

COORDINATE LIST

POINT	NORTHING	EASTING
1	586,590.951	1,361,459.159
2	586,757.986	1,361,529.392
3	586,747.109	1,361,648.526
4	586,608.972	1,361,646.204
5	586,579.600	1,361,613.483

N 586,750
E 1,361,350

MYERS REALTY, LLC
PART OF L 13138, F. 231
TAX MAP 24, GRID 5, PARCEL 1068
ZONED B-2
SAINT JOHN'S PLAZA
PARCEL B-1
PLAT #13152

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	30.00'	49.35'	S 48°05'14" W	43.97'	94°14'52"	32.31'

EXISTING DRAINAGE EASEMENT SHOWN THUS:

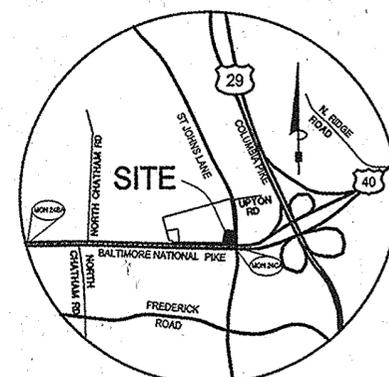
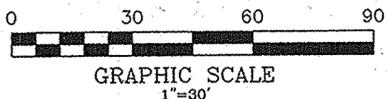
VEHICULAR INGRESS/EGRESS RESTRICTED PER THIS PLAT SHOWN THUS:

RESTRICTED VEHICULAR INGRESS/EGRESS PER PLAT NO. 5114 SHOWN THUS: OR THUS:

N 586,550
E 1,361,350

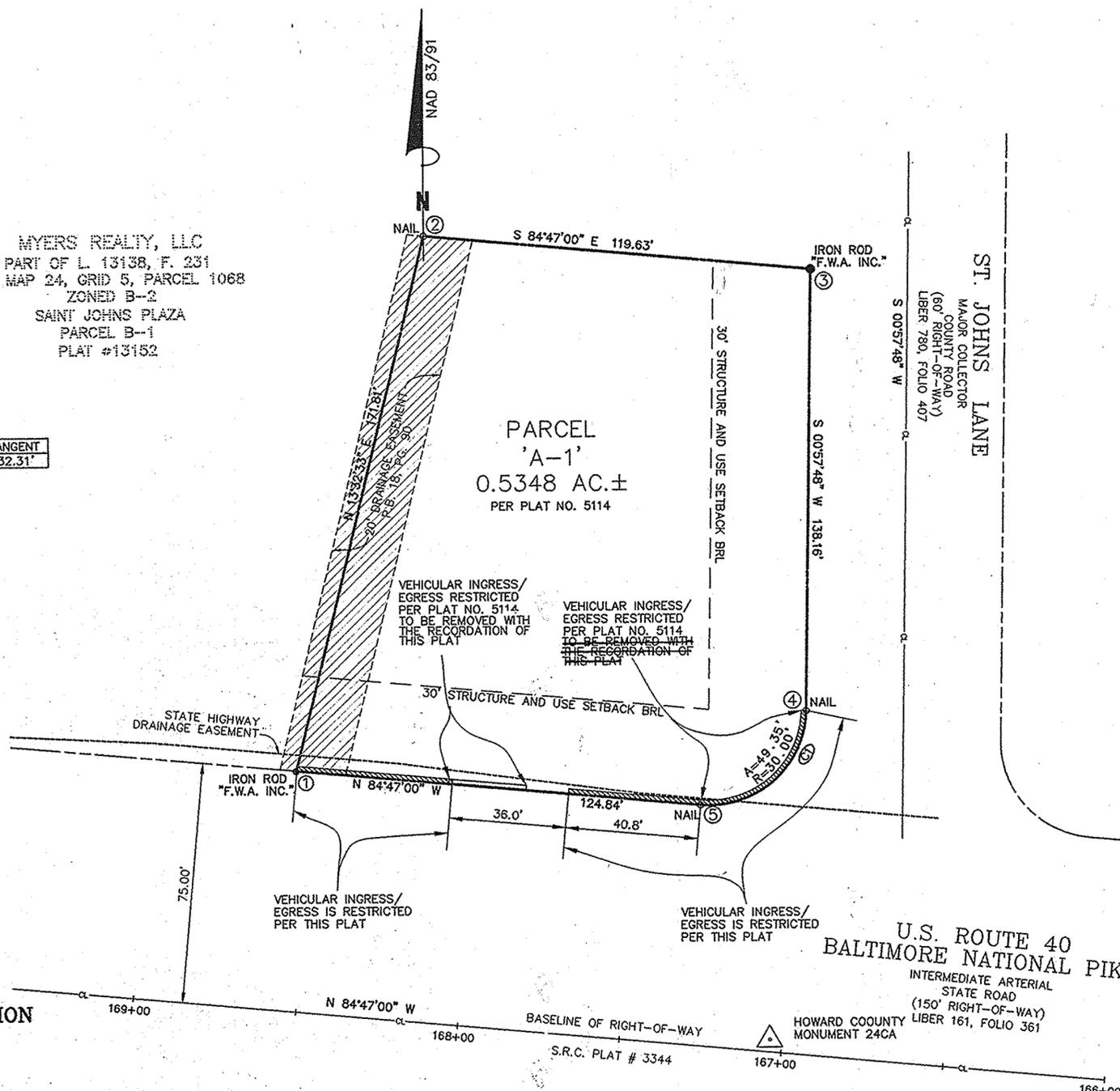
AREA TABULATION FOR THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	1
TOTAL NUMBER OF NON-BUILDABLE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED....	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED.....	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	0.5348 AC.±
TOTAL AREA OF NON-BUILDABLE LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED.....	0.5348 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.0000 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	0.5348 AC.±



