

Point	North	East
25	526355.391710	817009.848210
27	525997.789700	816521.514980
46	526328.016420	816810.052020
64	526698.823220	816453.922170
65	526436.866320	816178.423630
129	525945.270000	816492.500000
130	526344.236550	816087.234470
135	526561.343760	816980.452450
136	526518.811800	816754.619200
178	526607.414240	816504.143650
181	526715.693610	816472.371030

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
13	4.766 Ac.*	0.392 Ac.*	4,374 Ac.*

Prt-Prt	Radius	Arc	Delta	Tangent	Chord Bearing And Distance
64-181	917.00'	25.00'	01°33'43"	12.50'	N47°33'32"E 25.00'
65-64	5751.64'	380.23'	03°47'16"	190.18'	N46°26'36"E 380.16'

The Requirements S-3-102, 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.

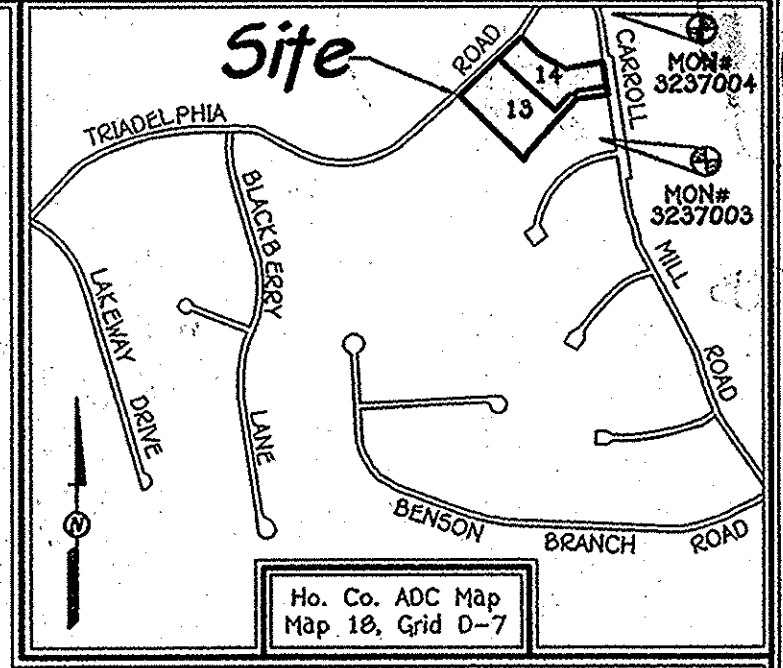
*Terrell A. Fisher* 3/31/14  
 Terrell A. Fisher, L.S. #10892  
 (Registered Land Surveyor)  
 Date

