Legend

2505 504240.0525 863571.1260

Existing 20' Public Easement For A Force Main

Existing Building Restriction Line Relocated By This Plat

Existing Previously Recorded Lot Line Removed by Recordation Of This Plat

3' Wide Private Wall Maintenance Easement Across And Through Lot 203 For The Use And Benefit Of Lot 204

	Minimum	Lot Size (Chart
520	Gross Åreð	Pipestem Area	Minimum Lot Size
204	16,904 5q. Ft.	2,613 5q. Ft.	14,371 5q. F

This Subdivision Is Subject To Section 10.1228 Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms

And Provisions, Thereof, Effective

APRIC 6, 1989, On Which Date Developer
Agreement 14-1839-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 Lots 203 And 204. 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

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED 2	
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED 0	:
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	•
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED 0.765	Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	Ac.
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	
TOTAL AREA OF ROADWAY TO BE RECORDED 0:000	Ac.
TOTAL APPA TO BE PECOPOED 0.765	

APPROVED: For Public Water And Public Sewerage Systems In Conformance With The Master Plan Of Water And Sewerage For Howard County.

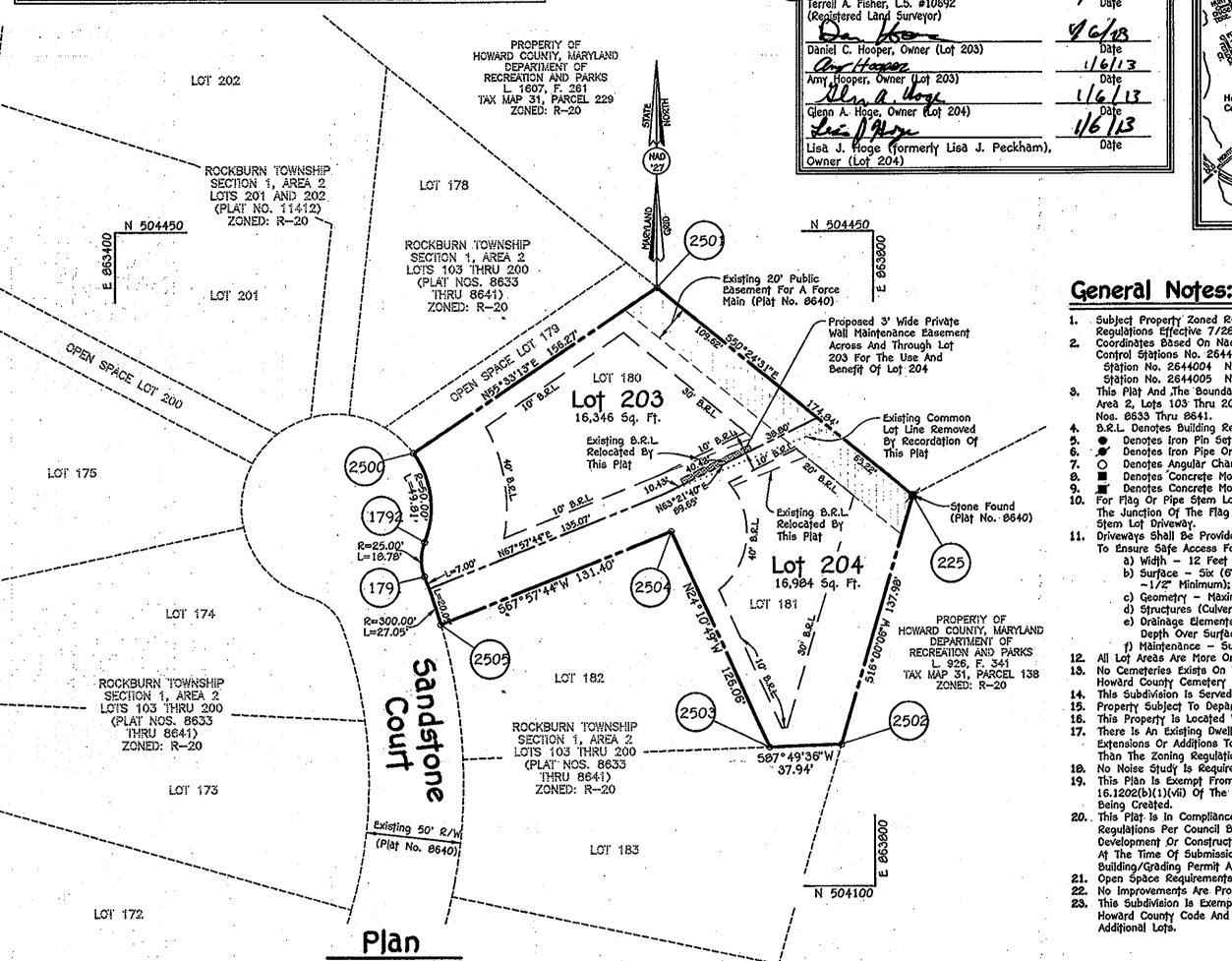
BNifon for Maura Rogeman.	2/7/2013
Howard County Health Officer 900	Dațe
APPROVED: Howard County Department Of Plan	ning And Zoning.

