

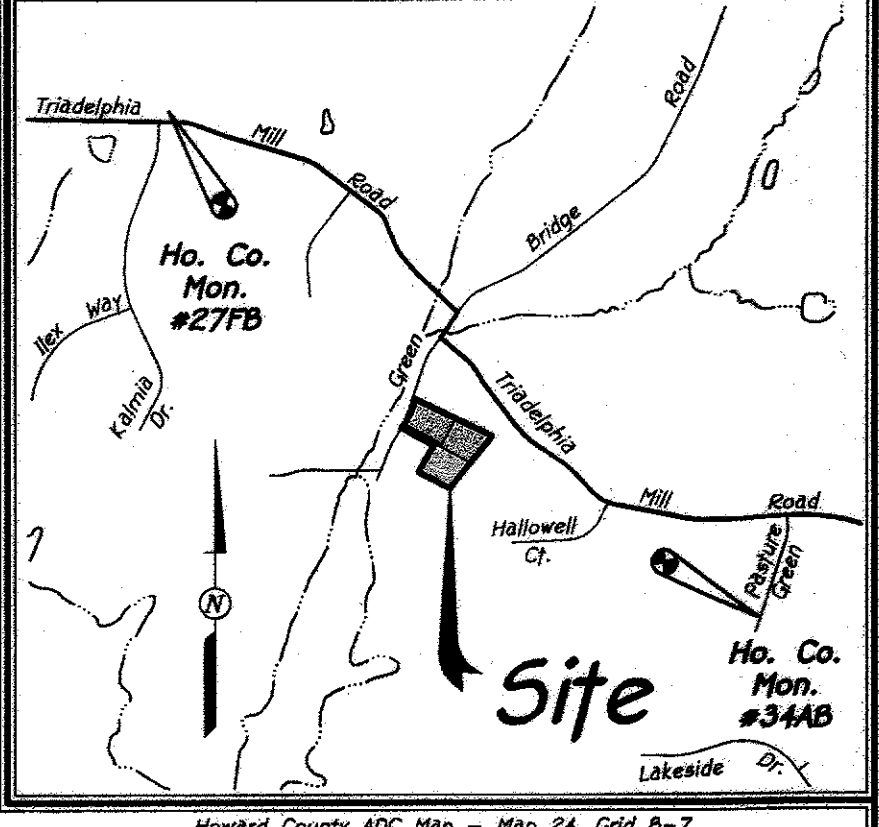
U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)
64	569061.5702	1311045.8418	172231.11068	399599.012899
78	569613.1742	1311777.6816	172397.286200	399831.023202
79	56973.0892	1311778.1009	172397.286200	399824.668004
161	569911.1686	1310957.4115	172490.069175	399586.618193
162	569987.2905	1310983.3222	172513.271162	399585.919790
163	569991.8989	1310935.2026	172423.223430	399543.368835
171	569227.6831	1311011.8684	172281.742386	399597.216690
174	569508.0009	1311167.8790	172367.183418	399644.788013
175	569590.6147	1310834.1785	172422.844208	399543.056682

Line	Bearing	Length
AE1	S15°12'00"E	108.73'
AE2	R=60.61'	L=1.10'
AE3	S61°18'39"E	101.19'
AE4	S83°38'10"E	1.28'
AE5	R=65.00'	L=18.27'
AE6	S72°10'40"E	31.13'
AE7	R=90.00'	L=27.74'
AE8	S61°18'39"E	184.07'
AE9	S88°43'08"W	25.00'
AE10	S61°18'39"E	118.98'
AE11	N75°36'40"W	131.66'
AE12	R=83.20'	L=23.80'
AE13	N38°33'36"W	9.36'
AE14	N61°18'39"W	308.40'
AE15	N08°50'24"W	100.70'

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'

Lot No.	Gross Area	Plat Area	Floodplain Area	Minimum Lot Size
1	3.329 Ac.	0.286 Ac.	0.021 Ac.	3.028 Ac.
2	3.354 Ac.	0.286 Ac.	0.021 Ac.	3.028 Ac.
3	3.329 Ac.	0.286 Ac.	0.021 Ac.	3.028 Ac.

**Reservation of Public Utility And Forest Conservation Easements**  
 "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 Easement"). Located In, On, Over, And Through Buildable Lots 1 Thru 3. 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, With A Metes And Bounds Description Of The Forest Conservation Area. Upon Completion Of The Public Utilities And Their Acceptance By Howard County And, In The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of Developer's Surety Posted With Said Agreement, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."



