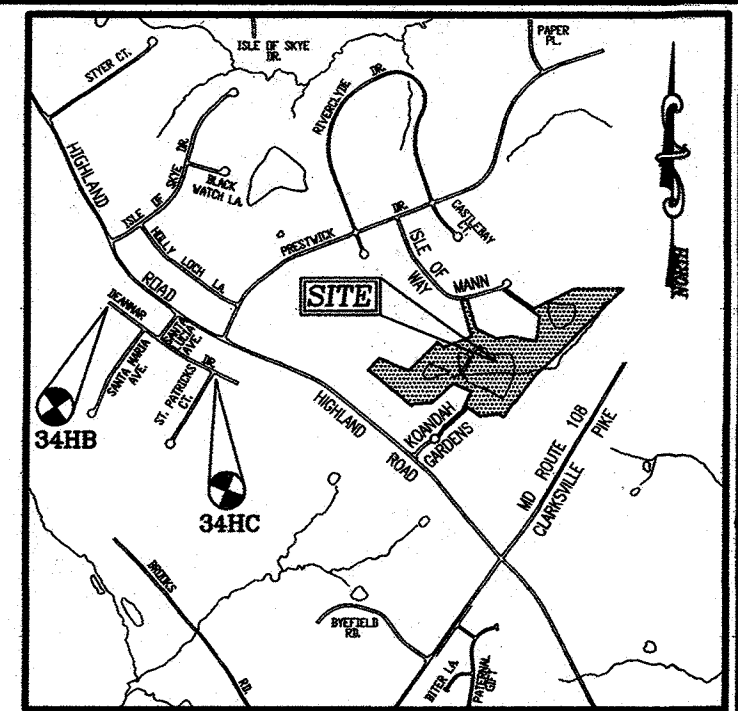


GENERAL NOTES

- 1. COORDINATES BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS NO. 34HB & 34HC.
2. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 2013 ('MCDANIEL PROPERTY' PARCEL B) AND JANUARY 2015 ('KOANDAH GARDENS ESTATES' PARCEL A).
3. BRG DENOTES BUILDING RESTRICTION LINE.
4. DENOTES REBAR WITH CAP MARKED 'PROP MARK 21204' SET DENOTES IRON PIPE OR IRON BAR FOUND.
5. DENOTES AN ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.
6. DENOTES STONE OR MONUMENT FOUND.
7. AREAS SHOWN HEREON ARE MORE OR LESS.
8. THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE 10/6/13 COMPREHENSIVE ZONING PLAN, BUT WAS PREVIOUSLY SUBMITTED AND RECORDED UNDER THE 2/2/04 ZONING REGULATIONS AND THEREFORE THIS SUBDIVISION IS CONSIDERED SUBJECT TO THE 2/2/04 REGULATIONS SINCE IT DOES NOT INCREASE THE NUMBER OF BUILDABLE LOTS.
9. THE PROPOSED PRESERVATION PARCEL IS IN CONFORMANCE WITH SECTION 105.0.G OF THE HOWARD COUNTY ZONING REGULATIONS. THE PRESERVATION PARCEL COMBINES PRESERVATION PARCELS BY ESTABLISHING A NEW BOUNDARY LINE THAT RESPECTS THE HISTORIC USE OF THE PARCELS FOR AGRICULTURAL USE AND PLACES ALL ENVIRONMENTAL FEATURES ON A SINGLE PRESERVATION PARCEL. BOTH PARCELS ARE ENTIRELY PROTECTED BY ENVIRONMENTAL EASEMENTS HELD BY HOWARD COUNTY. THE TRANSFER WILL NOT RESULT IN A NET INCREASE IN THE NUMBER OF TENANT HOUSE RIGHTS, WILL NOT UNDERMINE THE ORIGINAL ENVIRONMENTAL EASEMENT AND WILL NOT REDUCE THE PARCEL TO BELOW 20 ACRES. THE DEEDS OF EASEMENT WILL BE AMENDED TO REFLECT THE LAND TRANSFER CONCURRENT WITH THE RECORDATION OF THIS PLAT.
10. DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES UNDER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
B. SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
C. GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS;
D. STRUCTURES (VALMERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING);
E. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
F. MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
11. NO GRADING, REMOVAL OF VEGETATION COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE EXISTING WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
12. THERE ARE NO EXISTING DWELLINGS/STRUCTURES (HISTORIC OR OTHERWISE) ON PROPOSED NON-BUILDABLE PRESERVATION PARCEL C OR PROPOSED LOT 9.
13. THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON PROPOSED NON-BUILDABLE PRESERVATION PARCEL C OR PROPOSED LOT 9.
14. THERE ARE PREVIOUSLY PLATTED FLOODPLAINS, WETLANDS, WETLAND BUFFERS, STREAMS, AND STREAM BUFFERS ON THE SUBJECT PROPERTY (PER PLATS 15631-15634 & PLATS 23440-23442), AS SHOWN HEREON. NO DISTURBANCE IS PROPOSED.
15. NO STEEP SLOPES ARE LOCATED ON PROPOSED NON-BUILDABLE PRESERVATION PARCEL C OR PROPOSED LOT 9.
16. THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
17. WATER AND SEWER FOR LOT 9 WILL BE PRIVATE WELL & SEPTIC SYSTEMS. THE EXISTING WELL SITE FROM P-01-003 AND SEPTIC RESERVE AREA 4511717 ARE TO BE REPLACED BY THESE SHOWN HEREON AND ON THE ABOVE REFERENCE PERCOLATION CERTIFICATION PLAN.
18. STORM WATER MANAGEMENT FOR LOT 9 HAS BEEN PROVIDED UNDER F-02-04.
19. THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
20. LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY OF \$2,700 FOR THE REQUIRED 9 SHADE TREES WILL BE ADDRESSED AS PART OF THE GRADING PERMIT APPLICATION.
21. FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.120 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT, NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
22. FOREST CONSERVATION OBLIGATION OF THIS PROJECT HAS BEEN FULFILLED UNDER F-02-04 AND F14-021. HIGHLAND ROAD IS NOT A SCENIC ROAD.
23. HIGHLAND ROAD IS CLASSIFIED AS A MAJOR COLLECTOR.
24. NON-BUILDABLE PRESERVATION PARCEL 'C' (PREVIOUS NON-BUILDABLE PRESERVATION PARCEL 'B') HAS ACCESS VIA AN EXISTING PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR LOTS 4-8, BUILDABLE PRESERVATION PARCEL 'A' (PLAT 23440), NON-BUILDABLE PRESERVATION PARCEL 'B', & LOT 1 - KOANDAH GARDENS ESTATES (PLAT 6700), (AMENDED WITH THIS PLAT TO REMOVE NON-BUILDABLE PRESERVATION PARCEL 'B' AND TO ADD NON-BUILDABLE PRESERVATION PARCEL 'C') AND DIRECT ACCESS TO ISLE OF MANN WAY IN 2 LOCATIONS.
25. LOT 9 HAS ACCESS TO KOANDAH GARDENS (PUBLIC ACCESS PLACES) VIA AN EXISTING 'USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOT 21, OPEN SPACE LOT 22, BUILDABLE PRESERVATION PARCEL A (PLAT 15632)' (AMENDED WITH THIS PLAT TO REMOVE BUILDABLE PRESERVATION PARCEL 'A' (PLAT 15632) AND TO ADD LOT 9).
26. BOTH USE-IN-COMMON ACCESS EASEMENTS WILL BE UPDATED TO REMOVE AND ADD LOTS/PARCELS AND WILL BE RE-RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.
27. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS 'FOREST CONSERVATION AREA'), LOCATED IN, ON, OVER AND UNDER AND THROUGH THE LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXERCISE AND DEFEND DEEDS FOR THE EASEMENTS HEREBY RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

