

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)
64	565061.5702	1311345.0448	172231.111068	399699.012899
70	565613.1742	1311777.6816	172399.054133	399831.032302
79	565573.0892	1311758.1009	172387.266200	399824.668804
161	565911.1086	1310957.4115	172490.069175	399580.618190
162	565997.2905	1310983.3222	172513.271162	399580.515790
163	565691.8589	1310835.2026	172423.223430	399543.368035
171	565227.6831	1311011.8684	172281.742386	399597.216690
174	565508.0009	1311167.8790	172367.183418	399644.768013
175	565690.6147	1310834.1785	172422.844208	399543.056682

Curve Data Tabulation					
Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
163-161	700.00'	252.44'	20°39'41"	127.60'	N 29°07'42" E 251.06'

The Requirements § 3-10b, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Filing Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 10/07/15
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)

Beverly B. Lowe 10-2-15
 Beverly B. Lowe, Trustee

Kimberly B. Burch 10/3/15
 Kimberly B. Burch, Trustee

Private Shared Use-In-Common Driveway Easement Line Table		Private Shared Use-In-Common Driveway Easement Line Table	
Line	Bearing Length	Line	Bearing Length
L1	S15°12'20"E 102.73'	L15	N75°36'40"W 131.66'
L2	R=60.61' L=92.14'	L16	R=83.20' L=53.00'
L3	R=44.17' L=10.47'	L17	N38°33'36"W 9.36'
L4	S83°38'10"E 42.14'	L18	N51°49'35"W 63.55'
L5	R=65.00' L=15.27'	L19	R=74.00' L=21.49'
L6	S70°10'40"E 31.13'	L20	N33°02'49"W 22.63'
L7	R=90.00' L=58.33'	L21	R=56.00' L=42.77'
L8	S33°02'49"E 22.83'	L22	N70°10'40"W 31.13'
L9	R=50.00' L=14.12'	L23	R=41.00' L=9.63'
L10	S5°49'35"E 65.09'	L24	N83°38'10"W 41.68'
L11	S38°33'36"E 12.16'	L25	R=68.17' L=27.93'
L12	R=59.28' L=38.28'	L26	R=84.61' L=72.25'
L13	S75°36'40"E 37.50'	L27	N15°12'20"W 63.68'
L14	S61°18'39"E 97.16'	L28	N30°08'43"W 12.74'