The Requirements 5-108, The Real Property Official, Annotated Code Of Maryland, 1988 Supplement 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** 9/21/16  
 Mark L. Robel, P.L.S. #339  
 (Property Line Surveyor)  
**David L. Bradshaw** 9/16/16  
 David L. Bradshaw, P.L.S. #3448  
 (Professional Land Surveyor)  
**Frederick W. Frey** 9/16/16  
 Frederick W. Frey, P.L.S. #3439  
 (Professional Land Surveyor)  
**Linqu Chen** 9/16/16  
 Linqu Chen, P.L.S. #3439  
 (Professional Land Surveyor)  
**Wei Hong Li** 9/16/16  
 Wei Hong Li, P.L.S. #3439  
 (Professional Land Surveyor)

**General Notes Continued:**

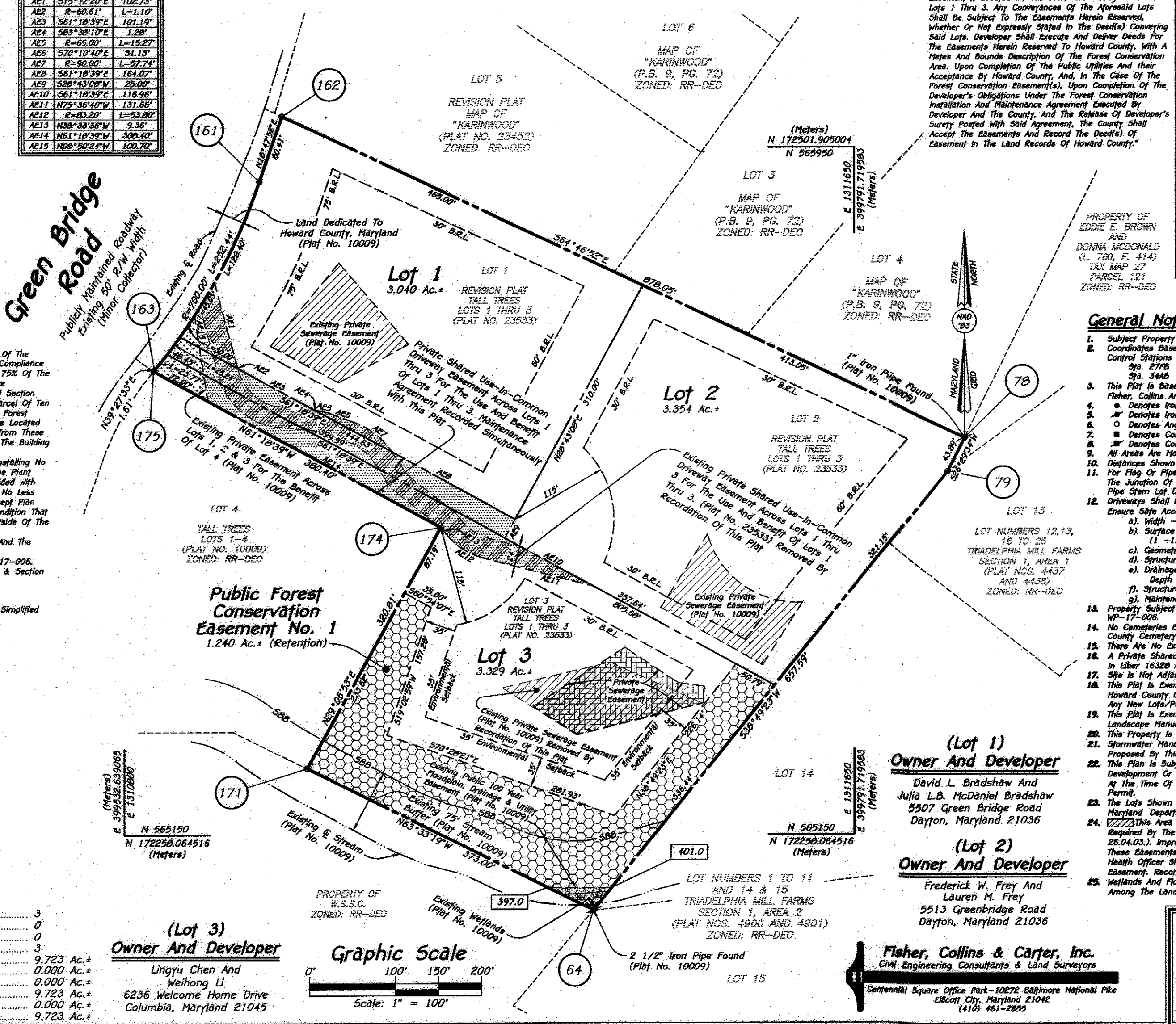
- This Plat Is Subject To WP-17-006 Which On August 2, 2016 The Director Of The Department Of Planning And Zoning Approved A Request For An Alternative Compliance Of Section 16.1202(a)(7) Which Requires That State Champion Trees, Trees 75% Of The Diameter Of State Champion Trees, And Trees 30" In Diameter Or Larger Are Considered Priority For On-Site Retention And Protection In The County, And Section 16.1202(b)(4)(iii)(b) Which States That For A Lot Or Buildable Preservation Parcel Of Ten Acres Or Greater In Size, Floodplains, Wetlands, Streams, Their Buffers, And Forest Conservation Easements For Afforestation, Reforestation, Or Retention May Be Located On The Lot Or Parcel If The Building Envelope Is No Closer Than 35 Feet From These Environmental Features Provided That A Deck May Project Ten Feet Beyond The Building Envelope. Approval Is Subject To The Following Conditions:
  - The Applicant Shall Mitigate Removal Of The 2 Specimen Trees By Installing No Fewer Than 4 Native Species Shade Trees Found On The Approved Landscape Plant List. Landscaping Surety In The Amount Of \$300.00 Per Tree Shall Be Provided With The Applicant's Grading Permit Application. The Caliper Of The Tree Shall Be No Less Than 3". The Trees Shall Be Identified On The Simplified Environmental Concept Plan That Is To Be Resubmitted To DLD Before Applying For Building Permits (Condition That Was Contingent On Approval). The Replacement Trees Should Be Planted Outside Of The Forest Conservation Easement, And The Private Sewerage Easement Area.
  - Add A General Note To The Simplified Environmental Concept Plan, And The Final Plat Originals Only Request To Show The Following:
    - The Assigned Alternative Compliance Petition File Number, WP-17-006.
    - Alternative Compliance Request Sections-Section 16.1202(a)(7) & Section 16.1202(b)(4)(iii)(b).
    - Date Of Approval.
    - Conditions Of Approval.
- The Applicant Shall Comply With The SRC Comments Regarding The Simplified Environmental Concept Plan, And The Final Plat Originals Only Request.

