

U.S. Equivalent Coordinate Table

Point	North	East	Point	North	East
313	592604.6666	1367660.0044	313	180650.647700	416863.627507
314	592877.0954	1367709.1123	314	180709.300111	416878.571239
480	592754.9735	1368053.5029	480	180672.077289	416983.566080
481	592567.8994	1367984.2134	481	180615.056978	416962.422223

Metric Coordinate Table

Point	North	East	Point	North	East
313	592604.6666	1367660.0044	313	180650.647700	416863.627507
314	592877.0954	1367709.1123	314	180709.300111	416878.571239
480	592754.9735	1368053.5029	480	180672.077289	416983.566080
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Reservation Of Public Utility Easements

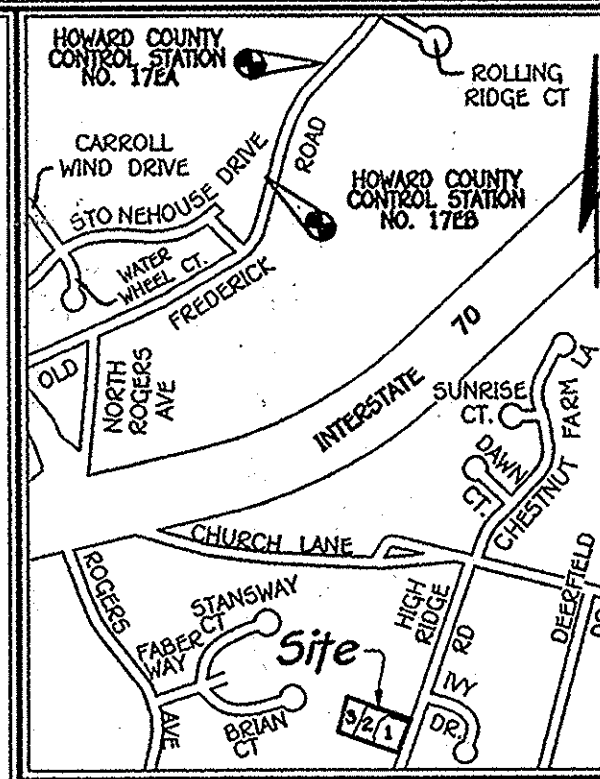
"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 1 Thru 3, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot(s). 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."

Minimum Lot Size Chart

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
Lot 2	21,533 Sq.Ft.	1,482 Sq.Ft.	20,051 Sq.Ft.
Lot 3	22,993 Sq.Ft.	2,965 Sq.Ft.	20,028 Sq.Ft.

Legend

- Denotes Existing 35' Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 2 And 3 Of The Carver Estates And Parcel 263 (Plat No. 18733)
- Denotes Existing 30' Private Sewer, Water Stormwater Management & Utility Easement (Plat No. 18733)
- Denotes Existing Public Sewer & Utility Easement (Plat No. 15528)
- Denotes Existing 20' Wide Private Sewer Easement (Liber 4729 At Folio 212)
- Denotes Existing Private Drainage & Utility Access Easement (Plat Nos. 16168 And 16169)
- Denotes Existing 20' Public Sewer & Utility Easement (Plat Nos. 16168 And 16169)



Ho. Co. ADC Map 21, Grid 8-5
Vicinity Map
Scale: 1" = 1200'

General Notes:

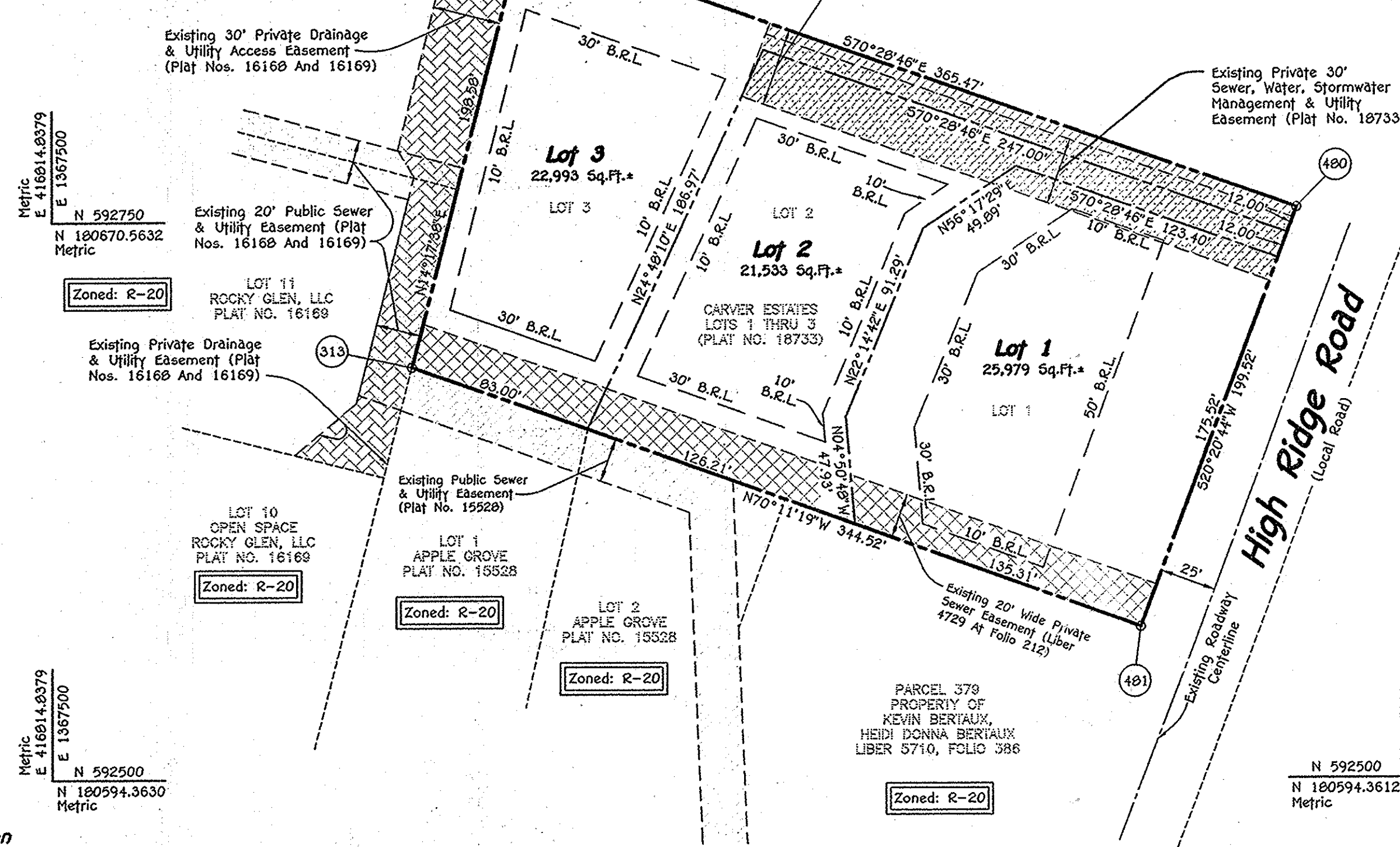
1. The Subject Property Is Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 17EA And No. 17EB.
Station No. 17EA North 181160.5724 (meters) East 413772.7247 (meters)
Station No. 17EB North 180994.8448 (meters) East 413227.8979 (meters)
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April 2001, By Fisher, Collins And Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. Denotes Iron Pin Set With Cap "F.C.C. 106".
6. Denotes Iron Pipe Or Iron Bar Found.
7. Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. Denotes Concrete Monument Set With Cap "F.C.C. 106".
9. Denotes Concrete Monument Or Stone Found.
10. 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.
11. Driveways Shall Be Provided Prior To Residential Occupancy 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
f) Structure Clearances - Minimum 12 Feet;
g) Maintenance - Sufficient To Ensure All Weather Use.
12. All Areas Are More Or Less (±).
13. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
14. Final Plan F-04-140 Was Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Lot 1 Contains An Existing House And Is Exempt From The Perimeter Landscape Requirements. The Landscaping Requirements For Lots 2 And 3 Will Be Further Reviewed Under The Site Development Plan For These Lots, And If Unchanged The Financial Surety In The Amount Of \$6,150.00 For The Required 4 Shade Trees, 8 Small Deciduous Trees And 25 Evergreen Trees Will Be Posted With The Builder's Grading Permit.
15. No 100 Year Flood Plain Exists On Site.
16. No Tidal Wetlands Exist On Site Based On A Site Evaluation By Eco-Science Professionals, Inc., On October 21, 2003.
17. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
18. Previous Department Of Planning And Zoning File Numbers: F-04-140 And ECP-14-084.
19. There Is An Existing Dwelling/Structure(s) Located On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
20. Forest Stand Delineation Was Prepared By Eco-Science Professionals, Inc. Dated October 21, 2003.
21. This Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations. 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.
22. Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
23. Public Water And Sewage Allocations Will Be Granted At Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
24. Lots 2 And 3 Require The Submission And Approval Of A Site Development Plan In Accordance With Section 16.155(a)(2)(ii) Of The Subdivision Regulations.
25. On-Site Stormwater Management For Water Quality Volume And Groundwater Recharge Volume Are Being Provided By Rooftop And Non-Rooftop Disconnection Credit Per Sections 5.2 And 5.3 Of The MDE Stormwater Management Design Manual. The Rate Of Runoff From The 1 Year Storm Is Less Than 1 cfs. Therefore, Channel Projection Volume (Cpv) Is Not Required.
26. This Plat Is Exempt From The Forest Conservation Requirements Because It Is A Revision Plat That Does Not Create Any New Lots In Accordance Section 16.1202(b)(1)(vii) Of The Howard County Code. These Requirements Were Addressed At The Time Of Subdivision Under F-04-140.
27. 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. These Requirements Were Addressed At The Time Of Subdivision Under F-04-140. (See General Note No. 14)

