

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
110	591447.5361	1371334.0736	180273.502594	417983.461602
200	591674.9027	1370999.4637	180342.871017	417869.280269
201	591603.4664	1371361.7991	180321.097192	417991.912047
202	591914.2136	1370972.1303	180293.822889	417873.141074
203	591963.1298	1370982.0901	180308.802985	417876.176900

Minimum Lot Size Chart			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
6	23,455 Sq. Ft.*	3,373 Sq. Ft.*	20,082 Sq. Ft.*

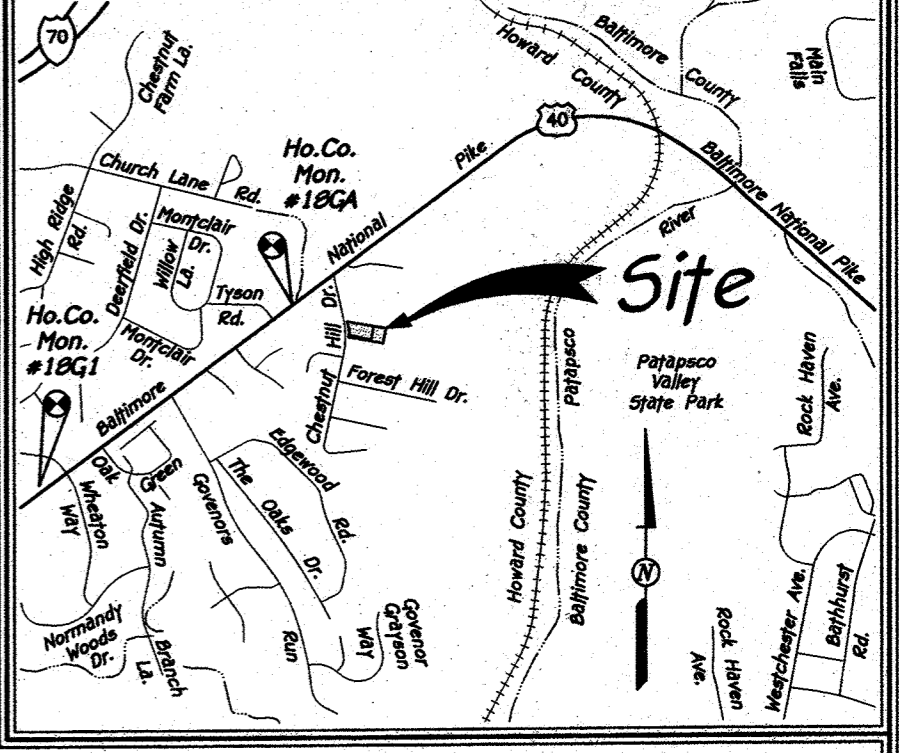
The Requirements § 3-108, The Real Property Article, Annotated Code Of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 3/02/21
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
 ANI Real Estate Investments, LLC
 By: Vipin Motwani, Member

