

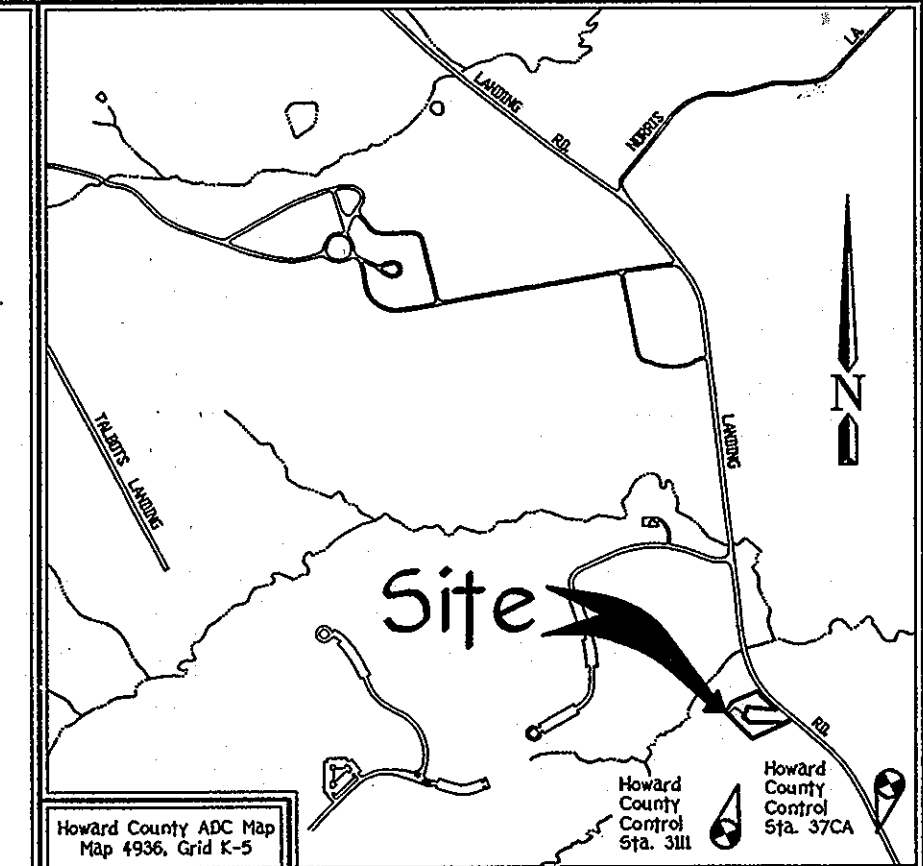
U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
5	565775.3599	1301530.0142	5	172448.674612	421093.628958
6	565844.7733	1301697.9563	6	172469.831859	421142.379408
8	565815.5575	1301721.2160	8	172460.926865	421149.468979
9	565749.5120	1301786.7607	9	172440.796157	421169.447043
13	565656.9859	1301890.1725	13	172412.594156	421200.967038
14	565644.4830	1301863.0716	14	172408.783252	421192.706659
15	565646.4146	1301649.6744	15	172409.372008	421127.663044
16	565679.1359	1301609.8589	16	172419.345486	421115.527253
17	565741.7750	1301633.0491	17	172430.437909	421122.595648
18	565726.8806	1301811.0633	18	172433.898090	421176.854505
30	565651.2454	1301896.8292	30	172410.844451	421202.995986
31	565544.0120	1301664.3927	31	172378.159626	421132.149187
32	565712.3190	1301499.2638	32	172429.459723	421081.817814

Curve Data Chart					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Chord Bearing And Distance
6-8	520.40'	37.35'	04°06'45"	18.68'	538°31'28"E 37.34'
8-9	912.56'	93.09'	05°50'41"	46.59'	544°46'55"E 93.05'

Minimum Lot Size Chart			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
6	23,050 Sq. Ft.	253 Sq. Ft.	22,797 Sq. Ft.