- 23. THE ARTICLES OF INCORPORATION FOR THE MCDANIEL PROPERTY HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 02/03/2014, RECEIPT NO. D15676505.
24. THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF NON-BUILDABLE PRESERVATION PARCEL 'C', SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT.
25. TRASH AND RECYCLING COLLECTION FOR LOT 9 WILL BE AT KOANDAH GARDENS WITHIN 5' OF THE EDGE OF COUNTY ROADWAY.
26. THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE AREA.
27. THIS PLAN IS SUBJECT TO WP 13-034. ON OCTOBER 2, 2012, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.118(P)(3) WHICH STATES THAT FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS WITH NO OTHER MEANS OF ACCESS EXCEPT FROM A RESTRICTED ACCESS ROAD, THE DEPARTMENT OF PLANNING AND ZONING MAY APPROVE A SINGLE USE-IN-COMMON DRIVEWAY THAT MEETS MINIMUM SIGHT DISTANCE REQUIREMENTS AND A WAIVER TO SECTION 16.120(C)(2) WHICH REQUIRES ALL LOTS, PRESERVATION PARCELS OR BULK PARCELS FOR SINGLE-FAMILY DETACHED DWELLINGS TO HAVE MINIMUM LOT FRONTS ON APPROVED STREETS WITHIN A PUBLIC RIGHT-OF-WAY WHICH PROVIDES ACCESS TO THE PROPERTY. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE APPLICANT MUST APPLY FOR AND RECEIVE APPROVAL FOR A DESIGN MANUAL WAIVER TO ALLOW MORE THAN 6 USERS ON A USE-IN-COMMON DRIVEWAY FOR PROPOSED LOTS 4 THROUGH 8, BUILDABLE PRESERVATION PARCEL 'A' AND LOT 1 OF THE 'KOANDAH GARDENS ESTATES'.
2. AT THE SUBDIVISION PLAN REVIEW STAGE, THE PROPOSED USE-IN-COMMON DRIVEWAY SHALL BE DESIGNED TO PROVIDE SUFFICIENT TURNING RADIUS AND WIDTH FOR USE BY EMERGENCY VEHICLES AND COMPLY WITH THE MINIMUM DESIGN MANUAL SIGHT DISTANCE CRITERIA ON HIGHLAND ROAD.
3. COMPLIANCE WITH ATTACHED CONDITIONS / COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION.
4. THE OWNER/DEVELOPER IS STRONGLY ENCOURAGED TO MAINTAIN THE EXISTING CHERRY TREES AND PADDOCK FENCING ALONG HIGHLAND ROAD, LANDSCAPING (REQUIRED AND ENHANCED BUFFERS AND FENCING AS DISCUSSED BY THE HDC) SHOULD BE SHOWN ON THE PRELIMINARY EQUIVALENT SKETCH PLAN STATE.