NOTES

- THE SUBJECT PROPERTY IS ZONED B-2 (BUSINESS GENERAL) PER THE COMPREHENSIVE ZONING PLAN, EFFECTIVE OCTOBER 6, 2013.
- RELEVANT DPZ FILE REFERENCES: ECP-12-034, SDP-13-057, F-82-69, F-98-133, BA-11-029v
- LANDSCAPING FOR THIS PARCEL IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH SDP-13-057 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A SINGLE LOT LESS THAN 40,000 SQUARE FEET IN AREA, IN ACCORDANCE WITH SECTION 16.1202 (b)(1)(i) OF THE HOWARD COUNTY CODE.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 24BA AND NO. 24CA.
STA. 24BA N 586783.289 E 1,359,211.634
STA. 24CA N 586,506.224 E 1,361,634.271
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF HOWARD COUNTY, MARYLAND AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON JUNE 17, 2011.
- B.R.L. DENOTES BUILDING RESTRICTION LINE.
- (●) DENOTES IRON ROD FOUND
(○) DENOTES NAIL FOUND
- THERE IS ONE EXISTING STRUCTURE ON PARCEL 'A-1'.
- PROPERTY ADDRESS: 9120 ST. JOHN'S LANE, ELICOTT CITY, MD 21042.
- MAINTENANCE OF ALL STORM DRAINS AND/OR DRAINAGE EASEMENTS SHOWN HEREON ARE THE RESPONSIBILITY OF THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS.
- WATER AND SEWER FOR THIS LOT WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE
- THERE ARE NO WETLANDS, STREAMS, 100YR FLOOD PLAIN OR STEEP SLOPES ON PARCEL A-1
- THERE ARE NO BURIAL GROUNDS, CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS PROPERTY



U.S. ROUTE 40
BALTIMORE NATIONAL PIKE
INTERMEDIATE ARTERIAL
STATE ROAD
(150' RIGHT-OF-WAY)
LIBER 161, FOLIO 361
HOWARD COUNTY MONUMENT 24CA

OWNER

HARDMAN-MYERS ASSOCIATES, INC.
MARYLAND FINANCIAL INVESTORS, INC.
2800 QUARRY LAKE DRIVE, STE 340
BALTIMORE, MD 21209
(410) 308-0700
BRENT MYERS

OWNER'S DEDICATION

WE MYERS REALTY LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ADOPT THE REVISED LOCATION OF RESTRICTED VEHICLE INGRESS AND EGRESS.

WITNESS MY HAND THIS 23rd DAY OF May, 2015

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A PLAT OF REVISION OF THAT LAND CONVEYED FROM CHARLOTTE H. MYERS TO MYERS REALTY LLC, BY DEED DATE MARCH 18, 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 13138 AT FOLIO 231, ALSO BEING THAT PARCEL LETTERED "PARCEL A-1" AS SHOWN ON PLATS ENTITLED "PARCEL A-1, A RESUBDIVISION OF PARCEL A, ST. JOHN'S PLAZA", WHICH PLAT IS RECORDED AMONG THE AFOREMENTIONED LAND RECORDS AT PLAT NOS. 5114 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, AND MEETS THE MINIMUM STANDARDS OF PRACTICE AS DESCRIBED IN SUBTITLE 13, SECTION 09.13.06. MONUMENTATION IS IN ACCORDANCE WITH THE COUNTY SUBDIVISION REGULATIONS.

TRISTAN STEWART
REGISTERED LAND SURVEYOR
MARYLAND REG. NUMBER 21306
(DATE OF EXPIRATION: 6/26/16)
tstewart@bowmanconsulting.com



PURPOSE NOTE

THE PURPOSE OF THIS PLAT OF REVISION IS TO RELOCATE THE VEHICULAR INGRESS/EGRESS AS RECORDED ON PARCEL 'A-1', A RESUBDIVISION OF PARCEL 'A' - ST. JOHN'S PLAZA, PLAT NUMBER 5114 PER SITE DEVELOPMENT PLAN NUMBER SDP 13-057 AND TO CORRECT THE STRUCTURE AND USE SETBACKS.

RECORDED AS PLAT NO. 23446 ON 8/7/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

Bowman CONSULTING

Bowman Consulting Group, Ltd. Phone: (410) 224-7590
2530 Riva Road, Suite 200 Fax: (410) 224-7592
Annapolis, Md. 21401 www.bowmanconsulting.com

PLAT OF REVISION

ST. JOHN'S PLAZA
PARCEL A-1 (PREVIOUS PLAT #5114)
TAX MAP 24, GRID 4, PARCEL 1027
SECOND ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
ZONED B-2
DATE: APRIL 24, 2014
SCALE 1"=30' SHEET 1 OF 1

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 7/28/15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Vicki Schulz 7/31/15
DIRECTOR DT DATE

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

Brian M. Murrain 7/6/2015
COUNTY HEALTH OFFICER DATE

Seth Cherry WITNESS
Brent Myers HARDMAN-MYERS ASSOCIATES, INC
C/O MARYLAND FINANCIAL INVESTORS, INC
BRENT MYERS