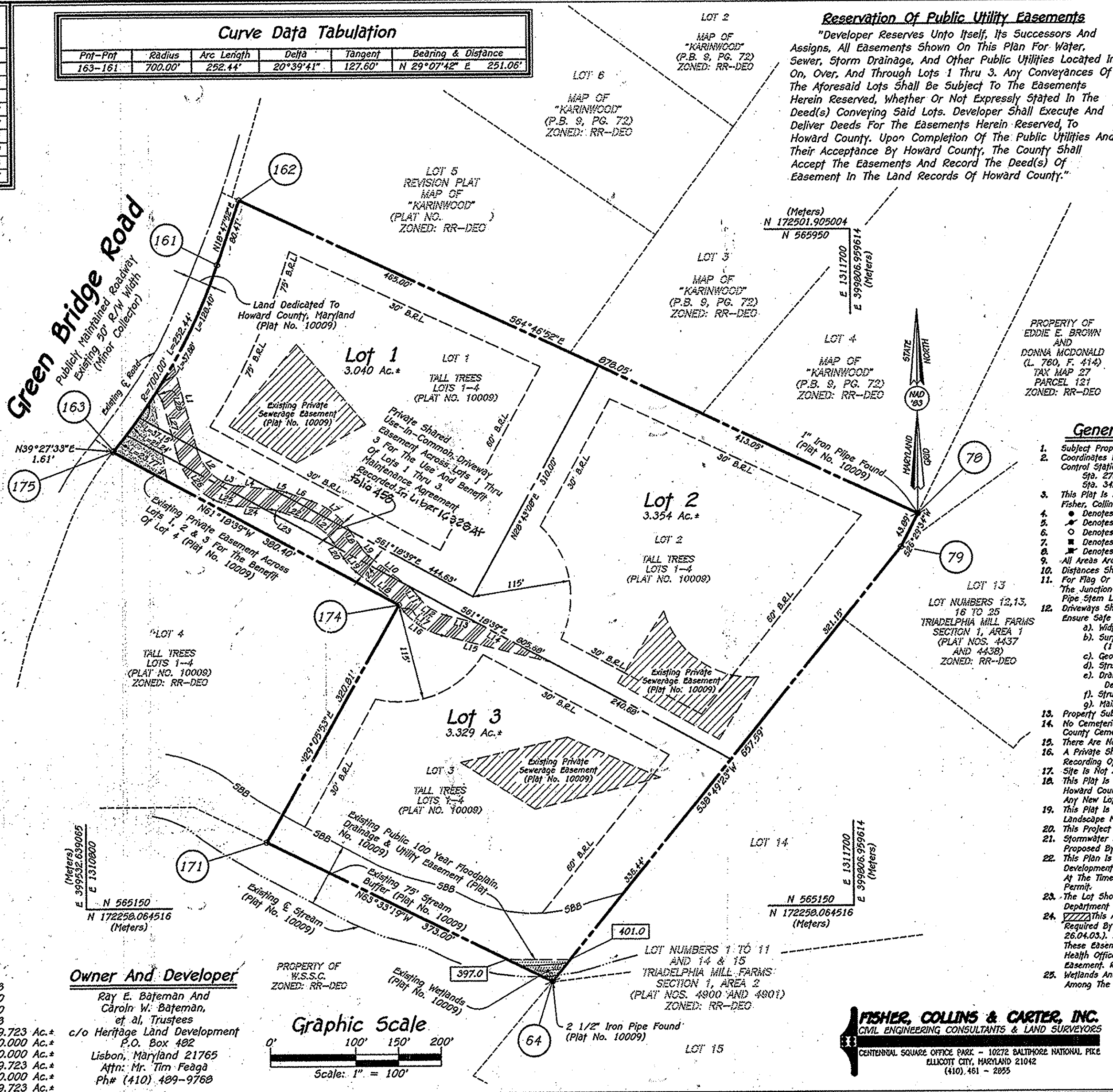
Minimum Lot Size Tabulation				
Lot No.	Gross Area	Paved Area	Floodplain Area	Minimum Lot Size
1	3,354 Ac.*	0.255 Ac.*	---	3,098 Ac.*
2	3,354 Ac.*	0.210 Ac.*	0.021 Ac.*	3,098 Ac.*

Legend

- Existing Private Easement Across Lots 1, 2 & 3 For The Benefit Of Lot 4 (Plat No. 10009)
- Existing Public 100 Year Floodplain, Drainage & Utility Easement (Plat No. 10009)
- Existing Wetlands (Plat No. 10009)
- Private Shared Use-In-Common Driveway Easement Across Lot 1 Thru 3 For The Use And Benefit Of Lots 1 Thru 3
- Existing 75' Stream Buffer (Plat No. 10009)

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	3
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	9,723 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	9,723 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	9,723 Ac.*



Owner And Developer
 Ray E. Bateman And Carolyn W. Bateman, et al, Trustees
 c/o Heritage Land Development
 P.O. Box 482
 Lisbon, Maryland 21765
 Attn: Mr. Tim Feaga
 Ph: (410) 489-9788

Owner's Certificate
 We, Beverly B. Lowe And Kimberly B. Burch, Trustees Of The Bateman Living Trust, 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 My Hand This 3rd Day Of October, 2015.

