

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
2	593941.4093	1356010.3572	181033.703642	413312.783534
3	593927.8516	1356020.4015	181029.571232	413309.749041
4	593923.8735	1355941.1056	181028.358715	413291.679616
5	594060.4696	1356003.2975	181069.993283	413310.631744
6	594065.7192	1355758.7995	181071.993373	413236.108611
201	593871.5848	1355751.2786	181012.421099	413233.816216
202	593928.9647	1356013.9677	181029.910519	413313.804010
203	593924.3865	1356000.8996	181028.515080	413309.900866
204	593904.3750	1355943.5409	181022.415558	413292.417902

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 The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
 Date: 12/26/18

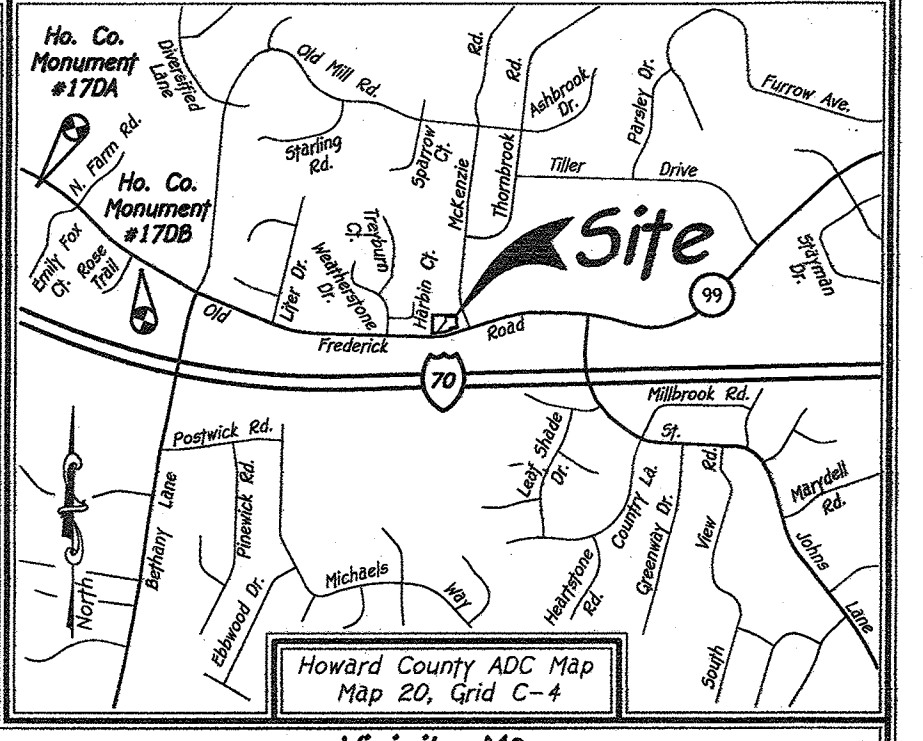
Cynthia G. Jeff, Owner
 Date: 12-18-18

Curve Data Tabulation					
Proj-Prj	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
204-201	661.28'	195.75'	16°57'39"	98.60'	5 80°19'17" W 195.04'

Minimum Lot Size Chart			
Lot No.	Lot Area	Pipestem Area	Minimum Lot Size
7	22,450 Sq. Ft.±	2,450 Sq. Ft.±	20,000 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 Lots 6 And 7. 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."

