

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
128	603038.4229	1279246.6737	183806.47919	399610.38540
741	602571.1556	1279139.6962	183664.05584	399602.59194
944	603404.8900	1278751.0296	183918.18613	399764.35527
948	602963.4814	1278358.4780	183783.63670	399644.44342
949	603022.5702	1278295.4608	183801.64701	399605.94720
993	602963.6256	1278347.1942	183775.45104	399641.00412
1002	602971.1286	1278341.8354	183785.96758	399639.37074
1004	603360.1798	1278950.6655	183906.98905	399824.94254
1005	602971.0030	1278707.7287	183785.92938	399750.89524
1006	602947.3895	1278703.9612	183778.73190	399749.74620
1007	602952.3496	1278679.7166	183780.24374	399742.35714
1009	602932.6915	1278676.4580	183774.25197	399741.36416
1009	602912.7579	1278593.4702	183768.17613	399655.10906
1017	601442.7222	1279560.3586	183320.10838	399708.41513
1018	602282.3721	1278624.1280	183576.03420	399725.41371
1019	603604.5300	1279119.9362	183979.02960	399876.53632
1020	603602.7856	1279135.1464	183978.49702	399801.17241
1021	602602.3223	1279386.8891	183673.55180	399957.90376
1022	601583.9368	1279483.9460	183633.52126	399987.48676
1024	601453.6195	1278639.0130	183323.42984	399729.95071
1025	601588.9839	1278602.8626	183367.73704	399718.93196
1026	602307.5827	1278656.1069	183583.71835	399735.16097
1027	602418.9080	1278666.7184	183617.65042	399738.39529
1028	602870.5474	1278718.9170	183755.31031	399754.30543
1029	602955.0788	1278749.5638	183781.07560	399763.64699
1030	603595.9228	1279135.1766	183976.40526	399801.18163
1035	603126.4801	1278861.9966	183833.31801	399797.91627
1036	603186.3955	1278828.7986	183851.58107	399809.13340
1037	603489.5644	1279072.8174	183943.98716	399862.17456
1038	603505.2877	1279108.1828	183962.48951	399872.95313
1039	602625.0747	1278890.5463	183880.49014	399745.65038
1040	602628.0661	1278865.6275	183881.40193	399738.08279
1041	603370.9664	1278935.5605	183907.83884	399820.33913
1042	603216.2647	1278846.7618	183860.69527	399793.27261
1043	603159.3894	1278811.8271	183843.44956	399782.62419
1044	602993.4705	1278702.9905	183792.77746	399749.45103
1045	602948.3227	1278618.5563	183779.01632	399723.71544
1046	602948.6118	1278583.2312	183779.10453	399712.94837
1047	603007.8288	1278334.3149	183797.15383	399637.07846
1048	603045.9833	1278257.0977	183808.78332	399613.54269

The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1988 Replacement Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, L.S. #10692
Jan Estelle Gordon
 (Registered Land Surveyor)
 Date: 6/24/14
 Date: 6/10/14

Jan Estelle Gordon (Owner)
 Date:

Curve Data Chart					
Point-Point	Radius	Arc Length	Tangent	Delta	Chord Bearing & Distance
1024-1025	239.00'	152.36'	78.87'	36°31'31"	N 13°57'56" W 149.79'
1026-1027	2791.34'	111.84'	55.93'	02°17'44"	N 05°26'42" E 111.83'
1042-1043	1122.47'	66.76'	33.39'	03°24'27"	S 31°33'58" W 66.75'
1044-1045	100.00'	99.84'	54.53'	57°12'20"	S 61°51'58" W 95.75'
1046-1047	572.48'	258.04'	131.25'	25°49'33"	N 76°37'05" W 255.86'
948-1002	500.00'	18.32'	9.16'	02°05'56"	N 65°19'17" W 18.32'
1028-1029	194.92'	90.73'	46.20'	26°40'14"	N 19°55'41" E 89.92'
1035-1036	1182.47'	70.33'	35.17'	03°24'27"	N 31°33'58" E 70.32'
1037-1038	5453.46'	70.25'	35.13'	00°44'17"	N 30°13'29" E 70.25'

