

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
421	537193.2563	1342942.0314	163736.832631	409299.069816
471	537646.0401	1343409.2754	163874.840797	409471.661335
472	537606.5842	1343441.0822	163862.809503	409481.680262
473	537591.3184	1343454.6432	163858.161589	409485.794235
474	537555.4383	1343451.8991	163847.225312	409484.957890
475	537488.3392	1343376.4768	163826.773440	409461.969109
476	537443.9204	1343292.7788	163813.234592	409436.457879
477	537426.8766	1343225.6791	163808.039627	409416.005876
478	537370.0415	1343119.5937	163790.716236	409383.670964
479	537363.6333	1343101.3346	163788.763017	409378.105585
496	537564.6384	1343282.7493	163850.029508	409433.400885
498	537768.7670	1343049.1171	163912.248032	409362.189660
530	537150.8099	1342944.1362	163723.894307	409330.191405
531	537262.9562	1343067.5546	163758.076597	409367.809407
546	537666.6461	1343391.7014	163881.121508	409466.609561

The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

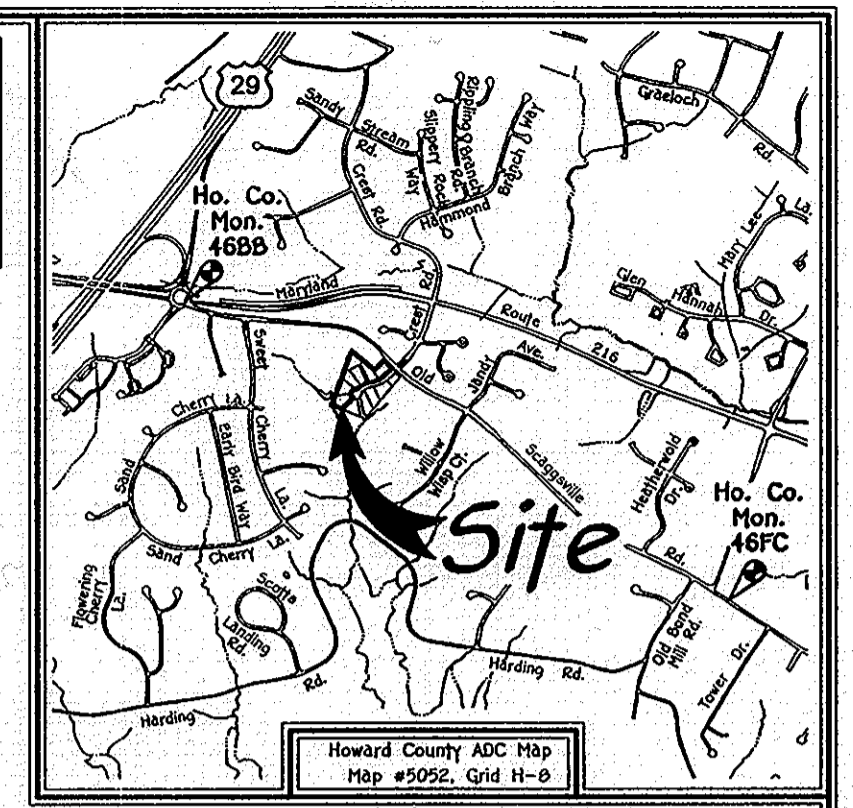
Donald R. Reuwer 8/3/12
August W. Glass, L.S. #21514
(Registered Land Surveyor)
Date

Donald R. Reuwer 8/3/12
Howard Land Developers, LLC
By: Donald R. Reuwer, Jr., Managing Member
Date

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

Curve Data Tabulation					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
475-476	200.00'	95.66'	27°24'20"	48.77'	N 62°02'42" E 94.75'
477-478	250.00'	121.54'	27°51'21"	62.00'	S 61°49'12" W 120.35'
478-479	25.00'	19.87'	45°32'18"	10.49'	N 70°39'40" E 19.35'
479-531	55.00'	143.76'	149°45'51"	203.59'	S 18°32'53" W 106.19'

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective September 16, 2011 On Which Date Developer Agreement 24-4687-D Was Filed And Accepted.



