

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
74	552875.0996	1330709.2788	74	168516.667410	405600.999412
96	552736.5709	1330619.2570	96	168474.443783	405573.560724
7501	552698.7593	1332072.4790	7501	168462.918784	406016.503679
7502	552435.0618	1331912.1253	7502	168382.543617	405967.627765
7503	552353.4318	1331862.6311	7503	168357.662755	405952.541911

The Requirements S-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.

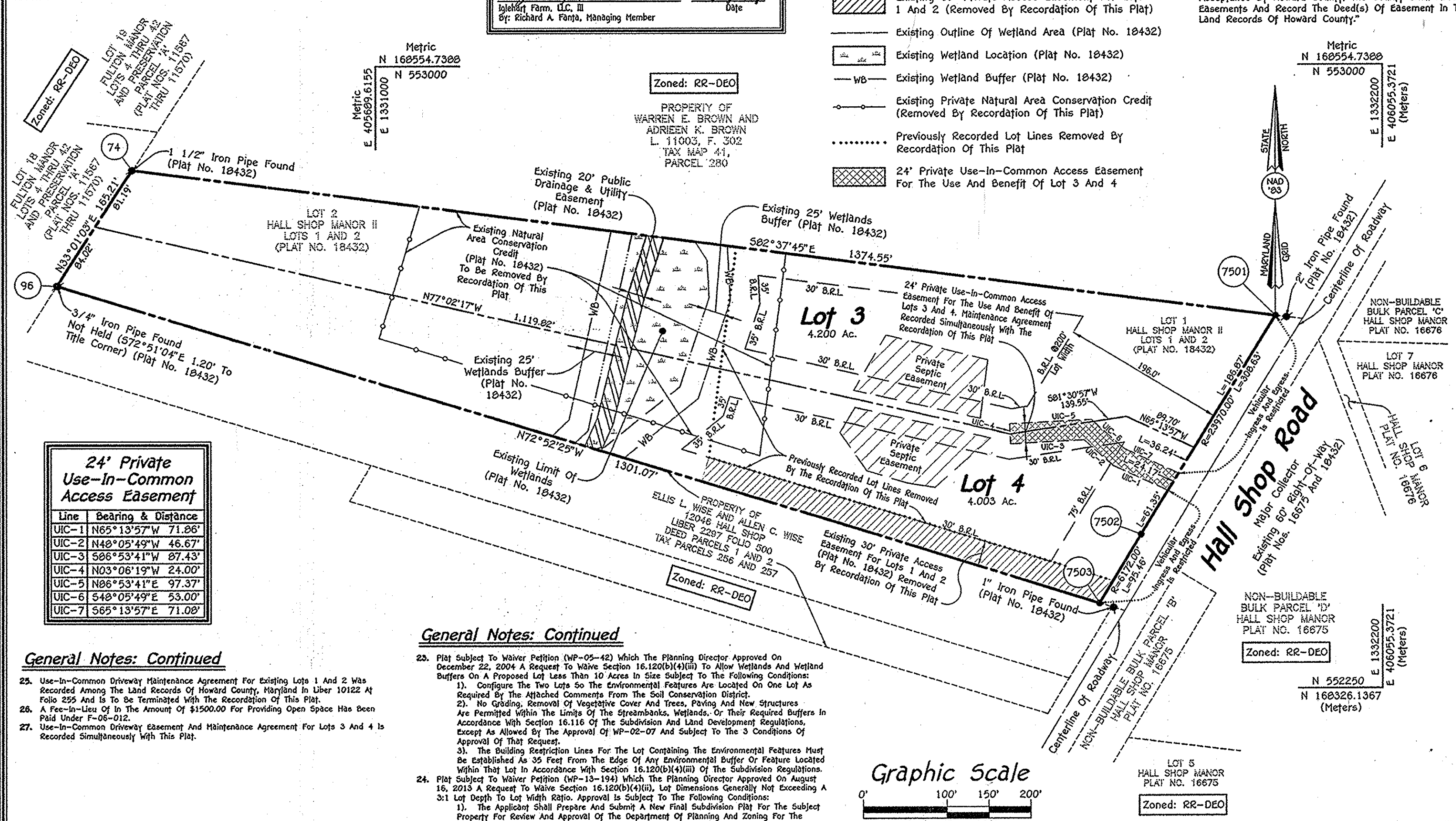
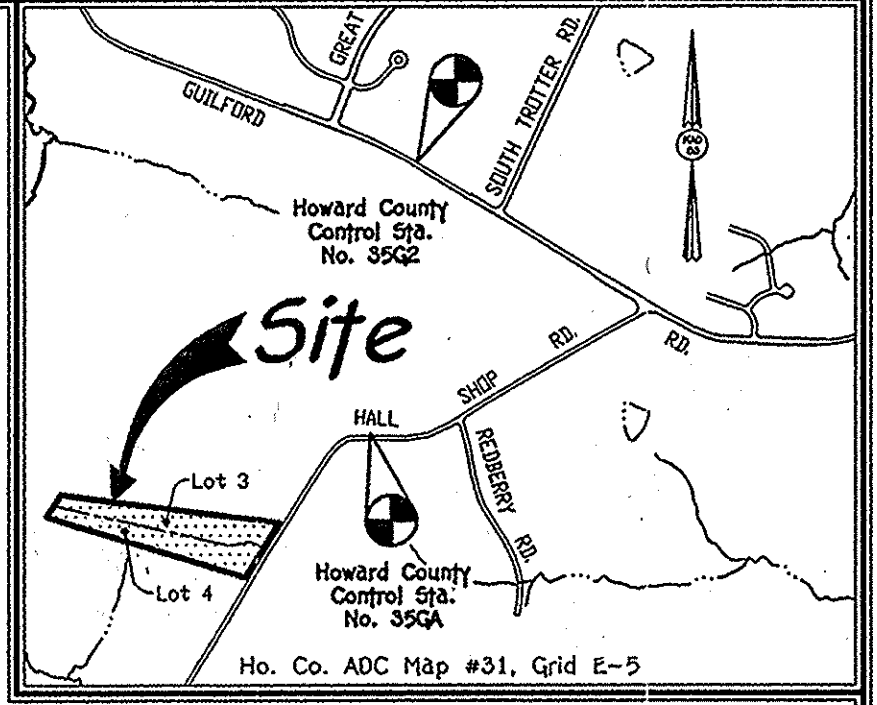
Terrell A. Fisher 10/3/14
 Terrell A. Fisher, L.S. #10692
 (Registered Land Surveyor)
Richard A. Fanja 10/3/14
 Richard A. Fanja, Managing Member