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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Part Of The Lands Conveyed By Ray E. Bateman And Carolyn W. Bateman To Ray E. Bateman, Carolyn W. Bateman, Beverly B. Lowe And Kimberly B. Burch, Trustees Of The Bateman Living Trust Dated December 23, 2004, By Deed Dated May 17, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber 11075 At Folio 234; And Being Lots 1, 2 And 3, As Shown On A Plat Entitled "Tall Trees, Lot 1-4" Recorded Among The Aforesaid Land Records As Plat No. 10009; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

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

W. J. Wipen for Maureen Rossmann 10/23/2015
 Howard County Health Officer W.D. Wipen Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Chubb 11-3-15
 Chief, Development Engineering Division 4 Date

Wendy Slenderhoff 11-5-15
 Director Date

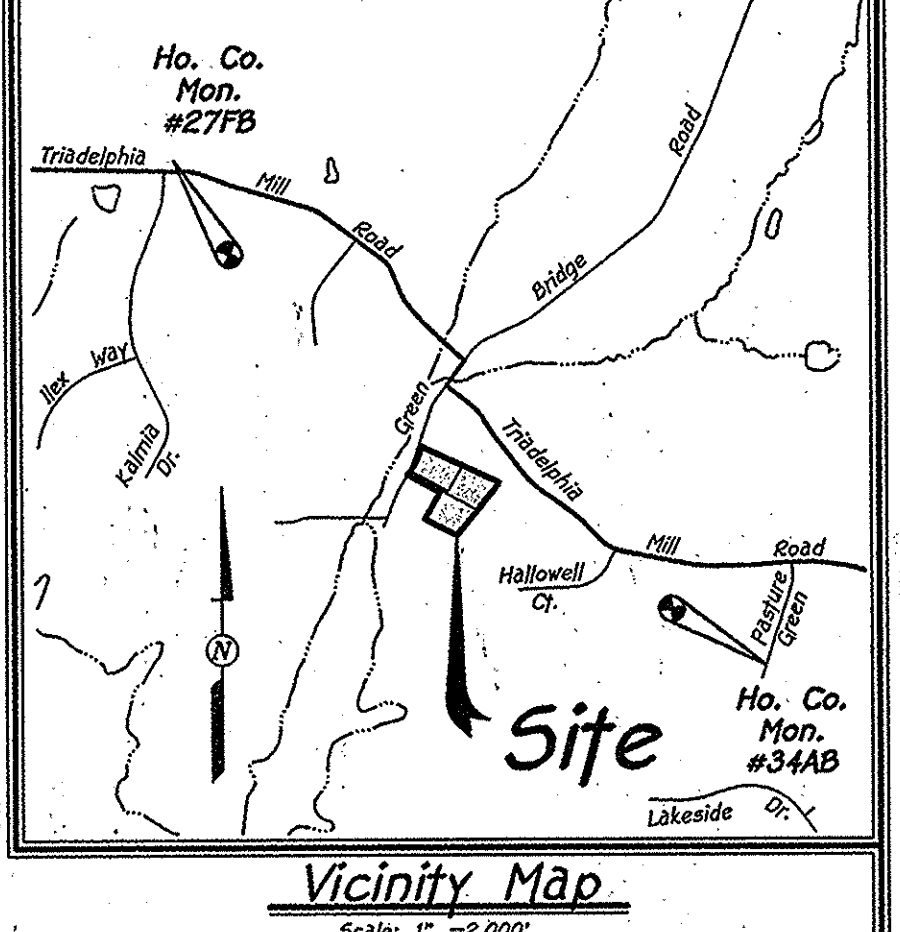
Owner's Certificate
 We, Beverly B. Lowe And Kimberly B. Burch, Trustees Of The Bateman Living Trust, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final Plat By The Department Of Planning And Zoning, Establish The Minimum Building Restriction Lines. All Easements And Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 3rd Day Of October, 2015.

