

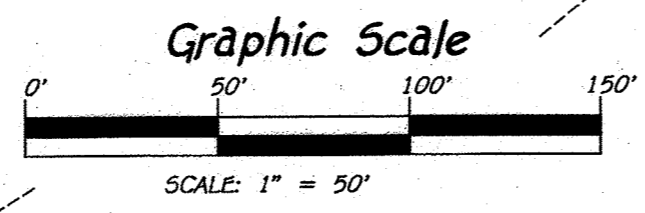
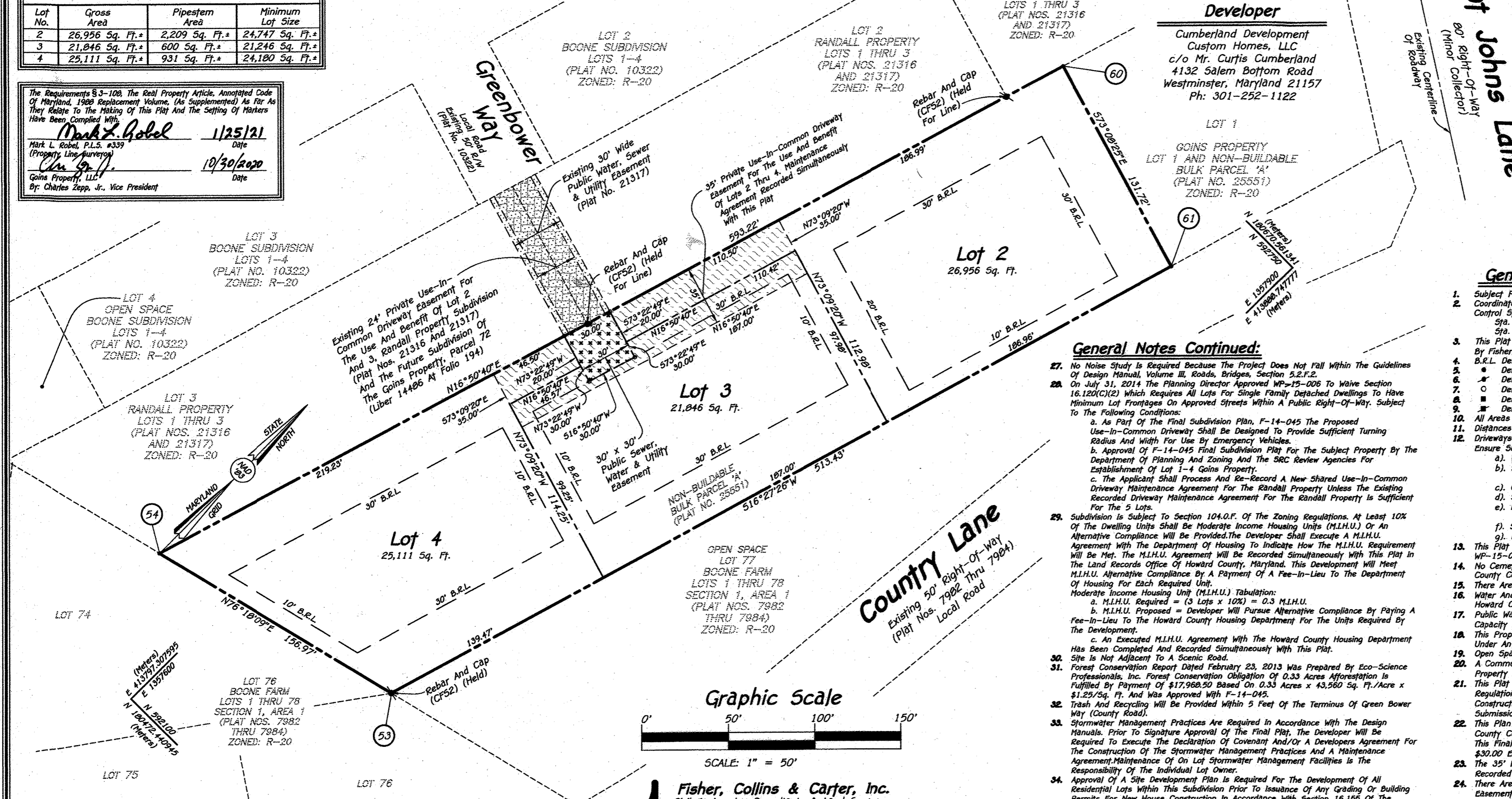
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
53	592208.5157	1357704.5531	180505.516596	413829.175443
54	592171.3465	1357552.0489	180494.187402	413782.692070
60	592739.1147	1357723.9476	180667.243504	413835.086890
61	592700.9120	1357850.0065	180655.599286	413873.509739

