

U.S. Equivalent Coordinate Table

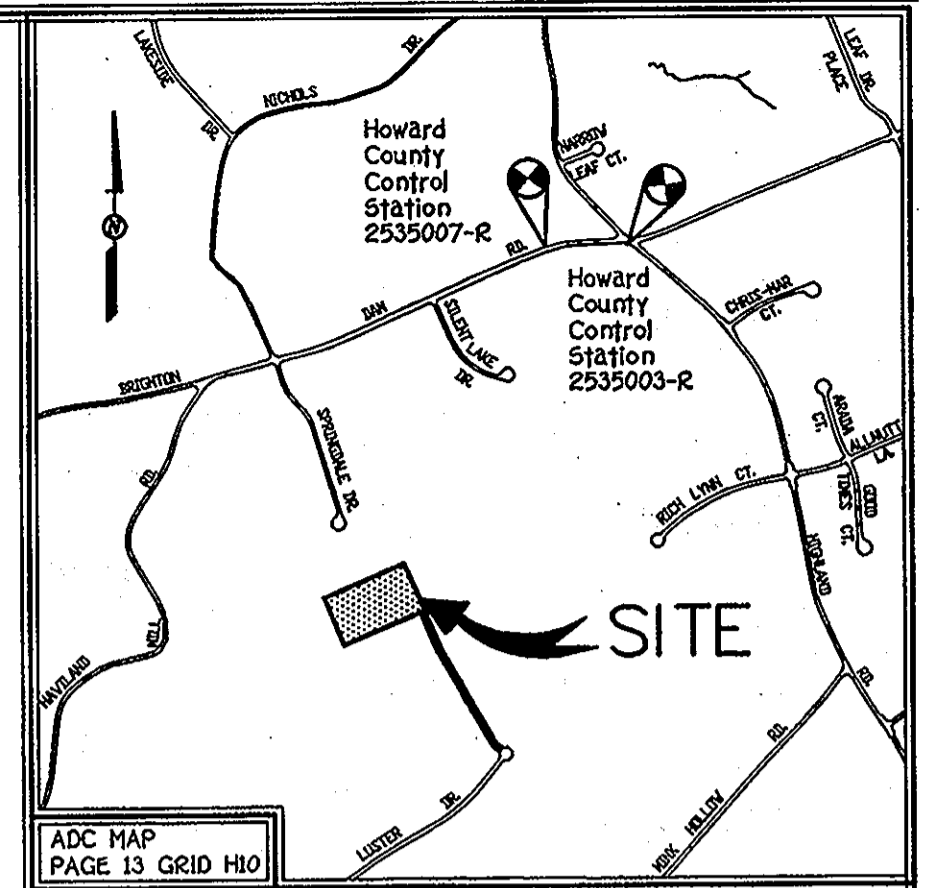
POINT	NORTH	EAST
5	495161.0917	004304.7116
403	495696.1579	004150.2286
404	495401.6201	003660.2040
411	495107.3000	003702.2242
412	495390.2536	004260.9032
413	495150.0033	004362.4557
420	494538.3472	004711.2067
421	494556.0640	004729.1077
422	494539.9230	004760.5780
423	494521.1070	004743.0010

Curve Data Chart

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
422-423	50.00'	25.98'	29°46'17"	13.29'	S43°10'19"W 25.69'

GENERAL NOTES (CONTINUED)