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

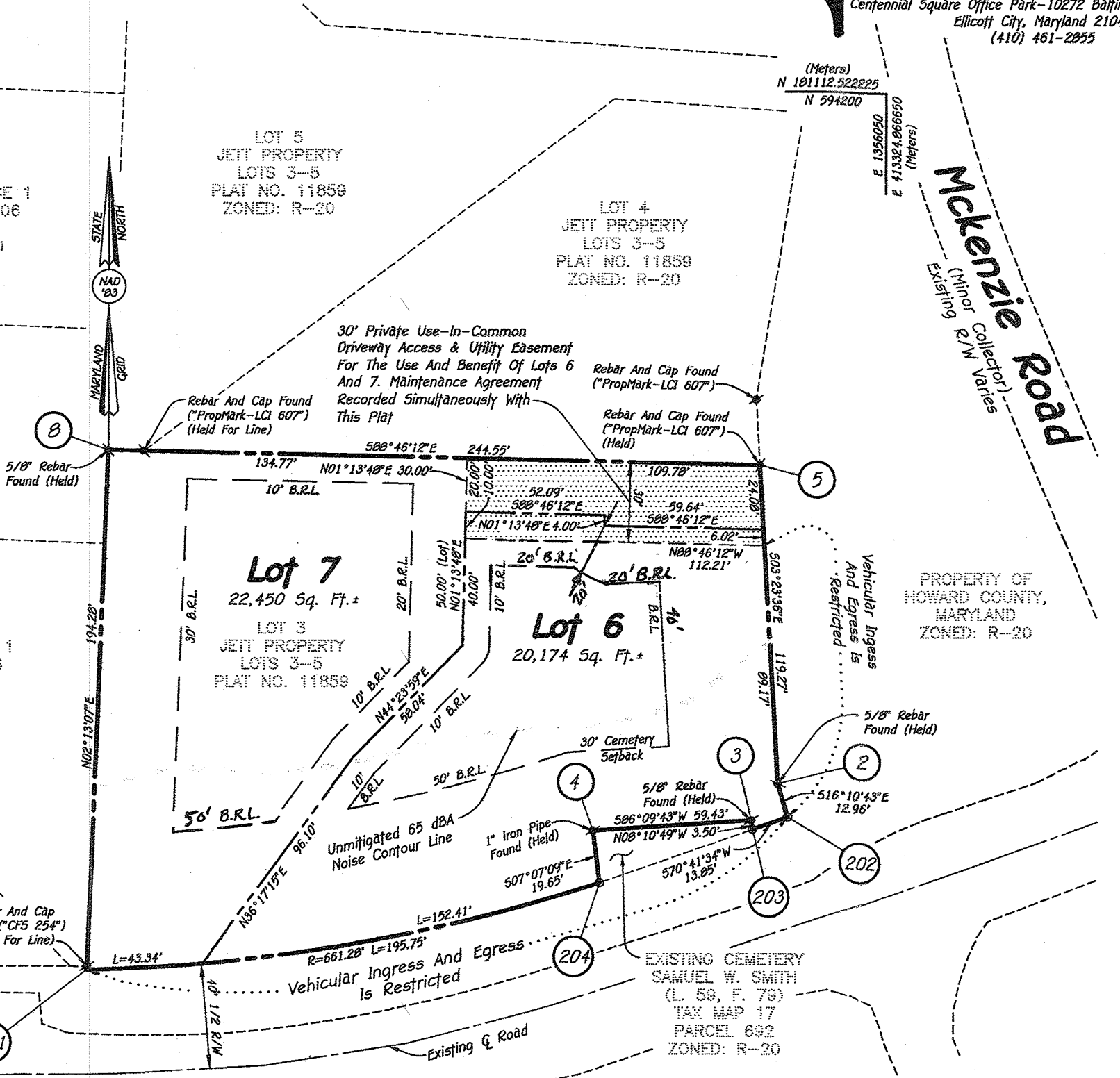


General Notes Continued:

- 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 Sewerage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- There Are No Wetlands On This Site.
- There Are No Disturbances To Environmental Features As There Are No Environmental Features Located On This Property.
- A Letter Of Findings Dated October 18, 2013 For The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals.
- Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1,500.00.
- This Development Is Designed To Be In Accordance With Section 16.127-Residential Infill Development-Of Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed Houses.
- A Community Meeting Was Conducted On July 15, 2013 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d) Of The Subdivision Regulations.
- Landscaping For Lots 6 And 7 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 In The Amount Of \$3,750.00 Based On (3) Shade Trees @ \$300/Shade Tree And (19) Evergreen Trees @ \$150/Evergreen Tree Will Be Completed With The SDP And Bonded With The Building/Grading Permit. Lot 6 Surety: (1) Shade Trees @ 300/Shade Tree & (7) Evergreens @ 150/Evergreen=\$1,350.00
 Lot 7 Surety: (2) Shade Trees @ 300/Shade Tree & (12) Evergreens @ 150/Evergreen=\$2,400.00
- The Traffic Study For This Project Dated May, 2013 Was Prepared By Mars Group.
- This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
- On September 12, 2013 Historic District Commission Meeting Approved The Subdivision Plan For The Jeff Property As File No. 13-46 (#9602 Old Frederick Road).
- In Accordance With Section 108.0.D.4.a.(1)(a)(ii) Of The Howard County Zoning Regulations The Side Building Restriction Setback From Maryland Route 99 Is 50 Feet And In Accordance With Section 108.0.D.4.b.(1)(a)(i) The Front Building Restriction Setback From McKenzie Road Is 40 Feet Which Also Reflects The Front Setback Recorded On Plat No. 11859.
- The Private Septic To Be Properly Abandoned Prior To Signature Of The Final Plat. The Septic Will Be Pumped, Collapsed And Filled In. An Agreement Will Be Recorded To Hold The Developer Responsible For Maintenance And Removal Of All Septic Easements That Exceed The Proposed Lot Line Boundaries Once Public Sewer Is Granted.
- Approval Has Been Granted Through DPW To Allow Access Through The Parcel Adjacent To McKenzie Road.
- Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A MIHU Agreement With The Department Of Housing To Indicate How The MIHU Requirement Will Be Met. The MIHU Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet MIHU Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.
 Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 a. M.I.H.U. Required = (2 Lots x 10%) = 0.2 M.I.H.U.
 b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
 c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed.

