

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)
133	556437.9450	1331489.5490	169602.624941	405938.826213
199	556607.0800	1331165.8190	169715.139853	405740.153112
200	556567.2840	1331175.5010	169642.047447	405743.104191
203	556441.5020	1331426.5410	169603.709017	405819.621336
204	556482.3910	1331323.5760	169616.172009	405788.237541
500	557002.0396	1331206.1495	169774.561233	405752.445868
501	556940.6323	1331342.4228	169755.844243	405793.982064
502	557340.4075	1331498.6884	169877.695946	405841.611918
3019	557156.4790	1331782.6880	169821.634442	405928.172199

The Requirements of §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.

Terrill A. Fisher 7/7/16 Date
 Terrill A. Fisher, L.S. No. 10692 (Registered Professional Land Surveyor)
James Irvin 7/6/16 Date
 James Irvin, Director, Department of Public Works

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 3/23/17 On Which Date Developer Agreement 34-1918-D Was Filed And Accepted.

Legend

- Existing Public Drainage, Utility & 100 Year Floodplain Easement (Plat Nos. 12257 Thru 12259)
- Existing Public 20' Sewer & Utility Easement (L. 3658, F. 501)
- Existing Limit Of Wetlands (Plat Nos. 12257 Thru 12259)
- Existing Forest Conservation Easement (Plat Nos. 12257 Thru 12259)
- 557.7 Elevation Of Existing Public Drainage, Utility & 100 Year Floodplain Easement (Plat Nos. 12257 Thru 12259)
- 588 Existing Stream Bank Buffer (Plat Nos. 12257 Thru 12259)
- 20' Public Sewer & Utility Easement
- Existing Public Forest Conservation (Retention) Area Removed By Recordation Of This Plat (21 Sq. Ft.)

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 Open Space Lot 25. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot. 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."

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10278 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	7.077 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7.077 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	7.077 Ac.±