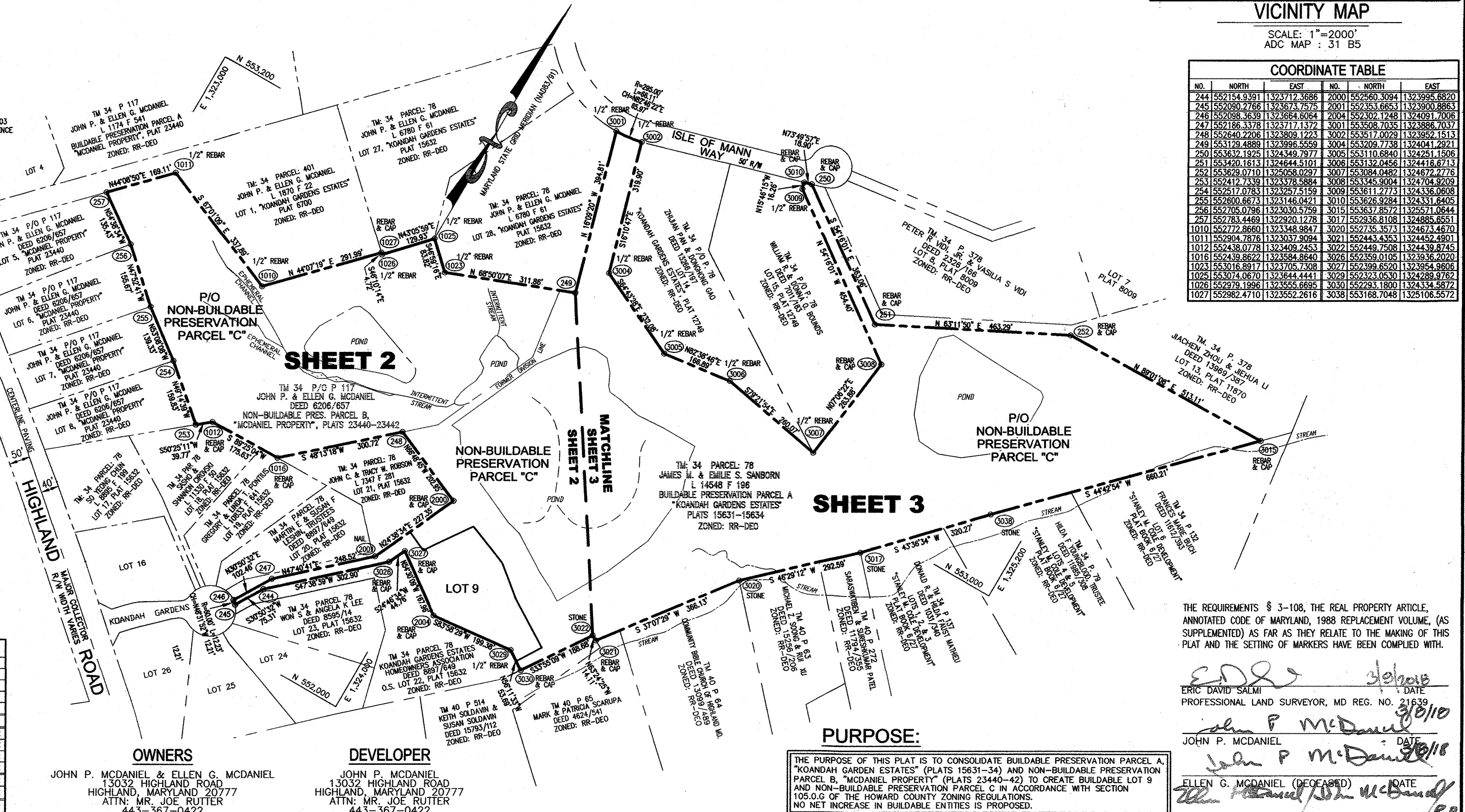
- 28. THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER OF DESIGN MANUAL VOLUME III, SECTION 2.6.A TO ALLOW MORE THAN 6 USERS TO SHARE A SINGLE USE-IN-COMMON DRIVEWAY. ON JANUARY 3, 2013, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST BASED UPON JUSTIFICATION PROVIDED IN THE WAIVER REQUEST LETTER AND THE FACT THAT THE GRANTING OF SAID REQUEST WILL NOT IMPACT THE COUNTY'S EXISTING AND FUTURE INFRA-STRUCTURE SYSTEMS.
29. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
30. SAND MOUND DESIGN PLANS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT PRIOR TO RELEASE OF BUILDING PERMIT.



