

Coordinate Table

POINT	NORTH (feet)	EAST (feet)
100	488127.2486	824642.0184
101	488233.8354	824765.4459
102	488062.0401	824987.9905
103	487919.0901	824822.4547

General Notes Continued:

- No Cemeteries Or Historic Sites Are Located On This Property.
- There Are No Existing Structures/Dwellings On Lot 2.
- There Are No Existing 100 Year Floodplain, Wetlands, Streams, Or Their Buffers On Lot 2.
- 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/Parcel Divisions.

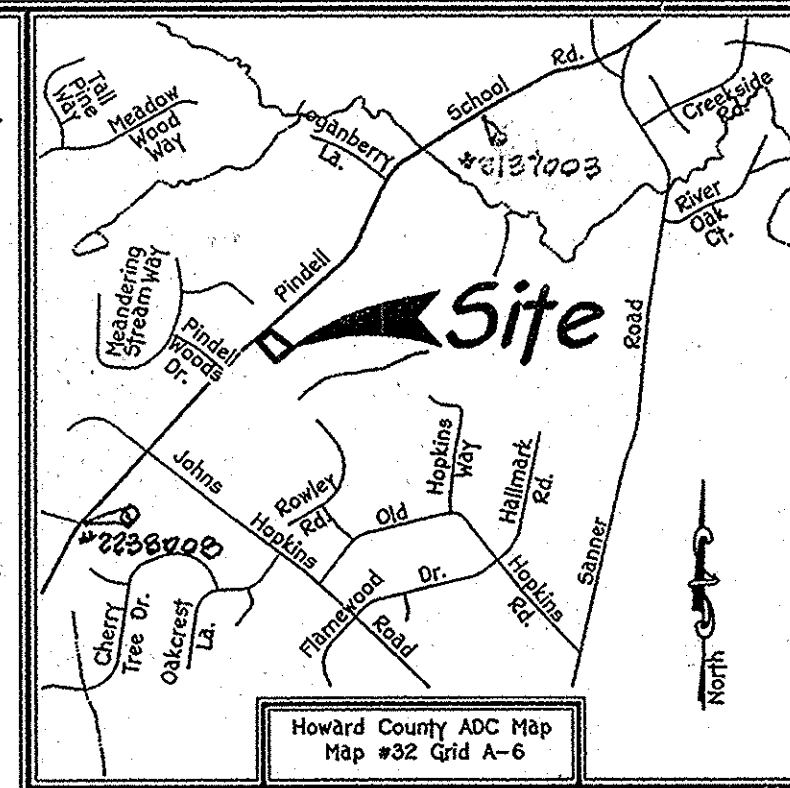
N 488300
E 824600

Pindell School Road
Minor Collector
Existing & Road
Existing Vehicular Ingress And Egress Is Restricted (Plat No. 3716) Removed By Recordation Of This Plat

PROPERTY OF
RICHARD G. ALLISON AND
INSUN KIM
(L. 3385, F. 718)
TAX MAP 41
PARCEL 321
ZONED: RR-DEO

Legend

- Existing Private Septic Easement (Plat No. 3716) Removed By The Recordation Of This Plat
- Existing Vehicular Ingress And Egress Is Restricted (Plat No. 3716) Removed By The Recordation Of This Plat
- Existing Building Restriction Lines (Plat No. 3716) Removed By The Recordation Of This Plat



Vicinity Map
Scale: 1" = 2,000'

General Notes:

- This Area Designates An Private Sewerage Easement Of At Least 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 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.
- The Subject Property Is Zoned 'RR-DEO' In Accordance With The October 6, 2013 Comprehensive Zoning Plan.
- This Plat And The Coordinates Shown Hereon Are Based On NAD '27, Maryland Coordinate System, As Shown On A Plat Entitled "Simons Acres, Lots 1 Thru 5" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 3716.
- This Plat Is Based On The Outline Of Lot 2, As Shown On A Plat Entitled "Simons Acres, Lots 1 Thru 5" Recorded As Plat No. 3716.
- 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.
- 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) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (±).
- This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots In Accordance With Section 16.1202(b)(1)(vii) Of The Howard County Code.
- Plat Subject To Prior Department Of Planning And Zoning File Nos. VP-77-52 And F-77-139.
- This Subdivision Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
- No Noise Study Is Required For This Project.
- Private Well And Septic Shall Be Utilized Within This Development.
- This Property Is Located Outside Of The Metropolitan District.
- Site Is Not Adjacent To A Scenic Road.

