

U.S. Equivalent Coordinate Table

POINT	NORTH (feet)	EAST (feet)
200	527950.1769	842436.5678
201	527882.5718	842271.7207
202	527910.9731	842269.0088
203	527984.3257	842450.2061
204	527879.3623	842443.3055

Reservation Of Public Utility Easements

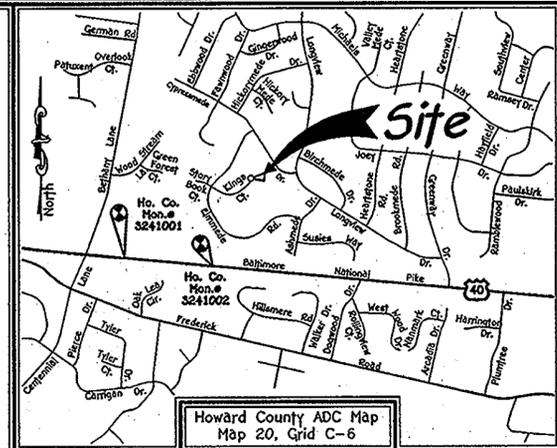
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 89. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. 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."

Curve Data Chart

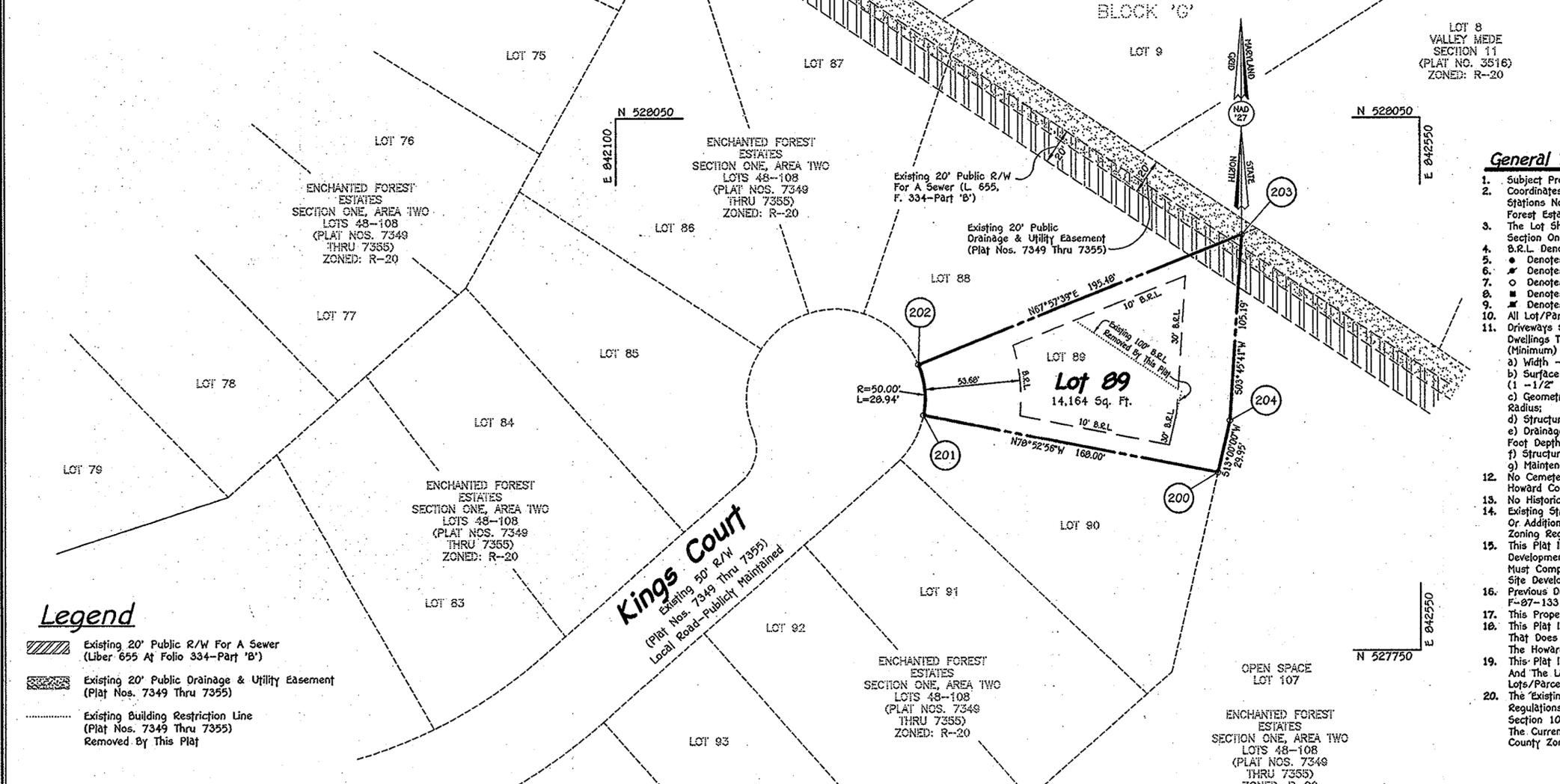
PI-PI	Radius	Arc Length	Tangent	Delta	Chord Bearing & Distance
201-202	50.00'	28.94'	14.88'	33°09'20"	N 05°27'44" W 28.53'

