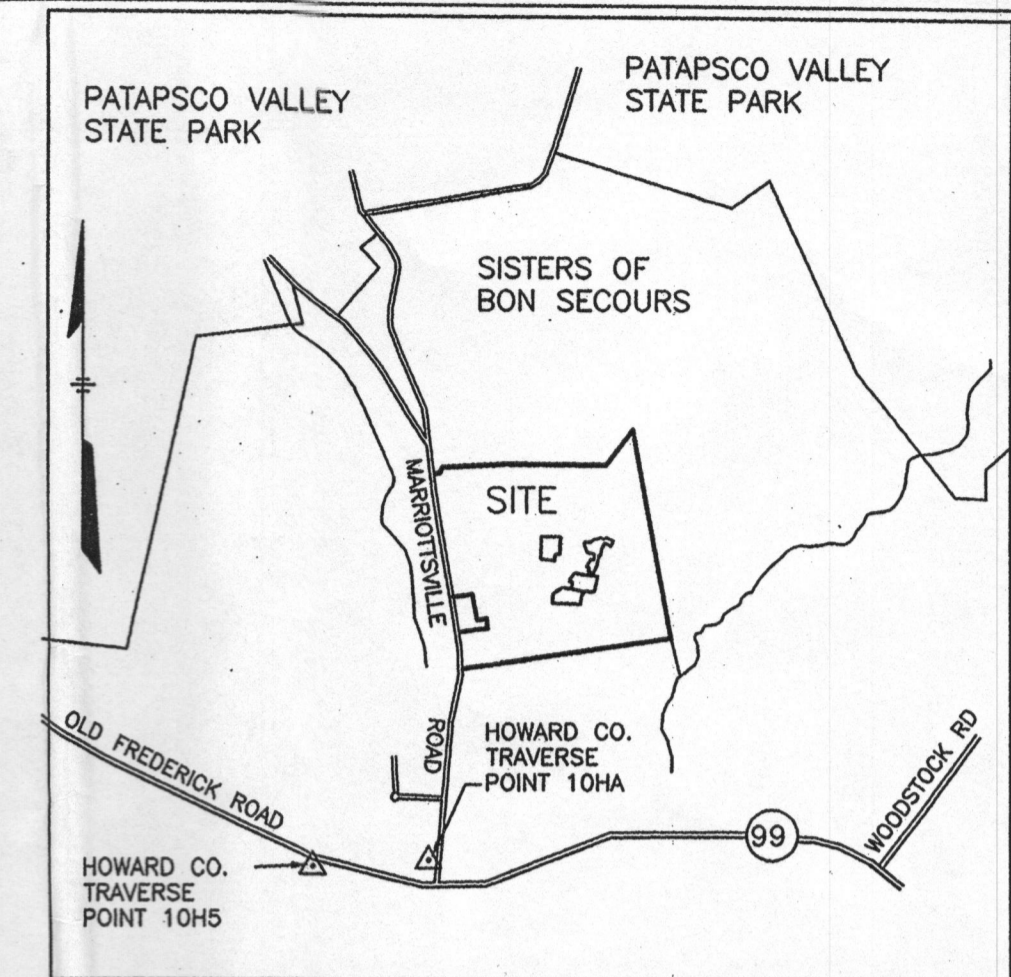
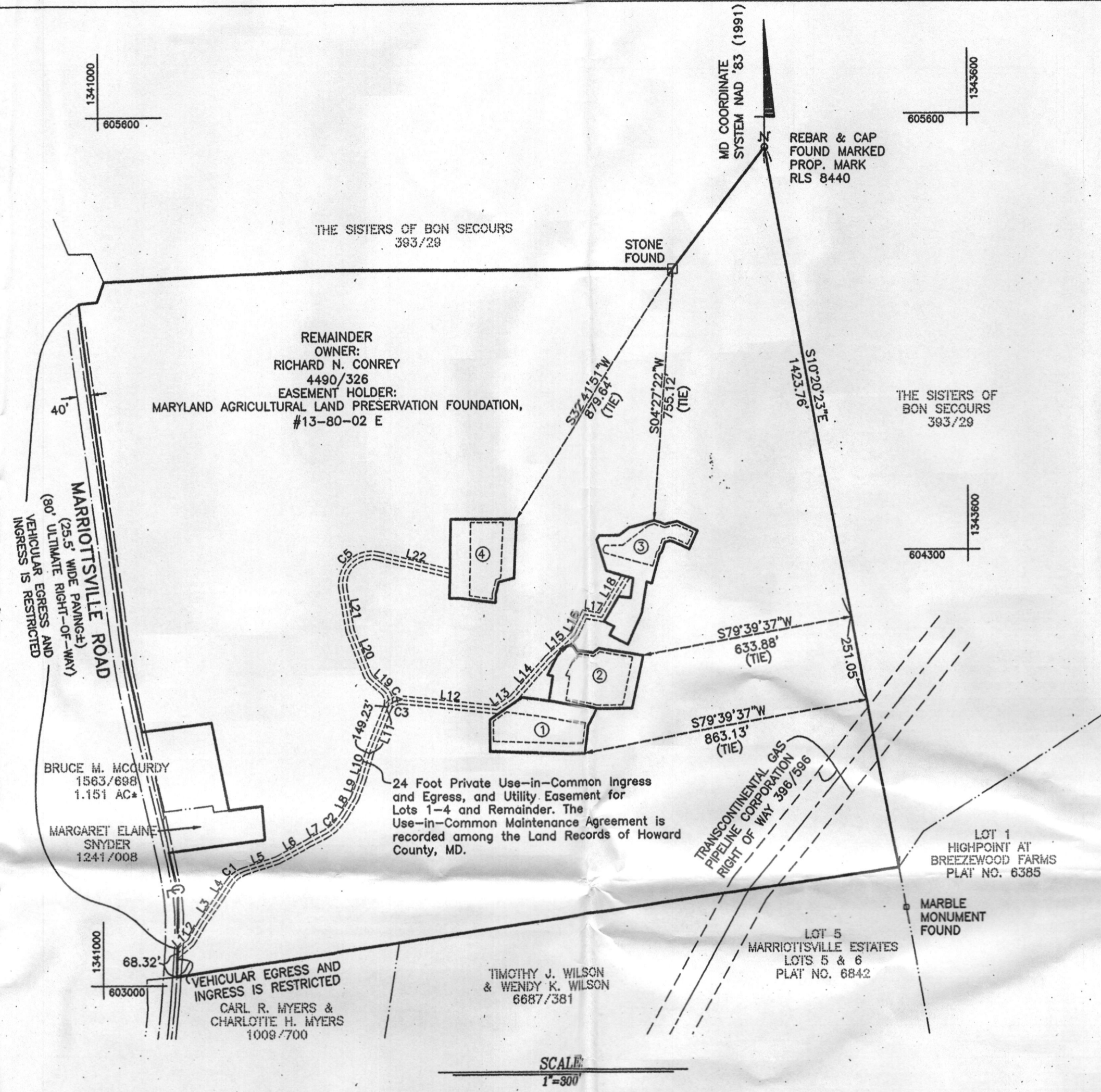


