

Coordinate Table

Point	North	East
15	560845.574369	1334813.003993
16	560801.655893	1334830.260429
23	560849.961000	1334824.160000
38	560664.848830	1334918.210429
39	560664.848830	1334842.260429
40	560504.440351	1334918.908887
41	560500.195614	1334830.260429
43	560803.928830	1334842.260429

Minimum Lot Size Chart

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
Lot 5	16,586 Sq.Ft.	2,234 Sq.Ft.	14,352 Sq.Ft.

20' Public Sewer & Utility Easement

SYM	LENGTH
E-1	N07°15'31"E 88.66'
E-2	S00°14'58"E 20.02'
E-3	S07°15'31"W 70.21'
E-4	N02°44'29"W 10.00'
E-5	S07°15'31"W 18.05'
E-6	Due North 10.01'

The Requirements § 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.

Terrell A. Fisher, L.S. #10692 8/4/04
(Registered Land Surveyor)

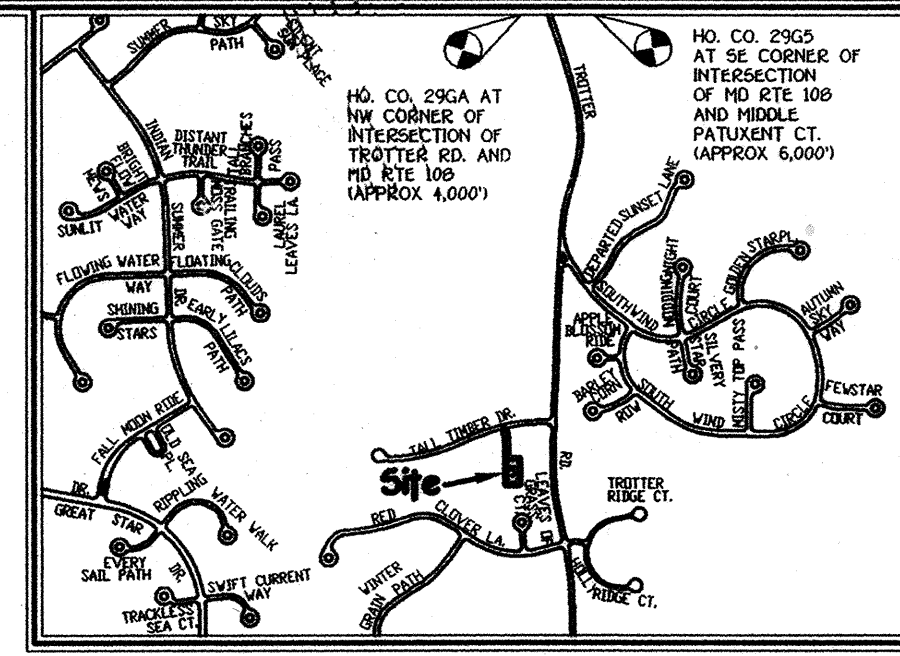
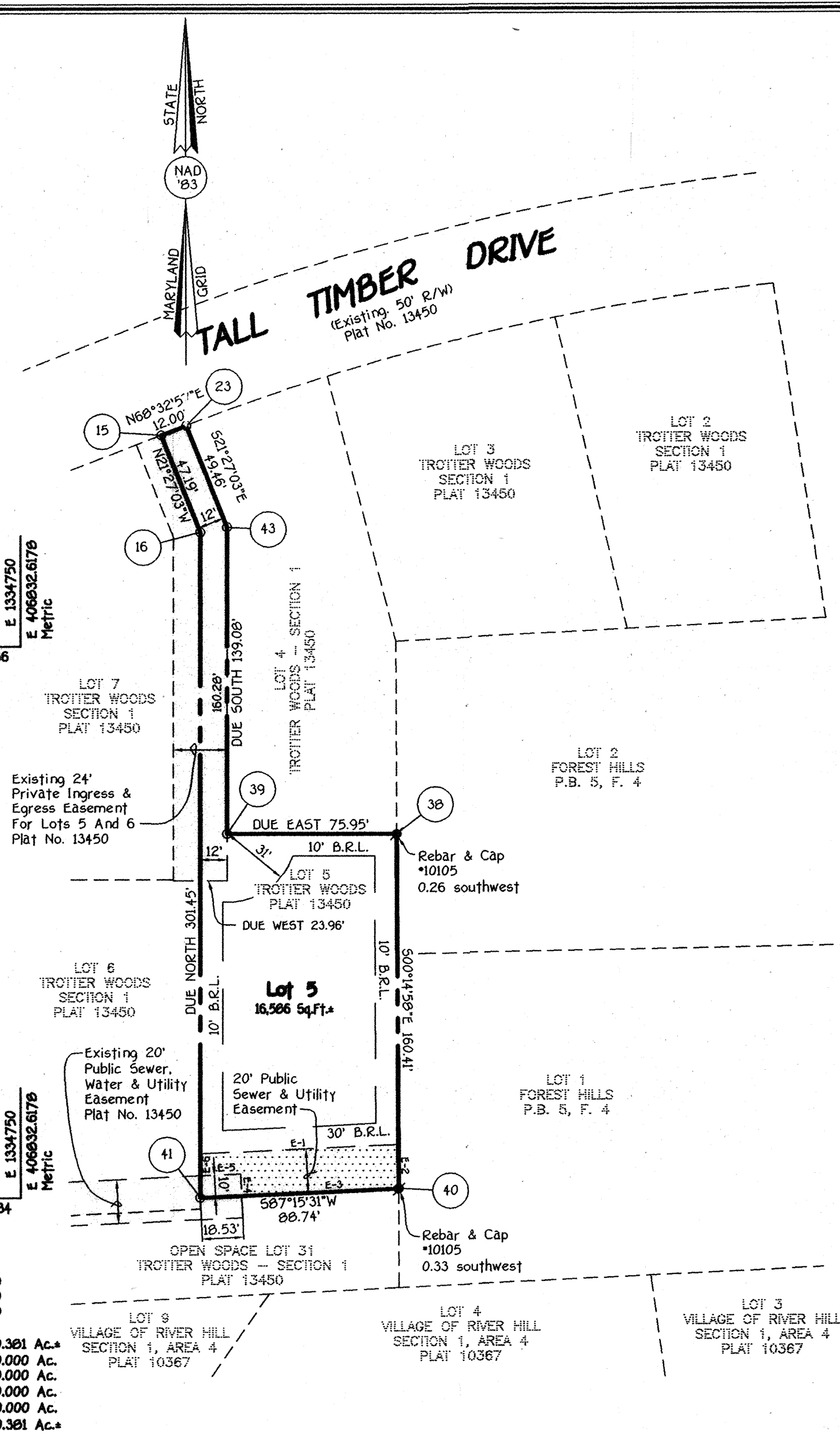
Alex Golder 10/9/04
(Owner)