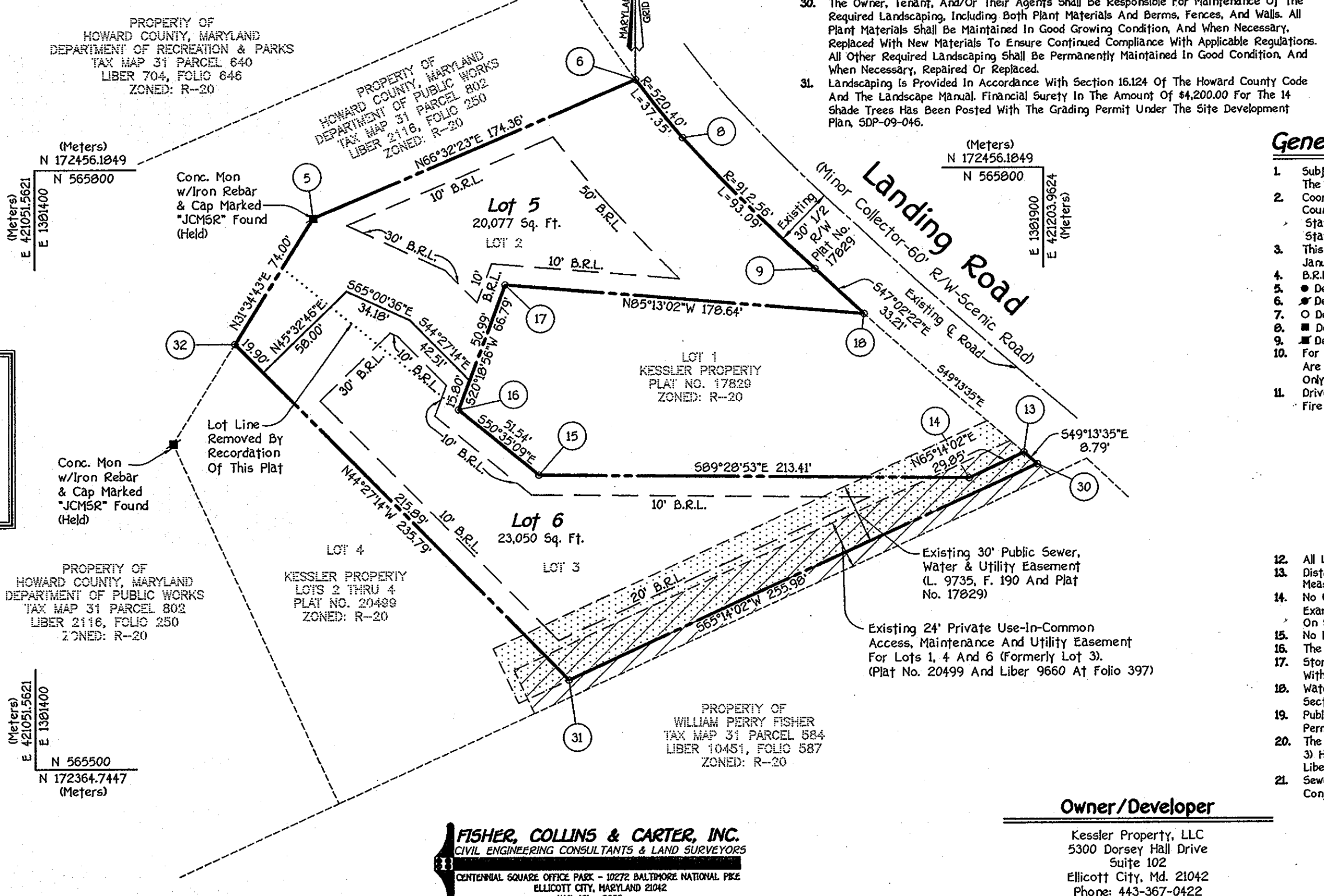
**General Notes:**

- 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.
- Previous Department Of Planning And Zoning File Numbers: F-06-07, F-04-192 And SDP-09-046.
- Open Space Requirement Has Been Provided By A Fee-In-Lieu Payment Of \$4,500.00 With The Recording Of F-04-192.
- Forest Stand Delineation And Wetland Delineation Was Prepared By Milderberg Boender Dated May 11, 2004 And May 18, 2004, Respectively.
- The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Has Been Fulfilled By Payment Of Fee-In Lieu Of Afforestation Of 0.32 Acres (13,939.2 Sq.Ft.) In The Amount Of \$6,969.60 With The Recording Of Kessler Property, Lot 1 And Non-Buildable Bulk Parcel 'A', F-06-07.
- This Development Is Designed To Be In Accordance With Section 16.127 -Residential Infill Development -Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
- Approval Of A Site Development Plan Is Required For The Development Of Lots 5 And 6 Prior To The Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- The Property Is Located Within The Metropolitan District.
- The Owner, Tenant, And/Or Their Agents Shall Be Responsible For Maintenance Of The Required Landscaping, Including Both Plant Materials And Berms, Fences, And Walls. All Plant Materials Shall Be Maintained In Good Growing Condition, And When Necessary, Replaced With New Materials To Ensure Continued Compliance With Applicable Regulations. All Other Required Landscaping Shall Be Permanently Maintained In Good Condition, And When Necessary, Repaired Or Replaced.
- Landscaping Is Provided In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety In The Amount Of \$4,200.00 For The 14 Shade Trees Has Been Posted With The Grading Permit Under The Site Development Plan, SDP-09-046.