VICINITY MAP

SCALE: 1"=2000' ADC MAP : 31 B5

COORDINATE TABLE with columns for NORTH, EAST, NORTH, EAST and rows of coordinate values.



AREA TABULATION CHART table with columns for SHEET 2, SHEET 3, and TOTAL, listing counts for buildable lots, preservation parcels, etc.

OWNERS: JOHN P. MCDANIEL & ELLEN G. MCDANIEL, 13032 HIGHLAND ROAD, HIGHLAND, MARYLAND 20777. DEVELOPER: JOHN P. MCDANIEL, 13032 HIGHLAND ROAD, HIGHLAND, MARYLAND 20777.

PURPOSE: THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE BUILDABLE PRESERVATION PARCEL A, 'KOANDAH GARDEN ESTATES' (PLATS 15631-34) AND NON-BUILDABLE PRESERVATION PARCEL B, 'MCDANIEL PROPERTY' (PLATS 23440-42) TO CREATE BUILDABLE LOT 9 AND NON-BUILDABLE PRESERVATION PARCEL C IN ACCORDANCE WITH SECTION 105.0.G OF THE HOWARD COUNTY ZONING REGULATIONS. NO NET INCREASE IN BUILDABLE ENTITIES IS PROPOSED.

THE REQUIREMENTS § 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.

Professional signatures and dates for Eric David Salmi, John P. McDaniel, and Ellen G. McDaniel (deceased).

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT. HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

OWNER'S CERTIFICATE: WE, JOHN P. MCDANIEL AND ELLEN G. MCDANIEL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS. WITNESS OUR HANDS THIS 0 DAY OF MARCH 2018.

SURVEYOR'S CERTIFICATE: I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) THE LAND CONVEYED BY JAMES M. SANBORN AND EMILIE S. SANBORN TO JOHN P. MCDANIEL BY DEED DATED DECEMBER 19, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14548 FOLIO 196 AND (2) PART OF THE LAND CONVEYED BY JOHN P. MCDANIEL AND ELLEN G. MCDANIEL TO JOHN P. MCDANIEL AND ELLEN G. MCDANIEL, BY DEED DATED MAY 31, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8206 FOLIO 657. I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2020.

RECORDED AS PLAT NO. 25870 ON 10/8/18 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. PLAT OF RE-SUBDIVISION MCDANIEL PROPERTY LOT 9 AND NON-BUILDABLE PRESERVATION PARCEL C. A RE-SUBDIVISION OF NON-BUILDABLE PRESERVATION PARCEL B, 'MCDANIEL PROPERTY' (PLATS 23440-23442) AND A RE-SUBDIVISION OF BUILDABLE PRESERVATION PARCEL A, 'KOANDAH GARDENS ESTATES' (PLATS 15631-15634). ZONED: RR-DEO. TAX MAP 34 GRID 22 PARCELS P/O 78 (PAR.A) & P/O 117 (PAR.B) 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND. SCALE: 1" = 200' MARCH 2018. SHEET 1 OF 3.

K:\PROJECTS\08-43\SURVEY.dwg (SANBORN) RECORD PLAT.rvt.dwg

LEGEND

- EXISTING "PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR LOTS 4-8, BUILDABLE PRESERVATION PARCEL 'A' (PLAT 23440), NON-BUILDABLE PRESERVATION PARCEL 'B', & LOT 1 - KOANDAH GARDENS ESTATES (PLAT 6700)" (AMENDED WITH THIS PLAT TO REMOVE NON-BUILDABLE PRESERVATION PARCEL 'B' AND TO ADD NON-BUILDABLE PRESERVATION PARCEL 'C')
- EXISTING "USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOT 21, OPEN SPACE LOT 22, & BUILDABLE PRESERVATION PARCEL 'A' (PLAT 15632)" (AMENDED WITH THIS PLAT TO REMOVE BUILDABLE PRESERVATION PARCEL 'A' (PLAT 15632) AND TO ADD LOT 9)
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRIVEWAY EASEMENT FOR LOT 9
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING WETLANDS
- SEWAGE DISPOSAL AREA