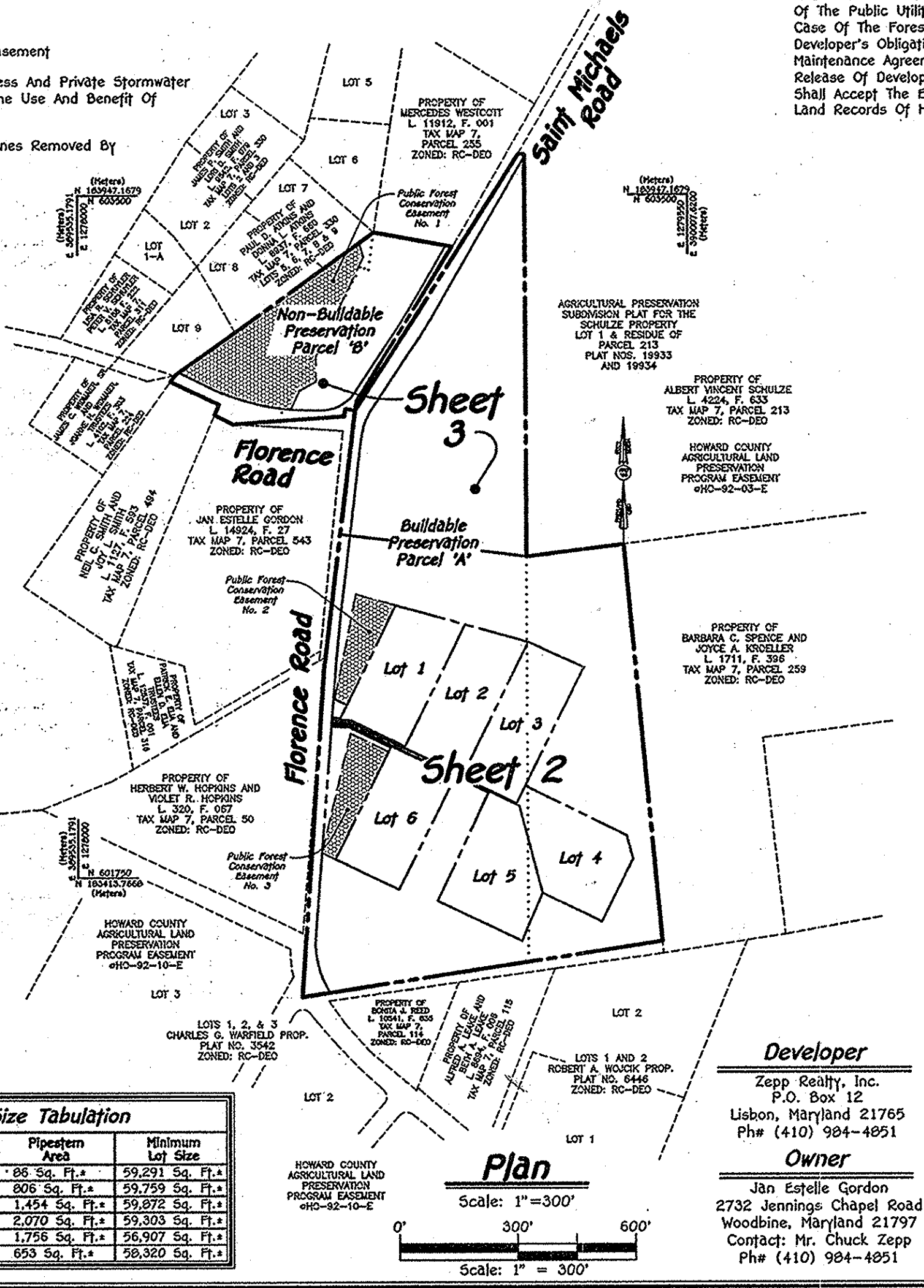
Legend

Public Forest Conservation Easement

Private Use-In-Common Access And Private Stormwater Management Easement For The Use And Benefit Of Lots 1 Thru 6

