

| COORDINATE TABLE | | |
|------------------|-------------|--------------|
| POINT | NORTHING | EASTING |
| 24 | 53683.3219 | 1345903.7705 |
| 25 | 536803.2688 | 1345911.6819 |
| 27 | 536611.7351 | 1346053.5757 |
| 28 | 536610.5342 | 1346055.8131 |
| 300 | 536429.0303 | 1345827.0723 |
| 301 | 536496.9846 | 1345706.0874 |
| 303 | 536672.1819 | 1345934.8625 |
| 304 | 536558.9100 | 1346025.1988 |
| 311 | 536617.6807 | 1346045.3494 |

FOREST CONSERVATION

AREA OF FOREST CONSERVATION EASEMENT PER PLAT 11830 0.71 Ac.

AREA OF FOREST CONSERVATION EASEMENT LOST TO DRAINAGE AND UTILITY EASEMENT 0.02 Ac.

NET AREA OF FOREST CONSERVATION EASEMENT REMAINING 0.68 Ac.

| CURVE TABLE | | | | | | |
|-------------|---------|------------|-------------|---------|---------------|--------------|
| CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | TANGENT | CHORD BEARING | CHORD LENGTH |
| C1 | 341.00' | 234.96' | 39°28'43" | 122.36' | S 35°28'20" 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 LOT 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 EASEMENT AND RECORD THE DEED(S) OF EASEMENTS 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 SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Matthew A. Tilmes 1/10/2012
 URS CORPORATION
 MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156