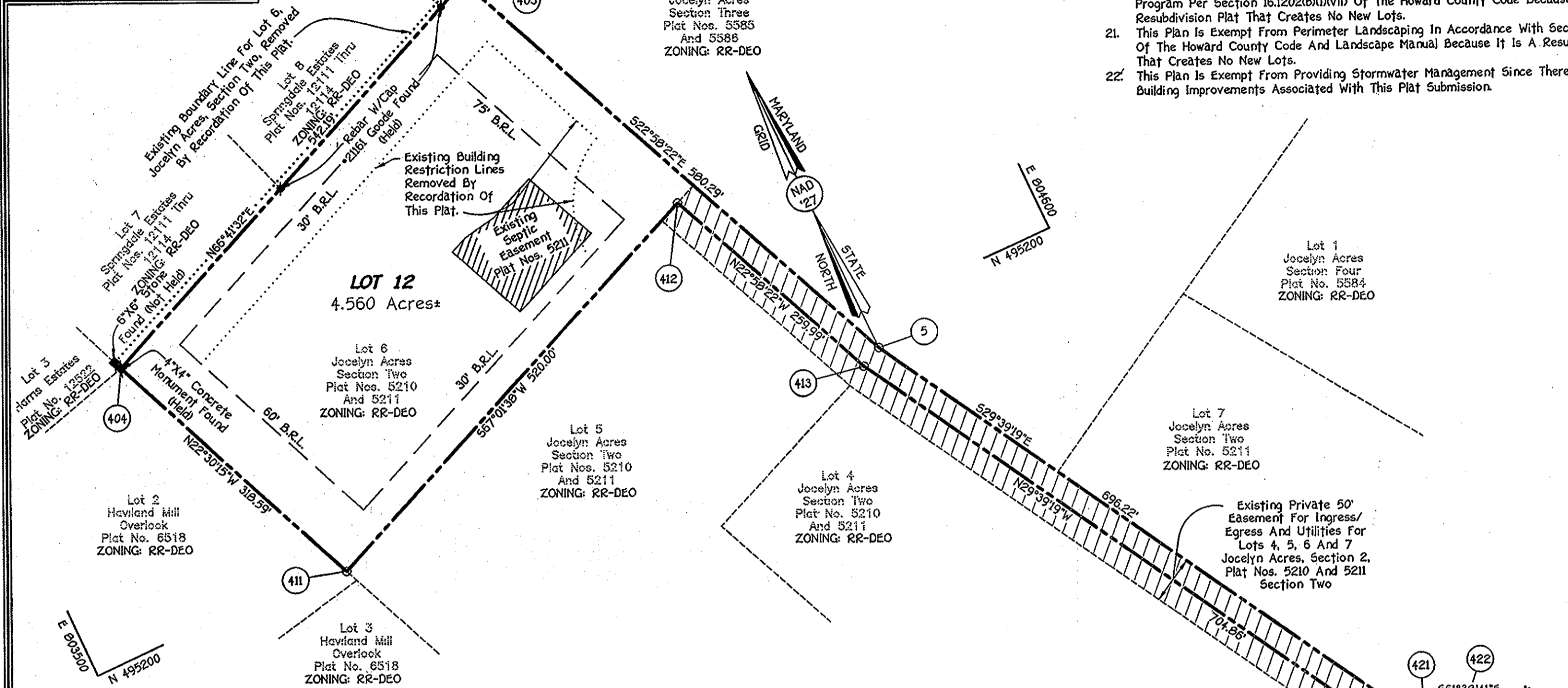
- Previous Department Of Planning And Zoning File Numbers: F-02-102 And BA Case No. 990C.
- This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- The Property Is Located Outside Of The Metropolitan District.
- This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(vii) Of The Howard County Code Because This Is A Resubdivision Plat That Creates No New Lots.
- This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual Because It Is A Resubdivision Plat That Creates No New Lots.
- This Plan Is Exempt From Providing Stormwater Management Since There Are No Building Improvements Associated With This Plat Submission.



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

- Subject Property Zoned RR-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 07/20/06.
- Coordinates Based On NAD '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2535003-R And 2535007-R.
Sta. 2535003-R N 497,692.120 E 005559.325
Sta. 2535007-R N 497,679.062 E 005047.269
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 1981 By Fisher, Collins & Carter, Inc.
- 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.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
- 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 14% 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.
- All Lot Areas Are More Or Less (*).
- No Historic Structures Or Cemeteries Exist On The Subject Property.
- There Is An Existing Dwelling/Structure Located On Lot 12 (Formerly Lot 6) 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 And The Zoning Regulations As Amended By Council Bill 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, Waiver Petition Application, Or Building/Grading Permit And Per The Comp-Lite Zoning Regulations Dated July 28, 2006.



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 12. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds 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 Deeds) Of Easement In The Land Records Of Howard County."

The Requirements § 3-103, 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 12/29/08 Date
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)

John T. Connors, Jr. 1/6/09 Date
John T. Connors, Jr. (Owner)

Andrea J. Connors 1/6/09 Date
Andrea J. Connors (Owner)

OWNER/DEVELOPER
Mr. And Mrs. John T. Connors, Jr.
6647 Luster Drive
Highland, Maryland 20777-9702
Phone 301-854-0464

Minimum Lot Size Chart

LOT No.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
12	4.560 Ac*	0.566 Ac*	3.994 Ac*

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	4.560 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.560 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	4.560 Ac.*

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

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

B. Wilson for Peter B. Silensen 1/23/09 Date
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief Edmunds 1-29-09 Date
Chief, Development Engineering Division

Cindy Hamilton 1/29/09 Date
Director

OWNER'S CERTIFICATE

We, John T. Connors, Jr. And Andrea J. Connors, 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 6th Day Of January, 2009.

John T. Connors, Jr.
John T. Connors, Jr.
Andrea J. Connors
Andrea J. Connors

B. D. Boy
Witness
B. D. Boy
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Land Conveyed By William C. Deering To John T. Connors, Jr. And Andrea J. Connors By Deed Dated October 10, 2003 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 7710 At Folio 495; Also Being Lot 6 As Shown On A Plat Entitled "Jocelyn Acres, Section Two" And Recorded Among The Aforesaid Land Records As Plat Nos. 5210 And 5211; 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 As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 12/29/08 Date
Terrell A. Fisher, Professional Land Surveyor No. 10692

The Purpose Of This Plat Is To Relocate A Part Of The Common Lot Line Of Lot 12 (Formerly Lot 6), Jocelyn Acres, Section Two - Plat Nos. 5210 And 5211 To Be Contiguous With Lots 7 & 8 Springdale Estates - Plat Nos. 12111, Thru 12114 And To Revise Building Restriction Lines To Comply With Current Zoning Requirements.

RECORDED AS PLAT No. 20436 ON 1/30/09
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT
LOT 12
JOCELYN ACRES
SECTION TWO

(A Resubdivision Of Lot 6, Jocelyn Acres, Section Two - Plat Nos. 5210 And 5211) Zoned RR-DEO

Tax Map: 34 Parcel: 24 Grid: 14
Fifth Election District
Howard County, Maryland
Scale: 1"=100'
Date: December 29, 2008
Sheet 1 of 1

F-09-069