Curve Data Chart					
PIVOT	RADIUS	ARC LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
7501-7502	23970.00'	308.63'	154.32'	00°44'16"	S 31°18'13" W 308.63'
7502-7503	6172.00'	95.46'	47.73'	00°53'10"	S 31°13'46" W 95.46'

- Legend**
- Existing 20' Public Drainage & Utility Easement
 - Existing 30' Private Access Easement For Lots 1 And 2 (Removed By Recordation Of This Plat)
 - Existing Outline Of Wetland Area (Plat No. 18432)
 - Existing Wetland Location (Plat No. 18432)
 - WB Existing Wetland Buffer (Plat No. 18432)
 - Existing Private Natural Area Conservation Credit (Removed By Recordation Of This Plat)
 - Previously Recorded Lot Lines Removed By Recordation Of This Plat
 - 24' Private Use-In-Common Access Easement For The Use And Benefit Of Lot 3 And 4

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 3 And 4. 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."

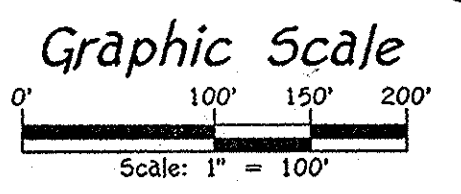


24' Private Use-In-Common Access Easement

Line	Bearing & Distance
UIC-1	N65°13'57"W 71.86'
UIC-2	N48°05'49"W 46.67'
UIC-3	S86°53'41"W 87.43'
UIC-4	N03°06'19"W 24.00'
UIC-5	N86°53'41"E 97.37'
UIC-6	S48°05'49"E 53.00'
UIC-7	S65°13'57"E 71.00'

- General Notes: Continued**
- Use-In-Common Driveway Maintenance Agreement For Existing Lots 1 And 2 Was Recorded Among The Land Records Of Howard County, Maryland In Liber 10122 At Folio 255 And Is To Be Terminated With The Recordation Of This Plat.
 - A Fee-In-Lieu Of In The Amount Of \$1500.00 For Providing Open Space Has Been Paid Under F-06-012.
 - Use-In-Common Driveway Easement And Maintenance Agreement For Lots 3 And 4 Is Recorded Simultaneously With This Plat.