TIPTON MANOR HOMEOWNERS ASSOCIATION, INC.
 BY: _____

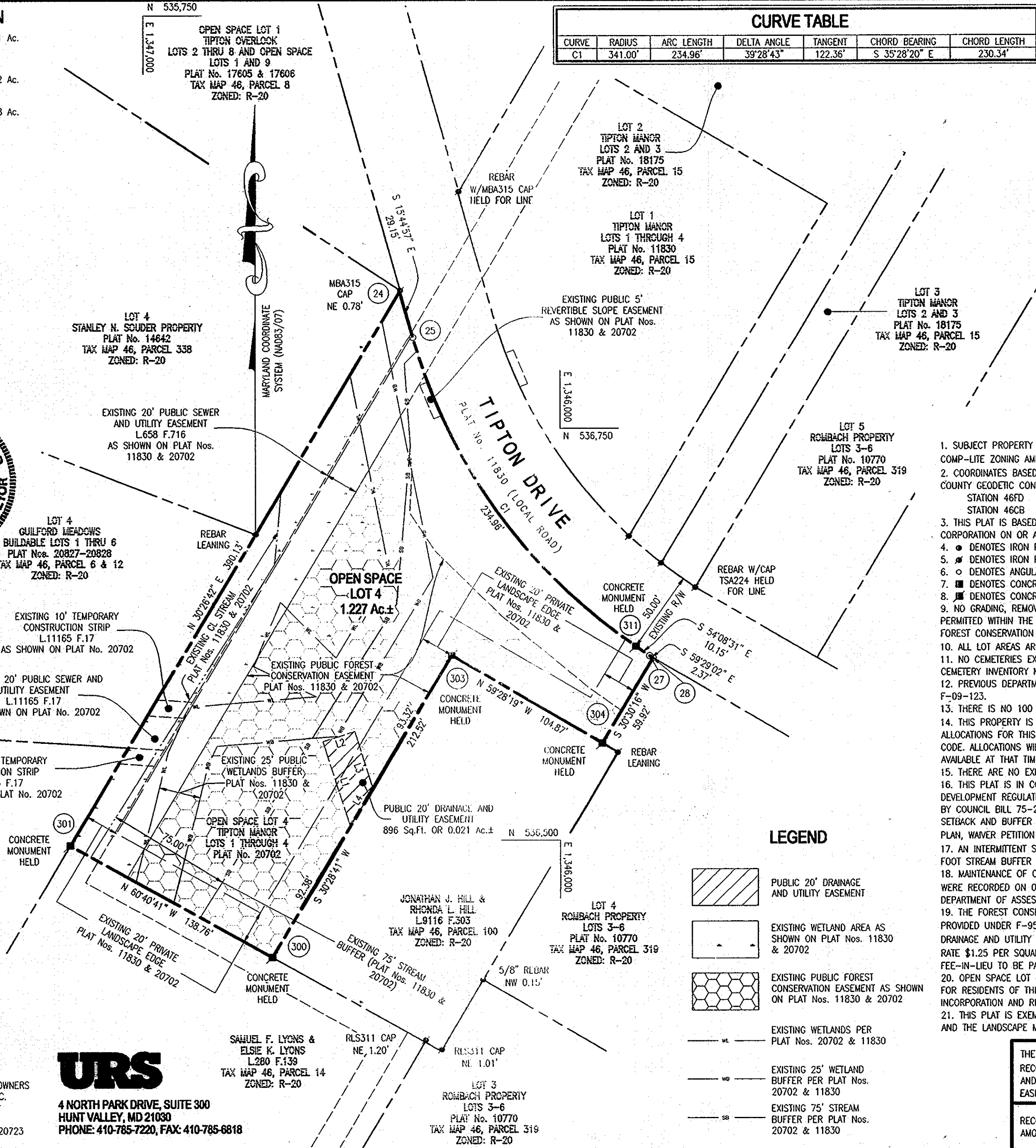


| PUBLIC 20' DRAINAGE AND UTILITY EASEMENT LINE TABLE | | | |
|---|---------------|----------|--|
| LINE | BEARING | DISTANCE | |
| L1 | N 17°44'52" W | 53.74' | |
| L2 | N 72°15'08" E | 20.00' | |
| L3 | S 17°44'52" E | 35.87' | |
| L4 | S 30°28'41" W | 26.82' | |

| AREA TABLE | |
|--|------------|
| 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 | 1.227 Ac.± |
| TOTAL AREA OF LOTS TO BE RECORDED | 1.227 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED | 0.000 Ac.± |
| TOTAL AREA TO BE RECORDED | 1.227 Ac.± |

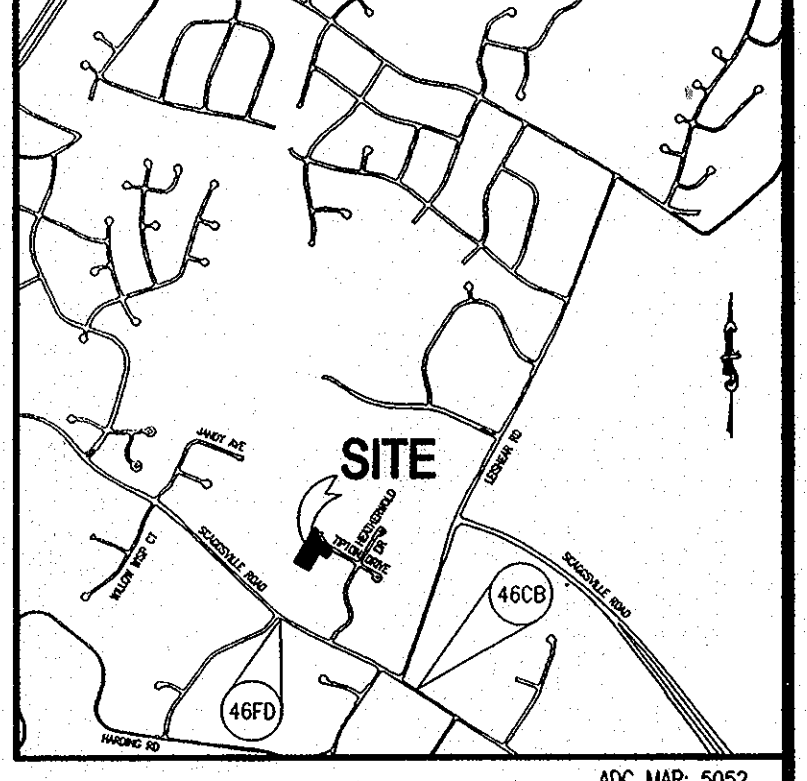
OWNER
 TIPTON MANOR HOMEOWNERS ASSOCIATION, INC.
 c/o PRESIDENT
 LAUREL, MARYLAND 20723

URS
 4 NORTH PARK DRIVE, SUITE 300
 HUNT VALLEY, MD 21093
 PHONE: 410-785-7220, FAX: 410-785-6818



LEGEND

- PUBLIC 20' DRAINAGE AND UTILITY EASEMENT
- EXISTING WETLAND AREA AS SHOWN ON PLAT Nos. 11830 & 20702
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT AS SHOWN ON PLAT Nos. 11830 & 20702
- EXISTING WETLANDS PER PLAT Nos. 20702 & 11830
- EXISTING 25' WETLAND BUFFER PER PLAT Nos. 20702 & 11830
- EXISTING 75' STREAM BUFFER PER PLAT Nos. 20702 & 11830



VICINITY MAP
 1"=2000'