3/02/21 Date
1/2/2021 Date

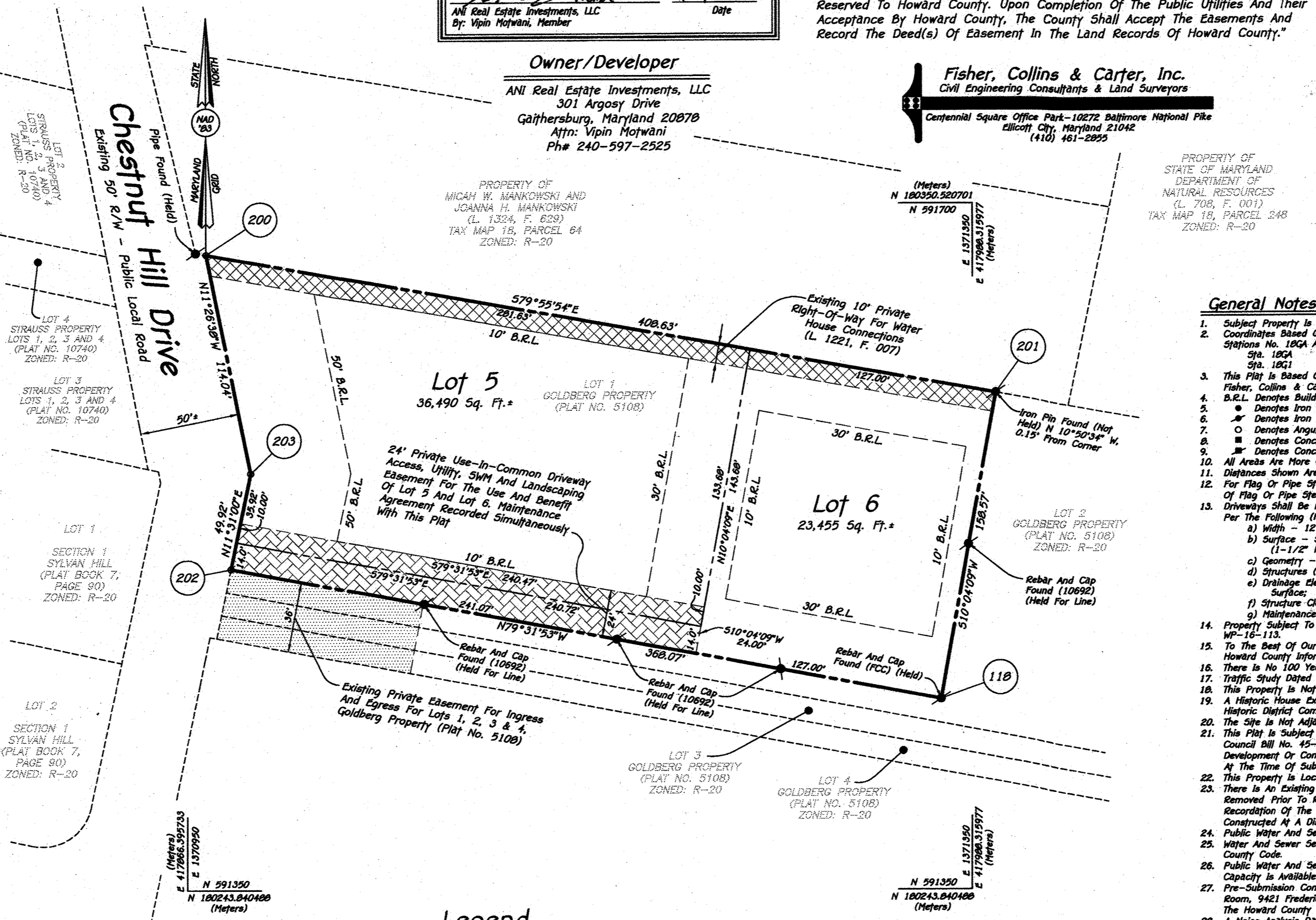
Reservation Of Public Utility Easements

"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 5 And 6. 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."



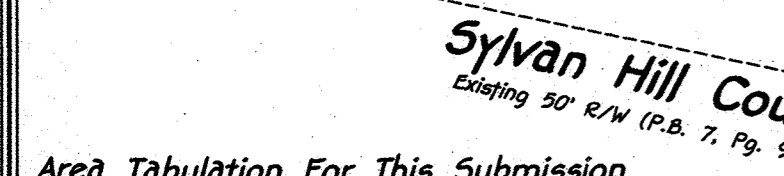
General Notes Continued:

- Stormwater Management Practices Are Required In Accordance With The Design Manual. Prior To Signature Approval Of The Final Plat Or Site Development Plan The Developer Will Be Required To Execute The Declaration Of Covenant And/Or A Developer Agreement For The Construction Of The Stormwater Management Practices And A Maintenance Agreement.
- Stormwater Management Devices Located On Individual Lots Will Be Owned And Maintained By That Particular Owner And Subject To The Requirements Of A Recorded Declaration Of Covenant.
- Approval Of A Site Development Plan Is Required For The Development Of Lot 6 Prior To Issuance Of Any Grading Or Building Permit For New House Construction In Accordance With Section 16.195 Of The Subdivision And Land Development Regulations.
- This Project Is In Conformance With The Latest Howard County Standards Unless Noted Otherwise.
- In Accordance With Section 100.0.E Of The Zoning Regulations, This Subdivision Is Subject To Moderate Income Housing Units (M.I.H.U.). The M.I.H.U. Obligation For This Development Will Be Provided By The Payment Of A Fee-In-Lieu To The Howard County Housing Department For Each Unit Or Portion Of The Units Reserved By The Development. The M.I.H.U. Agreement Will Be Recorded Simultaneously With The Recording Of This Plat.
- This Plat Is Subject To WP-16-113 Which On April 19, 2016 The Planning Director Approved A Request To Waive Section 16.132(a)(1)(I), Section 16.134(a)(1)(I), Section 16.135 And Section 16.120(c)(2)(I) Of The Howard County Subdivision And Land Development Regulations. Section 16.132(a)(1)(I) States That Where A Major Subdivision Occurs Within The Original Tract Or Parcel Of Land Upon Which A Minor Subdivision Has Been Recorded, The Developer Of The Major Subdivision Shall Provide Road Improvements Or Contribute Funds. Section 16.134(a)(1)(I) States That The Developer Shall Provide For The Construction Of Sidewalks Pursuant To This Section And The Design Manual. Section 16.135 States Unless The Department Of Planning And Zoning, After Consultation With The Director Of Public Works, Determines That Adequate Street Lighting Already Exists, The Developer Of Subdivisions And Site Developments Shall Provide Street Lighting In Accordance With The Design Manual And In Locations Approved By The Director Of Planning And Zoning. Section 16.120(c)(2)(I) States That Twenty Feet Minimum Public Road Frontage Shall Be Provided For Single Pipestem And Non-Pipestem Lots And Preservation Parcels Which Cannot Be Further Divided Under Current Zoning. Approval Is Subject To The Following Conditions:
 - Submission Of A Final Plat To DPZ Is Required For The Resubdivision Of Lot 1.
 - A New Use-In-Common Driveway Maintenance Agreement Will Be Needed. This Agreement Should Be Provided And Recorded For All Existing Users Of The Use-In-Common Driveway. A Final Determination Shall Be Made At The Final Plat Stage Concerning The Recording Of A New Use-In-Common Driveway Maintenance Agreement.
 - Subject To The Submission And Approval Of A Design Manual Waiver Will Be Required For Volume III, Section 2.6 To Allow More Than 6 Users On A Use-In-Common Driveway.
 - Compliance With The Attached Comments From Development Engineering Division Dated April 8, 2016 Regarding The Payment Of A Fee-In-Lieu For Road Improvements, Sidewalks And Street Lights To Be Determined At The Final Plat Stage.
 - Add A General Note To All Future Plans That Will Be Submitted To DPZ Regarding WP-16-113, With The Approval Date, Conditions, And Payment Of A Fee-In-Lieu For Construction Of Road Improvements, Sidewalks And Street Lights.
 - The Existing Trees Located Along Chestnut Hills Drive Shall Be Retained To Satisfy The Street Tree Requirement.
- This Development Is Designed To Be In Accordance With Section 16.127 - Residential Infill Development Of The Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed House. The Enhanced Landscape Buffer Has Been Provided On Lots 5 And 6 To Mitigate Views And To Address Privacy And Compatibility Concerns Expressed By The Adjacent Lot Owners At The Pre-Submission Community Meeting.
- Open Space Requirements Have Been Satisfied Via The Payment Of A \$1,500.00 Fee-In-Lieu In Accordance With Section 16.121(b) Of The Subdivision And Land Development Regulations.
- The 24' Private Use-In-Common Driveway Access, Utility, SWM And Landscaping Easement And Maintenance Agreement For The Use And Benefit Of Lot 5 And Lot 6 Is Recorded Simultaneously With This Plat.
- A Fee-In-Lieu In The Amount Of \$18,033.50 Has Been Paid For Construction Of Road Improvements. See General Note No. 38.



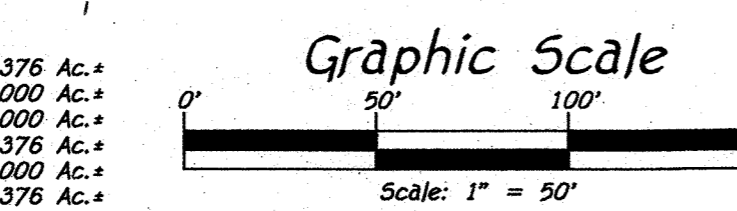
General Notes:

- Subject Property Is Zoned R-20 Per The 10/06/13 Comprehensive Zoning Plan. Station No. 18GA And No. 18G1.
- Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control. Sta. 18G1 N 591,871.972 E 1,370,380.497 Elevation 445.749
 Sta. 18G1 N 589,904.981 E 1,367,790.306 Elevation 407.736
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About November 18, 2016 By Fisher, Collins & Carter, Inc.
- B.E.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Right-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- 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 Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy 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.
 - Structure (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading).
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface.
 - Structure Clearances - Minimum 12 Feet.
 - Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: VP-01-04, F-01-145, ECP-16-040 And WP-16-113.
- To The Best Of Our Knowledge, No Cemeteries Exist On Site By Both Visual Observation And Review Of Available Howard County Information.
- There Is No 100 Year Floodplain, Wetlands, Streams Or Their Buffers On This Site.
- Traffic Study Dated November, 2015 Was Prepared By MARS Group.
- This Property Is Not Located In A Historic District.
- A Historic House Exists On Site But The Department Of Planning And Zoning Has Determined That Review By The Historic District Commission Is Not Necessary.
- The Site Is Not Adjacent To A Scenic Road.
- This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003, Effective 10/2/03 And The Zoning Regulations Amended By Council Bill 3E-2013. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Building/Grading Permit.
- This Property Is Located Within The Metropolitan District.
- There Is An Existing Dwelling To Remain On Lot 5. The Existing Pool And Accessory Structure On Lot 5 Are To Be Removed Prior To Recordation Of The Final Plat. There Is An Existing Shed On Lot 6 To Be Removed Prior To Recordation Of The Final Plat. No New Buildings, Extensions Or Additions To The Existing Structure Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- Public Water And Sewer Is Provided Via Contract No. 20-145.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122.B Of The Howard County Code.
- Public Water And Sewerage Allocation Will Be Granted At The Time Of The Issuance Of The Building Permit If Capacity Is Available At That Time.
- Pre-Submission Community Meeting Was Held On December 7, 2015 At Millers Branch Library, Avilan Meeting Room, 9421 Frederick Road, Ellicott City, Maryland 21043. This Plat Is In Compliance With Section 16.120 Of The Howard County Subdivision And Land Development Regulations.
- A Noise Analysis Dated December, 2015 Was Prepared By MARS Group, And The Site Is Located Outside The 65dB(A) Noise Contour Line.
- No Forest Resources Exist On This Site Per A Site Visit Performed By Fisher, Collins & Carter, Inc. On Or About January 14, 2016.
- A Letter Of Findings Dated January 14, 2016 From Fisher, Collins And Carter, Inc. Indicates That There Are No Non-Tidal Wetlands Located Within The Limit Of The Subdivision.
- This Plan Has Been Prepared In Accordance With The Provision Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Perimeter Landscaping Will Be Posted As Part Of The Builders Grading Permit In The Amount Of \$4,200.00 (6 Shade Trees, 6 Evergreen Trees And 40 Shrubs, Based On The Total Number Of Required Shade Trees @ \$300.00 Each, Evergreen Trees @ \$150.00 Each And Shrubs @ \$30.00 Each).
- The Forest Conservation Requirement Of Section 16.120 Of The Howard County Code And Forest Act Provided By A Fee-In-Lieu Payment Of \$11,434.50 Based On 0.21 Acres X 43,560 Sq.Ft./Acre X \$1.25/Sq.Ft.



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 PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.376 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	1.376 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	1.376 Ac.*



- Legend**
- Existing Private Easement For Ingress And Egress For Lots 1, 2, 3 & 4 (Plat No. 5108)
 - Existing 10' Private Right-Of-Way For Water House Connections (L. 1221, F. 007)
 - 24' Private Use-In-Common Driveway Access, Utility, SWM And Landscaping Easement For The Use And Benefit Of Lot 5 And Lot 6

Please Note Lot 6 In This Subdivision Is Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid By The Permit Applicant To The Department Of Inspections, Licenses And Permits At The Time Of Building Permit Issuance.

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

[Signature] 7/9/2021
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 5-26-21 Date
 Chief, Development Engineering Division

[Signature] 7/13/21 Date
 Director

Owner's Certificate

ANI Real Estate Investments, LLC, By Vipin Motwani, Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 12th Day of JANUARY, 2021.

[Signature] member
 ANI Real Estate Investments, LLC
 By: Vipin Motwani, Member

[Signature] Witness

Surveyor's Certificate

I Hereby 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 A Subdivision Of All The Lands Conveyed By Nationstar Mortgage LLC To ANI Real Estate Investments, LLC By Deed Dated July 23, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16373 At Folio 111; And Being Lot 1, As Shown On A Plat Entitled "Goldberg Property" Recorded Among The Aforesaid Land Records As Plat No. 5108; 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.

[Signature] 3/02/21 Date
 Mark L. Robel, Property Line Surveyor No. 339
 Expiration Date: October 4, 2022

Purpose Statement

The Purpose Of This Plat Is To Resubdivide Lot 1, As Shown On A Plat Entitled "Goldberg Property" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 5108, Creating Lots 5 And 6.

RECORDED AS PLAT No. 25790 ON 7-21-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Goldberg Property
 Lots 5 And 6

(Being A Resubdivision Of Lot 1, As Shown On A Plat Entitled "Goldberg Property" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 5108)

Zoned: R-20
 Tax Map: 18, Grid: 20, Parcel: 65
 Second Election District - Howard County, Maryland
 Date: December 30, 2020 Scale: As Shown Sheet 1 Of 1