General Notes:

- The subject property is zoned RC-DEO per the 02/02/04 Comprehensive Zoning Plan.
- Coordinates are based on Maryland Coordinate System - NAD83(1991) as projected by Howard County Geodetic Control Stations Nos. 10HA and 10H5.
(Meters X 3.280833333 = Feet; Feet X 0.3048006096 = Meters
No. 10HA N 601206.654 No. 10H5 N 601201.871
E 1340912.336 E 1339637.669
- This plat is based on a field-run boundary survey performed on or about August 11, 2004 by DeMario Design Consultants.
- All areas shown on this plat are more or less.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
a) Width - 12' (14' serving more than one residence);
b) Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
c. Geometry - Max. 15% grade, max. 10% grade change and min. 45' 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. Maintenance - sufficient to insure all weather use
- 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.
- The maintenance agreement for the use-in-common driveway for Lots 1 - 4 was recorded concurrent with this plat among the Land Records of Howard County, Maryland.
- This plat is in the "No Planned Service Area" on the Master Plan for public water and sewer.
- There are existing dwellings/structures located on Lots 1, 2, 3, 4 and Remainder to remain. No new building, extensions or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulations require.
- Landscaping requirements for these lots are in accordance with the alternative compliance provisions of section 16.124 of the Howard County code and the Landscape Manual as a result of the lots locations within the farm's interior.
- This subdivision is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation as an agricultural preservation subdivision disturbing less than 40,000 square feet in 1 year (Section 16.1202(b)(1)(v)).
- This subdivision is exempt from the requirements of Stormwater Management because it is a development that disturbs less than 5000 square feet.
- There are no known cemeteries on this site.
- Wetlands, streams, floodplains and environmental buffers are not impacted by the proposed lots as indicated in certifications provided by Mar-Lan Environmental and DeMario Design Consultants, Inc.
- BRL denotes Building Restriction Line.
- This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill 45-2003, and the Zoning Regulations as amended by CB-75-2003. Development or construction on these lots must comply with the setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application or building/grading permit.
- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
- IPF - Denotes iron pipe found - Denotes Standard Marker set or rebar & cap found - Denotes stone or monument found. Standard Marker denotes an iron pin with a 2-inch dia. aluminum cap marked "DeMario Design Consultants C21179 Property Marker"