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
2	26,956 Sq. Ft.*	2,209 Sq. Ft.*	24,747 Sq. Ft.*
3	21,846 Sq. Ft.*	600 Sq. Ft.*	21,246 Sq. Ft.*
4	25,111 Sq. Ft.*	931 Sq. Ft.*	24,180 Sq. Ft.*

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 1/25/21 Date
 Mark L. Robel, P.L.S. #339 (Property Line Surveyor)
 10/30/2020 Date
 Goins Property, LLC
 By: Charles Zepp, Jr., Vice President

- Legend**
- Existing 24' Private Use-In-Common Driveway Easement For The Use And Benefit Of Lot 2 And 3, Randall Property Subdivision (Plat Nos. 21316 And 21317) And The Future Subdivision Of The Goins Property, Parcel 72 (Liber 14486 At Folio 194)
 - Existing 30' Wide Public Water, Sewer & Utility Easement (Plat No. 21317)
 - 35' Private Use-In-Common Driveway Easement For The Use And Benefit Of Lots 2 Thru 4
 - 30' X 30' Public Sewer, Water & Utility Easement



Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2955

M.I.H.U. Note: Please Note That Lots 2 Thru 4 In This Subdivision Are Subject To Section 13.402(c)(e) Of The Howard County Subdivision And Land Development Regulations For The Moderate Income Housing Unit (M.I.H.U.). An Alternative Compliance By A Payment Of A Fee-In-Lieu For M.I.H.U. Obligation Is Provided For Each Lot. Fee-In-Lieu Payment Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Issuance By The Permit Applicant.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.697 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.697 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	1.697 Ac.*

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

Michael J. Davis 1/22/21 Date
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

David Blum 6-25-21 Date
 Chief, Development Engineering Division

Charles Zepp, Jr. 1/20/21 Date
 Director

Owner's Certificate

Goins Property, LLC, By Charles Zepp, Jr., Vice President, Owners 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 20th Day Of October, 2020.

Charles Zepp, Jr.
 Goins Property, LLC
 By: Charles Zepp, Jr., Vice President

Mark L. Robel
 Witness

Surveyor's Certificate

I Herby 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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Part Of The Lands Conveyed By Rovern E. Goins To Goins Property, LLC By Deed Dated October 13, 2018 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18444 At Folio 78; And Being Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Goins Property, Lot 1 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat No. 25551; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 1/25/21 Date
 Mark L. Robel, Property Line Surveyor No. 339
 Expiration Date: October 4, 2022

RECORDED AS PLAT No. 25789 ON 7-21-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Goins Property
 Lots 2 Thru 4

(Being A Resubdivision Of Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Goins Property, Lot 1 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25551)