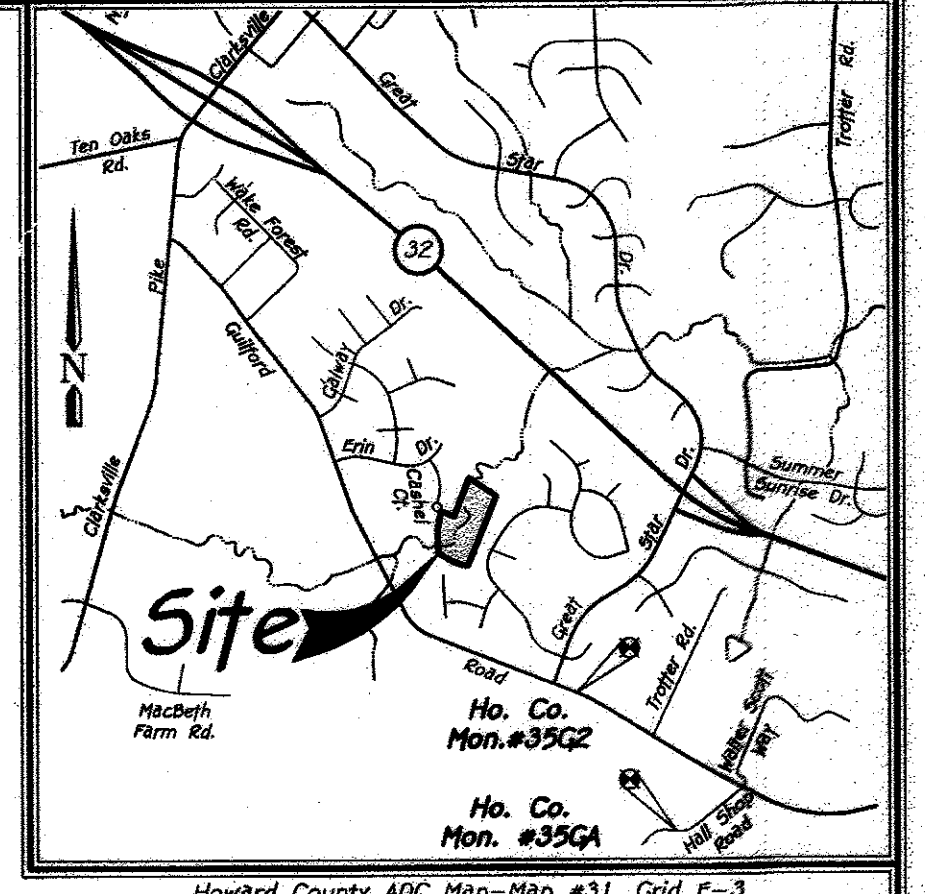
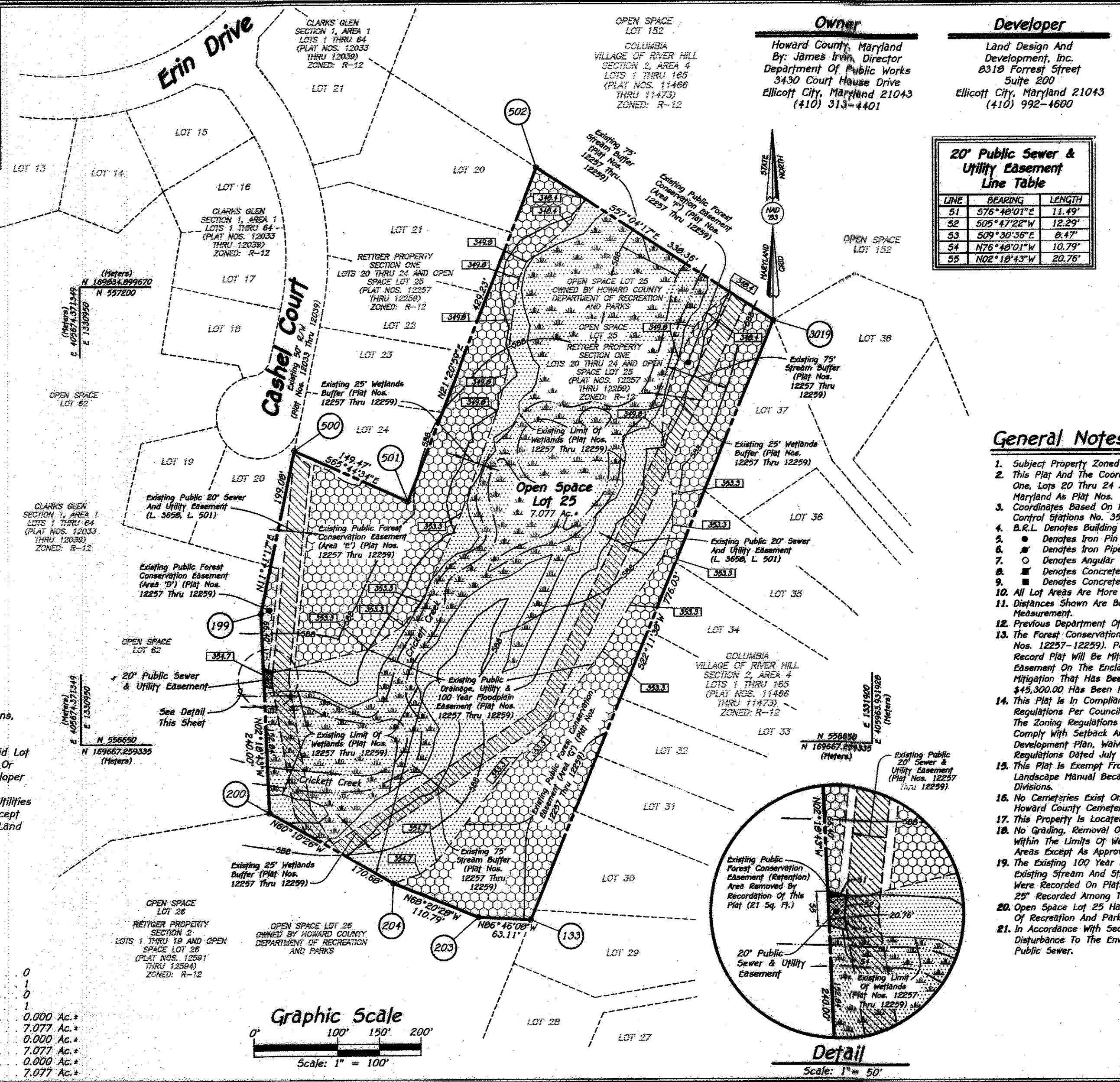
APPROVED: For Public Sewerage And Public Water Systems
 Howard County Health Department.