VICINITY MAP
SCALE: 1" = 2000'

CURVE	RADIUS	ARC	DELTA	TAN.	BEARING & DIST.
C1	85.00'	56.88'	38°20'31"	29.55'	S50°36'28"W-55.83'
C2	145.00'	81.24'	32°06'03"	41.72'	N46°54'48"E-80.18'
C3	45.00'	58.33'	74°15'59"	34.07'	S58°53'22"W-54.33'
C4	45.00'	55.52'	70°41'39"	31.92'	N13°35'27"W-52.07'
C5	86.50'	171.87'	113°50'32"	132.80'	S47°12'37"W-144.96'

LINE	BRG	DIST.
L1	N49°53'34"E	54.51'
L2	S30°19'32"W	62.36'
L3	S34°14'52"W	97.75'
L4	S31°26'13"W	55.82'
L5	S69°46'44"W	108.18'
L6	S60°11'12"W	110.59'
L7	S62°57'50"W	48.75'
L8	N30°51'47"E	63.38'
L9	N21°12'09"E	57.57'
L10	N16°23'48"E	83.49'
L11	N21°45'22"E	141.35'
L12	S83°58'38"E	285.74'
L13	S55°44'07"W	56.73'
L14	S42°04'17"W	158.48'
L15	S48°32'06"W	109.04'
L16	S28°42'28"W	61.00'
L17	N81°05'26"W	57.43'
L18	N30°49'31"E	141.58'
L19	N48°56'16"W	46.86'
L20	N21°25'16"W	140.04'
L21	N09°42'39"W	123.21'
L22	S75°52'07"E	220.42'

Lot Tabulation

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED - 4
Buildable - 4
Non-Buildable - 0
Open Space - 0
Preservation Parcels - 0

TOTAL AREA OF LOTS AND/OR PARCELS - 4.000 Ac.
Buildable - 4.000 Ac.
Non-Buildable - 0 Ac.
Open Space - 0 Ac.
Preservation Parcels - 0 Ac.

TOTAL AREA OF ROADWAY TO BE RECORDED - 0 Ac.
TOTAL AREA OF SUBDIVISION TO BE RECORDED - 4.000 Ac.

- The portion of the parcel noted as Remainder is not included within the limits of this subdivision. The Remainder portion of the parcel has no remaining building potential.
- This area designates a private sewage easement of at least 10,000 square feet (or 10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) 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.
- The Zoning Administration Division of the Department of Planning and Zoning has approved the tennis court as an accessory structure on the remainder parcel.
- These lots are being created according to Section 104.E.6 of the Howard County Zoning Regulations and released from the Maryland Agricultural Land Preservation Foundation Number 13-80-02a per the Agricultural Land Preservation Program, Howard County Code Section 15.514.
- This Plat is subject to Section 2-513(b)(4) of the Annotated Code of Maryland. The Conrey Property is subject to MALPF easement #13-80-02a.
- This property is listed in the Howard County Historic Sites Inventory as H0-128, Judge John L. Clark's House.

Owner's Dedication

I, Richard N. Conrey, owner 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,

- 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 easements shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities, and open spaces, where applicable;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-way.

The requirements of Section 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.

Witness our hands this 14th day of December 2004.

Richard N. Conrey
Witness

Surveyor's Certificate

I hereby certify to the best of my professional knowledge and belief that the final plat shown hereon is correct, that it is a subdivision of part of the lands conveyed by Charles E. Wehland, personal representative of the Estate of John L. Clark, by deed dated October 19, 1998 and recorded among the Land Records of Howard County, Maryland in Liber 4490 at Folio 326, 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. Monumentation is in accordance with the Howard County Subdivision Regulations.

The requirements of Section 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 has been complied with.

