

Coordinate Table

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
7101	536833.9180	1345904.1283	163627.3055	410232.3928
7104	536611.2269	1346056.0325	163559.4291	410278.6993
7105	536618.3649	1346045.7741	163561.6047	410275.5725
7107	536559.5292	1346025.5872	163543.6716	410269.4195
7108	536805.9039	1345912.0316	163618.7667	410234.8077
7116	536497.5656	1345706.4811	163524.7850	410172.1558
7171	536612.8216	1345935.2684	163559.9151	410241.8903
7136	536429.7930	1345827.4008	163504.1279	410209.0366
7140	536612.4225	1346054.0027	163559.7935	410278.0808

Curve Data Chart

Point-Point	Radius	Length	Delta	Tangent	Chord Bearing & Distance
7108-7105	341.00'	234.96'	139°22'45"	122.36'	635°29'40"E 230.34'

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 Open Space Lot 4. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). 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."

The Requirements §3-108, The Real Property Article, Annotated Code Of Maryland, 1998 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
 (Registered Land Surveyor)
 Date: 2/16/09
 Date: 2/24/09
 Tipton Manor Homeowners Association, Inc. (Owner)
 By: Robert M. Henschen, President

Legend

- Existing 20' Public Sewer & Utility Easement (L. 11165, F. 017)
- Existing 20' Public Sewer & Utility Easement (Plat No. 11830)
- Existing Public Forest Conservation Easement (Plat No. 11830)
- Existing 10' Wide Temporary Construction Strip (L. 11165, F. 017)
- Existing Wetlands Area (Plat No. 11830)
- WL— Existing Wetlands Outline
- SB— Existing 75' Stream Buffer
- WB— Existing 25' Wetlands Buffer

