

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
626	55772.6100	1391997.2442	170009.431564	424281.608646
658	557691.8827	1391727.7138	169984.825844	424199.455637
659	557600.9553	1391801.5302	169957.111118	424221.954888
660	557574.2877	1391873.5511	169948.982805	424243.906900
661	557542.2987	1391911.9653	169939.232352	424255.616593
701	557734.3953	1391712.8468	169987.783673	424194.924642
702	557763.2609	1391810.3601	170005.923112	424224.655346
702	557631.3786	1391830.7701	170027.343642	424230.887201

The Requirements 5.3-108, 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, L.S. #10892
 (Registered Land Surveyor)
 Date: 10/6/15

Michael S. Greenspun
 (Owner, Open Space Lot 14)
 Date: 10/1/15

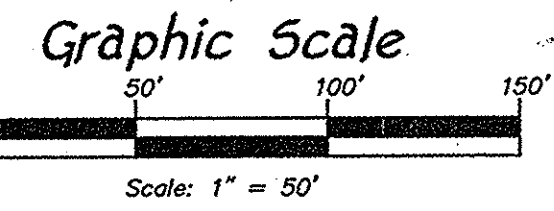
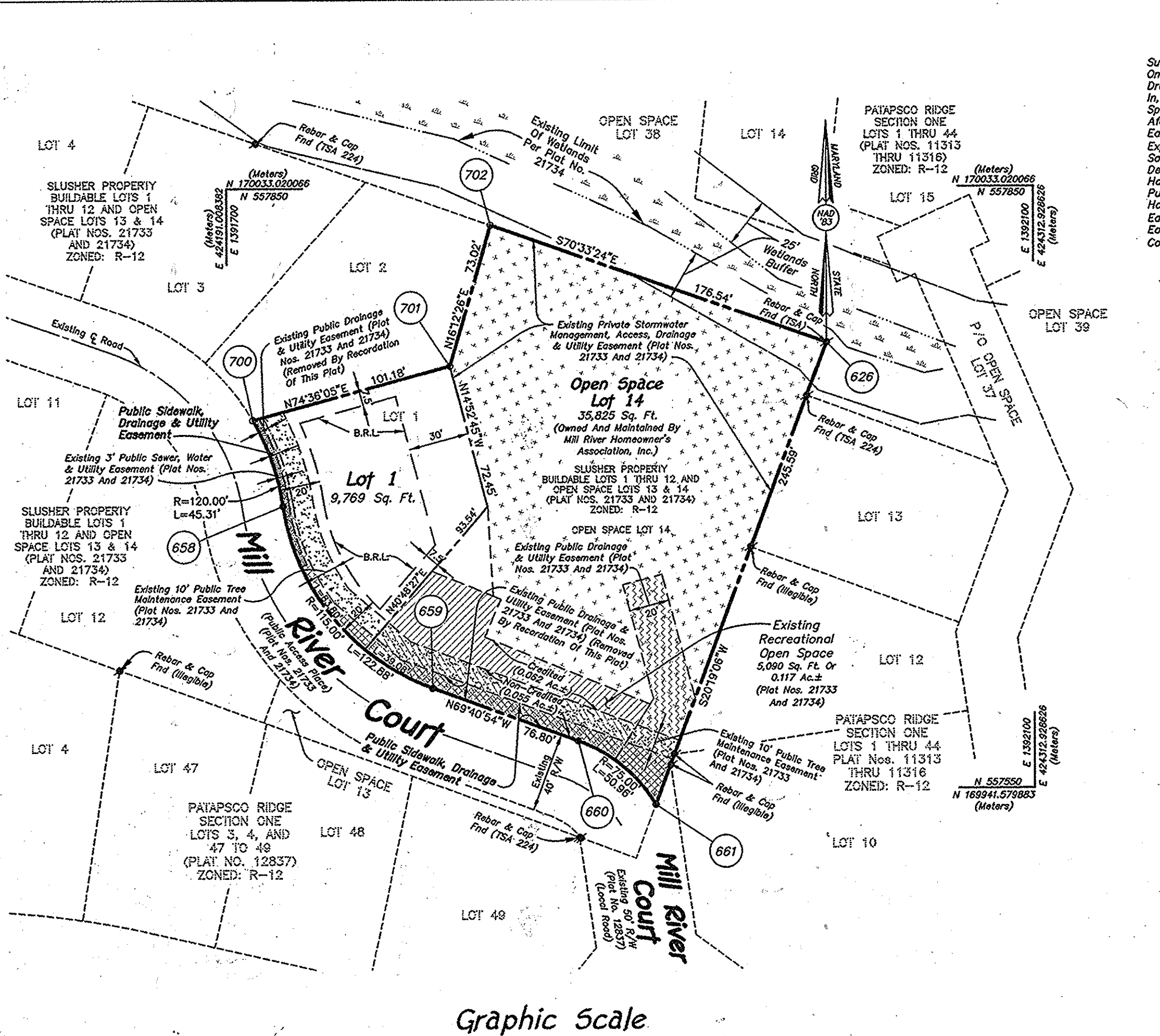
Jose Ceballos
 (Owner, Lot 1)
 Date: 10/1/15