Angela Golder 10-9-04
(Owner)

This subdivision is subject to Section 16.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 10-9-98 ON WHICH DATE DEVELOPER AGREEMENT 34-3843-D, WAS FILED AND ACCEPTED.

Area Tabulation

Total Number Of Lots And/Or Parcels To Be Recorded:	1
Buildable:	0
Non-Buildable:	0
Open Space:	0
Preservation Parcels:	0
Total Area Of Lots And/Or Parcels:	
Buildable:	0.381 Ac.*
Non-Buildable:	0.000 Ac.
Open Space:	0.000 Ac.
Preservation Parcels:	0.000 Ac.
Total Area Of Roadway To Be Recorded Including Widening Strips:	0.000 Ac.
Total Area Of Subdivision To Be Recorded:	0.381 Ac.*



- General Notes:**
- Subject Property Zoned R-20 Per 2/2/04 Comprehensive Zoning Plan.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 29GA And No. 29G5. Sta. 29GA N 560867.417 E 133325.606 Sta. 29G5 N 560841.182 E 133392.155
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 15, 2003, By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped T.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 T.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.
 - Use-In-Common 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 (Minimum) Requirements:
 - Width - 12 Feet (4 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 (225-Loading)
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surfaces
 - Structure Clearances - Minimum 12 Feet
 - Maintenance - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - No Cemeteries Exist On Site Based On A Site Inspection And On An Examination Of The Howard County Cemetery Inventory Map.
 - Lot 5 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 5 Contains An Existing Dwelling That Is To Remain.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations (Council Bill No. 45-2003) And The Zoning Regulations As Amended By CB 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 Or Building/Grading Permit.
 - No 100 Year Flood Plain Exists On Site.
 - Previous Department Of Planning And Zoning File Number 6-97-02, P-98-01, F-98-99.
 - There Is An Existing Dwelling/Structure Located On Lot 5 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
 - This Plan Is Exempt From Forest Conservation With Section 16.12026(X)(VII) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision That Does Not Create Any Additional Lots.

Owner
Alex Golder And Angela Golder
11821 Tall Timber Drive
Clarksville, Maryland
21029-1203

Developer
KD BUILDERS, LLC
Post Office Box 999
Columbia, Maryland 21044-0999
(410) 730-3939

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 481 - 2955

The Purpose Of This Plat Is To Create A 20' Public Sewer & Utility Easement Within Lot 5, Trotter Woods - Section 1 (Plat No. 13450)

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

Robert J. Walz 11/19/04
Howard County Health Officer **SAB** Date

APPROVED: Howard County Department Of Planning And Zoning.

Michael J. ... 11/16/04
Chief, Development Engineering Division Date

Frank ... 11/24/04
Director Date

OWNER'S CERTIFICATE

Alex Golder And Angela Golder, 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 9th Day Of October, 2004.

Alex Golder 10/09/04
Alex Golder Date

Angela Golder 10/9/04
Angela Golder Date

Robert J. Walz 11/19/04
Howard County Health Officer **SAB** Date

Michael J. ... 11/16/04
Chief, Development Engineering Division Date

Frank ... 11/24/04
Director Date

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 T.B.I. Homes, Inc., A Maryland Corporation To Alex Golder And Angela Golder By Deed Dated August 16, 2000 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 5179 At Folio 471, 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, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 8/4/04
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date

RECORDED AS PLAT No. 17088 ON 12-3-04
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Lot 5
Trotter Woods
Section 1
(A Revision To Lot 5, Trotter Woods, Section 1 - Plat No. 13450)
Zoned R-20

Tax Map: 35 Grid 8 Parcel: 21
Fifth Election District
Howard County, Maryland

0' 50' 100' 150'

Scale: 1" = 50'
Date: August 4, 2004
Sheet 1 of 1

F-05-054