

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

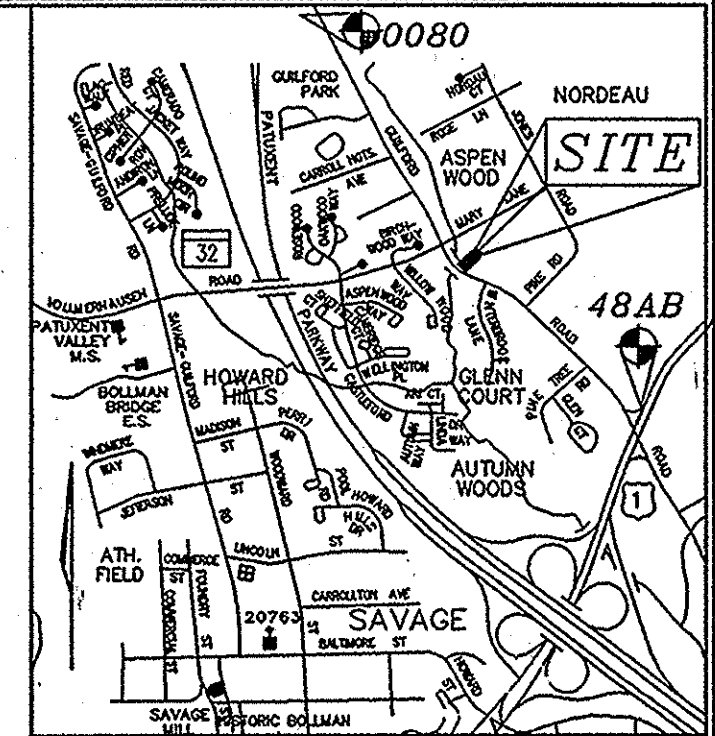
C. Brooke Miller
C. Brooke Miller (Maryland Property Line Surveyor #135) 7/11/14 Date
James A. Tony
James A. Tony, owner 7/14/14 Date
Linda L. Tony
Linda L. Tony, owner 7/14/14 Date

COORDINATE TABLE

POINT	NORTHING	EASTING
101	539,834.523	1,364,589.853
102	539,862.542	1,364,547.427
103	539,924.238	1,364,480.993
104	540,087.211	1,364,694.555
105	540,019.157	1,364,767.826

CURVE DATA CHART

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING & DISTANCE
C1	430.00'	50.87'	6°46'43"	25.47'	N 66°33'51" W 50.84'
C2	430.00'	90.83'	12°06'11"	45.59'	N 47°07'04" W 90.66'