Seannette G. Ceballos
 (Owner, Lot 1)
 Date: 10/1/15

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective September 16, 2011, On Which Date Developer Agreement 14-4443-D Was Filed And Accepted.

Legend

- Existing Public Drainage & Utility Easement
- Existing Public Drainage & Utility Easement (Removed By Recordation Of This Plat)
- Existing 10' Public Tree Maintenance Easement
- Existing Wetland Area
- Existing Private Stormwater Management, Access, Drainage & Utility Easement
- Existing Credited Recreational Open Space Area
- Existing Non-Credited Recreational Open Space Area
- Existing 3' Public Sewer, Water & Utility Easement
- Public Sidewalk, Drainage & Utility Easement



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2855

Developer
 Gordon Development Co., Inc.
 1498 Reisterstown Road-Suite 338
 Baltimore, Maryland 21208
 Attn: (Michael S. Greenspun)
 (443-375-0324)

Owner (Open Space Lot 14)
 Mill River Homeowners Association, Inc.
 1498 Reisterstown Road-Suite 338
 Baltimore, Maryland 21208
 (443-375-0324)
 Attn: (Michael S. Greenspun)

Owner (Lot 1)
 Jose Ceballos And Geanette G. Ceballos
 6210 Mill River Court
 Hanover, Maryland 21076

Curve Data Tabulation

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
661-660	75.00'	50.96'	38°56'02"	26.51'	N 50°12'53" W 49.99'
659-658	115.00'	122.88'	61°13'21"	68.04'	N 39°04'13" W 117.12'
658-700	120.00'	45.31'	21°37'55"	22.93'	N 19°16'30" W 45.04'

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.224 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.822 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.046 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.
TOTAL AREA TO BE RECORDED	1.046 Ac.±

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

Wilton for Maureen Rossman 10/16/2015
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief 11-3-15
 Chief, Development Engineering Division Date

Director 11-6-15
 Director Date

Owner's Certificate

Mill River Homeowners Association, Inc., By Michael S. Greenspun, President (Open Space Lot 14), And Jose Ceballos And Geanette G. Ceballos (Lot 1), Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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 1st Day Of October, 2015.

Michael S. Greenspun
 Mill River Homeowners Association, Inc.
 By: Michael S. Greenspun, President (Owners Open Space Lot 14)

Jose Ceballos (Owner Lot 1)
Geanette G. Ceballos (Owner Lot 1)

Surveyor's Certificate

I Herby 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 Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By Gordon Development Co., Inc. To Mill River Homeowners Association, Inc. By Deed Dated September 28, 2011 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 13540 At Folio 302; And All Of The Lands Conveyed By Gordon Development Co., Inc. To Jose Ceballos And Geanette G. Ceballos By Deed Dated May 15, 2014 And Recorded Among The Aforesaid Land Records In Liber 15592 At Folio 001; And Also Being Lot 1 And Open Space Lot 14, As Shown On Plats Entitled "Slusher Property, Buildable Lots 1 Thru 12 And Open Space Lots 13 And 14" And Recorded As Plat Nos. 21733 And 21734; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 10/6/15
 Terrell A. Fisher, Professional Land Surveyor No. 10892
 Expiration Date: December 13, 2015

Purpose Statement

The Purpose Of This Plat Is To Add The Word "Sidewalk" To The Existing Public Drainage & Utility Easement, As Shown On Plats Entitled "Slusher Property, Buildable Lots 1 Thru 12 And Open Space Lots 13 & 14" Recorded As Plat Nos. 21733 And 21734.