*John F. Brinker* 3/26/14  
 John F. Brinker, Owner  
 Date

*Mary K. Brinker* 3-26-14  
 Mary K. Brinker, Owner  
 Date

*Scott C. Buckner* 3/26/14  
 Scott C. Buckner, Owner  
 Date

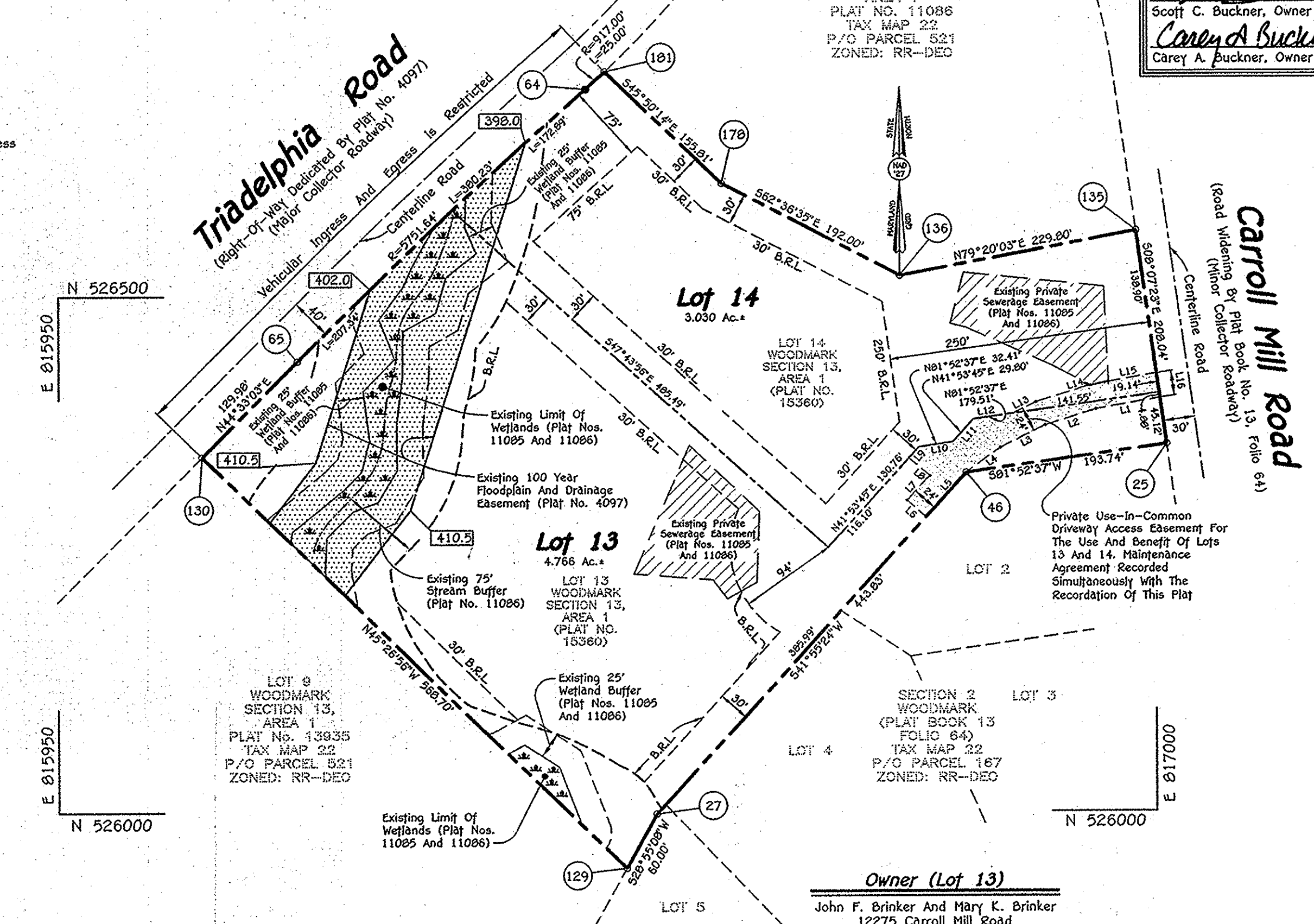
*Carey A. Buckner* 3/26/14  
 Carey A. Buckner, Owner  
 Date



**Legend**

- Existing 100 Year Floodplain And Drainage Easement (Plat No. 4097)
- Existing Limit Of Wetlands (Plat Nos. 11085 And 11086)
- Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 13 And 14

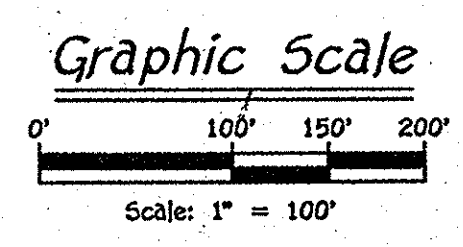
Line	Bearing	Length
L1	S 79°42'26" W	62.41'
L2	S 72°26'33" W	50.57'
L3	S 63°26'30" W	48.29'
L4	S 53°35'40" W	40.52'
L5	S 41°55'24" W	57.84'
L6	N 48°04'36" W	24.00'
L7	N 41°55'24" E	32.27'
L8	N 49°37'49" W	25.99'
L9	N 41°53'45" E	14.66'
L10	N 81°52'37" E	32.41'
L11	N 41°53'45" E	29.80'
L12	N 81°52'37" E	37.96'
L13	N 63°26'30" E	24.77'
L14	N 72°26'33" E	53.98'
L15	N 79°42'26" E	64.85'
L16	S 02°07'23" E	24.02'



