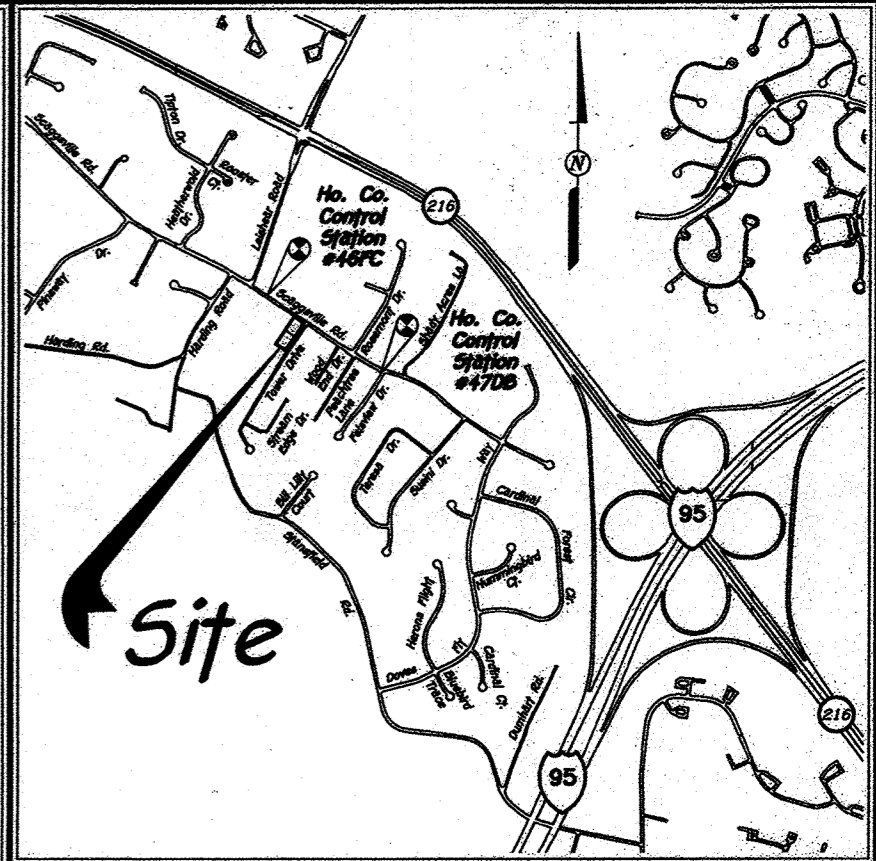


U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	534935.5370	1347240.8037	163048.677769	410639.812622
101	534668.4313	1347341.9940	163028.223903	410670.661370
102	534969.4500	1347143.7229	162937.094228	410610.227964
103	534636.5957	1347042.5318	162977.548094	410579.384896
104	534913.4436	1347226.1923	163041.943698	410635.329207
105	534860.1549	1347308.5082	163025.701220	410625.849113
106	534825.5030	1347313.9266	163015.139333	410661.994228

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 1 And 2. 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."

The Requirements 3-108, The Real Property Article, Annotated Code Of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Holding Of This Plat And The Setting Of Markers Have Been Complied With.
 Frank John Manalansan, II 1/3/22
 (Professional Land Surveyor)
 Jonathan D. Gopez 4/11/22
 Josielyn M. Patague Gopez 4/11/22



General Notes Continued:

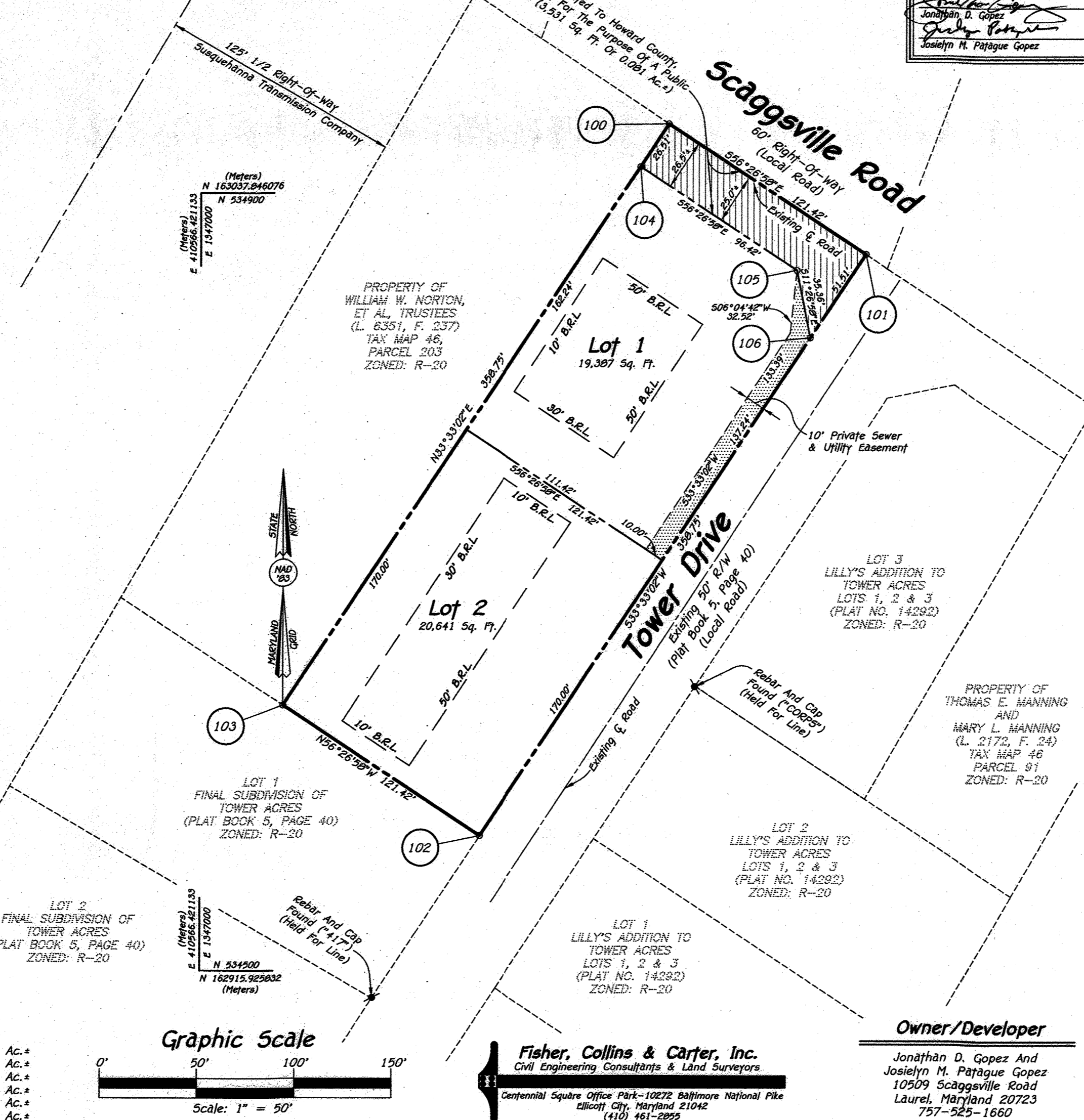
- Plat Is Exempt From Providing Forest Conservation Obligation In Accordance With Section 16.1202(b)(1)(viii) Because This Is A Minor Subdivision That Creates One (1) New Lot And Has No Further Subdivision Potential.
- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Perimeter Landscaping Will Be Posted With The Grading Permit At 50P Stage. In The Amount Of \$2,700.00 Based On (3) Shade Trees @ \$300.00 Each And (12) Evergreens @ \$150.00 Each.
- The Lots Created By This Subdivision Plat Area Subject To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developer's Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.
- 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 Requirements. 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.
- By Letter Dated August 15, 2021 The Department Of Public Works Approved Two (2) Design Manual Waivers: One (1) Allowing Gravity Sewer Service To The First Floor Only Of The Proposed Dwelling On Lot 2; And One (1) Allowing The Installation Of The 4" SHC For Lot 2 To Be Within A 10' Wide Private Easement Across Lot 1.
- There Is No Forest Stand Delineation For This Site.
- There Are No Wetlands On This Site.
- Stormwater Management Practices Are Required In Accordance With The Design Manuals. 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 Developers Agreement For The Construction Of The Stormwater Management Practices And A Maintenance Agreement.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code. Public Water And Public Sewer Allocation Will Be Granted At The Time Of The Issuance Of The Building Permit If Capacity Is Available At That Time.
- No Environmental Features Or Their Buffers Are Located On The Subject Property.
- Public Water And Sewage Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Open Space Requirements Will Be Met For This Project By Payment Of A Fee-In-Lieu Of \$1,500.00 For Lot 2.
- This Plat Is Subject To WP-18-019 Which On September 18, 2017 The Planning Director Approved A Request For An Alternative Compliance Of Section 16.127(c)(4)(i) Which Requires A Limit On Adjoining Driveways. Approval Is Subject To The Following Conditions:
 - Compliance With The SRC Agency Comments For Processing Of Final Plan, F-17-099.