Curve Data Tabulation
 Pnf-Pnf
 Radius
 Arc Length
 Delta
 Tangent
 Bearing & Distance

 2505-1791
 300.00'
 27.05'
 05°10'01"
 13.54'
 N 10°41'14" W 27.04'

 1791-1792
 25.00'
 18.70'
 43°02'58'
 9.86'
 N 00°15'11" E 19.35'

 1792-2500
 50.00'
 49.91'
 57°05'04"
 27.20'
 N 06°45'52" W 47.78'



LOT 184

Glenn A. Hoge And Lisa J. Hoge

(formerly Lisa J. Peckham) (Lot 204)

(Formerly Lot 181)

Ellicott City, Maryland 21043 Ph# (410)-796-2535

Witness

7766 Sandstone Court

Owner

Scale: 1" = 50'

Owner

Daniel C. Hooper And

Amy Hooper (Lot 203)

(Formerly Lot 180)

7770 Sandstone Court

Ellicott City. Maryland 21043

Ph# (267) 235-0030

OWNER'S CERTIFICATE

We, Daniel C. Hooper And Amy Hooper (Lot 203) And Glenn A. Hoge And Lisa J. Hoge (formerly Lisa J. Peckham) (Lot 204). 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 6-4 Day Of JANUARY. 2013.

isa J. Hoge (formerly Lisa J. Peckham)

The Requirements § 3-100, The Real Property Article, Annotated Code Of Maryland, 1960 Replacement Youme,
They Relate To The Making Of This Plat
Have Been Complied With: Setting Of Markers Terrell A Fisher, L.5. #10892 Date Date 1/6/13 Date 1/6/13 1/6/13

Howard County Control Station #2644005

Vicinity Map

Scale: 1" = 2,000' Howard County ADC Map Map 4937, Grid F-6

Subject Property Zoned R-20 Per 2/02/04 Comprehensive Zoning Plan And "Comp Life" Zoning Regulations Effective 7/28/06.
Coordinates Based On Nad '27. Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2644004 And No. 2644005.
Station No. 2644004 North 503179.63 East 860690.29

Station No. 2644005 North 502935.67 East 861450.18 This Plat And The Boundary Shown Hereon is Based On Plats Entitled "Rockburn Township, Section 1. Area 2, Lots 103 Thru 200" Recorded Among The Land Records Of Howard County, Maryland As Plat

Area 2, Lots 103 Thru 200" Recorded Among The Land Records Of Howard County, Maryland as Plat Nos. 2633 Thru 2641.

B.R.L. Denotes Building Restriction Line.