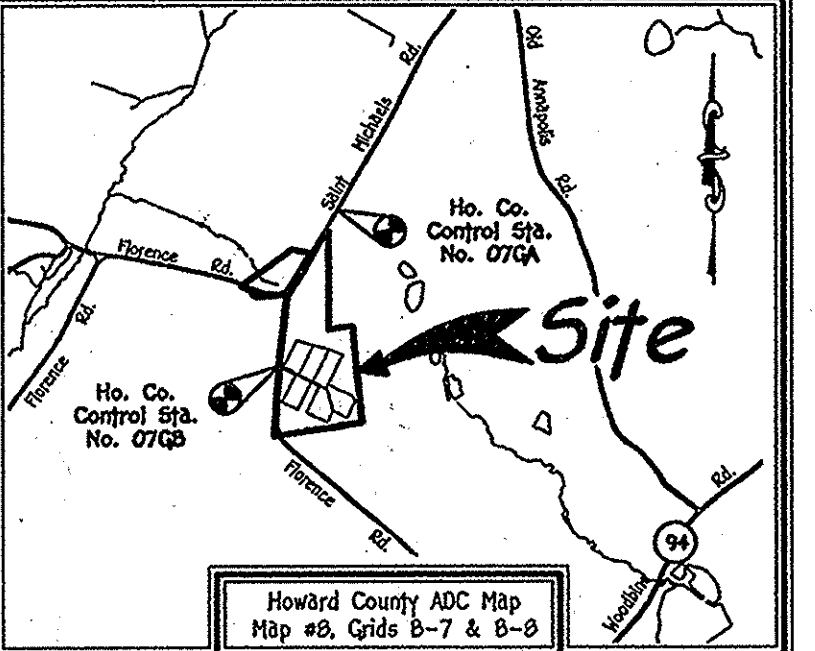
Previously Recorded Parcel Lines Removed By The Recording Of This Plat

SB Stream Bank Buffer



Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 1 Thru 6, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



General Notes:

- Subject Property Zoned RC-DEO (R-1) Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 07QA And No. 07QB. Sta. H.C.M. 07QA North 603796.628 East 1279230.677 Sta. H.C.M. 07QB North 602154.839 East 1278602.539
- This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About July, 2012 By Fisher, Collins & Carter, Inc.
- B.L.R. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 105".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not Onto The Pipestem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Top And Chip Coating, (1-1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structure (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 Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure 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.
- Property Subject To Prior Department Of Planning And Zoning File No's: ECP-13-088, WP-13-061 And WP-14-029.
- No Cemetery Located On This Site Based On An Examination Of The Howard County Cemetery Inventory Map.
- Wetlands Delineation And Forest Stand Delineation Was Prepared By Eco-Science Professionals, Inc. Dated April 5, 2013.
- There Is An Existing Dwelling And Garage On Buildable Preservation Parcel 'A' To Remain. There Is An Existing Barn And Shed On Non-Buildable Preservation Parcel 'B' To Remain. No New Buildings, Extensions, Or Additions To The Existing Dwellings Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland Department Of The Environment. This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/05/13 Comprehensive Zoning Plan, Development Or Construction On These Lots Or Parcels Must Comply With Setbacks And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
- This Property Is Located Outside The Metropolitan District.
- This Area Designates A Private Sewerage Easement Of A Minimum Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements 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 Sewerage Easement; Recordation Of A Modified Sewerage Easement Shall Not Be Necessary.
- Steep Slopes, Wetlands, Stream(s), And Their Required Buffers Exist On Non-Buildable Preservation Parcel 'B'.
- A Maintenance Agreement For The Private Use-In-Common Access And Private Stormwater Management Easement For The Use And Benefit Of Lots 1 Thru 6 Have Been Recorded Among The Land Records Of Howard County, Maryland Simultaneously With The Recording Of This Plat.
- The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Totals 2.769 Ac. Consisting Of 1.831 Ac. Of On-Site Retention And 0.938 Ac. Of On-Site Reforestation. Surety For On-Site Reforestation Is \$20,909.00 Based On 0.980 Ac. x \$4,500 Sg. Ft./Ac. x \$4,500/Sg. Ft. And \$10,900.00 For 1.090 L.F. Of Permanent Fencing @ \$10/L.F. The Total Surety Is \$31,809.00. There Is No Surety Required For On-Site Retention.
- Plan Subject To WP-13-061 Which The Planning Director On January 23, 2013 Approved A Request To Waive Section 16.119-(1)(i) Which Requires Where A Proposed Subdivision Involves Frontage On An Arterial Road, Or Fronts A Major Collector, The Street Layout Should Provide Vehicular Access To The Subdivision By A Lower Classification Public Road; And, Approved A Request To Waive Section 16.145-(b) Which Requires The Submission Of A Preliminary Equivalent Sketch Plan For A Major Subdivision. In The RC Zoning District, Approval Is Subject To The Following Condition:
 - Department Of Planning And Zoning Approves The User Of A Single Use-In-Common Driveway That Meets The Minimum Sight Distance Requirements Of The Design Manual Access Requirements For The Proposed Six New Residential Lots Of This Subdivision.
- Landscape For Lots 1 Thru 6 Is On File With This Plat Is Provided In Accordance With A Certified Landscape Plan. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual, A Landscape Surety For (30) Shade Trees @ \$300/Shade Tree & (40) Evergreens @ \$150/Evergreen In The Amount Of \$17,400.00 Is Provided As Part Of The Developer's Agreement.
- Stormwater Management Requirements Are Being Met By Rooftop Disconnection (N-1) And Non-Rooftop Disconnection (N-2) For Lots 1 thru 6. Ownership And Maintenance Responsibilities For The Stormwater Management ESD Practices Is To Be Private.
- APPD Traffic Report Dated April 15, 2013 Prepared By Traffic Concepts.
- The Articles Of Incorporation For The Layton Knoll Homeowners Association, Inc. Has Been Filed With The Maryland State Department Of Assessments And Taxation On 2/27/14 With Receipt No. D1517341.
- Declaration And Covenants Have Been Recorded Simultaneously With This Plat.
- Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B' Are Privately Owned And Encumbered By Two (2) Easement Holders; Howard County, Maryland And Layton Knoll Homeowners Association, Inc.
- Water And Sewer Are Private And Provided By Well And Septic Systems.
- Community Meeting Provided On January 17, 2013 In Accordance With Section 16.127 Of The Howard County Subdivision And Land Development Regulations.
- No 100 Year Floodplain Exists Within This Property Boundary.

