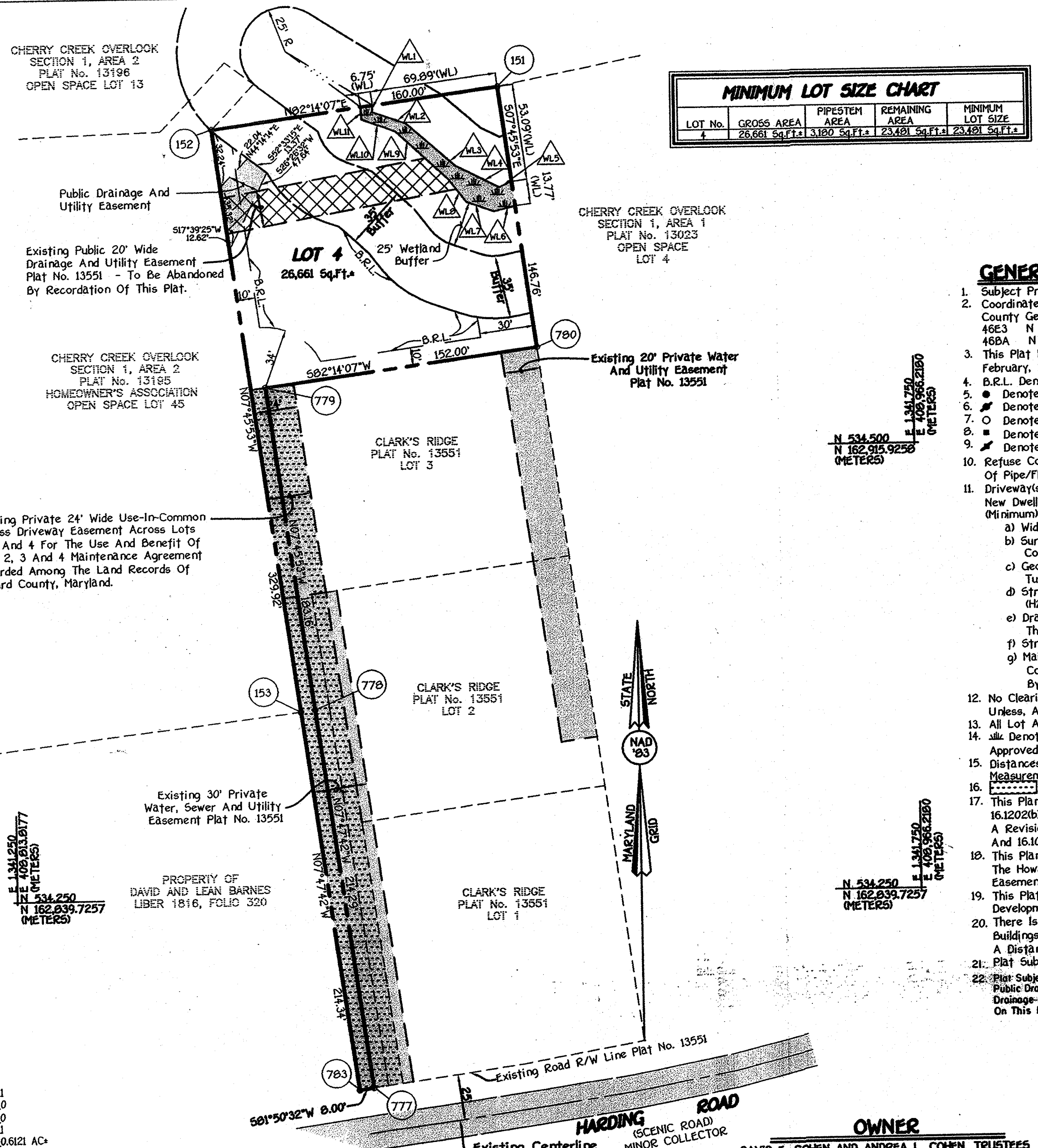


U.S. EQUIVALENT COORDINATE TABLE			METRIC EQUIVALENT COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
151	534702.5554	1341522.1027	151	162977.6640	408896.7791
152	534680.9384	1341363.6497	152	162971.0760	408848.4582
153	534354.0405	1341408.2249	153	162871.4373	408862.0447
777	53442.8129	1341445.2154	777	162807.0550	408873.3193
778	534355.1210	1341416.1520	778	162871.7666	408864.4901
779	534536.6079	1341391.4044	779	162927.0840	408856.9177
780	534557.1443	1341542.0106	780	162933.3435	408902.8228