COORDINATE TABLE

NO.	NORTH	EAST	NO.	NORTH	EAST
244	552154.9391	1323712.5686	1016	552439.8622	1323584.8640
245	552090.2766	1323673.7575	1023	553016.8917	1323705.7308
246	552098.3639	1323664.6064	1026	553074.0670	1323644.4441
247	552186.3378	1323717.1372	1026	552979.1996	1323555.6695
248	552640.2206	1323809.1223	1027	552982.4710	1323552.2616
249	553129.4899	1323996.5559	2000	552560.3094	1323995.8820
253	552412.7339	1323378.5894	2001	552783.8653	1323900.8863
254	552517.0783	1323257.5159	2004	552502.1248	1324091.7006
255	552600.6673	1323146.0421	3022	552449.7508	1324439.8745
256	552705.0796	1323030.5759	3026	552359.0105	1323936.2020
257	552783.4469	1322920.1278	3027	552399.6520	1323954.9606
1010	552772.8660	1323346.9847	3029	552323.0530	1324289.9762
1011	552904.7876	1323337.9094	3030	552293.1600	1324334.9872
1012	552438.0778	1323409.2453			

CURVE TABLE

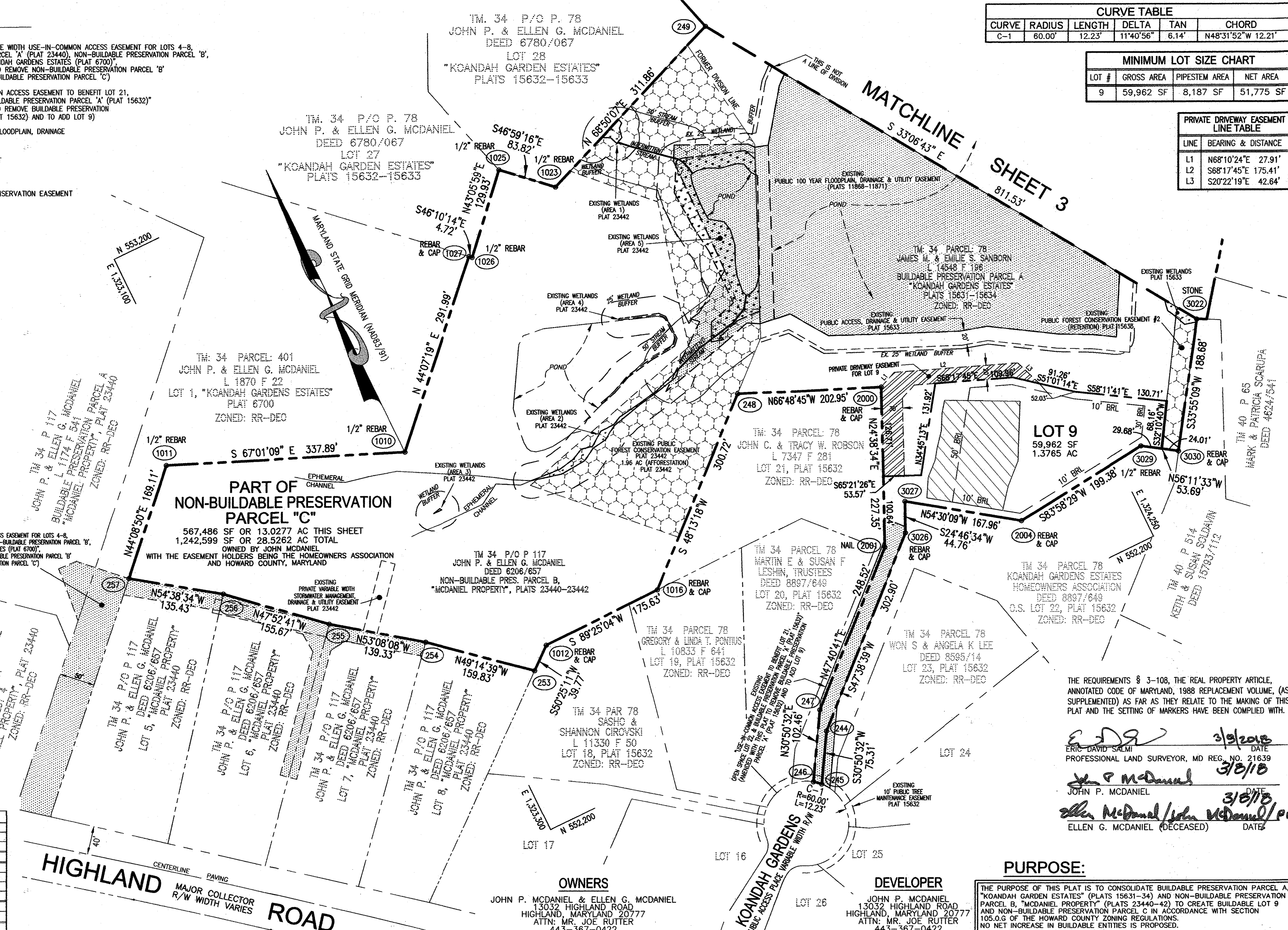
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	60.00'	12.23'	114°05'56"	6.14'	N48°31'52"W 12.21'

MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
9	59,962 SF	8,187 SF	51,775 SF

PRIVATE DRIVEWAY EASEMENT LINE TABLE

LINE	BEARING & DISTANCE
L1	N68°10'24"E 27.91'
L2	S68°17'45"E 175.41'
L3	S20°22'19"E 42.64'



AREA TABULATION (THIS SHEET)

NUMBER OF BUILDABLE LOTS	1
NUMBER OF BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	P/O 1
NUMBER OF OPEN SPACE LOTS	0
TOTAL LOTS AND/OR PARCELS TO BE RECORDED	1 & P/O 1
AREA OF BUILDABLE LOTS	1.3765 AC
AREA OF BUILDABLE PRESERVATION PARCELS	0.0000 AC
AREA OF NON-BUILDABLE PRESERVATION PARCELS	13.0277 AC
AREA OF OPEN SPACE LOTS	0.0000 AC
TOTAL AREA OF LOTS AND/OR PARCELS	14.4042 AC
AREA OF ROADWAY WIDENING TO BE RECORDED	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	14.4042 AC

THE REQUIREMENTS § 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.

Eric David Salmi 3/9/2018 DATE
 ERIC DAVID SALMI 21639 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
John P. McDaniel 3/8/18 DATE
 JOHN P. MCDANIEL
Ellen G. McDaniel/John McDaniel/PR 3/8/18 DATE
 ELLEN G. MCDANIEL (DECEASED)

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE BUILDABLE PRESERVATION PARCEL A, "KOANDAH GARDEN ESTATES" (PLATS 15631-34) AND NON-BUILDABLE PRESERVATION PARCEL B, "MCDANIEL PROPERTY" (PLATS 23440-42) TO CREATE BUILDABLE LOT 9 AND NON-BUILDABLE PRESERVATION PARCEL C IN ACCORDANCE WITH SECTION 105.0.G OF THE HOWARD COUNTY ZONING REGULATIONS. NO NET INCREASE IN BUILDABLE ENTITIES IS PROPOSED.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 7/26/24 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/10/21 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION JR
[Signature] 8/18/21 DATE
 DIRECTOR

OWNER'S CERTIFICATE

WE, JOHN P. MCDANIEL AND ELLEN G. MCDANIEL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 TO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 8 DAY OF MARCH 2018.
John P. McDaniel
 JOHN P. MCDANIEL
Ellen G. McDaniel/John McDaniel/PR
 ELLEN G. MCDANIEL (DECEASED)
Megan Ruppian
 MEGAN RUPPIAN
Megan Ruppian
 MEGAN RUPPIAN

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) THE LAND CONVEYED BY JAMES M. SANBORN AND EMILIE S. SANBORN TO JOHN P. MCDANIEL BY DEED DATED DECEMBER 19, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14548 FOLIO 196 AND (2) PART OF THE LAND CONVEYED BY JOHN P. MCDANIEL AND ELLEN G. MCDANIEL TO JOHN P. MCDANIEL AND ELLEN G. MCDANIEL, BY DEED DATED MAY 31, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6206 FOLIO 657.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2020.

Eric David Salmi 3/9/2018 DATE
 ERIC DAVID SALMI 21639 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

ROBERT H. VOGEL ENGINEERING, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 BIRCH STREET
 ELICOTT CITY, MD 21043 TEL: 410-481-2666 FAX: 410-481-2669

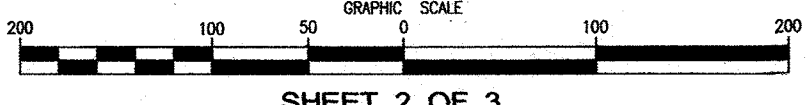
RECORDED AS PLAT NO. 25871 ON 10/8/21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RE-SUBDIVISION
MCDANIEL PROPERTY
 LOT 9
 AND NON-BUILDABLE PRESERVATION PARCEL C

A RE-SUBDIVISION OF NON-BUILDABLE PRESERVATION PARCEL B, "MCDANIEL PROPERTY" (PLATS 23440-23442) AND A RE-SUBDIVISION OF BUILDABLE PRESERVATION PARCEL A, "KOANDAH GARDENS ESTATES" (PLATS 15631-15634)
 ZONED: RR-DEO

DPZ REF'S: ECP-12-048, F-86-91, F-87-200, F-90-076, F-94-069, F-95-121, F-97-145, F-02-004, F-02-057, F-14-021, P-87-053, P-01-003, S-87-49, S-99-07, SP-13-005, WP-86-26, WP-13-034

TAX MAP 34 GRID 22 PARCELS P/O 78 (PAR.A) & P/O 117 (PAR.B)
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' MARCH 2018



COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
249	553129.4889	1323996.5559	3008	553345.9004	1324704.9209
250	553632.1925	1324349.7977	3009	553611.2773	1324336.0608
251	553420.1613	1324644.5101	3010	553626.9284	1324331.6405
252	553629.0710	1325058.0297	3015	553637.8572	1325571.0644
3001	553508.7035	1323898.7037	3017	552936.8108	1324885.6511
3002	553517.0029	1323952.1513	3020	552735.3573	1324673.4670
3004	553208.7738	1324041.2921	3021	552443.4353	1324452.4901
3005	553110.6840	1324251.1506	3022	552449.7508	1324439.8745
3006	553132.0456	1324416.6713	3038	553168.7048	1325106.5572
3007	553084.0482	1324672.2776			

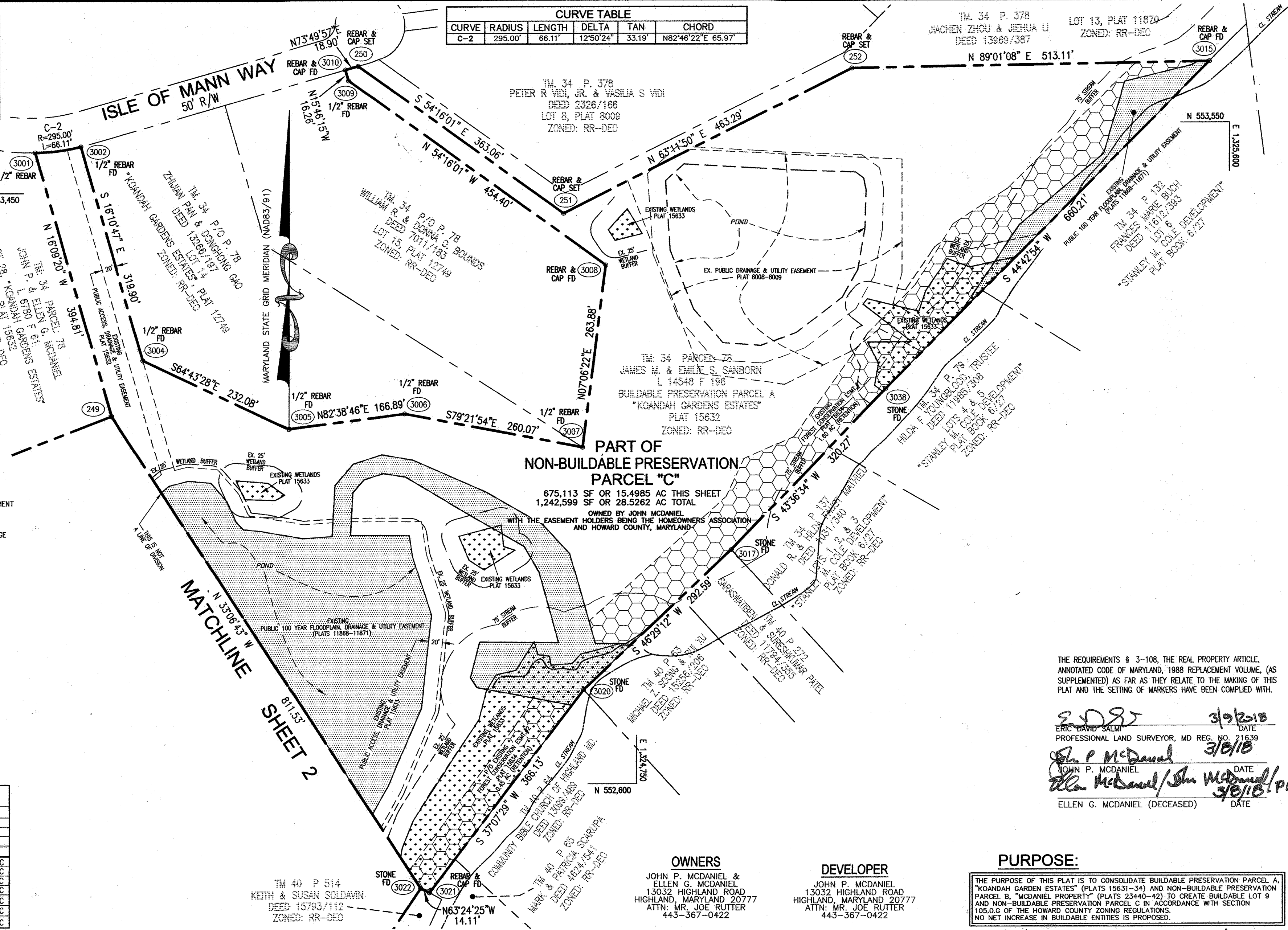
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-2	295.00'	66.11'	12°50'24"	33.19'	N82°46'22"E 65.97'