GENERAL NOTES

1. SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND THE COMP-LITE ZONING AMENDMENTS DATED 07/28/2006.
2. COORDINATES BASED ON NAD 83/07, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION Nos. 46FD AND 46CB.
 STATION 46FD NORTH 535892.9111 EAST 1345540.0033
 STATION 46CB NORTH 537123.0429 EAST 1344291.3654
3. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY URS CORPORATION ON OR ABOUT JUNE 2011.
4. ● DENOTES IRON PIN SET WITH PROP COR CORP 21108 CAP
5. ○ DENOTES IRON PIPE OR IRON PIN FOUND
6. ◊ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY
7. ■ DENOTES CONCRETE MONUMENT SET WITH PROP COR CORP 21108 CAP
8. ▣ DENOTES CONCRETE MONUMENT OR STONE FOUND
9. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
10. ALL LOT AREAS ARE MORE OR LESS. (±)
11. NO CEMETERIES EXIST ON THIS SITE BASED ON AN EXAMINATION OF THE HOWARD COUNTY CEMETERY INVENTORY MAP.
12. PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: SP-95-03, F-95-132 AND F-09-123.
13. THERE IS NO 100 YEAR FLOODPLAIN ON THIS PROPERTY.
14. 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.
15. THERE ARE NO EXISTING STRUCTURES LOCATED ON THIS SITE.
16. 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.
17. 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.
18. MAINTENANCE OF OPEN SPACE LOT 4 IS SET FORTH IN THE ARTICLES OF INCORPORATION WHICH WERE RECORDED ON 03/13/1995 IN LIBER 3700, AT FOLIO 922 AMONG THE STATE OF MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION RECORDS.
19. THE FOREST CONSERVATION REQUIREMENTS FOR THIS PLAT WERE PREVIOUSLY ADDRESSED AND PROVIDED UNDER F-95-132. THE LOSS OF FOREST CONSERVATION AREA WITH IN THE NEW "PUBLIC 20' DRAINAGE AND UTILITY EASEMENT" SHOWN HEREON WILL BE MITIGATED THROUGH FEE-IN-LIEU AT A RATE \$1.25 PER SQUARE FOOT OF ABANDONMENT. 896 SQUARE FEET X \$1.25 = \$1,120.00 OF FEE-IN-LIEU TO BE PAID.
20. OPEN SPACE LOT 4, SHOWN HEREON, HAS BEEN DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.
21. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.14 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.

THE PURPOSE OF THIS PLAT IS TO REVISE OPEN SPACE LOT 4, "TIPTON MANOR", RECORDED AS PLAT M.D.R. No. 20702 INsofar AS ADDING A 20' PUBLIC DRAINAGE AND UTILITY EASEMENT AND TO REDUCE THE AREA OF THE FOREST CONSERVATION EASEMENT AREA.

RECORDED AS PLAT No. 2215D ON 11/10/12
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

B. Wilson for Maureen Roseman 11/7/2012
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/10/12
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/15/12
 DIRECTOR DATE

OWNER'S CERTIFICATE

TIPTON MANOR HOMEOWNERS ASSOCIATION, INC., BY R. HENSENEM, 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 OF 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND/OR RIGHTS-OF-WAY, WITNESS MY HAND THIS 21 DAY OF Nov 2012

[Signature]
 TIPTON MANOR HOMEOWNERS ASSOCIATION, INC. PRESIDENT

[Signature]
 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 3603, AT FOLIO 24; SAID PROPERTY ALSO BEING OPEN SPACE LOT 4, AS SHOWN ON A SUBDIVISION PLAT ENTITLED, "REVISION PLAT TIPTON MANOR OPEN SPACE LOT 4" AS RECORDED IN THE AFORESAID LAND RECORDS AS PLAT M.D.R. No. 20702, 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. I FURTHER CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE No. 21156 EXPIRATION DATE 01/27/2013.

Matthew A. Tilmes 1/10/2012
 URS CORPORATION DATE
 MATTHEW A. TILMES, PROFESSIONAL LAND SURVEYOR No. 21156

REVISION PLAT
TIPTON MANOR
OPEN SPACE LOT 4

(A REVISION OF OPEN SPACE LOT 4, TIPTON MANOR, OPEN SPACE LOT 4 - PLAT M.D.R. No. 20702)

ZONED R-20
 TAX MAP: 46 GRID: 12; PARCEL 15
 SIXTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

50' 0 50' 100' 150'
 SCALE: 1"=50'

DATE: AUGUST 22, 2011 SHEET: 1 OF 1