

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	565323.2927	1372455.7399	172310.004222	410325.346160
101	565194.0504	1372104.6263	172271.734944	410242.710560
102	565375.5928	1372090.9981	172326.025339	410216.611050
103	565504.0351	1372370.1117	172365.974616	410299.246642
104	565314.4130	1372436.9969	172308.177709	410319.633303
105	565495.4102	1372351.9066	172363.345763	410293.697705

The Requirements § 3-102, 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.

*Todd M. Hill*, MD Reg. No. 21351  
 (Professional Land Surveyor)  
 Date: 10/21/17

*Mary Pagan*  
 Date: 10/21/17

**General Notes Continued:**

26. This Development Is Designed To Be In Accordance With Section 16.127 - Residential Infill Development Of The Subdivision And Land Development Regulations, Including The Use-In-Common Driveway And Front Yard Setback. Minimum Setback Requirements Have Been Met And The Shown Setback Is In Compliance With The Residential Infill 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.

27. Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1,500.00.

28. A Pre-Submission Community Meeting Was Conducted On June 17, 2016 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d) Of The Subdivision Regulations.

29. A Traffic Study Is Not Required For This Project Since This Is A Minor Subdivision.

30. This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.

31. Lot 1 Is Subject To Section 108.0.2.E Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.

Moderate Income Housing Unit (M.I.H.U.) Tabulation:

a. M.I.H.U. Required = (1 Lots x 10%) = 0.1 M.I.H.U.  
 b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.  
 c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.  
 d. Lot 2 Is Exempt From M.I.H.U. Requirements.

32. An M.I.H.U. Agreement And Declaration Of Covenants Are Recorded Simultaneously With This Final Plat.

33. A Speed Study Is Not Required For This Site As Montgomery Road Is A State Road.

34. This Subdivision Is In Conformance With The Latest Howard County Standards Unless Alternative Compliance Has Been Approved.

35. The Private Use-In-Common Driveway Access Easement And Maintenance Agreement For Shared Driveway On Lots 1 And 2 Is Recorded Simultaneously With This Plat.

36. No Historic Structures Exist Within The Limits Of This Plat Submission.

37. Noise Analysis Study Dated January, 2017 Was Prepared By MARS Group. The Unmitigated 65dBA Noise Line Contour Line Drawn On This Plan Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Cannot Be Considered To Exactly Located The 65dBA Noise Exposure. The Unmitigated 65dBA Noise Contour Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.

**Legend**

24' Private Use-In-Common Driveway Access Easement For Ingress & Egress For The Use And Benefit Of Lots 1 And 2

Unmitigated 65 dBA Noise Contour Line

**Area Tabulation 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	1.283 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	1.283 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.094 Ac.±
TOTAL AREA TO BE RECORDED	1.377 Ac.±

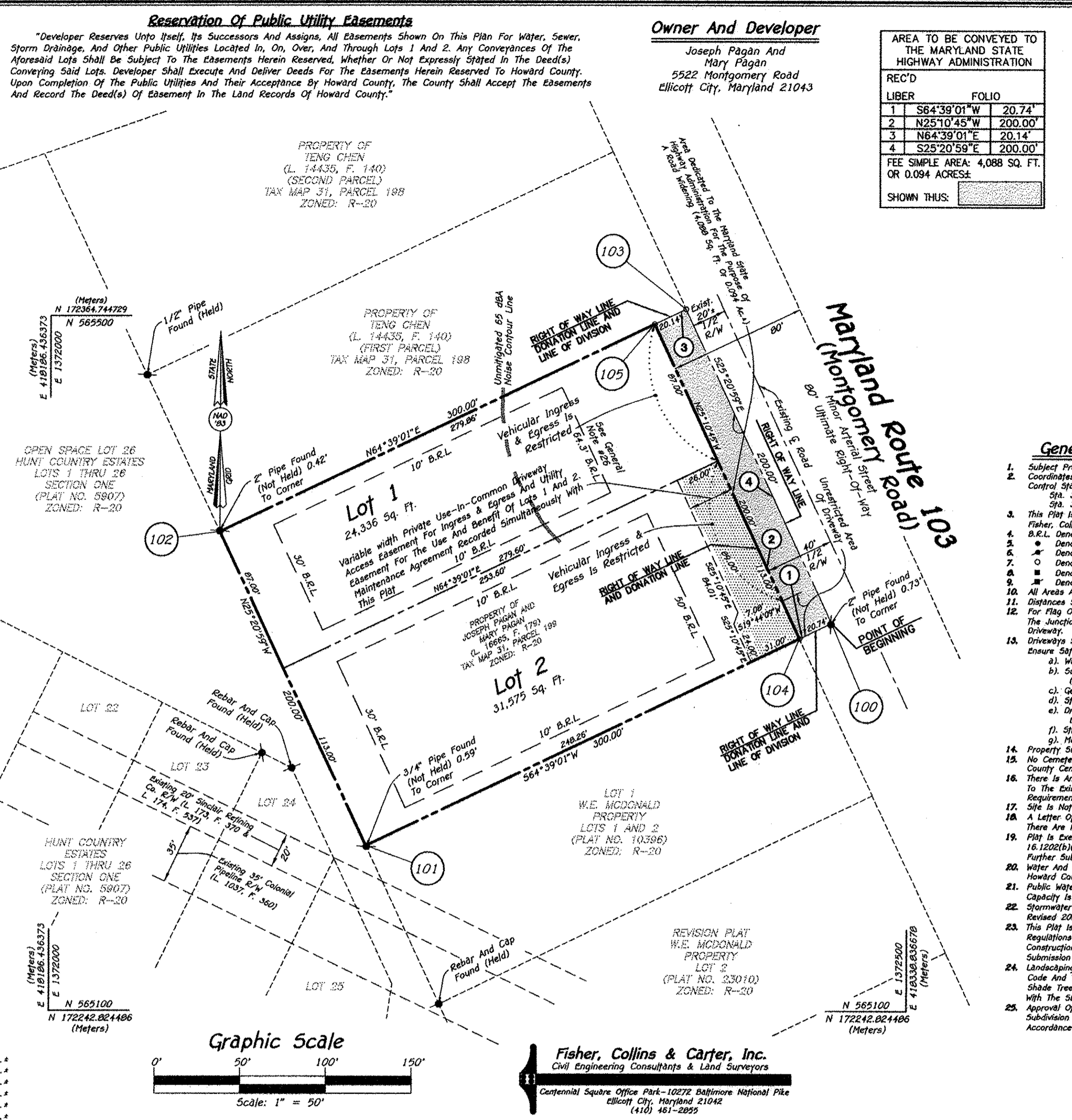
APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department