General Notes Continued:

- The Historic District Commission On February 7, 2013 Case No. HO-103 Has No Objection To The Proposed Subdivision.
- Saint Michaels Road Is A Scenic Road. The Western Part Of Florence Road From The Intersection With Florence Road And Saint Michaels Road Is A Scenic Road.
- A Noise Study Is Not Required For This Project.
- This Major Subdivision Plan Is Located In The Designated Tiers III & IV Growth Area Of Howard County, Per The Plan/Howard 2030 Tier Map And Would Be Subject To State Bill SB-236; However, It Is Considered To Be Grandfathered To SB-236 Because The Property Owner Had Applied For A Soil Percolation Test Application And Had Submitted A Percolation Test Plan To The Howard County Health Department Prior To July 1, 2012.
- Preservation Parcels Provided With This Development Are As Follows:
 - Buildable Preservation Parcel 'A'
 - Owned: Private
 - Easement Holder: Howard County Maryland And Layton Knolls Homeowners Association, Inc.
 - Use: Residential Home With Agricultural Farming
 - Non-Buildable Preservation Parcel 'B'
 - Owned: Private
 - Easement Holder: Howard County, Maryland And Layton Knolls Homeowners Association, Inc.
 - Use: Environmental With Agricultural Farming
- Density Tabulation:
 - Allowed Development Units (D.U.) By Matter Of Right = 7 D.U. (31,596 Acres x 1 D.U./4,499 Acres) = 7.43 D.U.
 - Proposed Development Units (D.U.) = 7 D.U. (6 Cluster Lots + 1 Buildable Parcel)
- Plat Subject To WP-14-029 Which The Planning Director On October 8, 2013 Denied A Request To Waive Section 16.132-(a),(3)(i) Road Construction For Major Collector Roadways Which Requires That The Owner/Developer Shall Be Required To Construct A Minimum Usable Width Along The Property Frontage.
- A Moderate Income Housing Unit (M.I.H.U.) Agreement Will Be Recorded Simultaneously With This Plat.
- Driveways Are Provided On Lots 4 And 5 And Are Private.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CORPORAL SCHAEFFER OFFICE PARK - 10272 BALDWIN ROAD, P.O. BOX 21042
 ELICOTT CITY, MARYLAND 21042
 (410) 481-2895

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	8
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	8,340 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	17,736 Ac.±
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	3,506 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	29,582 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	2,014 Ac.±
TOTAL AREA TO BE RECORDED	31,596 Ac.±

