

COORDINATE TABLE

POINT	NORTH	EAST
23	531673.2114	1354734.3877
24	531679.2853	1354753.4431
25	531669.7576	1354756.4801
600	531993.0800	1354705.4800
700	531902.8700	1354888.2700
701	531804.7300	1354850.6600
702	531776.3500	1354761.6200
703	531668.6900	1354769.5900
2181	531654.1560	1354740.4617
3298	531651.0700	1354730.7800

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°40'47" W	10.00'
L2	S 72°19'13" W	20.00'
L3	S 17°40'47" E	20.00'
L4	S 72°19'13" W	10.16'

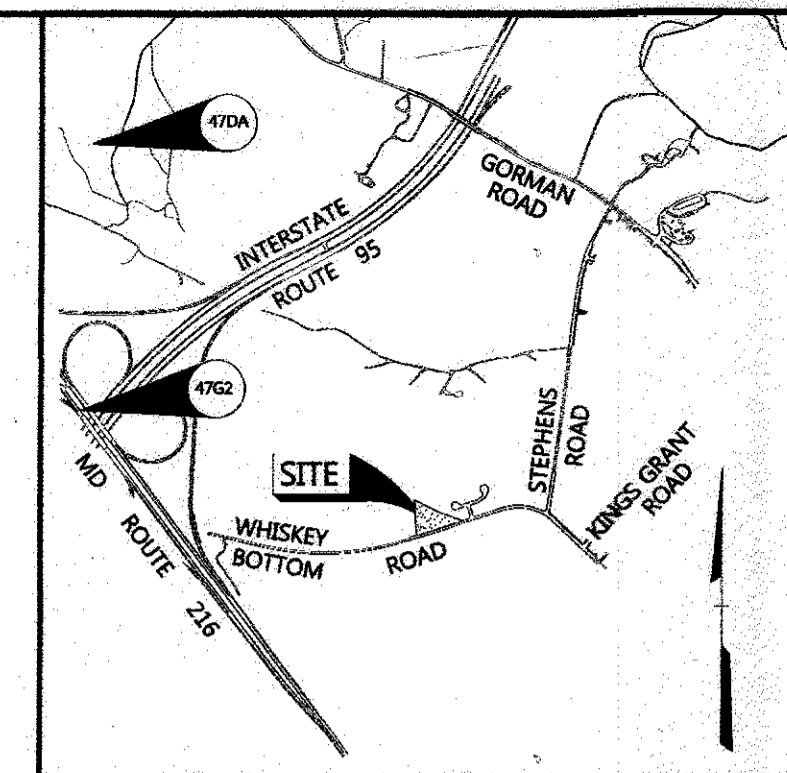
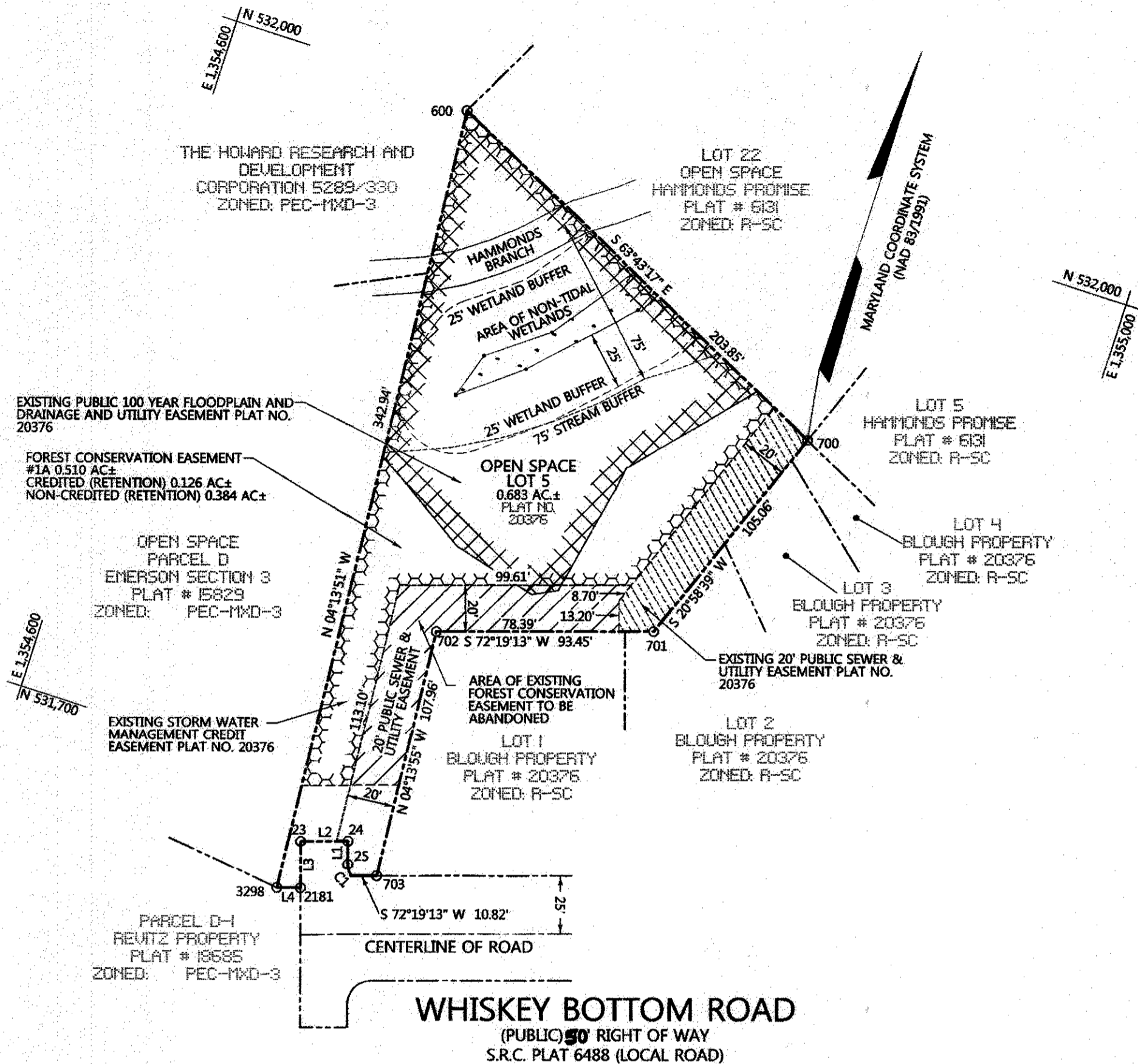
LEGEND

- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING UTILITY EASEMENT
- EXISTING NON-TIDAL WETLANDS
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- AREA OF EXISTING FOREST CONSERVATION EASEMENT TO BE ABANDONED

The requirements Section 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 setting of markers have been complied with.

Michael D. Martin 5/1/17
 Michael D. Martin, Professional Land Surveyor
 Maryland Registration No. 21234
 Exp. Date: January 19, 2019

James Irvin 4/23/17
 James Irvin, Director
 Department of Public Works



GENERAL NOTES:

- Coordinates are based on Maryland Coordinate System - NAD83 (1991) as projected by Howard County Geodetic Control Stations No. 47DA and 47G2.
 STATION NORTH EAST
 47DA 535405.459 1349362.707
 47G2 532938.964 1351224.095
- This Plat is based upon a field run monumented boundary survey performed on or about NOVEMBER, 2001 by Daft-McCune-Walker, Inc.
- All areas shown on this plat are more or less.
- The subject property is zoned R-SC per 2-2-04 Comprehensive Zoning Plan, and the "Comp Lite" Zoning Amendments effective 7-28-06.
- Developer reserves unto itself, its successors and assigns, all easements shown on this plan for storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Easements"), located in, on, over and through lots/parcels, any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. 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, 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 the developer and the County, and the release of the 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.
- This project 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. The perimeter landscaping requirements for this project were previously addressed under F-07-154.
- The 100 Year Flood Plain for Hammond Branch was obtained from the Howard County Flood Plain Study Nov. 1980 Ref.# d-6-10-26 and Aug. 1986 Ref.# d-1065. The 100 Year Flood Plain for the remaining streams are approximate.
- Stormwater Management for this project was previously addressed under F-07-154.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, streams, or their required buffers, floodplain and forest conservation easement area.
- Open space Lot 5 is owned by Howard County, Maryland and maintained by The Department of Recreation and Parks.
- The non-tidal wetlands shown hereon were field located in September of 1998.
- There are no known cemeteries or historic structures on this site.
- This plat is subject to the following prior Department of Planning and zoning file #: F-07-154, SDP 10-053, and SDP 16-036.
- Forest Conservation requirements have been satisfied by providing on-site conservation easements and a payment of a fee-in-lieu in the amount of \$ 4,901.25.
- The Forest Conservation easements have been established to fulfill the requirements of Section 16.1200 of the Howard County Forest Conservation Act. No Clearing, grading or construction is permitted within the forest conservation easement, except as shown on an approved road construction drawing or site development plan. However, Forest Management practices as described in the Deed of Forest Conservation Easement are allowed.



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT
C1	90°00'00"	10.00'	15.71'	N 62°40'47" W	14.14'	10.00'

OWNER
 HOWARD COUNTY, MARYLAND
 3430 COURT HOUSE DRIVE
 ELLICOTT CITY MARYLAND, 21043
 (410) 313-4401

OWNER'S DEDICATION

We, Howard County, Maryland, Owners of the property shown 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 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 easements shown hereon; (2) The right to require dedication for public use the beds of the streets and/or roads, and floodplains and open spaces, where applicable, and for other 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 floodplains, storm drainage facilities, and open spaces, 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 our hands this 22nd day of April 2017

James Irvin 4/23/17
 James Irvin, Director
 Department of Public Works

SURVEYOR'S CERTIFICATE

I hereby certify, to the best of my knowledge, information and belief, that the final plat shown hereon is correct; that it is a Plat of Revision of the land conveyed by The Howard Research and Development Corporation, a Maryland corporation, by deed dated September 15, 2008 and recorded in the land records of Howard County, Maryland, in liber 11527 at folio 471 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 now amended.

I hereby certify that these documents were prepared or approved by me, and I am a duly licensed surveyor under the laws of the State of Maryland, License No. 21234, Expiration Date: January 19, 2019.

Michael D. Martin 5/1/17
 Michael D. Martin, Professional Land Surveyor

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO ESTABLISH A PUBLIC DRAINAGE AND UTILITY EASEMENT WITHIN OPEN SPACE LOT 5 AND TO REMOVE 0.09 ACRES OF THE EXISTING FOREST CONSERVATION EASEMENT AS SHOWN ON PLAT NO. 20376

RECORDED AS PLAT No. 24246 ON 6/16/17 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION BLOUGH PROPERTY

OPEN SPACE LOT 5
 A REVISION OF BLOUGH PROPERTY LOTS 1-4 AND OPEN SPACE LOT 5
 PLAT NO. 20376
 TAX MAP NO. 47 GRID 15, PARCEL 477
 ZONED OS
 6TH ELECTION DISTRICT
 HOWARD COUNTY MARYLAND
 FEBRUARY 3, 2017
 GRAPHIC SCALE



SCALE 1"=50'
 SHEET 1 OF 1



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
 P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

William M. Maus 5/16/2017
 William M. Maus, Director
 Howard County Health Officer

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Michael D. Martin 5-23-17
 Michael D. Martin, Professional Land Surveyor

Kent Seider 6-01-17
 Kent Seider, Director
 Department of Planning and Zoning