James J. Mathias, Professional Land Surveyor
Maryland Registration No. 11039
Date 12-17-04



OWNER / DEVELOPER

RICHARD N. CONREY
1575 MARRIOTTVILLE ROAD
MARRIOTTVILLE, MARYLAND 21104

RECORDED AS PLAT NUMBER 17967 ON 2/10/05
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Robert J. Wahn 2/2/05
Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division 2/9/05
Date

Director 2/10/05
Date

Winchester Exchange Building
15 East Main Street, Suite 226
Westminster, MD 21157
Phone: (410) 840-4499
Fax: (410) 840-8888
DeMarioDesign@adelphia.net

Agricultural Preservation Subdivision Plat
for the
Conrey Property
Lots 1 - 4

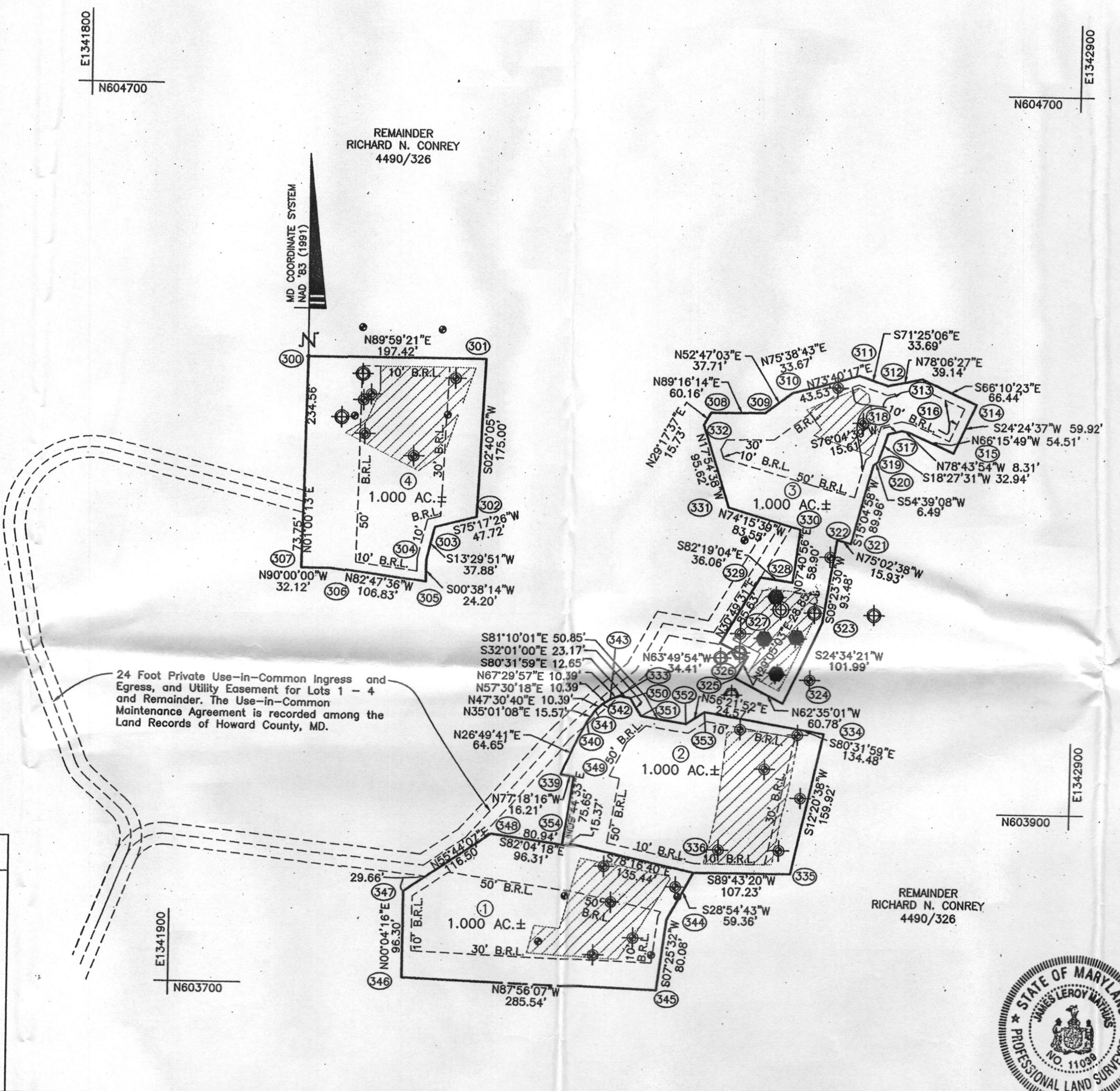
Election District No. 3rd Howard County, Maryland
Tax Map 10 Grid 16 Parcel 34
Scale: 1" = 300' September 10, 2004
Zoning: RC-DEO