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
1	59,377 Sq. Ft.±	86 Sq. Ft.±	59,291 Sq. Ft.±
2	60,565 Sq. Ft.±	806 Sq. Ft.±	59,759 Sq. Ft.±
3	61,326 Sq. Ft.±	1,454 Sq. Ft.±	59,872 Sq. Ft.±
4	61,373 Sq. Ft.±	2,070 Sq. Ft.±	59,303 Sq. Ft.±
5	61,663 Sq. Ft.±	1,756 Sq. Ft.±	56,907 Sq. Ft.±
6	58,973 Sq. Ft.±	653 Sq. Ft.±	58,320 Sq. Ft.±

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

Janice M. Roseman 7/16/2014
 Howard County Health Officer Date: 7/16/14

APPROVED: Howard County Department Of Planning And Zoning.

Chad E. ... 7-25-14
 Chief, Development Engineering Division Date: 7-25-14

Kurt ... 8-13-14
 Director Date: 8-13-14

Owner's Certificate

Jan Estelle Gordon, 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 10th Day Of JUNE, 2014.

Jan Estelle Gordon 6-10-14
 Jan Estelle Gordon Date: 6/10/2014

Chad E. ...
 Witness Date: 6/10/2014

Surveyor's Certificate

I Hereby Certify That 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 Noreen L. Gordon, By Her Attorney In Fact Timothy J. Clark, By Virtue Of A Power Of Attorney, And Jan Estelle Gordon, By A Virtue Of A Power Of Attorney, To Jan Estelle Gordon By Deed Dated May 1, 2013 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 15149, Folio 507; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 6/10/14
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT NO. 22918 ON 8/15/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Layton Knoll

Lots 1 Thru 6, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'

(Being A Subdivision Of Tax Map-Parcels 112, 544 And 545, Tax Map 7, Recorded Among The Land Records Of Howard County, Maryland In Liber 14951 At Folio 362)

Zoned: RC-DEO
 Tax Map: 7 Grid: 19 Parcels: 112, 544 And 545
 Fourth, Election District - Howard County, Maryland

Date: June 2, 2014 Scale: As Shown Sheet 1 of 3

The Requirements S 3-10a, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plan And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher 6/24/14
Date
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
Jan Estelle Gordon 6/10/14
Date
Jan Estelle Gordon (Owner)

PROPERTY OF
JAN ESTELLE GORDON
L. 14824, F. 27
TAX MAP 7, PARCEL 543
ZONED: RC-DEO

Public Forest Conservation Easement No. 2
(Afforestation)
0.441 Ac.*

(Meters)
N 183611.827224
E 1.278350
N 602.400

PROPERTY OF
PATRICK E. ELIA AND
EILEEN D. ELIA
TRUSTEES
L. 12537, F. 001
TAX MAP 7, PARCEL 316
ZONED: RC-DEO

Public Forest Conservation Easement No. 3
(Afforestation)
0.519 Ac.*

PROPERTY OF
HERBERT W. HOPKINS AND
VIOLET R. HOPKINS
L. 320, F. 067
TAX MAP 7, PARCEL 50
ZONED: RC-DEO

Land Dedicated To Howard County, Maryland For The Purpose Of A Public Road (0.772 Ac.*)

(Meters)
N 601.700
N 183398.526797
E 1.278350

LOTS 1, 2, & 3
CHARLES G. WARFIELD PROP.
PLAT NO. 3542
ZONED: RC-DEO

LOT 3

Match Line-See Sheet 3 of 3

PROPERTY OF
ALBERT VINCENT SCHULZE
L. 4224, F. 633
TAX MAP 7, PARCEL 215
ZONED: RC-DEO

Rebar & Cap Set (FCC #108)

Buildable Preservation Parcel 'A'
Owned: Privately
Easement Holders: Howard County, Maryland & Layton Knoll Homeowners Association, Inc.

Lot 1
99,377 Sq. Ft.

Lot 2
60,565 Sq. Ft.

Lot 3
61,326 Sq. Ft.

Lot 6
50,973 Sq. Ft.

Lot 5
61,663 Sq. Ft.

Lot 4
61,373 Sq. Ft.