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 Buildable Lots 14 Thru 20. 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 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 Deed(s) Of Easement In The Land Records Of Howard County."

General Notes Continued:

- Plat Subject To WP-11-065 Which The Planning Director On November 22, 2010 Approved A Waiver From Section 16.120(b)(4)(iii)(c) For R-20 Infill Subdivisions That Are Restricted In Using Optional Lot Sizes Under Section 16.121(a). Steep Slopes, Floodplains, Wetlands, Wetland Buffers, Streams And Stream Debris May Be Located On Lots With A 35' Setback From The Building Envelope. Subject To The Following Conditions:
 - A 35'-Foot Setback Will Be Maintained From Environmental Features And Buffers Located On All Residential Lots. A Deck May Project 10' Beyond The Building Envelope.
 - An Open Space Lot (Lot 12) Containing A Portion Of The Required 6% Of Open Space Must Be Provided And The Required Recreation Open Space Will Be Provided At This Location. This Open Space Is To Be Owned By The Homeowner's Association Of This Subdivision.
 - An Additional Open Space Lot To Be Owned By The Department Of Recreation And Parks Will Be Provided As A 35' Wide Strip Between Lots 3 And 4 (Also To Wrap To The Property Corner Behind Lot 3 To Encompass The Majority Of The Stream Buffer), To Be Known As Open Space Lot 13, And Containing The Remaining Portion Of The Required 6% Open Space Area.
 - No Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Are Permitted Within The 25' Wetland Buffer And The 50' Stream Buffer.
- Water And Sewer Service To These Lots Will Be Granted At The Time Of Issuance Of The Building Permit, If Capacity Is Available At That Time.
- This Plat Is Exempt From The Forest Conservation Requirements Of The Howard County Code In Accordance With Section 16.1202.(b)(1)(vii). Because It Is A Resubdivision Plat That Does Not Create Additional Lots. The Forest Conservation Obligation For This Subdivision Was Satisfied Under F-11-063, Plat Nos. 21713 And 21714.
- This Plat Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Resubdivision Plat That Does Not Create Additional Lots. Perimeter Landscape Requirements For This Subdivision Was Satisfied Under F-11-063, Plat Nos. 21713 And 21714.
- Open Space Requirements Have Been Satisfied For This Resubdivision Under F-11-063, Plat Nos. 21713 And 21714 As Follows:

Open Space Tabulation:

a) Required = (Gross Area x 6%) = 6,541 Ac. x 6% = 0.392 Ac.
b) Total Open Space (Credited) Provided = 17,067 Sq. Ft. (Lot 12 + Lot 13) (8,860 Sq. Ft. + 8,207 Sq. Ft.) = 0.392 Ac.

