

COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1	514101.56	823501.91
2	514420.87	823603.24
3	514435.88	823634.09
4	514389.96	823734.71
5	514271.82	823960.73
6	514011.56	823818.58

CURVE DATA							
No.	Radius	Length	Delta	Tan.	LCB	Chord	
3-4	1000.00'	110.65'	06°20'23"	55.38'	S65°28'12"E	110.59'	

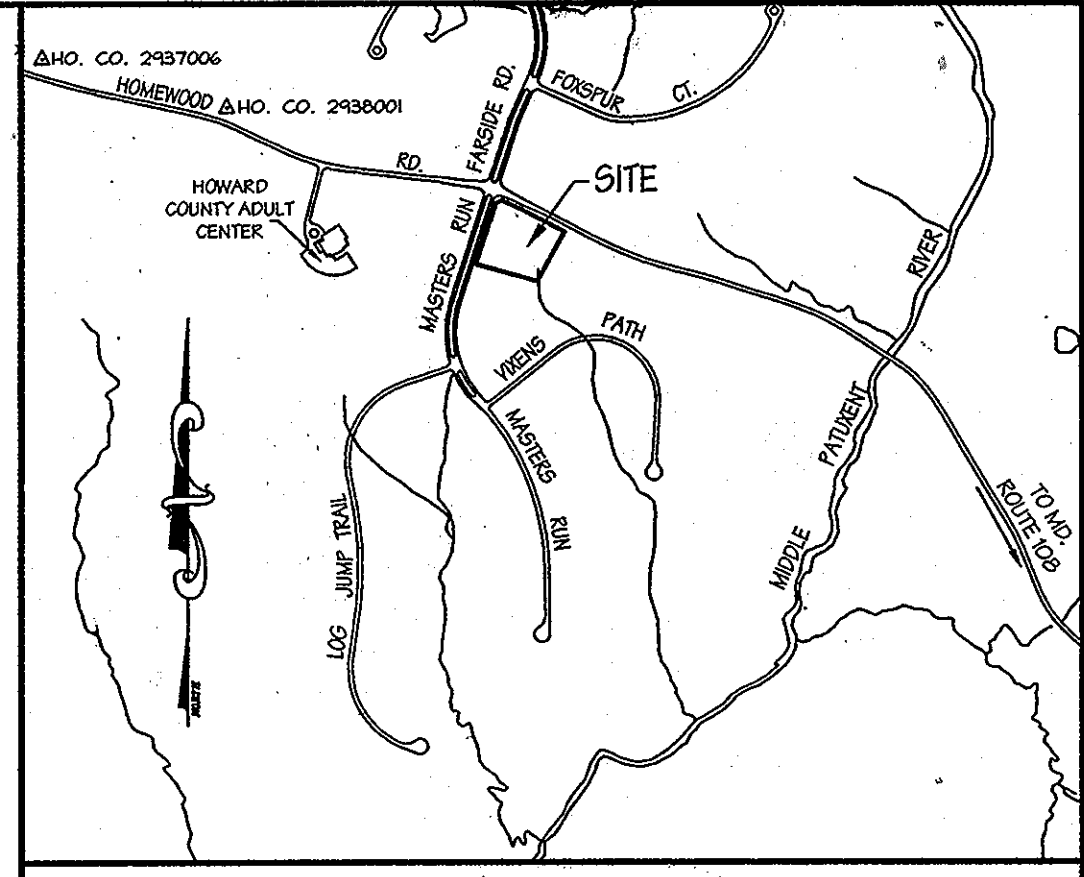
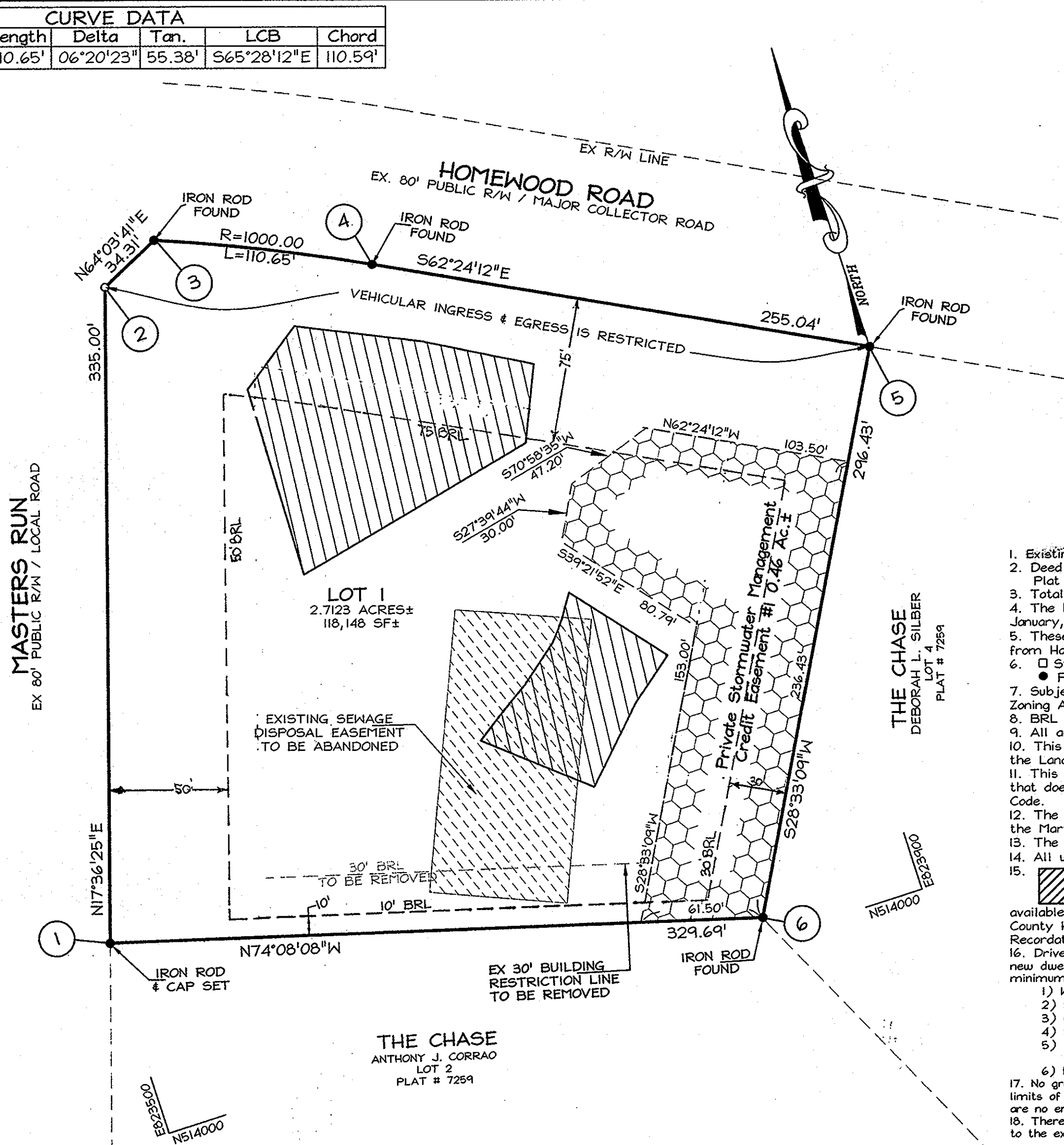
Reservation of Public Utility Easements
 Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Lot 1, any conveyances of the aforesaid lot shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot. Developer shall execute and deliver deeds for 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, 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.