Part Of Buildable Preservation Parcel 'A'
11.437 Ac.* (This Sheet)
Total Area = 17.735 Ac.*

LOT 2
ROBERT A. WOJCIK PROP.
PLAT NO. 6446
ZONED: RC-DEO

PROPERTY OF
ALFRED A. LEAKE AND
BETH A. LEAKE
L. 8694, F. 006
TAX MAP 7, PARCEL 115
ZONED: RC-DEO

PROPERTY OF
BONITA J. REED
L. 10541, F. 635
TAX MAP 7, PARCEL 114
ZONED: RC-DEO

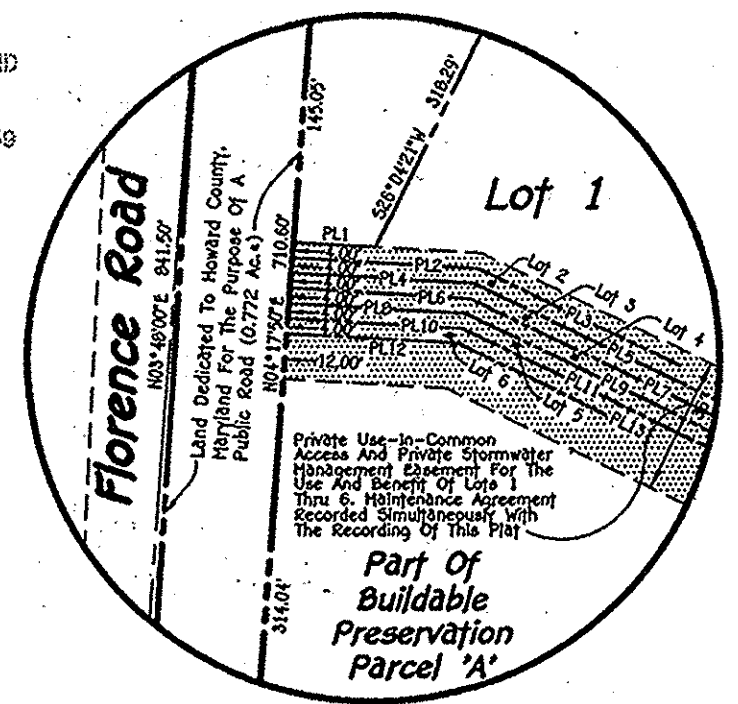
Scale: 1" = 100'

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 1 Thru 6, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

Legend

- Public Forest Conservation Easement
- Private Use-In-Common Access And Private Stormwater Management Easement For The Use And Benefit Of Lots 1 Thru 6
- Previously Recorded Parcel Lines Removed By The Recording Of This Plat
- Stream Bank Buffer



Detail Blow-Up
Scale: 1" = 50'

Property Line Line Chart

Line	Bearing	Length
PL1	S 06°40'56" E	21.47'
PL2	S 06°40'56" E	49.23'
PL3	S 63°55'39" E	153.84'
PL4	S 06°40'56" E	47.49'
PL5	S 63°55'39" E	316.75'
PL6	S 06°40'56" E	46.76'
PL7	S 63°55'39" E	470.88'
PL8	S 06°40'56" E	46.02'
PL9	S 63°55'39" E	479.57'
PL10	S 06°40'56" E	45.29'
PL11	S 63°55'39" E	393.10'
PL12	S 06°40'56" E	44.55'
PL13	S 63°55'39" E	117.96'

Area Tabulation For Sheet 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	7
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	9.340 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	11.437 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	19.772 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.772 Ac.*
TOTAL AREA TO BE RECORDED	20.549 Ac.*

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

Howard County Health Officer 7/16/2014
Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 7-25-14
Date

Director 8-13-14
Date

Owner's Certificate

Jan Estelle Gordon, 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 10th Day Of JUNE, 2014.