The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1980 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 5/12/14 Date
Barbara Ann Brosenne 5/15/14 Date
Barbara Ann Brosenne

PROPERTY OF
JOHN G. GICK, JR. AND
MARGARET PATRICIA GICK
(L. 803, F. 514)
TAX MAP 41
PARCEL 381
ZONED: RR-DEO

PROPERTY OF
JOHN G. GICK, JR. AND
MARGARET PATRICIA GICK
(L. 803, F. 514)
TAX MAP 41
PARCEL 361
ZONED: RR-DEO

LOT 3
SIMONS ACRES
LOTS 1 THRU 5
(PLAT NO. 3716)
ZONED: RR-DEO

LOT 2
SIMONS ACRES
LOTS 1 THRU 5
(PLAT NO. 3716)

Lot 2
52,577 Sq. Ft.

LOT 1
SIMONS ACRES
LOTS 1 THRU 5
(PLAT NO. 3716)
ZONED: RR-DEO

Existing Private Access Easement
Lots 2-3-4 Ingress & Egress
Use-In-Common (Plat No. 3716)

LOT 4
SIMONS ACRES
LOTS 1 THRU 5
(PLAT NO. 3716)
ZONED: RR-DEO

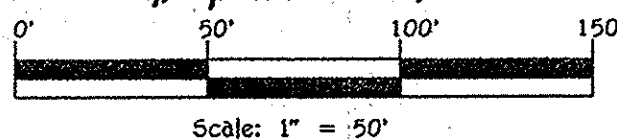
Private Sewerage Easement

Existing Building Restriction Lines - Removed By The Recordation Of This Plat

Existing Private Sewerage Easement (Plat No. 3716) Removed By The Recordation Of This Plat

Existing Building Restriction Line - Removed By The Recordation Of This Plat

Graphic Scale



Owner/Developer

Barbara Ann Brosenne
12000 Frederick Road
Ellicott City, Maryland 21042
443-878-7577

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELICOTT CITY, MARYLAND 21042
(410) 461-2825

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 Lot 2. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. 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."

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
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	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.207 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	1.207 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.207 Ac.±

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

Barbara Ann Brosenne 6/6/2014 Date
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edwards 6-13-14 Date
Chief, Development Engineering Division

Keith Sheehan 6/16/14 Date
Director

Owner's Certificate

Barbara Ann Brosenne, 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 15th Day Of MAY, 2014.

Barbara Ann Brosenne 5-15-14 Date
Barbara Ann Brosenne
Judith Bunker 5/15/14 Date
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 Barbara Ann Brosenne, Michael Brent Brosenne And Sharon Ann Brosenne To Barbara Ann Brosenne By Deed Dated December 19, 2006 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 10451 At Folio 001; Also Being Lot 2, As Shown On A Plat Entitled "Simons Acres, Lots 1 Thru 5" Recorded Among The Aforesaid Land Records As Plat No. 3716. All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 5/12/14 Date
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

Purpose Statement

The Purpose Of This Plat Is To Remove The Existing Vehicular Ingress And Egress Restriction, The Side And Rear Recorded Building Restriction Lines And The Existing Private Sewerage Easement On Lot 2, As Shown On A Plat Entitled "Simons Acres, Lots 1 Thru 5" Recorded As Plat No. 3716, And To Create A New Private Sewerage Easement On Said Lot 2 By The Recordation Of This Plat.

RECORDED AS PLAT No. 20355 ON 6/20/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Simons Acres
Lot 2

(Being A Revision To Lot 2, As Shown On A Plat Entitled "Simons Acres, Lots 1 Thru 5" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 3716)

Zoned: RR-DEO
Tax Map: 41, Parcel: 413, Grid: 9
Fifth Election District - Howard County, Maryland
Date: May 12, 2014 Scale: As Shown Sheet 1 Of 1