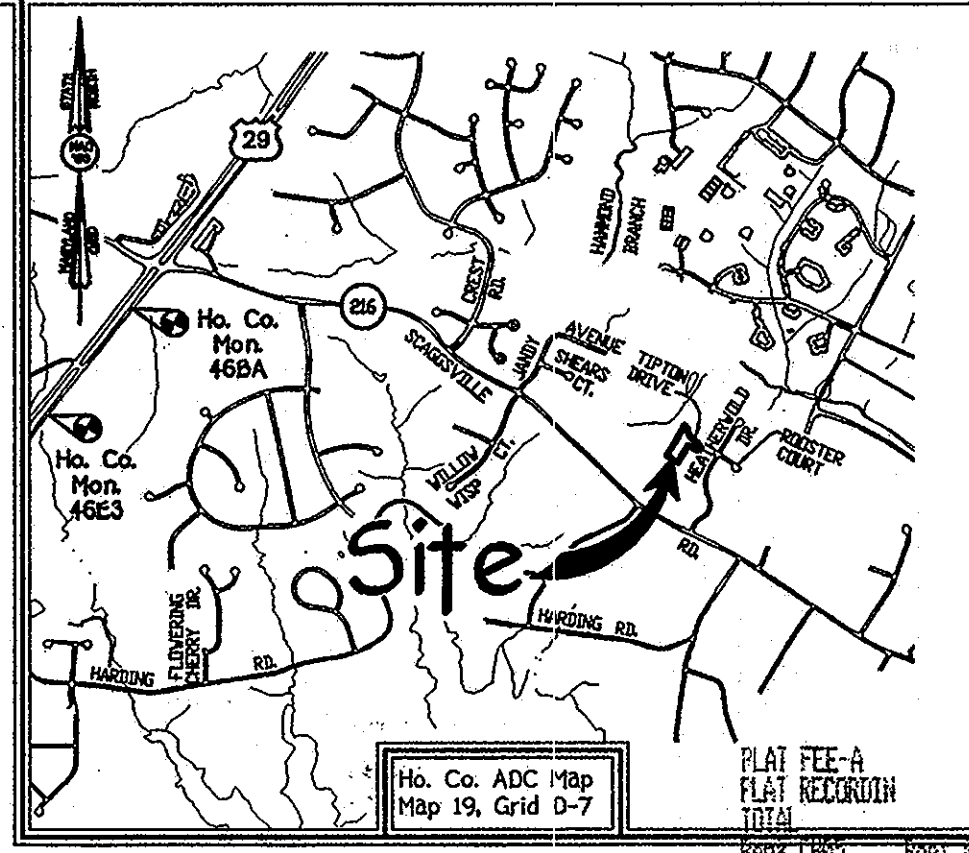
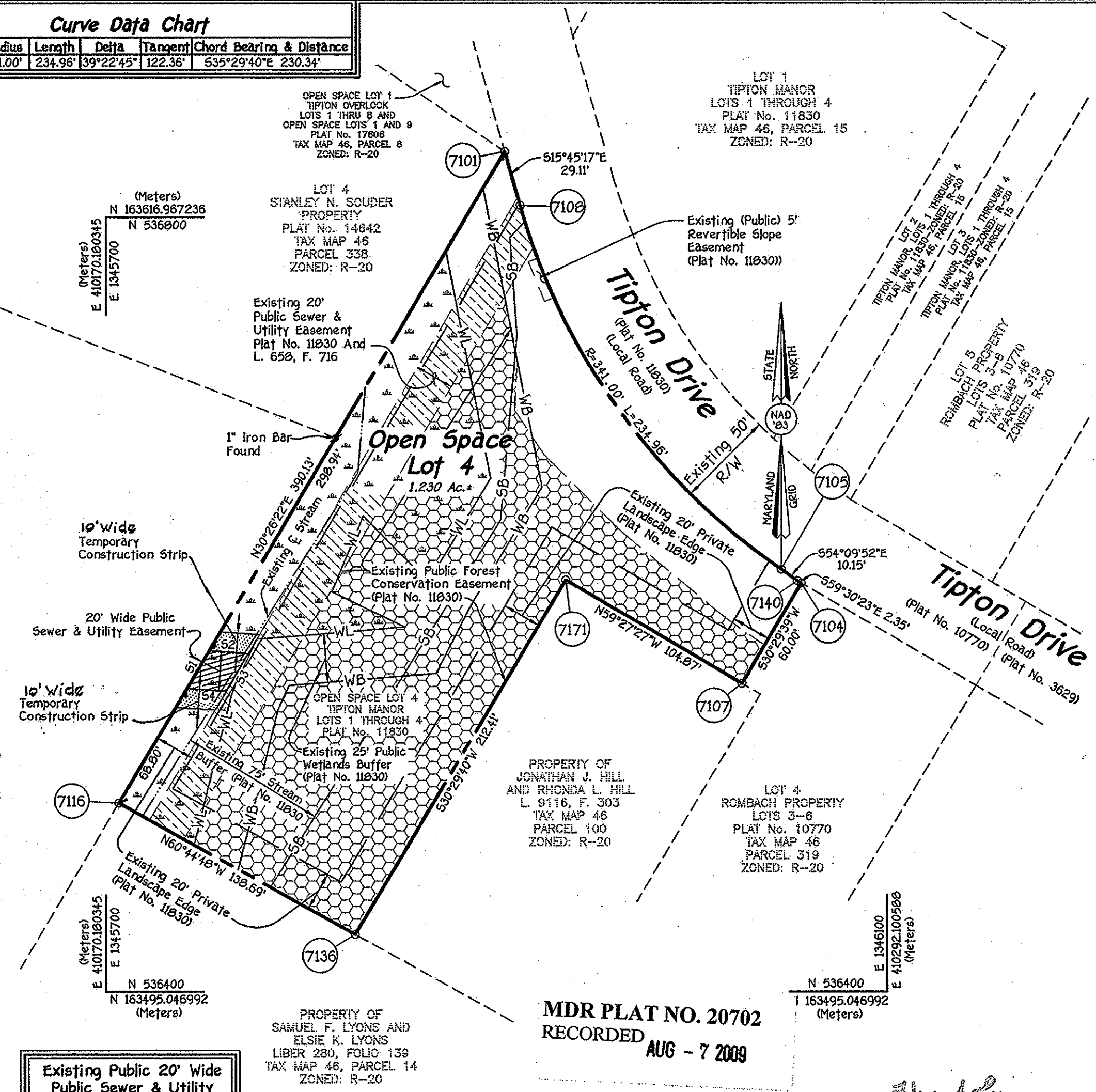
FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 481-2255

Area Tabulation

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.230 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	1.230 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	1.230 Ac.