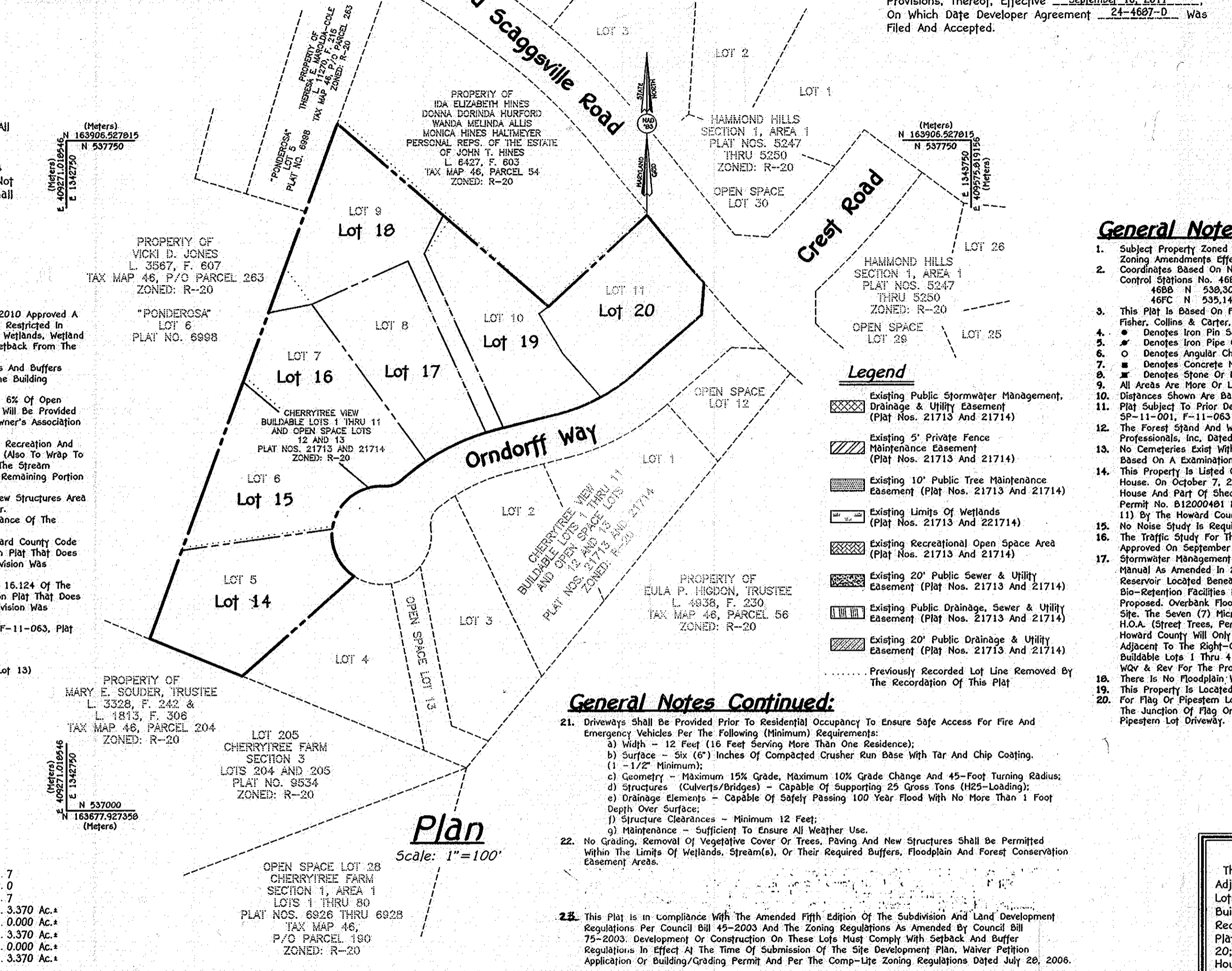
Recreation Open Space Tabulation:

a) Required = 2,200 Sq. Ft. (11 Lots x 200 Sq. Ft. Per Lot)
b) Provided = 2,750 Sq. Ft. (2,200 Sq. Ft. Credited - Lot 12)

Owner/Developer
Howard Land Developers, LLC
5300 Dorsey Hall Drive
Suite 102
Ellicott City, Maryland 21042
Ph# 443-367-0422

Area Tabulation This Submission

Total Number Of Buildable Lots To Be Recorded.....	7
Total Number Of Open Space Lots To Be Recorded.....	0
Total Number Of Lots/Parcels To Be Recorded.....	7
Total Area Of Buildable Lots To Be Recorded.....	3.370 Ac.±
Total Area Of Open Space Lots To Be Recorded.....	0.000 Ac.±
Total Area Of Lots/Parcels To Be Recorded.....	3.370 Ac.±
Total Area Of Roadway To Be Recorded.....	0.000 Ac.±
Total Area To Be Recorded.....	3.370 Ac.±



General Notes:

- Subject Property Zoned R-20 Per The 02/02/04 Comprehensive Zoning Plan And The "Comp-Lite" Zoning Amendments Effective 07/28/06.
- Coordinates Based On Nad '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 4688 And No. 46FC.
4688 N 538,306.50150000 E 1,341,329.15640000
46FC N 535,145.94450000 E 1,346,954.04270000
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May, 2010 By Fisher, Collins & Carter, Inc.
- 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 Stone Or Monument Found.
- All Areas Are More Or Less (+/-).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad'83 Grid Measurement.
- Plat Subject To Prior Department Of Planning And Zoning File Nos. ECP-11-003, WP-11-065, SP-11-001, F-11-063 And SDP-11-049.
- The Forest Stand And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated June, 2010 And Was Approved Under SP-11-001.
- No Cemeteries Exist Within The Boundaries Of This Subdivision Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- This Property Is Listed On The Howard County Historic Site Inventory As HO-712, The John L. Hines House. On October 7, 2010 The Historic District Commission Recommended To Retain The Existing House And Part Of Shed/Barn On Lot 20 (Formerly Lot 11). Subsequently, A Residential Demolition Permit No. 81200481 Has Been Issued To Demolish The Existing House On Lot 20 (Formerly Lot 11) By The Howard County Department Of Inspections, Licenses And Permits.
- No Noise Study Is Required For This Project.
- The Traffic Study For This Project Was Prepared By Traffic Group, Inc., Dated June, 2010 And Approved On September 16, 2010 And Was Approved Under SP-11-001.
- Stormwater Management Will Be Provided In Accordance With Howard County And MDE 2000 Design Manual As Amended In 2010. Recharge Volume Will Be Provided Through The Use Of A Stone Reservoir Located Beneath The Proposed Micro Bio-Retention Areas. These Seven (7) Micro Bio-Retention Facilities Provide The Required Water Quality Volumes For The Road Improvements Proposed. Overbank Flood Protection Volume And Extreme Flood Volumes Are Not Required For This Site. The Seven (7) Micro Bio-Retention Facilities Will Be Privately Owned And Maintained By The H.O.A. (Street Trees, Perforated Underdrains, Feeders, Plantings, Swales And Driveway Culverts). Howard County Will Only Maintain The Inlet Structure Within The Micro Bio-Retention Facilities Adjacent To The Right-Of-Way. The Stormwater Management Facilities Located On The Buildable Lots 1 Thru 4 And 14 Thru 20, Which Consist Of Drywells And Permeable Paving Provide WQV & Rev For The Proposed Dwellings And Are Privately Owned And Maintained By The Homeowner. There Is No Floodplain Within This Site.
- This Property Is Located Within The Metropolitan District.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipestem And The Road Right-Of-Way Line Only And Not To The Flag Or Pipestem Lot Driveway.

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

Stephan B. Bieleman 9/18/2012
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Keith Schuchman 9/20/12
Chief, Development Engineering Division Date

Keith Schuchman 9/20/12
Director Date

Owner's Certificate

Howard Land Developers, LLC, By Donald R. Reuwer, *DR*, Managing Member, Owner 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 3rd Day Of August, 2012.

Donald R. Reuwer, Jr.
Howard Land Developers, LLC
By: Donald R. Reuwer, *DR*, Managing Member

James R. Fisher
Witness

Surveyor's Certificate

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By FAL Properties, LLC To Howard Land Developers, LLC By Deed Dated November 22, 2011 And Recorded Among The Land Records Of Howard County, Maryland In Liber 13618 At Folio 097; And Being Buildable Lots 5, 6, 7, 8, 9, 10 And 11, As Shown On Plats Entitled "Cherrytree View, Buildable Lots 1 Thru 11 And Open Space Lots 12 And 13" Recorded Among The Aforesaid Land Records As Plat Nos. 21713 And 21714; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision Within 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.