783	534141.6777	1341437.2962	783	162806.7090	408870.9560

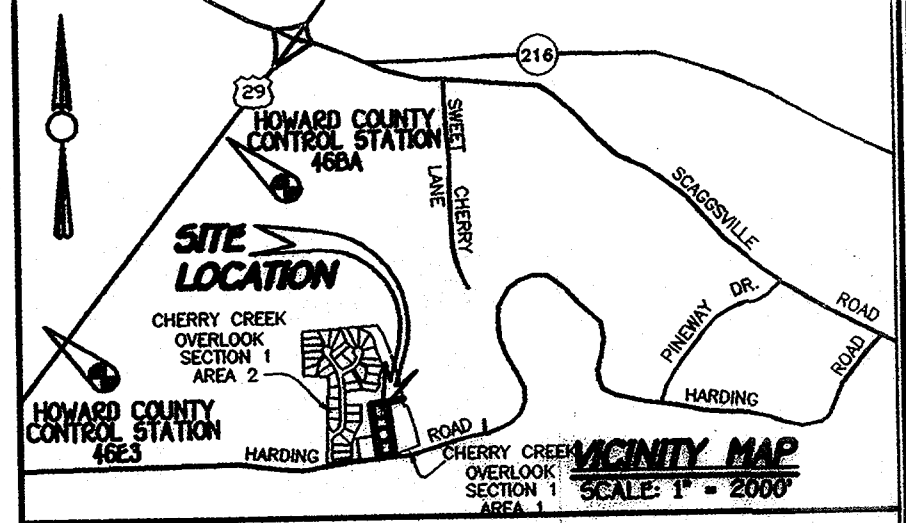
**EXISTING WETLANDS METES AND BOUNDS PLAT No. 13551**

LINE	BEARING AND DISTANCE
WL1	S05°36'26"W 3.84'
WL2	S70°33'13"E 19.84'
WL3	S48°45'50"E 36.20'
WL4	S63°13'39"E 26.77'
WL5	N65°20'34"E 7.67'
WL6	S77°03'35"W 12.25'
WL7	N70°32'11"W 16.05'
WL8	N37°45'31"W 16.54'
WL9	N47°13'44"W 38.88'
WL10	N69°57'27"W 19.93'
WL11	N04°07'40"W 7.00'



**MINIMUM LOT SIZE CHART**

LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
4	26,661 Sq.Ft.	3,180 Sq.Ft.	23,481 Sq.Ft.	23,481 Sq.Ft.