Existing Public 20' Wide Public Sewer & Utility Easement Line Table

Line	Bearing	Length
51	N 30°26'22" E	22.39'
52	S 86°16'58" E	20.11'
53	S 30°23'52" W	22.38'
54	N 86°16'58" W	20.13'



General Notes:

1. Subject Property Zoned R-20 Per The 02/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07-28-06.
2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 46BA And 461.3. Station No. 46BA North 537,545.840 East 1,339,849.069 Station No. 46E3 North 535,610.716 East 1,337,927.633
3. This Plat Is Based On Field Run Monumented Boundary Survey By TSA Group, Inc. Shown On A Plat Entitled "Tipton Manor, Lots 1 Through 4" And Recorded As Plat No. 11830.
4. B.C.L. Denotes Building Restriction Line.
5. ● Denotes Iron Pin Set With Cap "F.C.C. 106".
6. * Denotes Iron Pipe Or Iron Bar Found.
7. ○ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. ■ Denotes Concrete Monument Set With Cap "F.C.C. 106".
9. ■ Denotes Concrete Monument Or Stone Found.
10. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Streambeds, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
11. All Lot Areas Are More Or Less (±).
12. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
13. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
14. Previous Department Of Planning And Zoning File Numbers: 5P-95-03 & F-95-132.
15. There Is No 100 Year Floodplain On This Property.
16. This Property Is Located Within The Metropolitan District. Public Water And/Or Sewer Allocations For This Development Are Subject To Section 18.122B Of The Howard County Code. Allocations Will Be Made Available At The Time Of Final Plat Approval, If Capacity Is Available At That Time.
17. There Are No Existing Structures Located On This Site.
18. 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.
19. An Intermittent Stream Is Present Along The Edge Of This Site And A Seventy-Five (75) Foot Stream Buffer Is Located On Open Space Lot 4.
20. Maintenance Of Open Space Lot 4 Is Set Forth In The Articles Of Incorporation Which Were Recorded On 3-13-95 As Liber 3700 At Folio 922 Among The State Of Maryland, Department Of Assessment And Taxation Records.
21. This Subdivision Is Exempt From The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation Because It Is A Plat Of Revision And No Additional Lots Are Being Created As Per Section 16.1202(b)(iv)(v) Of The Howard County Code And Forest Conservation Manual.
22. Open Space Lot 4, Shown Hereon, Has Been Dedicated To A Property Owners Association For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.

APPROVED: For Public Water And Public Sewerage Systems, Howard County Health Department.
B. Wilson for Peter Beilenson 7/30/2009
 Howard County Health Officer 50 Date 1/10/09

APPROVED: Howard County Department Of Planning And Zoning.
Chad Edwards 7.15.9
 Chief, Development Engineering Division Date
Cindy Hunter 7/30/09
 Director Date

OWNER'S CERTIFICATE

Tipton Manor Homeowners Association, Inc., By Robert M. Henschen, President, 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 24th Day Of February, 2009.

Robert M. Henschen
 Tipton Manor Homeowners Association, Inc.
 By: Robert M. Henschen, President

Stephen F. Forney
 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 The Lands Conveyed By Samuel F. Lyons And Elsie K. Lyons, His Wife, To Tipton Manor Homeowners Association, Inc., By Deed Dated October 31, 1995 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 3603, At Folio 24; Said Property Also Being Open Space Lot 4, As Shown On A Subdivision Plat Entitled "Tipton Manor, Lots 1 Through 4" And Recorded In The Aforesaid Land Records As Plat M.D.R. No. 11830, And That All Monuments Are In Place Or Will Be In Place Prior To 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
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Date: 2/16/09

Purpose Statement

The Purpose Of This Plat Is To Revise Open Space Lot 4, "Tipton Manor, Lots 1 Through 4", Recorded as Plat M.D.R. No. 11830, Adding A 20' Public Sewer And Utility Easement, As Recorded In Liber 11165 At Folio 017.

RECORDED AS PLAT No. _____ ON _____
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Tipton Manor
Open Space Lot 4
 (A Revision Of Open Space Lot 4, "Tipton Manor, Lots 1 Through 4" - Plat M.D.R. No. 11830)
 Zoned: R-20
 Tax Map: 46; Grid: 12; Parcel: 15
 Sixth Election District
 Howard County, Maryland

Scale: 1" = 50'
 Date: February 16, 2009 Sheet: 1 of 1

1:2004/04061.dwg 04061 Revision Plat 05 Lot 4.dwg, 2/16/2009 1:30:44 PM, d:\street\1\F0406124.dwg M:\ar

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