TM. 34 P. 378
JACHEN ZHOU & JIEHUA LI
DEED 13969/387
LOT 13, PLAT 11870
ZONED: RR-DEO

LEGEND

- EXISTING WETLANDS
- EXISTING PUBLIC FOREST CONSERVATION EASEMENT
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT

AREA TABULATION (THIS SHEET)	
NUMBER OF BUILDABLE LOTS	0
NUMBER OF BUILDABLE PRESERVATION PARCELS	0
NUMBER OF NON-BUILDABLE PRESERVATION PARCELS	P/O 1
NUMBER OF OPEN SPACE LOTS	0
TOTAL LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
AREA OF BUILDABLE LOTS	0.0000 AC
AREA OF BUILDABLE PRESERVATION PARCELS	0.0000 AC
AREA OF NON-BUILDABLE PRESERVATION PARCELS	15.4985 AC
AREA OF OPEN SPACE LOTS	0.0000 AC
TOTAL AREA OF LOTS AND/OR PARCELS	15.4985 AC
AREA OF ROADWAY WIDENING TO BE RECORDED	0.0000 AC
TOTAL AREA OF SUBDIVISION TO BE RECORDED	15.4985 AC



THE REQUIREMENTS § 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.

E. D. Salmi 3/9/2018
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
John P. McDaniel 3/8/18
JOHN P. MCDANIEL DATE
Ellen G. McDaniel / John McDaniel 3/8/18, PA
ELLEN G. MCDANIEL (DECEASED) DATE

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE BUILDABLE PRESERVATION PARCEL A, "KOANDAH GARDEN ESTATES" (PLATS 15631-34) AND NON-BUILDABLE PRESERVATION PARCEL B, "MCDANIEL PROPERTY" (PLATS 23440-42) TO CREATE BUILDABLE LOT 9 AND NON-BUILDABLE PRESERVATION PARCEL C IN ACCORDANCE WITH SECTION 105.0.G OF THE HOWARD COUNTY ZONING REGULATIONS. NO NET INCREASE IN BUILDABLE ENTITIES IS PROPOSED.

OWNERS

JOHN P. MCDANIEL &
ELLEN G. MCDANIEL
13032 HIGHLAND ROAD
HIGHLAND, MARYLAND 20777
ATTN: MR. JOE RUTTER
443-367-0422

DEVELOPER

JOHN P. MCDANIEL
13032 HIGHLAND ROAD
HIGHLAND, MARYLAND 20777
ATTN: MR. JOE RUTTER
443-367-0422

TM 40 P 514
KEITH & SUSAN SOLDAWIN
DEED 15793/112
ZONED: RR-DEO

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

[Signature]
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 3/10/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 3/10/21
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, JOHN P. MCDANIEL AND ELLEN G. MCDANIEL, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 8 DAY OF MARCH 2018.
John P. McDaniel
JOHN P. MCDANIEL
Ellen G. McDaniel / John McDaniel
ELLEN G. MCDANIEL (DECEASED)
Megan Ruggieri
Megan Ruggieri
Megan Ruggieri
Megan Ruggieri

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) THE LAND CONVEYED BY JAMES M. SANBORN AND EMILIE S. SANBORN TO JOHN P. MCDANIEL BY DEED DATED DECEMBER 19, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14548 FOLIO 196 AND (2) PART OF THE LAND CONVEYED BY JOHN P. MCDANIEL AND ELLEN G. MCDANIEL TO JOHN P. MCDANIEL AND ELLEN G. MCDANIEL BY DEED DATED MAY 31, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6206 FOLIO 657.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENCED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2020.

E. D. Salmi 3/9/2018
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

ROBERT H. VOGEL
ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8007 MAIN STREET
ELLIOTT CITY, MD 21043 TEL: 410-461-7666
FAX: 410-461-8566

RECORDED AS PLAT NO. 25872 ON 10/8/21
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MCDANIEL PROPERTY
LOT 9
AND NON-BUILDABLE PRESERVATION PARCEL C

A RE-SUBDIVISION OF NON-BUILDABLE PRESERVATION PARCEL B, "MCDANIEL PROPERTY" (PLATS 23440-23442) AND A RE-SUBDIVISION OF BUILDABLE PRESERVATION PARCEL A, "KOANDAH GARDEN ESTATES" (PLATS 15631-15634)

ZONED: RR-DEO

DPZ REF'S: ECP-12-048, F-86-91, F-87-200, F-90-076, F-94-069, F-95-121, F-97-145, F-02-004, F-02-057, F-14-021, P-87-053, P-01-003, S-87-49, S-99-07, SP-13-005, VP-86-26, WP-13-034

TAX MAP 34 GRID 22 PARCELS P/O 78 (PAR.A) & P/O 117 (PAR.B)
5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 100'
MARCH 2018

SHEET 3 OF 3

K:\PROJECTS\08-43\SURVEY.dwg (SANBORN RECORD PLAT) RPLAT3.cwg