*Maureen Roseman* 11/3/2015  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Cochran* 1-19-18  
 Chief, Development Engineering Division

*Jill Man...* 1/22/18  
 Director



**Owner's Certificate**

Joseph Pagan And Mary Pagan, 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 21<sup>st</sup> Day Of October, 2017.

*Joseph Pagan*  
 Joseph Pagan

*Mary Pagan*  
 Mary Pagan

**Surveyor's Certificate**

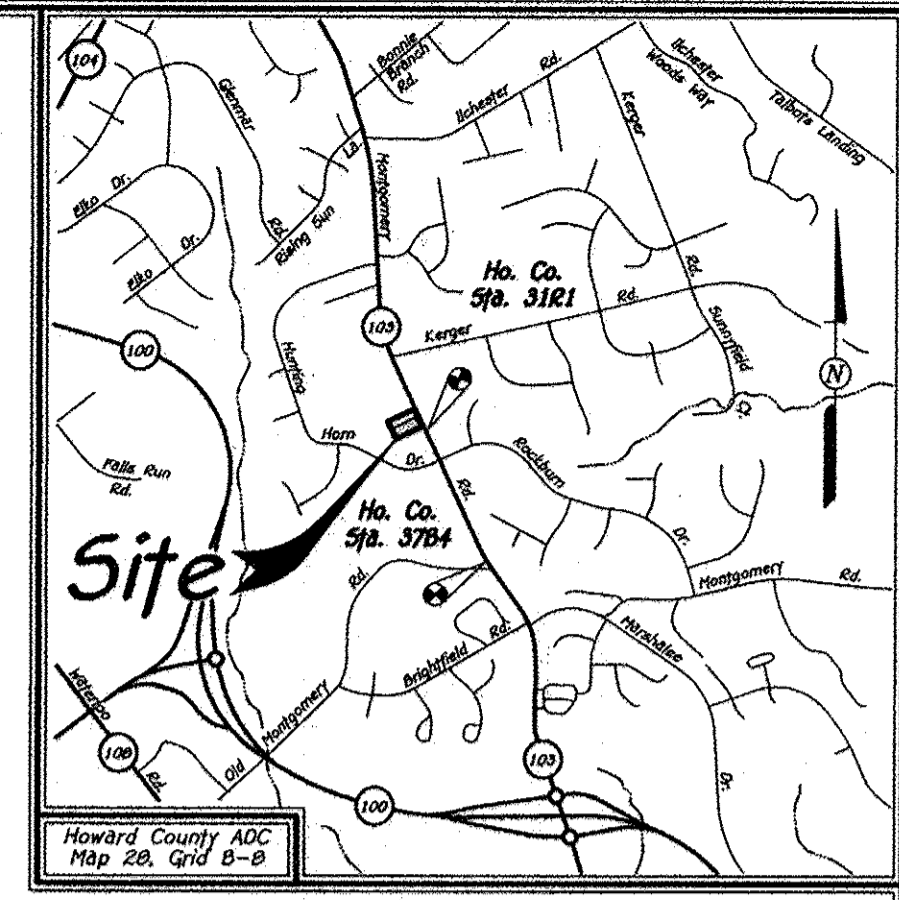
I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All The Lands Conveyed By Linda C. Gondeck And Laverne E. Brown To Joseph Pagan And Mary Pagan By Deed Dated December 30, 2015 And Recorded Among The Land Records Of Howard County, Maryland In Liber 16665 At Folio 179; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Todd M. Hill*  
 Todd M. Hill, Professional Land Surveyor  
 MD Reg. No. 21351 (Expiration Date: July 15, 2019)

*Witness*  
 Witness

*Witness*  
 Witness

10/21/2017  
 Date



**Pagan Property**  
 Lots 1 And 2

RECORDED AS PLAT No. 24546 ON 11/26/19  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Zoned: R-20  
 Tax Map: 31, Grid: 20, Parcel: 199  
 First Election District - Howard County, Maryland  
 Date: October 19, 2017 Scale: As Shown Sheet 1 Of 1