Beverly B. Lowe
 Beverly B. Lowe, Trustee

Kimberly B. Burch
 Kimberly B. Burch, Trustee

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 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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Part Of The Lands Conveyed By Ray E. Bateman And Carolyn W. Bateman To Ray E. Bateman, Carolyn W. Bateman, Beverly B. Lowe And Kimberly B. Burch, Trustees Of The Bateman Living Trust Dated December 23, 2004, By Deed Dated May 17, 2007 And Recorded Among The Land Records Of Howard County, Maryland In Liber 11075 At Folio 234; And Being Lots 1, 2 And 3, As Shown On A Plat Entitled "Tall Trees, Lot 1-4" Recorded Among The Aforesaid Land Records As Plat No. 10009; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel
 Mark L. Robel, Property Line Surveyor No. 339
 Expiration Date: October 4, 2016



- General Notes:**
- Subject Property Zoned RR-DEO Per 10/06/13 Comprehensive Zoning Plan. Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 27FB And No. 34AB. Station 27FB: N 563,975.151 E 1,308,421.311 Elev = 512.222 Station 34AB: N 563,703.571 E 1,314,539.468 Elev = 521.117
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April, 2015 By Fisher, Collins And Carter, Inc.
 - Denotes Iron Pin Set Capped "F.C.C. 106"
 - Denotes Iron Pipe Or Iron Bar Found
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 105"
 - Denotes Concrete Monument Or Stone Found
 - All Areas Are More Or Less (±)
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad 83 Grid Measurement. 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.
 - 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:
 - Width - 12 Feet (16 Feet Serving More Than One Residence)
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum)
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H2S-Loading)
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
 - Structure Clearance - Minimum 12 Feet
 - Maintenance - Sufficient To Ensure All Weather Use.
 - Property Subject To Prior Department Of Planning And Zoning File No's: F-91-147.
 - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - There Are No Existing Structure(s)/Dwelling(s) On Lots 1 Thru 3.
 - A Private Shared Driveway Agreement For Lots 1 Thru 3 Will Be Recorded Simultaneously With The Recording Of This Plat.
 - This Plat Is Exempt From The Forest Conservation Requirements Of Section 16.1202(b)(1)(vii) Of The Howard County Code And Forest Conservation Act Because It Is A Revision Plat That Does Not Create Any New Lots/Parcel Divisions.
 - 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.
 - This Project Is Saved By Private Water And Private Sewerage Systems.
 - Stormwater Management Practices Are Not Provided By This Plat Since There Are No Improvements Proposed By This Revision Plat.
 - 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.
 - The Lot Shown Hereon Complies With The Minimum Lot Width And Lot Area As Required By The Maryland Department Of The Environment.
 - Area Designates An Existing Private Sewerage Easement Of At Least 10,000 Square Feet A Required By The Maryland State Department Of The Environment For Individual Public Sewage Disposal (COMAR 26.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewage System. The County Health Officer Shall Have The Authority To Grant Variances For Easements Into The Private Sewerage Easement. Recordation Of A Modified Sewerage Easement Shall Not Be Necessary.
 - Wetlands And Floodplain Shown Hereon Are Based On A Plat Entitled "Tall Trees, Lots 1-4" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 10009.

Purpose Statement
 The Purpose Of This Plat Is To Create A Private Shared Use-In-Common Driveway Easement Across Lots 1 Thru 3, As Shown On A Plat Entitled "Tall Trees, Lot 1-4" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 10009, For The Use And Benefit Of Lots 1 Thru 3.

RECORDED AS PLAT No. **23533** ON **11/6/15**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat Tall Trees Lots 1 Thru 3

(Being A Revision To Lots 1 Thru 3, As Shown On A Plat Entitled "Tall Trees, Lots 1-4" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 10009)

Zoned: RR-DEO
 Tax Map: 27, Parcel: 26, Grid: 24
 Fifth Election District - Howard County, Maryland
 Date: June 9, 2015 Scale: As Shown Sheet 1 Of 1