Jan Estelle Gordon 6-10-2014
Date
Witness 6/10/2014
Date

Surveyor's Certificate

I Hereby Certify That 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 Noreen L. Gordon, By Her Attorney In Fact Timothy J. Clark, By Virtue Of A Power Of Attorney, And Jan Estelle Gordon, By A Virtue Of A Power Of Attorney, To Jan Estelle Gordon By Deed Dated May 1, 2013 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 15149, Folio 507; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 6/24/14
Date
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 22919 ON 8/15/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Layton Knoll
Lots 1 Thru 6, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'

(Being A Subdivision Of Tax Map Parcels 112, 544 And 545, Tax Map 7, Recorded Among The Land Records Of Howard County, Maryland In Liber 14851 At Folio 362)

Zoned: RC-DEO
Tax Map: 7 Grid: 19 Parcels: 112, 544 And 545
Fourth Election District - Howard County, Maryland

Date: June 2, 2014 Scale: 1"=100' Sheet 2 Of 3

The Requirements S 3-103, The Real Property Article, Annotated Code Of Maryland, 1996 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 6-24-14
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
 Date

Jan Estelle Gordon 6-10-14
 Jan Estelle Gordon (Owner)
 Date

Legend

Public Forest Conservation Easement

Private Use-In-Common Access And Private Stormwater Management Easement For The Use And Benefit Of Lots 1 Thru 6