- General Notes:**
- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage 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 Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - Subject Property Zoned RR-DEO Per 10/06/13 Comprehensive Zoning Plan.
  - Coordinates Based On Nad '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3237003 And No. 3237004.  
 Sta. 3237003 N 526200.368 E 817035.048  
 Sta. 3237004 N 526949.344 E 816924.527
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June 22, 1992 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 Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem(s) And Road Right-Of-Way Line And Not Onto The Flag Or Pipestem Driveway.
  - Use-In-Common Driveways Shall Be Provided Prior To Issuance Of A Residential Permit 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) Structure Clearances - Minimum 12 Feet;  
 g) Maintenance - Sufficient To Ensure All Weather Use.
  - All Lot Areas Are More Or Less (±).
  - Plat Subject To Prior Department Of Planning And Zoning File Numbers F-93-02, WP-91-171 And F-02-124.
  - Denotes Wetland Area.
  - No Grading, Removal Of Vegetation 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.
  - 16.116.11 Denotes Elevation Of 100 Year Floodplain Recorded On Plat No. 4097.
  - Plat Is Subject To WP-91-171 Which Granted Approval On July 12, 1991 To Waive (1) Section 16.119 And 16.120 Requiring Submission Of Sketch And Preliminary Plans; (2) Section 16.116.a.1. To Allow Grading In The 100 Year Floodplain For The Use-In-Common Driveway Construction; (3) Section 16.116.c.6. To Allow Grading Within The 25 Foot Wetlands And 75 Foot Stream Buffers For The Construction Of The Use-In-Common Driveway; (4) Section 16.115.c.4 To Allow Access Onto A Major Collector Roadway (Triadelphia Road) For The Use-In-Common Driveway And; (5) Section 16.134 To Waive Public Road Improvement Along Triadelphia Road Was Not Approved.
  - There Is An Existing Dwelling On Lot 13 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Required.
  - This Subdivision Plat Is Exempt From Forest Conservation Requirements In Accordance With Section 16.1202 (b)(1)(vii) Of The Howard County Code Because It Is A Revision Plat That Does Not Create Additional Lots.
  - This Plat Is Subject To A Waiver From Design Manual, Volume III, Section 2.6.5, Table 2.10, By A Letter Dated September 13, 2012, Which Requires A 18' Driveway To Serve Two (2) Users Or More, To Allow A 12' Wide Driveway.
  - This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Lots.

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	7.796 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS TO BE RECORDED	7.796 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	7.796 Ac.*

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PLACE  
 ELICOTT CITY, MARYLAND 21042  
 (410) 461 - 2995



**Owner (Lot 13)**  
 John F. Brinker And Mary K. Brinker  
 12275 Carroll Mill Road  
 Ellicott City, Maryland 21042-1355  
 Phone# 410-531-2455

**Owner (Lot 14)**  
 Scott C. Buckner And  
 Carey A. Buckner

**Developer**  
 Brinker Family Partnership  
 12275 Carroll Mill Road  
 Ellicott City, Maryland 21042-1355  
 Phone# 410-531-2455

**Purpose Statement**  
 The Purpose Of This Plat Is To Create A 24' Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 13 And 14, As Shown On A Plat Entitled "Woodmark, Lots 13 And 14, Section 13, Area 1" Recorded As Plat No. 15360.

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

*Madison for Maura Rossman* 4/29/2014  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Edman* 5.1.14  
 Chief, Development Engineering Division Date

*Vert Shadovall* 5-02-14  
 Director Date

**Owner's Certificate**

John F. Brinker And Mary K. Brinker, And Scott C. Buckner And Carey A. Buckner, 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. All Easements And Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision.

Witness Our Hands This 26<sup>th</sup> Day Of MARCH, 2014.

*John F. Brinker* Witness  
*Mary K. Brinker* Witness  
*Scott C. Buckner* Witness  
*Carey A. Buckner* Witness

**Surveyor's Certificate**

I Herby Certify 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 (1) Part Of The Lands Conveyed By Woodmark, Inc. To John F. Brinker And Mary K. Brinker, His Wife, By Deed Dated October 25, 1978 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 910 At Folio 274; And (2) All Of The Lands Conveyed By Thomas E. Brinker And Elizabeth A. Brinker, His Wife, To John F. Brinker And Mary K. Brinker, His Wife, By Deed Dated February 27, 1981 And Recorded Among The Aforesaid Land Records In Liber 1043 At Folio 629; And (3) All Of The Lands Conveyed By Brinker Family Partnership To Scott C. Buckner And Carey A. Buckner By Deed Dated February 28, 2014 And Recorded Among The Aforesaid Land Records In Liber 15582 At Folio 291; And Being Known As Lots 13 And 14, As Shown On A Plat Entitled "Woodmark, Lots 13 And 14, Section 13, Area 1" And Recorded As Plat No. 15360; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

*Terrell A. Fisher* 3/31/14  
 Terrell A. Fisher, Professional Land Surveyor No. 10892  
 Expiration Date: December 13, 2015

RECORDED AS PLAT No. 15360 ON 5/16/14  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Woodmark**  
 Section 13, Area 1  
 Lots 13 And 14

(Being A Revision To Lots 13 And 14, As Shown On A Plat Entitled "Woodmark, Lots 13 And 14, Section 13, Area 1" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 15360)

Zoned: RR-DEO  
 Tax Map: 22, Parcel: 521, Grid: 6  
 Third Election District - Howard County, Maryland  
 Date: March 25, 2014 Scale: As Shown Sheet 1 Of 1