**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)
- Existing 75' Stream Buffer (Plat No. 10009)
- Existing Private Shared Use-In-Common Driveway Easement Across Lots 1 Thru 3 For The Use And Benefit Of Lots 1 Thru 3 (Plat No. 23533) Removed By The Recordation Of This Plat
- Existing Private Sewerage Easement (Plat No. 10009) Removed By Recordation Of This Plat
- Public Forest Conservation Easement (Retention)
- Private Shared Use-In-Common Driveway Easement Across Lots 1 Thru 3 For The Use And Benefit Of Lots 1 Thru 3
- Private Sewerage Easement

**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	0
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.±



**General Notes:**  
 Scale: 1" = 2,000'

- Subject Property Zoned RR-DEG Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 277F And No. 344B.
  - Sta. 277F N 568,975.151 E 1,308,421.311 Elev = 512.222
  - Sta. 344B 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 & 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. 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 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 (H25-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, F-16-036 And WP-17-006.
- 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 Easement And Maintenance Agreement For Lots 1 Thru 3 Has Been Recorded In Liber 16326 At Folio 458.
- Site Is Not Adjacent To A Scenic Road.
- 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 Property Is Served 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 Application Plan, Waiver Petition Application Or Building/Grading Permit.
- The Lots Shown Hereon Complies With The Minimum Lot Width And Lot Area As Required By The Maryland Department Of The Environment.
- 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. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments 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.

**Owner's Certificate**

We, David L. Bradshaw And Julia L.B. McDaniel Bradshaw, Frederick W. Frey And Lauren M. Frey, Lingyu Chen And Weihong Li, 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 16<sup>th</sup> Day of September, 2016.

**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 Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Beverly B. Lowe And Kimberly B. Burch, Trustees Of The Bateman Living Trust Dated December 23, 2004 To David L. Bradshaw And Julia L.B. McDaniel Bradshaw By Deed Dated May 6, 2016 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16863 At Folio 72 (Lot 1); And Part Of The Lands Conveyed By Beverly B. Lowe And Kimberly B. Burch, Trustees Of The Bateman Living Trust Dated December 23, 2004 To Frederick W. Frey And Lauren M. Frey By Deed Dated May 31, 2016 And Recorded Among The Aforesaid Land Records In Liber 16900 At Folio 445 (Lot 2); And All Of The Lands Conveyed By The Bateman Living Trust Dated December 23, 2004 To Lingyu Chen And Weihong Li By Deed Dated March 21, 2016 And Recorded Among The Aforesaid Land Records In Liber 16763 At Folio 57 (Lot 3); And Being Lots 1, 2 And 3, As Shown On A Plat Entitled "Revision Plat, Tall Trees, Lots 1 Thru 3" Recorded Among The Aforesaid Land Records As Plat No. 23533; 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

*Michael J. Davis* 9/20/16  
 Michael J. Davis, H.O. #2  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

*David L. Bradshaw* 10-5-16  
 David L. Bradshaw, Chief, Development Engineering Division

*Wei Hong Li* 10-11-16  
 Wei Hong Li, Director

**Purpose Statement**

The Purpose Of This Plat Is To (1) Create A Private Shared Use-In-Common Driveway Easement For The Use And Benefit Of Lots 1 Thru 3; (2) To Create Public Forest Conservation Easement No. 1 On Lot 3; (3) To Remove An Existing Private Shared Use-In-Common Driveway Easement Across Lots 1 Thru 3 For The Use And Benefit Of Lots 1 Thru 3; And (4) To Remove An Existing Private Sewerage Easement From Lot 3 To Create A New Private Sewerage Easement On Said Lot 3.

RECORDED AS PLAT No. 23944 ON 10/13/16  
 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 "Revision Plat, Tall Trees, Lots 1 Thru 3" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 23533)

Zoned: RR-DEO  
 Tax Map: 27, Parcel: 26, Grid: 24  
 Fifth Election District - Howard County, Maryland  
 Date: September 6, 2016 Scale: As Shown Sheet 1 Of 1