Previously Recorded Parcel Lines Removed By The Recording Of This Plat

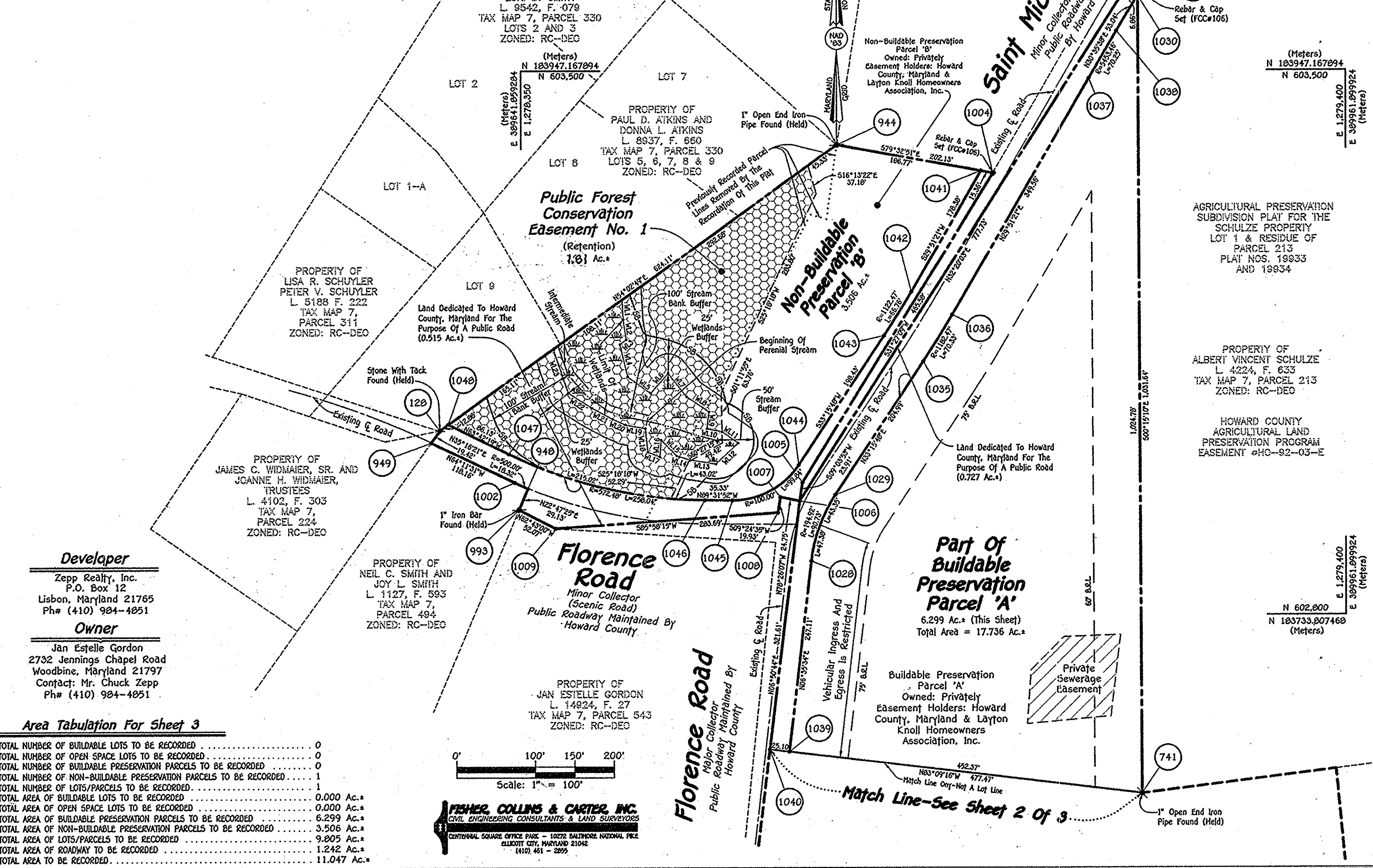
Stream Bank Buffer

Limit Of Wetlands Line Chart

Line	Bearing	Length
WL1	S 03°02'15" E	26.06'
WL2	S 08°43'49" E	25.70'
WL3	S 52°18'17" W	9.96'
WL4	S 13°01'00" E	42.50'
WL5	S 53°41'48" E	36.29'
WL6	N 40°35'25" E	34.15'
WL7	S 37°53'13" E	30.37'
WL8	S 55°32'05" E	34.34'
WL9	S 06°32'33" W	21.89'
WL10	S 78°46'17" E	19.71'
WL11	S 54°52'53" E	25.04'
WL12	S 46°16'27" W	39.28'
WL13	N 01°10'02" W	32.95'
WL14	N 73°05'45" W	17.74'
WL15	N 44°04'41" W	20.97'
WL16	S 04°32'27" W	22.04'
WL17	N 66°51'03" W	16.40'
WL18	N 06°25'59" W	30.49'
WL19	N 79°25'49" W	25.55'
WL20	N 65°45'37" W	18.07'
WL21	N 61°20'19" W	29.65'
WL22	N 57°12'15" W	35.59'
WL23	N 18°45'38" W	59.83'

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 1 Thru 6, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'. Any Conveyances Of The Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

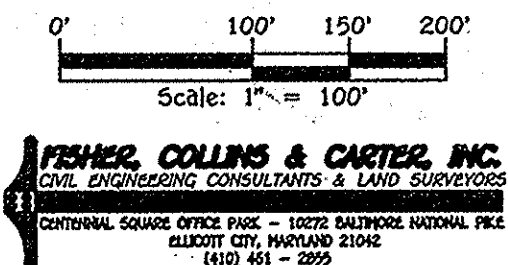


Developer
 Zepp Realty, Inc.
 P.O. Box 12
 Lisbon, Maryland 21765
 Ph# (410) 984-4851

Owner
 Jan Estelle Gordon
 2732 Jennings Chapel Road
 Woodbine, Maryland 21797
 Contact: Mr. Chuck Zepp
 Ph# (410) 984-4851

Area Tabulation For Sheet 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	6.299 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	3.506 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	9.805 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	1.242 Ac.*
TOTAL AREA TO BE RECORDED	11.047 Ac.*



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

Balton for Maura Roosman 7/16/2014
 Howard County Health Officer
 Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clark 7-25-14
 Chief, Development Engineering Division
 Date

Vicki Sehnobler 8-13-14
 Director
 Date

Owner's Certificate

Jan Estelle Gordon, 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 10th Day Of JUNE, 2014.

Jan Estelle Gordon 6/10/2014
 Jan Estelle Gordon
 Date

Chad Clark 6/10/2014
 Witness
 Date

Surveyor's Certificate

I Hereby Certify That 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 Noreen L. Gordon, By Her Attorney In Fact Timothy J. Clark, By Virtue Of A Power Of Attorney, And Jan Estelle Gordon, By A Virtue Of A Power Of Attorney, To Jan Estelle Gordon By Deed Dated May 1, 2013 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 15149, Folio 507; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 6/10/2014
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 28920 ON 8/15/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Layton Knoll

Lots 1 Thru 6, Buildable Preservation Parcel 'A' And Non-Buildable Preservation Parcel 'B'

(Being A Subdivision Of Tax Map Parcels 112, 544 And 545, Tax Map 7, Recorded Among The Land Records Of Howard County, Maryland In Liber 14851 At Folio 362)

Zoned: RC-DEO
 Tax Map: 7 Grid: 19 Parcels: 112, 544 And 545
 Fourth Election District - Howard County, Maryland

Date: June 2, 2014 Scale: 1"=100' Sheet 3 of 3