Legend

- 10' Private Sewer & Utility Easement
- Land Dedicated To Howard County, Maryland For The Purpose Of A Public Road (3,531 Sq. Ft. Or 0.081 Ac.)

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	0.919 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	0.919 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.081 Ac.±
TOTAL AREA TO BE RECORDED	1.000 Ac.±



General Notes:

- Subject Property Is Zoned R-20 Per The 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 46FC And No. 47DB.

Sta. 46FC	N 535,145.8980	E 1,346,954.8620	Elevation 403.720
Sta. 47DB	N 534,316.8830	E 1,348,131.2620	Elevation 398.510
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 2016 By Fisher, Collins And Carter, Inc.
- B.R.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 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.
- Driveways Shall Be Provided Prior To Residential Occupancy To Insure 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 Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: ECP-17-099 And WP-18-019.
- 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 Within The Limits Of This Plat Submission.
- No Noise Study Is Required For This Project.
- A Traffic Study Is Not Required For This Project Since This Is A Minor Subdivision.
- This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003 And The 10/06/13 Comprehensive Zoning Regulations As Amended By Council Bill No. 75-2003. Development Or Construction On These Lots Or Parcels Must Comply With Setbacks And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
- This Property Is Located Within The Metropolitan District.
- There Is An Existing Dwelling On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements. By Letter Dated December 27, 2017 The Division Of Public Service And Zoning Administration Granted Temporary Approval For The Retention Of The Existing Detached Garage On Future Lot 2 After The Final Plat For F-17-099 Is Recorded. The Temporary Approval Is For 1 Year Starting The Date The Final Plat (F-17-099) Is Recorded.
- Site Is Not Adjacent To A Scenic Road.
- A Community Meeting Was Conducted On February 9, 2017 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.

M.L.H.U. Note: This Subdivision Will Create Two (2) New Lots. Lot 2 Will Be Subject To Payment Of The Fee-In-Lieu. Lot 1 Contains An Existing House To Remain And Is Not Subject To Payment Of The Fee-In-Lieu.

APPROVED: For Public Water And Public Sewerage Systems.
 Howard County Health Department.
 [Signature] 1/19/22
 Howard County Health Officer W.O. Date

APPROVED: Howard County Department Of Planning And Zoning.
 [Signature] 4/11/22
 Chief, Development Engineering Division Date
 [Signature] 4/11/22
 Director Date

Owner's Certificate
 Jonathan D. Gopez And Josielyn M. Patague Gopez, 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 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 3rd Day Of January, 2022.
 [Signatures]
 Jonathan D. Gopez
 Josielyn M. Patague Gopez

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 Of The Lands Conveyed By Michael G. Wedde To Jonathan D. Gopez And Josielyn M. Patague Gopez By Deed Dated June 20, 2014 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15659 At Folio 360; 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] 1/3/22
 Frank John Manalansan, II Date
 Professional Land Surveyor No. 21476
 Expiration Date: July 14, 2023

RECORDED AS PLAT No. 26055 ON 4/11/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
Gopez Property
Lots 1 And 2
 (Being A Subdivision Of Tax Map 46, Parcel 175, Liber 15659 At Folio 360)
 Zoned: R-20
 Tax Map: 46, Grid: 18; Parcel: 175
 Sixth Election District - Howard County, Maryland
 Date: September 10, 2021 Scale: As Shown Sheet 1 Of 1