- GENERAL NOTES:**
- Subject Property Zoned R-20 Per 10/18/93 Comprehensive Zoning Plan.
  - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 46E3 And No. 46E4. 46E3 N 163254.4726 (Meters) E 407801.1581 (Meters) 46E4 N 163844.2998 (Meters) E 408386.8130 (Meters)
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About February, 1990, By Fisher, Collins And Carter, Inc.
  - B.R.L. Denotes Building Restriction Line Established By Zoning.
  - 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.
  - Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of Pipe/Flag Stem And The Road R/W And Not Onto The Flag/Pipe Stem Driveway.
  - Driveway(s) Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwelling To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
    - Width - 12 Feet (14 Feet Serving More Than One Residence);
    - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum)
    - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
    - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross tons (H25-Loading);
    - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Driveway Surface;
    - Structure Clearances - Minimum 12 Feet;
    - Maintenance - Sufficient To Insure All Weather Use. No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
  - No Clearing, Grading Or Construction Is Permitted Within Wetland Or Stream Buffers. Unless, Approved By The Department Of Planning And Zoning Of Howard County, Maryland.
  - All Lot Areas Are More Or Less (±).
  - Wetlands Area Delineated By Eco-Science Professionals Approved On March, 1990.
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
  - Denotes Private Use In Common Driveway Access Easement.
  - This Plan Is Exempt From Forest Conservation In Accordance With Section 16.1202(b)(iv)(vii) Of The Howard County Code And Forest Conservation Manual, Since It Is A Revision Plat That Does Not Create Additional Lots As Provided For Section 16.102 And 16.103 Of This Section.
  - This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Revision Plat To Adjust Easements And Does Not Create Additional Lots.
  - This Plat Is In Compliance With The Fourth Edition Of The Subdivision And Land Development Regulations.
  - There Is An Existing Dwelling/Structure(s) Located On Lot 4 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
  - Plat Subject To Prior Department Of Planning And Zoning File Nos. F-98-159.
  - Plat Subject To Resolution No. 55-2003 Which The County Council Approved On May 5, 2003. That The Public Drainage And Utility Easement Is Conveyed To The Cohen's In Exchange For The Creation Of A New Drainage And Utility Easement As Shown On This Plat.

**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, OVER AND THROUGH LOT 4. ANY CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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.

**TOTAL SHEET AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	1
TOTAL NUMBER OF HOMEOWNER'S ASSOCIATION OWNED OPEN SPACE LOTS TO BE RECORDED.	0
TOTAL NUMBER OF HOWARD COUNTY OWNED OPEN SPACE LOTS TO BE RECORDED.	0
TOTAL NUMBER OF LOTS TO BE RECORDED.	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	0.6121 AC±
TOTAL AREA OF HOMEOWNER'S ASSOCIATION OWNED OPEN SPACE LOTS TO BE RECORDED.	0.000 AC±
TOTAL AREA OF HOWARD COUNTY OWNED OPEN SPACE LOTS TO BE RECORDED.	0.000 AC±
TOTAL AREA OF LOTS TO BE RECORDED.	0.6121 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED.	0.000 AC±
TOTAL AREA TO BE RECORDED.	0.6121 AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*David E. Cohen* 9/23/02  
DAVID E. COHEN (TRUSTEE)

*Andrea L. Cohen* 9/23/02  
ANDREA L. COHEN (TRUSTEE)

*Terrell A. Fisher* 9/23/02  
TERRELL A. FISHER, L.S. 10692 (REGISTERED LAND SURVEYOR)

*John R. ...* 7/1/03  
HOWARD COUNTY HEALTH OFFICER

*...* 6/25/03  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*...* 7/3/03  
DIRECTOR (PAC/NA)

**OWNER'S CERTIFICATE**

David E. Cohen And Andrea L. Cohen, Trustees, 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 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 Our Hands This 23rd Day Of September, 2002.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the property conveyed by David E. Cohen and Andrea L. Cohen to David E. Cohen and Andrea L. Cohen, Trustees, Under The Cohen Living Trust by Deed Dated June 8, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber 5515 At Folio 0676 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 Monuments Are In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 9/23/02  
TERRELL A. FISHER, L.S. 10692 (REGISTERED LAND SURVEYOR)

**OWNER**  
DAVID E. COHEN AND ANDREA L. COHEN, TRUSTEES  
11066 HARDING ROAD  
SCAGGSVILLE, MARYLAND 20723

The Purpose Of This Plat Is To Relocate A Public Drainage And Utility Easement Across Lot 4 As Shown On A Plat Entitled "Clark's Ridge, Lots 1 thru 4", Recorded As Plat No. 13551

RECORDED AS PLAT No. 16044 ON 7/10/03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

**CLARK'S RIDGE LOT 4**

ZONING: R-20'

TAX MAP No. 46 PARCEL 293, GRID 16

SIXTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

Scale: 1" = 50'

DATE: SEPTEMBER 12, 2002  
SHEET 1 OF 1