- General Notes: Continued**
- Plat Subject To Waiver Petition (WP-05-42) Which The Planning Director Approved On December 22, 2004 A Request To Waive Section 16.120(b)(4)(iii) To Allow Wetlands And Wetland Buffers On A Proposed Lot Less Than 10 Acres In Size Subject To The Following Conditions:
 - Configure The Two Lots So The Environmental Features Are Located On One Lot As Required By The Attached Comments From The Soil Conservation District.
 - No Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Are Permitted Within The Limits Of The Streambanks, Wetlands, Or Their Required Buffers In Accordance With Section 16.116 Of The Subdivision And Land Development Regulations, Except As Allowed By The Approval Of WP-02-07 And Subject To The 3 Conditions Of Approval Of That Request.
 - The Building Restriction Lines For The Lot Containing The Environmental Features Must Be Established As 35 Feet From The Edge Of Any Environmental Buffer Or Feature Located Within That Lot In Accordance With Section 16.120(b)(4)(iii) Of The Subdivision Regulations.
 - Plat Subject To Waiver Petition (WP-13-194) Which The Planning Director Approved On August 16, 2013 A Request To Waive Section 16.120(b)(4)(iii), Lot Dimensions Generally Not Exceeding A 3:1 Lot Depth To Lot Width Ratio. Approval Is Subject To The Following Conditions:
 - The Applicant Shall Prepare And Submit A New Final Subdivision Plat For The Subject Property For Review And Approval Of The Department Of Planning And Zoning For The Recordation Of Lots 1 & 2, Hall Shop Manor II;
 - The Applicant Shall Prepare And Submit A Use-In-Common Access Agreement For New Lots 3 & 4 On The Subject Property For Review And Approval By The Department Of Planning And Zoning, To Be Recorded Along With The New Final Subdivision Plat For The Subject Property;
 - On The Final Plat Provide A Brief Description Of The Waiver Petition (WP-13-194), As A General Note To Include Waiver Request, Section Of The Regulations, Action, Date Of Action And All Conditions Of Approval;
 - At The Final Plat Submission, The Applicant Should Make All Practical Efforts To Keep The Distance Between The Proposed House Sites And The Natural Area Conservation Credit Wetlands Encroachments By Homeowners Into The Forest Conservation Easement Areas.



Area Tabulation For This Submission

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	8.203 Ac.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.
TOTAL AREA OF LOTS TO BE RECORDED	8.203 Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	8.203 Ac.

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

Richard A. Fanja 12/2/2014
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 11-4-14
 Chief, Development Engineering Division

Director 12-04-14
 Director

Owner's Certificate

I, Iglehart Farm, LLC, III By Richard A. Fanja, Managing Member, 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 3rd Day Of October, 2014.

Richard A. Fanja
 Iglehart Farm, LLC, III
 By: Richard A. Fanja, Managing Member

Terrell A. Fisher
 Witness

Surveyor's Certificate

I Herby 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 Ann J. Thompson Personal Representative Of The Estate Of Anna Julia Cook Iglehart And Ann J. Thompson To Iglehart Farm, LLC, III By Confirmatory Deed Dated April 19, 2006 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 9957 At Folio 579; And All Of The Lands Conveyed By Dorothy Carl Fanja, Richard A. Fanja, Ann Thompson, Audrey Gaither, Louell Wright, Mary Lee Morfield And Milton Iglehart To Iglehart Farm, LLC, III By Deed Dated December 30, 2002 And Recorded Among The Aforesaid Land Records In Liber 6915 At Folio 55; 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 Surveying Regulations.

Terrell A. Fisher 10/3/14
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2015

Purpose Statement

The Purpose Of This Plat Is To: (1) Reconfigure Lots 1 And 2, As Shown On A Plat Entitled "Hall Shop Manor II, Lots 1 And 2" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 18432, Creating Lots 3 And 4; (2) To Create A 24' Private Use-In-Common Access Easement For The Benefit Of Lots 3 And 4; (3) Remove Existing Natural Area Conservation Credit; And (4) Remove The Existing 30' Private Access Easement For Lots 1 And 2, As Recorded On Plat No. 18432.

RECORDED AS PLAT No. 23226 ON 12/12/14
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Hall Shop Manor II
Lots 3 And 4

(Being A Resubdivision Of Lots 1 And 2, As Shown On A Plat Entitled "Hall Shop Manor II, Lots 1 And 2" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 18432)

Zoned: RR-DEO
 Tax Map: 41 Parcel: 504 Grid: 1
 Fifth Election District - Howard County, Maryland
 Date: October 2, 2014 Scale: As Shown Sheet 1 Of 1