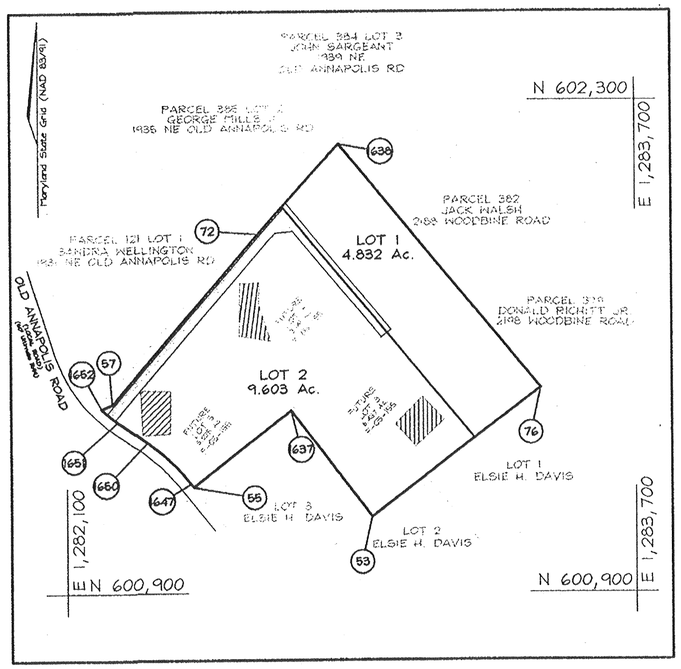
"Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lot 1 and 2 any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s), upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the 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 in the land records of Howard County."

MINIMUM LOT SIZE CHART

LOT NUMBER	GROSS AREA (Ac)	PIPESTEM AREA (Ac)	MINIMUM LOT SIZE (Ac)
1	4.832±	0.111±	4.721±



VICINITY MAP
SCALE:1=2000'



LOCATION MAP
SCALE:1=300'

GENERAL NOTES

1. Subject property zoned "RC-DEO" per 02/02/04 Comprehensive Zoning Plan.
2. Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Control Stations no. 07HT1 and no. 07HT2. ⊕ Denotes approximate location (see location map).

Sta.	07HT1	N 183,186.8280	E 391,205.2471	El.: 195.5102 (meters)
		N 601,005.451	E 1,283,479.215	El.: 641.436 (feet)
Sta.	07HT2	N 183,167.9260	E 390,943.3407	El.: 204.8484 (meters)
		N 600,943.438	E 1,282,619.944	El.: 672.073 (feet)

3. ○ Denotes iron pipe found.
4. ● Denotes rebar and cap set.
5. ◇ Denotes rebar and cap found.
6. □ Denotes concrete monument found.
7. ■ Denotes concrete monument set.
8. ▨ This area designates a private sewage easement, of at least 10,000 SF, as required by the Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements of any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
9. Existing 5 foot Topography on site based on Howard County Aerial flown in 1993. Existing 2 foot Topography for Sight Distance Analysis provided by FSH Associates in October 20, 2004. Boundary provided by FSH Associates in October 18, 2004.
10. BRL Denotes Building Restriction Line.
11. 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 and 75-2003. 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, waiver petition, or building and grading permits.
12. Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe 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 (H25-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) Maintenances - sufficient to ensure all weather use

General Notes Continued See This Sheet

The Requirements § 3-108, 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 (Maryland Property Line Surveyor #135) — 3/14/2006 Date

Elsie Dade Davis Sartorio — 3/3/06 Date

Elsie H. Davis (deceased) — Date

AREA TABULATION CHART

1. Total number of Buildable Lots to be recorded: 2
   Total area of Buildable Lots to be recorded: 14.435 Acres±
2. Total area of subdivision to be recorded: 14.435 Acres±

OWNER

Elsie D. Sartorio
10520 Samona Avenue
Cockeysville ,MD 21030-2402

DEVELOPER CONTRACT PURCHASER

Heritage Land Development
3060 Washington Road, Suite 220
Glenwood, Maryland 21738
Tel.: (410)489-7900
Fax: (410)489-4754

FSH Associates
Engineers Planners Surveyors
8318 Forrest Street Ellicott City, MD 21043
Tel:410-750-2251 Fax: 410-750-7350
E-mail: info@fsha.biz

The purpose of this plat is to resubdivide Lot 4 of the Elsie S. Davis subdivision into Lot 1 and 2 of the Sartorio Property.

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

Robert J. Weber — 4/4/06
Howard County Health Officer — Date

APPROVED: Howard County Department of Planning and Zoning

Chief, Development Engineering Division — 4/11/06 Date

Director — 4/13/06 Date

OWNER'S CERTIFICATE

We, Elsie H. Davis (deceased) and Elsie Dade Davis Sartorio, 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 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 this day of , 200 .

Elsie Dade Davis Sartorio — Witness

Elsie H. Davis (deceased) — 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 Elsie H. Davis to Elsie H. Davis and Elsie Dade Davis Sartorio by deed dated December 2nd, 1988 and recorded in the land records of Howard County in liber 1926 folio 224, and that all monuments are in place or will be in place prior to the acceptance of the streets in the subdivision by Howard County as shown, in accordance with the Annotated Code of Maryland, as amended.

STATE OF MARYLAND ★ CLYDE BROOKE MILLER ★ 135 PROPERTY LINE SURVEYOR

C. Brooke Miller (Maryland Property Line Surveyor #135) — 3/14/2006 Date

Recorded as Plat No. 18206 on 4-20-06
Among the Land Records of Howard County, Maryland.

SUBDIVISION PLAT OF

SARTORIO PROPERTY

LOT 1 AND 2
A RESUBDIVISION OF LOT 4 ELSIE H DAVIS
SUBDIVISION PLAT# 8144
PARCEL 123
TAX MAP 07 GRID 21
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 100'
Date: March 3, 2006
Sheet 1 of 2
F-88-200, F-05-155, WP-06-25

F-06-73

M:\Davis 3279\dwg\Record\Sartorio\3279_4Sartorio_SI.dwg, 3/3/2006 9:00:41 AM, kate.