**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 Lots 5 And 6. Any Conveyances Of The Aforesaid Lots 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. 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."



**General Notes:**

- Subject Property Zoned R-20 Per The 2/02/04 Comprehensive Zoning Plan And The Comp-Lite Zoning Amendments Dated 07-28-06.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3111 And 37CA. Station No. 3111 North 565,004.672 East 1,381,586.910 Station No. 37CA North 564,321.638 East 1,382,742.840
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 28, 2009, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (6 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 (425-Loading)
  - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
  - 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 This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map. No Historic Structures Exist On Site.
- No Floodplain, Wetlands Or Steep Slopes Exist On Site.
- The Subject Property Is Not Within A Historic District.
- Stormwater Management Is Provided Thru Stormwater Management Credits In Accordance With 2000 Maryland Stormwater Design Manual.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122.B Of The Howard County Code.
- Public Water And Sewer Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- The Use-In-Common Driveway Maintenance Agreements For Lots 1, 4 And 6 (Formerly Lot 3) Has Been Recorded In The Howard County Land Records As Plat No. 20499 And In Liber 9660 At Folio 397.
- Sewer Service To Lots 5 And 6 Shall Be Provided By A Private On-Site Grinder Pump In Conjunction With A Low Pressure Sewer System.

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* 3/14/11 Date  
(Registered Land Surveyor)

*Donald R. Reuwer, Jr.* 3/15/11 Date  
Kessler Property, LLC  
By: Donald R. Reuwer, Jr., Managing Member

**Legend**

- Existing 30' Public Sewer, Water & Utility Easement (Plat No. 17829 And Liber 9735 At Folio 190)
- Existing 24' Private Use-In-Common Access, Maintenance & Utility Easement For Lots 1, 4 And 6 (Formerly Lot 3). (Plat No. 20499 And Liber 9660 At Folio 397)

**Area Tabulation**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.990 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	0.990 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.990 Ac.±

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

**Owner/Developer**

Kessler Property, LLC  
5300 Dorsey Hall Drive  
Suite 102  
Ellicott City, Md. 21042  
Phone: 443-367-0422

**Purpose Statement**

The Purpose Of This Plat Is To Resubdivide Buildable Lots 2-And 3, As Shown On A Plat Entitled "Kessler Property, Lots 2 Thru 4" Recorded As Plat No. 20499, Into Two (2) Buildable Lots, Creating Lots 5 And 6.

**OWNER'S CERTIFICATE**

We, Kessler Property, LLC, By Donald R. Reuwer, Jr., Managing Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 15<sup>th</sup> Day Of MARCH, 2011.

*Donald R. Reuwer, Jr.*  
Kessler Property, LLC  
By: Donald R. Reuwer, Jr., Managing Member

*Courtney Kehoe*  
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 Part Of The Lands Conveyed By Larry L. Kessler And Joan A. Kessler To Kessler Property, LLC By Deed Dated August 3, 2004 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 8534 At Folio 92, 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*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Date: 3/14/11

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

*Stephen Beileman* 5/20/11  
Howard County Health Officer  
Date

APPROVED: Howard County Department Of Planning And Zoning.

*William J. ...* 5/19/11  
Chief, Development Engineering Division  
Date

*Karl ...* 5/25/11  
Director  
Date

RECORDED AS PLAT No. 20414 ON 5/25/11  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Kessler Property**  
Lots 5 And 6

A Resubdivision Of Lots 2 And 3, As Shown On A Plat Entitled "Kessler Property, Lots 2 Thru 4" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 20499.

Zoned: R-20  
Tax Map: 31 Parcel: 555 Grid: 24  
First Election District: Howard County, Maryland

Scale: 1" = 50'  
Date: March 14, 2011  
Sheet 1 of 1