August W. Glass 8/3/12
Professional Land Surveyor No. 21514 Date

RECORDED AS PLAT No. 22080 ON 9/27/12
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Resubdivision Plat
Cherrytree View
Buildable Lots 14 Thru 20

(Being A Resubdivision Of Buildable Lots 5, 6, 7, 8, 9, 10 And 11, As Shown On Plats Entitled "Cherrytree View, Buildable Lots 1 Thru 11 And Open Space Lots 12 And 13" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21713 And 21714)
Zoning: R-20

Tax Map: 46 Parcel: 55 Grid: 11
Sixth Election District - Howard County, Maryland
Date: August 3, 2012 Scale: As Shown Sheet 1 Of 2

The Requirements S 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

August W. Glass 8/3/12
 August W. Glass, L.S. #21514
 (Registered Land Surveyor) Date

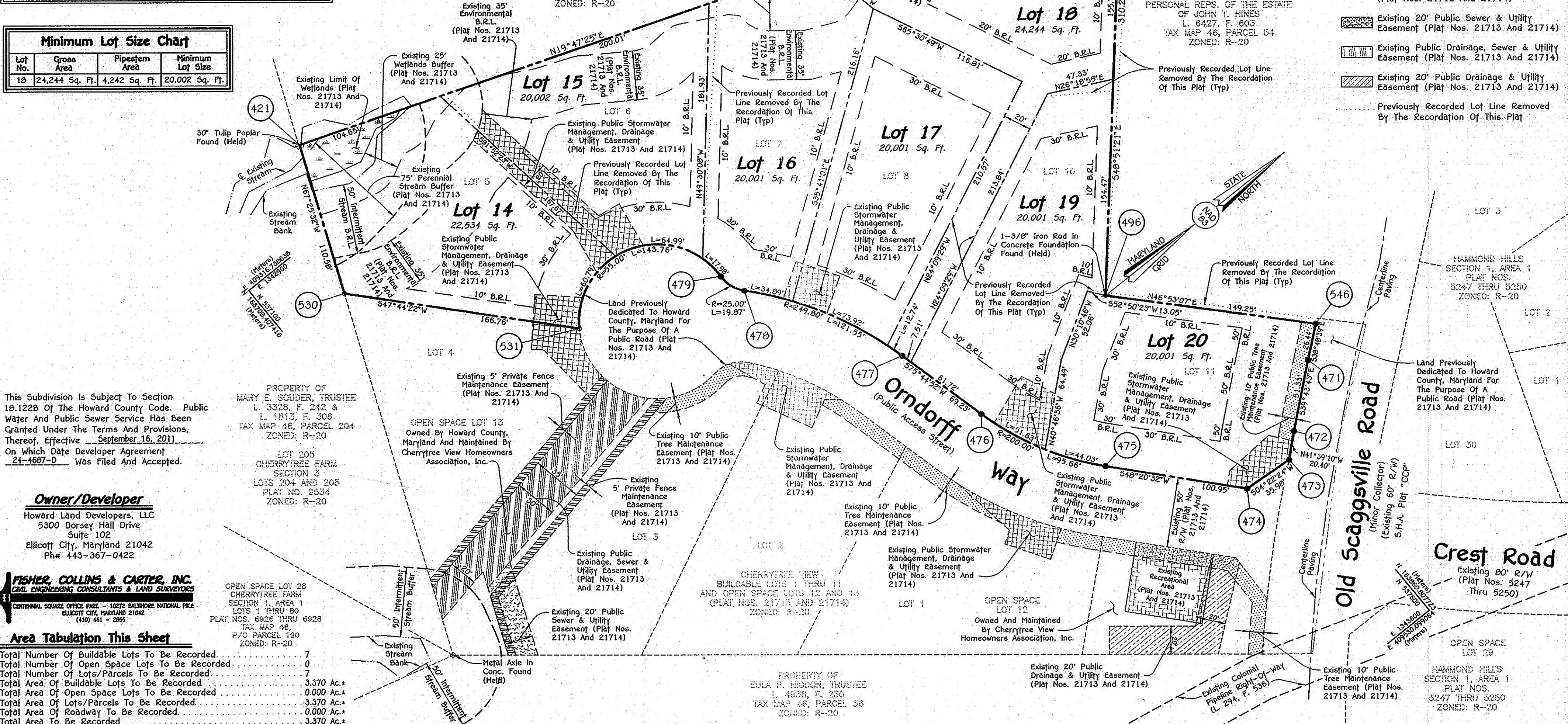
Donald R. Reuwer, III 8/3/12
 Donald R. Reuwer, III, Managing Member
 Howard Land Developers, LLC
 By: Donald R. Reuwer, III, Managing Member