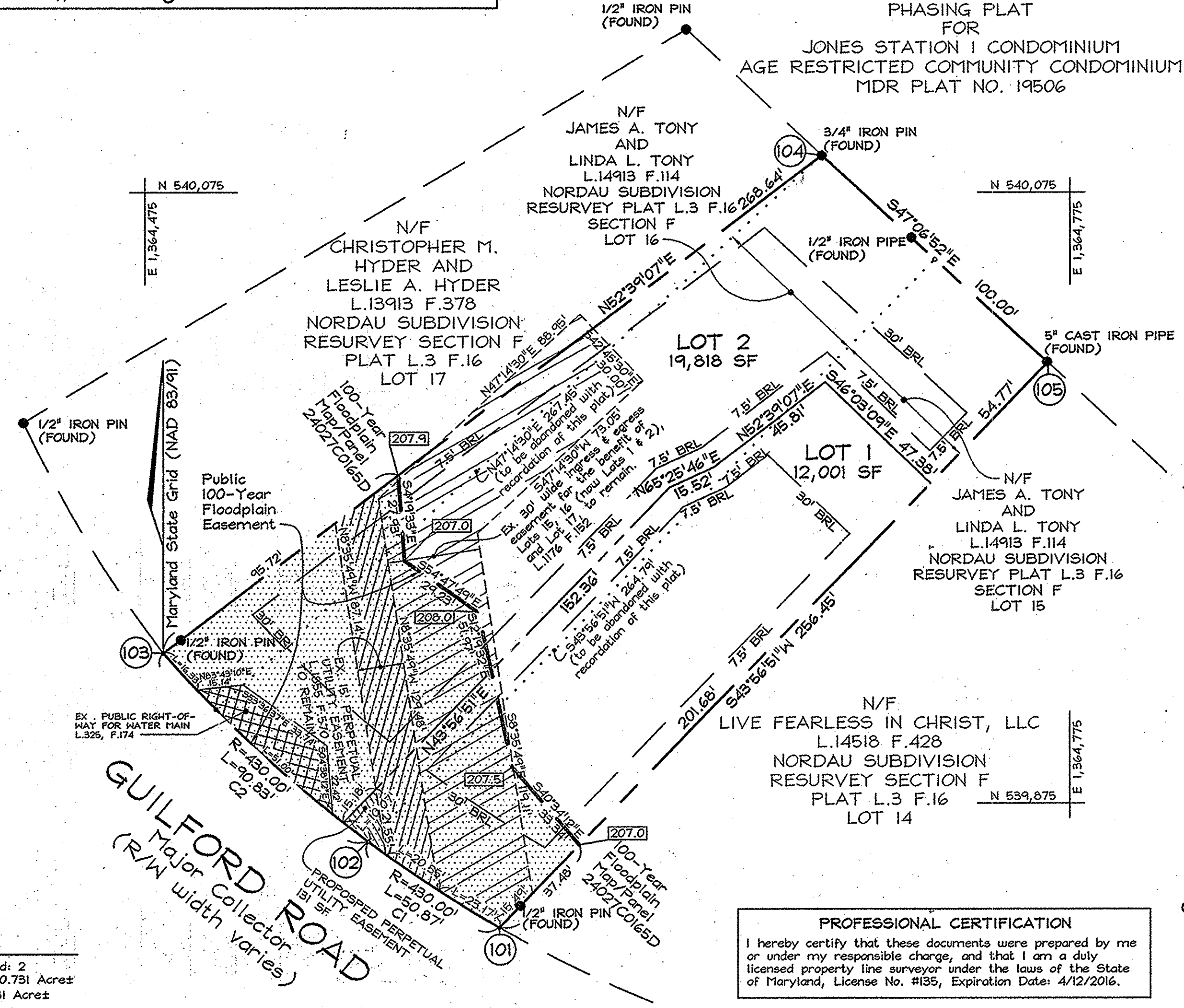


VICINITY MAP

SCALE: 1"=2000'
ADC MAP 5054, GRID 7K

HATCH LEGEND

- Area within 100-Year Floodplain
- Existing Utility Easement
- Existing Ingress & Egress Easement
- Existing Public Right-of-Way for Water Main



GENERAL NOTES

- Subject property zoned R-12 per 10/6/2013 Comprehensive Zoning Plan.
- Coordinates based on NAD '83, NAVD 88 Maryland Coordinate System as projected by Howard County Geodetic Control Stations no. 0080 and no. 48AB. Ⓢ Denotes approximate location. (see location map).
Sta. 0080 N 542,366.9133 E 1,363,075.9515 El.: 282.350 (feet)
Sta. 48AB N 538,384.4474 E 1,366,415.7904 El.: 225.653 (feet)
- BRL Denotes Building Restriction Line.
- This plat is based on field run Monumented Boundary Survey performed on or about August 2013 by FSH Associates, Inc. All areas are more or less (+/-).
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit to ensure safe access for fire and emergency vehicles per the following 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 (1125-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
- Since this is a lot line adjustment for existing lots, and is utilizing an existing point of access, no sight distance analysis is required.
- Since no additional lots are created, this plat is not subject to APFO.
- Existing Lots 15 & 16 pre-existed the 5th edition of the subdivision and Land Development regulations. Therefore, the department of planning and zoning determined that no waiver from the subdivision and land development regulations is required to allow existing environmental features on lots less than 10 acres in size. Also, a 35' environmental setback line is not required.
- 100-year FIRM Floodplain dated Nov. 6, 2013. Community: Howard County, Maryland. Number: 240044. Panel: 0165 of 235. Suffix: D.
- Total disturbed area is less than 5,000 sq. ft., therefore this plat is not subject to storm water management requirements.
- 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/plat of correction that does not create any new lots/parcel divisions.
- 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.
- There is an existing dwelling located on Lot 1 to remain. No new building extensions or additions to the existing dwelling are to be constructed at a distance less than the Zoning Regulation requirements.

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel: 410-567-5200 Fax: 410-796-1562
E-mail: info@FSHERI.com

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 2
- Total area of Buildable Lots to be recorded: 0.731 Acre±
- Total area of subdivision to be recorded: 0.731 Acre±

PROFESSIONAL CERTIFICATION
I hereby certify that these documents were 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, License No. #135, Expiration Date: 4/12/2016.

OWNER/DEVELOPER
JAMES A. TONY
LINDA L. TONY
10085 Guilford Road
Jessup, MD 20794

The Purpose of this plat is to adjust the common lot line between existing Lots 15 and 16 (now Lots 1 & 2); and also to adjust the northwestern lot line of Lot 16 (now Lot 2) per field evidence/monumentation and a boundary survey.

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

Maura Roseman
Maura Roseman
Howard County Health Officer 7/30/2014 Date

APPROVED: Howard County Department of Planning and Zoning

John A. ...
John A. ...
Chief, Development Engineering Division 8/6/14 Date
W. ...
W. ...
Director 8/7/14 Date

OWNER'S CERTIFICATE

We, James A. Tony and Linda L. Tony, 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 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 14th day of July, 2014
James A. Tony
James A. Tony, owner
Linda L. Tony
Linda L. Tony, owner
Zecharia W. Fisch
Zecharia W. Fisch, witness
Zecharia W. Fisch
Zecharia W. Fisch, witness

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by James A. Tony to James A. Tony and Linda L. Tony by deed dated April 30, 2013 and recorded in the Land Records of Howard County in Liber 14913, Folio 114; 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 as shown, in accordance with the Annotated Code of Maryland, as amended.

C. Brooke Miller
C. Brooke Miller (Maryland Property Line Surveyor #135) 7/11/14 Date

Recorded as Plat No. 22999 on 8/15/14
Among the Land Records of Howard County, Maryland.

LOT LINE ADJUSTMENT PLAT
JAMES TONY PROPERTY
LOTS 1 & 2
A RE-SUBDIVISION OF NORDAU SUBDIVISION
SECTION F, LOTS 15 & 16
PLAT LIBER 3 FOLIO 16

TAX MAP 47 GRID 6 PARCEL 664
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Scale: 1" = 30'
Date: Jan. 30, 2014
Sheet 1 of 1