RECORDED AS PLAT No. 22634 ON 11/12/15
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

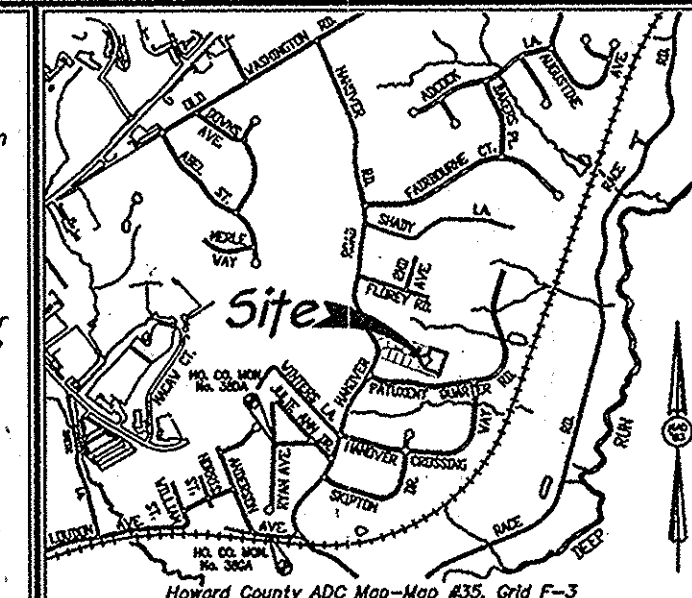
Revision Plat
Slusher Property
 Buildable Lot 1 And Open Space Lot 14

(Being A Revision To Lot 1 And Open Space Lot 14, As Shown On Plats Entitled "Slusher Property, Buildable Lots 1 Thru 12 And Open Space Lots 13 & 14" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 21733 And 21734)

Zoned: R-12
 Tax Map: 38, Grid: 15, Parcel: 745
 First Election District - Howard County, Maryland
 Date: March 12, 2015 Scale: As Shown Sheet 1 Of 1

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 1 And Open Space Lot 14, 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 Lots. 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."



General Notes:

- Subject Property Zoned R-12 Per The 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 380A And 380A.
- Station No. 380A North 655,897.332 East 1,390,132.1176
 Station No. 380A North 556,796.3031 East 1,390,221.4773
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 2002, By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cop "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 Cop "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- Denotes Concrete Monument 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 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.
- No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Or Their Buffers.
- All Lot Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Traffic Impact Analysis For This Project Was Prepared By Mars Group, Dated November, 2002 And Approved Under S-03-012.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A Examination Of The Howard County Cemetery Inventory Map.
- Forest Stand Delineation And Wetland Delineation Information Shown For This Project Was Taken From Reports Prepared By Eco-Science Professionals, Inc. Dated November, 2002 And Approved Under Sketch Plan S-03-012.
- Previous Department Of Planning And Zoning File Numbers: S-03-012, P-07-002 And F-08-180.
- There Is No 100 Year Floodplain On This Property.
- This Property Is Located Within The Metropolitan District. Public Water And/or Sewer Allocations For This Development Are Subject To Section 18.122B Of The Howard County Code. Allocations Will Be Made Available At The Time Of Final Plat Approval, If Capacity Is Available At That Time.
- Existing Dwelling Located On Lot 1 Is To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003. 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, Article Of Incorporation For Mill River Homeowners Association, Inc. Was Filed With The Maryland State Department Of Assessment And Taxation On September 20, 2011, Receipt No. D14301295, Declaration Of Covenants For Mill River Homeowners Association, Inc. Recorded In Liber 13540 At Folio 320.
- 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.
- 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.
- The Buildable Lots Created By This Subdivision Plat Are Subject To A Fee Or Assessment To Cover Or Delay All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.