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
18	24,244 Sq. Ft.	4,242 Sq. Ft.	20,002 Sq. Ft.

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 Buildable Lots 14 Thru 20. 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 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 Deed(s) Of Easement In The Land Records Of Howard County."



- Legend**
- Existing Public Stormwater Management, Drainage & Utility Easement (Plat Nos. 21713 And 21714)
 - Existing 5' Private Fence Maintenance Easement (Plat Nos. 21713 And 21714)
 - Existing 10' Public Tree Maintenance Easement (Plat Nos. 21713 And 21714)
 - Existing Limits Of Wetlands (Plat Nos. 21713 And 21714)
 - Existing Recreational Open Space Area (Plat Nos. 21713 And 21714)
 - Existing 20' Public Sewer & Utility Easement (Plat Nos. 21713 And 21714)
 - Existing Public Drainage, Sewer & Utility Easement (Plat Nos. 21713 And 21714)
 - Existing 20' Public Drainage & Utility Easement (Plat Nos. 21713 And 21714)
 - Previously Recorded Lot Line Removed By The Recordation Of This Plat

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective September 16, 2011. On Which Date Developer Agreement 24-4607-D Was Filed And Accepted.

Owner/Developer
 Howard Land Developers, LLC
 5300 Dorsey Hall Drive
 Suite 102
 Ellicott City, Maryland 21042
 Ph# 443-367-0422

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2855

Area Tabulation This Sheet

Total Number Of Buildable Lots To Be Recorded	7
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots/Parcels To Be Recorded	7
Total Area Of Buildable Lots To Be Recorded	3,370 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.*
Total Area Of Lots/Parcels To Be Recorded	3,370 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.*
Total Area To Be Recorded	3,370 Ac.*

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

Bryan for Peter Brillemson 9/18/2012
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Donald R. Reuwer, III 8/3/12
 Chief, Development Engineering Division Date

Donald R. Reuwer, III 9/20/12
 Director Date

Owner's Certificate

Howard Land Developers, LLC, By Donald R. Reuwer, III, Managing Member, Owner Of The Property Shown And Described Hereon, Herby 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, Herby 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 3rd Day Of August, 2012.

Donald R. Reuwer, III
 Howard Land Developers, LLC
 By: Donald R. Reuwer, III, Managing Member

August W. Glass
 Witness

Surveyor's Certificate

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By FAL Properties, LLC To Howard Land Developers, LLC By Deed Dated November 22, 2011 And Recorded Among The Land Records Of Howard County, Maryland In Liber 13618 At Folio 097; And Being Buildable Lots 5, 6, 7, 8, 9, 10 And 11, As Shown On Plats Entitled "Cherrytree View, Buildable Lots 1 Thru 11 And Open Space Lots 12 And 13" Recorded Among The Aforesaid Land Records As Plat Nos. 21713 And 21714; 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, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

August W. Glass 8/3/12
 August W. Glass, Professional Land Surveyor No. 21514
 Expiration Date: July 14, 2013 Date

RECORDED AS PLAT No. 22081 ON 9/27/12
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Resubdivision Plat
Cherrytree View
 Buildable Lots 14 Thru 20

(Being A Resubdivision Of Buildable Lots 5, 6, 7, 8, 9, 10 And 11, As Shown On Plats Entitled "Cherrytree View, Buildable Lots 1 Thru 11 And Open Space Lots 12 And 13" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21713 And 21714) Zoning: R-20