[Signature] 6/3/11
 D. Wayne Welle MD No. 10685 Date
[Signature] 6/2/2011
 Eric Musgrave Date

EASEMENT LEGEND

	EXISTING SEWAGE DISPOSAL EASEMENT TO BE ABANDONED
	NEW SEWAGE DISPOSAL EASEMENT
	STORMWATER MANAGEMENT CREDIT EASEMENT



VICINITY MAP
 Scale: 1" = 1000'
 ADC MAP NO. 4984 GRID D-1

GENERAL NOTES

- Existing Zoning: RC-DEO Rural Conservation - Density Exchange Option
- Deed Reference: Liber 11182 Folio 291
Plat Reference: 7259
- Total Area of Lot: 2.7106 Acres ± or 118,073 SF ±
- The boundary shown hereon is based on a plat prepared by Clark, Finebrook & Sackett, Inc. dated January, 1987, Plat #7259, and the boundary of the lot was verified by LDE, Inc. in January 2011.
- These Coordinates are based on NAD '27, Maryland State Plane Coordinate System, as projected from Howard County control stations 2937006 & 2938001 as shown on Plat #7259.
- Stone or Concrete Monument Found or Set
● Pipe or Rebar Found or Set
- Subject property is zoned RC-DEO per 2/2/2004 Comprehensive Zoning Plan and the Comp-Lite Zoning Amendments dated 7/28/06.
- BRL denotes Building Restriction Line.
- All areas shown on this plat are +/-, more or less.
- This plat is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a Revision Plat that does not create any new lots.
- This plat is exempt from the Forest Conservation Requirements because it is a Revision Plat that does not create any new lots in accordance with Section 16.1202.b.1.vii of the Howard County Code.
- The lot shown hereon complies with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
- The well for this lot is existing.
- All wells shall be located a minimum of 15' from the road R/W & 30' from houses/structures.
- This area designates a private sewage area of at least 10,000 square feet as required by the Maryland Department of the Environment for individual sewage disposal. Improvements of any nature in this area are restricted until public sewerage is available. This area 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 sewage area. Recordation of a modified sewage area shall not be necessary.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width -- 12' (16' serving more than one residence);
 - Surface -- 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);
 - Geometry -- Max. 15% grade, max. 10% grade change and min. 45' 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;
 - Maintenance -- sufficient to insure all weather use.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas. There are no environmental features: Floodplain, Wetlands, Streams, Steep Slopes or Forest that exist on Lot 1.
- There is an existing dwelling/structure located on Lot 1 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulation requirements.

GENERAL NOTES (CONT)

- Lot 1 of "The Chase" subdivision (Plat #7258) was originally created in 1987 under Howard County File Number F 87-108. Under the the 1985 Howard County Zoning Regulations - Section 104.E.3. allowed a decrease in lot size of up to ten percent utilizing the Floodplain Lot Adjustment provision which allowed the 2.7106 Acre lot size. As noted in General Note 10; Plat # 7258, the "plan is subject to Section 104.E.3. of the Howard County Zoning Regulations and Section 16.116.A.2.a. of the Howard County Subdivision and Land Development Regulations."
- The Declaration of Covenants for on-lot Stormwater Management will be recorded concurrently with this Plat of Revision.

AREA TABULATIONS

- Total number of lots and/or parcels to be recorded: 1
 - Buildable: 1
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots to be recorded: 2.7123 Ac. ±
 - Buildable: 2.7123 Ac. ±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0 Ac. ±
- Total area of subdivision to be recorded: 2.7123 Ac. ±

APPROVED: For Private Water and Private Sewerage Systems
 Howard County Health Department.
[Signature] 6/23/2011
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
[Signature] 6/22/11
 Chief, Development Engineering Division J.P. Date
[Signature] 6/30/11
 Director JEH Date

OWNER'S CERTIFICATE

I, Eric Musgrave, the owner of the property shown & 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 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 or street rights-of-ways and the specific easement areas shown hereon.
 2) The right to require dedication for public use of the beds of the streets and/or roads and flood plains, 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.
 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/our hands this 2 day of June 2011.

[Signature]
 Eric Musgrave

[Signature]
 Witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed from Martin Stein and Diane Stein to Eric Musgrave by deed dated February 28, 2008 and recorded in the land records of Howard County in Liber 11182 Folio 291 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.

[Signature] 6/3/11
 D. Wayne Welle
 Professional Land Surveyor MD Reg. No. 10685

OWNER/DEVELOPER
 ERIC MUSGRAVE
 11601 MASTERS RUN
 ELLICOTT CITY, MD 21042
 410-746-5534

The purpose of this Plat of Revision is to revise all existing Building Restriction Lines to be in conformance with Section 105.E.4.b of the Zoning Regulations, to modify the existing Private Sewage Disposal Easement for individual sewage disposal as required by the Howard County Health Department and add a private stormwater management credit easement.

RECORDED AS PLAT NUMBER 211649
 ON 7/8/11 AMONG THE
 LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
THE CHASE - LOT 1
 TAX MAP 29 GRID 2 PARCEL 24
 TAX ACCOUNT #05-404991
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 ZONED: RC-DEO
 SCALE: 1"=50' MAY 2011 SHEET 1 OF 1
 PREVIOUS SUBMITTALS S86-78, UP86-120, P87-11, F87-108

LDE Inc. Job # 11-001
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