04073.1 JAI TM JLM Sheet 1 of 2
F-05-038

POINT TABLE		
NO.	NORTH	EAST
300	604399.0684	1342044.4238
301	604399.1056	1342241.8441
302	604224.2953	1342233.6980
303	604212.1778	1342187.5396
304	604175.3430	1342178.6980
305	604151.1450	1342178.4289
306	604164.5475	1342072.4383
307	604164.5475	1342040.3155
308	604342.3541	1342493.7822
309	604343.1199	1342553.9360
310	604365.9284	1342583.9678
311	604386.5145	1342658.3613
312	604375.7791	1342690.2951
313	604383.8454	1342728.5971
314	604357.0039	1342789.3773
315	604302.4436	1342764.6159
316	604324.3852	1342714.7174
317	604326.0096	1342706.5649
318	604322.2533	1342691.4120
319	604291.0101	1342680.9832
320	604287.2578	1342675.6932
321	604200.3924	1342652.2831
322	604204.5024	1342636.8974
323	604112.2731	1342621.6425
324	604019.5217	1342579.2313
325	604047.5061	1342525.2815
326	604072.7217	1342539.3072
327	604087.8988	1342508.4204
328	604161.4314	1342552.2985
329	604156.6105	1342588.0375
330	604214.9838	1342595.9114
331	604237.6474	1342515.4940
332	604328.6368	1342486.0865
333	604024.1707	1342397.2414
334	603986.1321	1342625.3594
335	603829.9124	1342591.1727
336	603829.3927	1342483.9410
337	603856.9087	1342351.3295
339	603937.1459	1342333.0943
340	603994.8381	1342362.2722
341	604007.5872	1342371.2055
342	604014.6083	1342378.8706
343	604020.1926	1342387.6380
344	603777.4277	1342455.2406
345	603698.0156	1342444.8908
346	603708.3037	1342159.5385
347	603804.6039	1342159.6578
348	603870.1937	1342255.9357
349	603933.5827	1342348.9113
350	604022.0903	1342409.7175
351	604002.4486	1342421.9989
352	603994.6398	1342472.2495
353	604008.2515	1342492.7093
354	603859.0282	1342336.1106

Coordinates are based on the Maryland Coordinate System NAD83(1991) and are designated thus: (99)

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- LEGEND
- ⊕ PASSING CONVENTIONAL TEST
 - ⊖ FAILED CONVENTIONAL TEST
 - PASSING SAND MOUND TEST
 - ⊙ FAILED SAND MOUND TESTS
 - PREV. TEST PER DKS



OWNER / DEVELOPER
 RICHARD N. CONREY
 1575 MARRIOTTVILLE ROAD
 MARRIOTTVILLE, MARYLAND 21104

RECORDED AS PLAT NUMBER 17a69 ON 2/18/05
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
Robert Wade 2/2/05
 Howard County Health Officer Date

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chris Dammus 2/9/05
 Chief, Development Engineering Division Date
Janet M. Lege 2/10/05
 Director Date

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- The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other good and valuable consideration, hereby grant the right and option to Howard County to acquire the fee simple title to the beds of the streets and/or roads and floodplains, storm drainage facilities, and open spaces, where applicable;
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Witness our hands this 14th day of December 2004.

Richard N. Conrey
 Richard N. Conrey

[Signature]
 Witness

Surveyor's Certificate

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[Signature] 12-17-04
 James L. Mathias, Professional Land Surveyor
 Maryland Registration No. 11039 Date

DeMario Design Consultants, Inc.
 Winchester Exchange Building
 15 East Main Street, Suite 226
 Westminster, MD 21157
 Phone: (410) 840-4499
 Fax: (410) 840-8886
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Agricultural Preservation Subdivision Plat
 for the
Conrey Property
 Lots 1 - 4

Election District No. 3rd Howard County, Maryland
 Tax Map 10 Grid 16 Parcel 34
 Scale: 1" = 100' September 10, 2004
 Zoning: RC-DEO

W:\04073-1 - Conrey Farm\dwg\pl\17\04073.plt2.rwg, 12/10/2004 3:19:24 PM, ARCH C (24.00 x 18.00 Inches)