Denotes fron Pin Set With Cap "F.C.C. 106".

Denotes fron Pipe Or Iron Bar Found.

Denotes Angular Change In Bearing Of Boundary 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 The Flag Or Pipe Stem And Road Right-Of-Way Line And Not Onto The Flag Or Pipe Stem Lot Driveway.

Stem Lot Driveway.

Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit for Any New Dwellings To Ensure Safe Access for fire And Emergency Vehicles Per The Following (Minimum) Requirements:

a) Width — 12 Feet (16 Feet Serving More Than One Residence);

b) Surface — Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 — 1/2" Minimum);

c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d) Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot
Depth Over Surface;
f) Maintenance - Sufficient To Ensure All Weather Use.

12. All Lot Areas Are More Or Less (a).

All Lot Areas Are More Or Less (*).
 No Cemeteries Exists On This Site Based On A By Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map And No Historic Structures Or Features Exist.
 This Subdivision Is Served By Public Water And Sewer.
 Property Subject To Department Of Planning And Zoning File Nos. 5-07-26, P-07-50 & F-00-273.
 This Property Is Located Within The Metropolitan District.
 There Is An Existing Dwelling/Structure Located On Lots 203 And 204 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling/Structure Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
 No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2.(F).
 This Plan Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(1)(vii) Of The Howard County Code Because it Is A Plat Of Revision And No New Lots Are Being Created.

Being Created.

20. 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 20, 2006.

21. Open Space Requirements Were Provided By A Fee-In-Lieu Payment Of \$4,500.00.

22. No improvements are Proposed to Either Lot, Therefore Stormwater Management is Not Required.

23. This Subdivision is Exempt From Perimeter Landscaping in Accordance With Section 16.124 Of The Howard County Code and the Landscape Manual Since It is a Revision Plat That Does Not Create Any Additional Lots.

FISHER, COLLINS & CARTER, INC.

e office park – 10272 baltimore national pike ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2655

SURVEYOR'S CERTIFICATE

I Hereby Certify To The Best Of My Knowledge 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 All Of The Lands Conveyed By Mark E. Wilkins And Lori H. Wilkins To Daniel C. Hooper And Amy Hooper (Lot 180) By Deed Dated June 29, 2012 And Recorded Among The Land Records Of Howard County, Maryland in Liber No. 14125 At Folio 119; And All Of The Lands Conveyed By Pierre Yves Masaki Chevray And Keiko Chevray, His Wife, To Glenn A. Hoge And Lisa J. Peckham (Lot 101) By Deed Dated June 20, 2000 And Recorded Among The Aforesaid Land Records in Liber No. 5170 At Folio 499; That All Monuments Are In Place of Will Comments of the Streets in The Subdivision By County Co

Surveyor No. 10692 Expiration Date:

Purpose Statement

The Purpose Of This Plat Is To (1) Revise The Common Lot Line Between Lot 180 And Lot 181 To Create Lot 203 And Lot 204, (2) To Create A 3' Wide Private Wall Maintenance Easement Across And Through Lot 203 For The Use And Benefit Of Lot 204, And (3) To Revise Previously Recorded 10' Building Restriction Lines Between The Common Lot Line Between Lot 203 And Lot 204.

RECORDED AS PLAT No. 22206 ON 2/14/13 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Rockburn Township Section 1, Area 2 Lots 203 And 204

(Being A Resubdivision Of Lots 180 And 181. As Shown On Plats Entitled "Rockburn Township, Section 1, Area 2, Lots 103 Thru 200° Recorded Among The Land Records Of Howard County. Maryland As Plat Nos. 9633 Thru 9641)

Zoned: R-20 Tax Map No. 37; Grid No. 3:P/O Parcel No. 793 First Election District - Howard County, Maryland Scale: As Shown Sheet 1 of 3 Date: November 10, 2012

Vouvolumy Luvuvo (24Mylar) 1:1