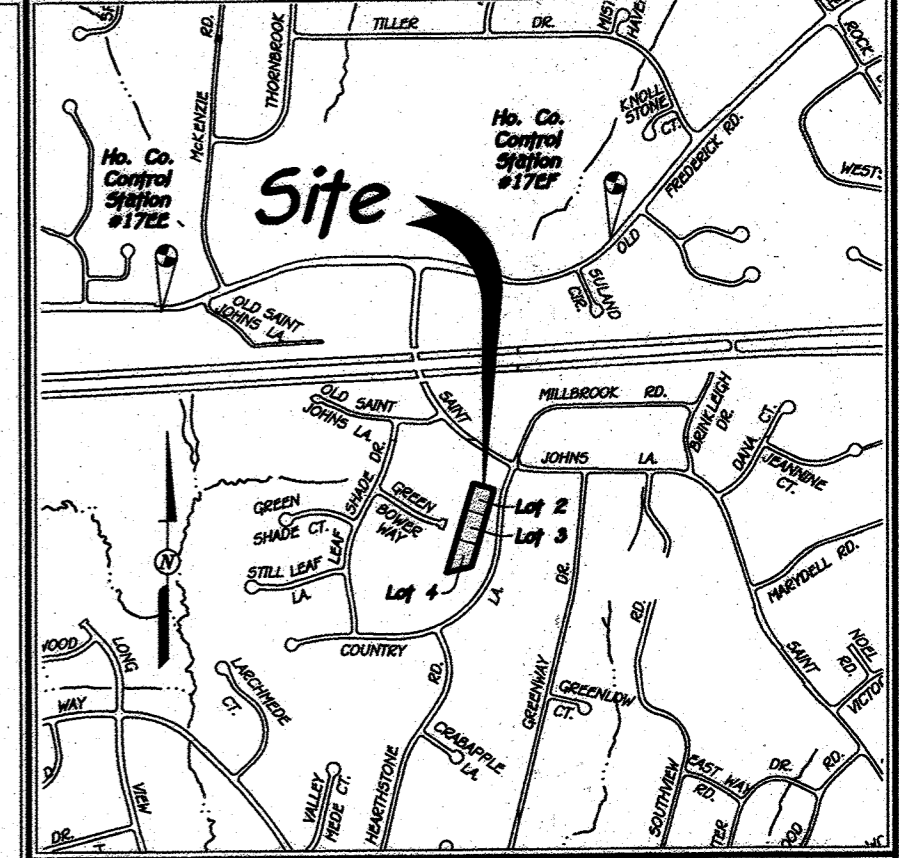
Zoned: R-20
 Tax Map: 17, Grid: 16, Parcel: 72,
 Second Election District - Howard County, Maryland
 Date: October 29, 2020 Scale: As Shown Sheet 1 Of 1

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 2 Thru 4. 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."

Owner
 Goins Property, LLC
 c/o Mr. Charles Zepp, Jr.
 6421 Church Street
 Sykesville, Maryland 21784

Developer
 Cumberland Development
 Custom Homes, LLC
 c/o Mr. Curtis Cumberland
 4132 Salem Bottom Road
 Westminster, Maryland 21157
 Ph: 301-252-1122



- General Notes:**
- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 172E And No. 172E. Elev = 473.65
 Sta. 172E N 594,243.882 E 1,358,578.640 Elev = 473.65
 Sta. 172E N 593,815.262 E 1,355,774.821 Elev = 453.94
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 2019 By Fisher, Collins And Carter, Inc.
 - B.R.L. 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 Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106"
 - 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.
 - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any Dwellings To Ensure Safe Access For Fire And Emergency Vehicles For 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). Structure Clearance - Minimum 12 Feet;
 g). Maintenance - Sufficient To Ensure All Weather Use.
 - This Plat Is Subject To Prior Department Of Planning And Zoning File No's: F-14-045, ECP-13-042, WF-15-006 And F-20-050.
 - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - There Are No Existing Dwellings Or Structures On This Site.
 - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
 - Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
 - This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer Under An Advance Deposit Order Agreement (ADO).
 - Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$4,500.00.
 - A Community Meeting Was Held On April 26, 2012 Which Identified The Ultimate Subdivision Of The Goins Property Into Lot 1 (Existing House) And Lots 2, 3 And 4 With New Homes, F-14-045.
 - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. 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.
 - This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual, Financial Surety For The Required Perimeter Landscaping For This Final Plat, In The Amount \$3,900.00 Based On 12 Shade Trees @ \$300.00 Each And 10 Shrubs @ \$30.00 Each Will Be Posted With The Grading/Building Permit.
 - The 35' Private Use-In-Common Driveway Easement For The Use And Benefit Of Lots 2 Thru 4 Is Recorded Simultaneously With The Recordation Of This Plat.
 - There Are No Wetlands, Wetlands Buffers, Streams, Stream Buffers, Floodplain Or Forest Conservation Easements Within This Plat Submission Limits.
 - No Historic Structures Exist Within The Limits Of This Plat Submission.
 - Property Is A Minor Subdivision And Is Exempt From APFO Traffic Report In Accordance With Section 4.7.B.5. Of The Howard County Design Manual, Volume III-Roads And Bridges.

Purpose Statement:

The Purpose Of This Plat Is To: (1) Resubdivide Non-Buildable Bulk Parcel 'A', As Shown On A Plat Entitled "Goins Property, Lot 1 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25551; Creating Lots 2 Thru 4; (2) Create A 35' Private Use-In-Common Driveway Easement For The Use And Benefit Of Lots 2 Thru 4; And (3) Create A 30' X 30' Public Sewer, Water & Utility Easement On Lot 3.