Maureen Roseman 8/9/2016 Date
 Maureen Roseman, Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Elmer 7-28-16 Date
 Chief, Development Engineering Division

Kurt DeLund 4-5-17 Date
 Director



Vicinity Map
 Scale: 1" = 2,000'

- General Notes:**
- Subject Property Zoned R-12 Per 10/06/13 Comprehensive Zoning Plan.
 - This Plat And The Coordinates Shown Hereon Are Based On Plats Entitled "Rettger Property, Section One, Lots 20 Thru 24 And Open Space Lot 25" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 12257 Thru 12259.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 354 And No. 35G2.
 - B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set With Cap "F.C.C. 106".
 - ✕ Denotes Iron Pipe Or Iron Bar Found.
 - Denotes Angular Change In Bearing Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Cap "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - All Lot Areas Are More Or Less (*).
 - Distances Shown Are Based On NAD '83 Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - Previous Department Of Planning And Zoning File Nos.: 5-95-09, P-95-27 And F-95-172.
 - The Forest Conservation Obligation For This Project Was Previously Addressed Under F-96-175 (Plat Nos. 12257-12259). Part Of The Existing Public Forest Conservation Easement Abandoned By This Record Plat Will Be Mitigated By Planting Of Forested Area Within A Public Forest Conservation Easement On The Enclave At Tierney Farm, Phase 1 Subdivision Plan (F-15-110). A Fee-In-Lieu For Mitigation That Has Been Approved By The Department Of Recreation And Parks In The Amount Of \$45,300.00 Has Been Paid For The Forest Removed With Contract No. 34-4918-D.
 - 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 Per Council Bill 32-2013 And Per The Zoning Regulations Dated October 6, 2013. 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 And Per The Comp-Life Zoning Regulations Dated July 28, 2006.
 - This Plat Is Exempt From The Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Plat Of Revision That Does Not Create Any New Lots/Parcel Divisions.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - This Property Is Located Within The Metropolitan District.
 - No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers, Floodplain And Forest Conservation Easement Areas Except As Approved By Howard County Department Of Planning And Zoning.
 - The Existing 100 Year Floodplain, Drainage & Utility Easement; Existing Wetlands And Wetlands Buffers; Existing Stream And Stream Buffers And Existing Public Forest Conservation Easements Shown Hereon Were Recorded On Plats Entitled "Rettger Property, Section One, Lots 20 Thru 24 And Open Space Lot 25" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 12257 Thru 12259.
 - Open Space Lot 25 Has Been Conveyed To Howard County, Maryland For The Use Of The Department Of Recreation And Parks And Recorded In Liber 5236 At Folio 223.
 - In Accordance With Section 16.116(c)(1) Of The Subdivision And Land Development Regulations Disturbance To The Environmental Features Within The Utility Easement Is Essential For The Extension Of Public Sewer.

Purpose Statement

The Purpose Of This Plat Is To Create A 20' Public Sewer & Utility Easement And To Remove Part Of The Existing Forest Conservation Easement (Area 'D') On Open Space Lot 25, As Shown On Plats Entitled "Rettger Property, Section One, Lots 20 Thru 24 And Open Space Lot 25" Recorded As Plat Nos. 12257 Thru 12259.

Owner's Certificate

Howard County, Maryland, By James Irvin, Director, Department Of Public Works, Owner Of The Property Shown And Described Hereon, Hereby Adopts 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 6th Day Of July, 2016.

James Irvin 7/6/16 Date
 James Irvin, Director, Department Of Public Works

Terrill A. Fisher 7/7/16 Date
 Terrill A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2017

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 Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By The Estate Of Esther S. Rettger To Howard County, Maryland By Deed Dated July 28, 2000 And Recorded Among The Land Records Of Howard County Maryland In Liber 5236, Folio 223; Also Being Open Space Lot 25, As Shown On Plats Entitled "Rettger Property, Section One, Lots 20 Thru 24 And Open Space Lot 25" And Recorded Among The Aforesaid Land Records As Plat Nos. 12257 Thru 12259; 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 As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrill A. Fisher 7/7/16 Date
 Terrill A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2017

RECORDED AS PLAT No. 24146 ON 4/7/17
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Revision
Rettger Property
 Section One
 Open Space Lot 25

(Being A Revision To Open Space Lot 25, As Shown On Plats Entitled "Rettger Property, Section One, Lots 20 Thru 24 And Open Space Lot 25" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 12257 Thru 12259)

Zoned: R-12

Tax Map: 35 Parcel: P/O 450 Grid: 13
 Fifth Election District - Howard County, Maryland
 Date: July 7, 2016 Scale: As Shown Sheet 1 Of 1