The Requirements S 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 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 8/20/14
Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor) Date

Daniel Mercer Carver, Sr. 8/20/14
Daniel Mercer Carver, Sr. (Owner) Date

Luisa Maria Carver 8-20-14
Luisa Maria Carver (Owner) Date



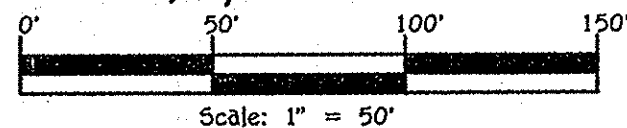
Area Tabulation

Total Number Of Buildable Lots To Be Recorded	3
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	3
Total Area Of Buildable Lots To Be Recorded	1.619 Ac.±
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Lots To Be Recorded	1.619 Ac.±
Total Area Of Roadway To Be Recorded	0.000 Ac.±
Total Area To Be Recorded	1.619 Ac.±

Owner/Developer

Daniel Mercer Carver, Sr.
Luisa Maria Carver
8424 High Ridge Road
Ellicott City, Maryland
21043-3306

Graphic Scale



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461 - 2955

Purpose Statement

The Purpose Of This Plat Is To Add An Existing 20' Wide Private Sewer Easement, As Shown In An Agreement Of Easement, Dated March 9, 1999 And Recorded In The Land Records Of Howard County, Maryland In Liber 4729 At Folio 212.

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

B. Wilson for Maria Roseman 10/7/2014
Howard County Health Officer HO 9w Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Edinger 9.9.14
Chief, Development Engineering Division F Date

Kurt Shlenker 10/13/14
Director Date

Owner's Certificate

Daniel Mercer Carver, Sr. And Luisa Maria Carver, 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 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 20th Day Of August, 2014.

Daniel Mercer Carver, Sr.
Daniel Mercer Carver, Sr.

Luisa Maria Carver
Luisa Maria Carver

Terrell A. Fisher
Witness

Terrell A. Fisher
Witness

Surveyor's Certificate

I Hereby 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 Fully Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Louie W. Shaw To Daniel Mercer Carver, Sr. And Luisa Maria Carver By Deed Dated December 28, 1984 And Recorded In The Land Records Of Howard County In Liber No. 1319 Folio 334, 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.

Terrell A. Fisher 8/20/14
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2015

RECORDED AS PLAT No. 2304 ON 10/17/14
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat
Carver Estates
Lots 1 Thru 3**

(Being A Revision To Lots 1 Thru 3, A Shown On A Plat Entitled "Carver Estates, Lots 1 Thru 3" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 18733)

Zoned: R-20
Tax Map: 18 Parcel: 45 Grid: 13
Second Election District - Howard County, Maryland
Date: August 20, 2014 Scale: As Shown Sheet 1 of 1

F-15-017