General Notes Continued:

- Plat Subject To WP-19-046 Which The Planning Director On December 14, 2019 To Waive Section 16.144 (a) and 16.147 (e)
 Subject To:
 a. Payment Of Fees, Posting Of Surety And Completion Of Developer's Agreements Must Be Completed On Or Before January 23, 2019.
 b. Include Alternative Compliance Request Number, Description And Decision On All Associated Plans, Plats And Site Plans.



General Notes:

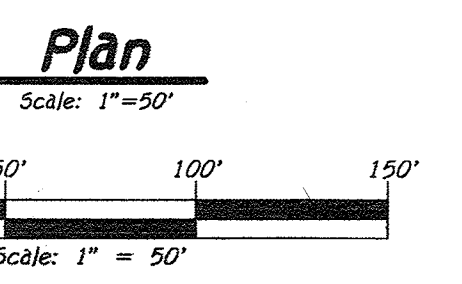
- Subject Property Zoned R-20 Per The 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 17DA And 17DB. (Adjustment: November, 2008)
 Station No. 17DA N 595,410.8266 E 1,351,641.1076 Elev. = 481.244
 Station No. 17DB N 594,529.5268 E 1,352,722.5920 Elev. = 475.217
- This Plat Is Based On A Field Run Monumented Boundary Survey Dated July, 2013 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.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. 106".
- Denotes Concrete Monument Or Stone Found.
- All Lot/Parcel Areas Are More Or Less (+/-).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy To Insure 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) Structure Clearances - Minimum 12 Feet;
 g) Maintenance - Sufficient To Ensure All Weather Use.
- No Cemeteries Exist On This Site Based On Both A Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
- There Is An Existing Dwelling And Structure On Lot 6 Was Removed.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003. 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.
- Previous Department Of Planning And Zoning File Numbers: F-95-30 And ECP-14-019.
- Noise Study Was Prepared By Mars Group Dated June, 2013. The Unmitigated 65dba Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Locate The 65dba Noise Exposure. The Unmitigated 65dba Noise Contour Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
- There Is No 100 Year Floodplain Within This Site.
- The 30' Private Use-In-Common Driveway Access & Utility Easement And Maintenance Agreement For Lots 6 And 7 Are Recorded Simultaneously With The Recordation Of This Plat.
- The Forest Conservation Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act For This Subdivision Will Be Fulfilled By Providing A Fee-In-Lieu Payment Of \$4,900.50 Based On 6,534 Sq. Ft. x \$0.75/\$ Sq. Ft./Acre.
- Storm Water Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volumes I, II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Are Being Utilized.

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 PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.979 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.979 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.979 Ac.±

Owner/Developer
 Cynthia G. Jeff
 484 Calhoun Road
 Everett, Pennsylvania 15537
 Ph# 443-257-2796

Maryland Route 99
 (Old Frederick Road)
 (Minor Arterial) (Existing R/W Varies)



Legend

- 30' Private Use-In-Common Driveway Access & Utility Easement For The Use And Benefit Of Lots 6 And 7
- Unmitigated 65 dBA Noise Contour Line

M.I.H.U. Note: M.I.H.U. Provision To Be Provided By Payment Of A Fee-In-Lieu For Lot 6 And Lot 7 To The Department Of Housing.

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

William M. Rossman 3/19/2019
 Howard County Health Officer R/S Date

APPROVED: Howard County Department Of Planning And Zoning.

Keat S. S. S. 3/22/19
 Chief, Development Engineering Division Date

Keat S. S. S. 3/28/19
 Director Date

Owner's Certificate

Cynthia G. Jeff, 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 18th Day Of December, 2019.

Cynthia G. Jeff
 Cynthia G. Jeff

Shelby L. S.
 Witness

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 James F. Jeff To Cynthia G. Jeff By Deed Dated February 5, 2010 And Recorded Among The Land Records Of Howard County, Maryland In Liber 12403 At Folio 101; And Also Being Lot 3, As Shown On A Plat Entitled "Jeff Property, Lots 3-5" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 11859; 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 12/26/18
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
 Expiration Date: December 13, 2019

RECORDED AS PLAT No. 24994 ON 4/8/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Jett Property
 Lots 6 And 7

(Being A Resubdivision Of Lot 3, As Shown On A Plat Entitled "Jeff Property, Lots 3-5" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 11859)

Zoned: R-20
 Tax Map: 17, Parcel: P/O 35, Grid: 15
 Second Election District Howard County, Maryland
 Date: December 6, 2018 Scale: As Shown Sheet 1 Of 1