The Requirements S 3-108, The Real Property Article, Annotated Code Of Maryland, 1990 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 12/17/13 Date
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)
Andrew W. Hynes 12/17/13 Date
 Andrew W. Hynes, Owner
Anne B. Sullivan Hynes 12/17/13 Date
 Anne B. Sullivan Hynes, Owner



This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions Thereof, Effective July 8, 1987, On Which Date Developer Agreement 24-1822-9 Was Filed And Accepted.



General Notes:

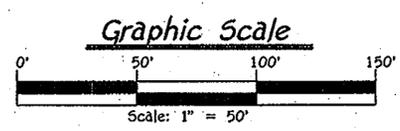
- Subject Property Zoned R-20 Per The 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On Maryland State Grid System Derived From Howard County Control Stations No. 3241001 And No. 3241002 As Published On Record Plats Entitled "Enchanted Forest Estates, Section One, Area Two, Lots 48-108" Recorded As Plat Nos. 7349 Thru 7355.
- The Lot Shown On This Plat Are Based On Record Plats Entitled "Enchanted Forest Estates, Section One, Area Two, Lots 48-108" Recorded As Plat Nos. 7349 Thru 7355.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- ▲ Denotes Concrete Monument Or Stone Found.
- All Lot/Parcel Areas Are More Or Less (+).
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 a) Width - 12 Feet (16 Feet Serving More Than One Residence);
 b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);
 c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 f) Structure Clearances - Minimum 12 Feet;
 g) Maintenance - Sufficient To Ensure All Weather Use.
- No Cemeteries Exist On This Site Based On Both A Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
- No Historic Structures Exist On The Subject Property.
- Existing Structures/Dwellings Are Located On Lot 89 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003. Development Or Construction On This Lot Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- Previous Department Of Planning And Zoning File Numbers: VP-87-94, S-85-44, P-86-15, F-87-133 And F-87-133.
- This Property Is Located Within The Metropolitan District.
- This Plat Is Exempt From Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots/Parcels In Accordance With Section 16.1202(b)(1)(vii) Of The Howard County Code.
- This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Lots/Parcel Divisions.
- The Existing 100' B.R.L. To Be Removed Due To Changes In Howard County Zoning Regulations. Previous 100' B.R.L. Was Established Per 1989 Howard County Regulations, Section 106(E)(1). The Updated Rear B.R.L. And The Side 10' B.R.L. Are In Compliance With The Current R-20 Zoning District Regulations In Section 108.0.0.4.c(1) Of The 2013 Howard County Zoning Regulations.

Legend

- Existing 20' Public R/W For A Sewer (Liber 655 At Folio 334-Part 'B')
- Existing 20' Public Drainage & Utility Easement (Plat Nos. 7349 Thru 7355)
- Existing Building Restriction Line (Plat Nos. 7349 Thru 7355) Removed By This Plat

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.325 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.325 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	0.325 Ac.*



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2255

Owner/Developer

Andrew W. Hynes And
 Anne B. Sullivan Hynes
 3147 Kings Court
 Ellicott City, Maryland 21042-2348
 Ph# 443-463-8855

Purpose Statement

The Purpose Of This Plat Is To Revise The Existing Rear 100' Setback On Lot 89, As Shown On Plats Entitled "Enchanted Forest Estates, Section One, Area Two, Lots 48-108" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 7349 Thru 7355, To A 30' Rear Setback.

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

William J. ... 2/11/2014
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief ... 1/31/14
 Chief, Development Engineering Division

Director 2/18/14
 Director

Owner's Certificate

Andrew W. Hynes And Anne B. Sullivan Hynes, 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 December, 2013.

Andrew W. Hynes
 Andrew W. Hynes

Witness
 Witness

Witness
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Regina L. English To Andrew W. Hynes And Anne B. Sullivan Hynes By Deed Dated July 27, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber 10831 At Folio 081; And Being Known As Lot 89, As Shown On Plats Entitled "Enchanted Forest Estates, Section One, Area Two, Lots 48-108" And Recorded Among The Aforesaid Land Records As Plat Nos. 7349 Thru 7355; 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, Maryland As Shown In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 12/17/13
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. *2013* ON *2/11/14*
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Enchanted Forest Estates
 Section 1, Area 2
 Lot 89

(Being A Revision To Lot 89, As Shown On Plats Entitled "Enchanted Forest Estates, Section One, Area Two, Lots 48-108" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 7349 Thru 7355)

Zoned: R-20
 Tax Map: 24, Grid: 2; Parcel: 20
 Second Election District - Howard County, Maryland
 Date: December 17, 2013 Scale: As Shown Sheet 1 Of 1