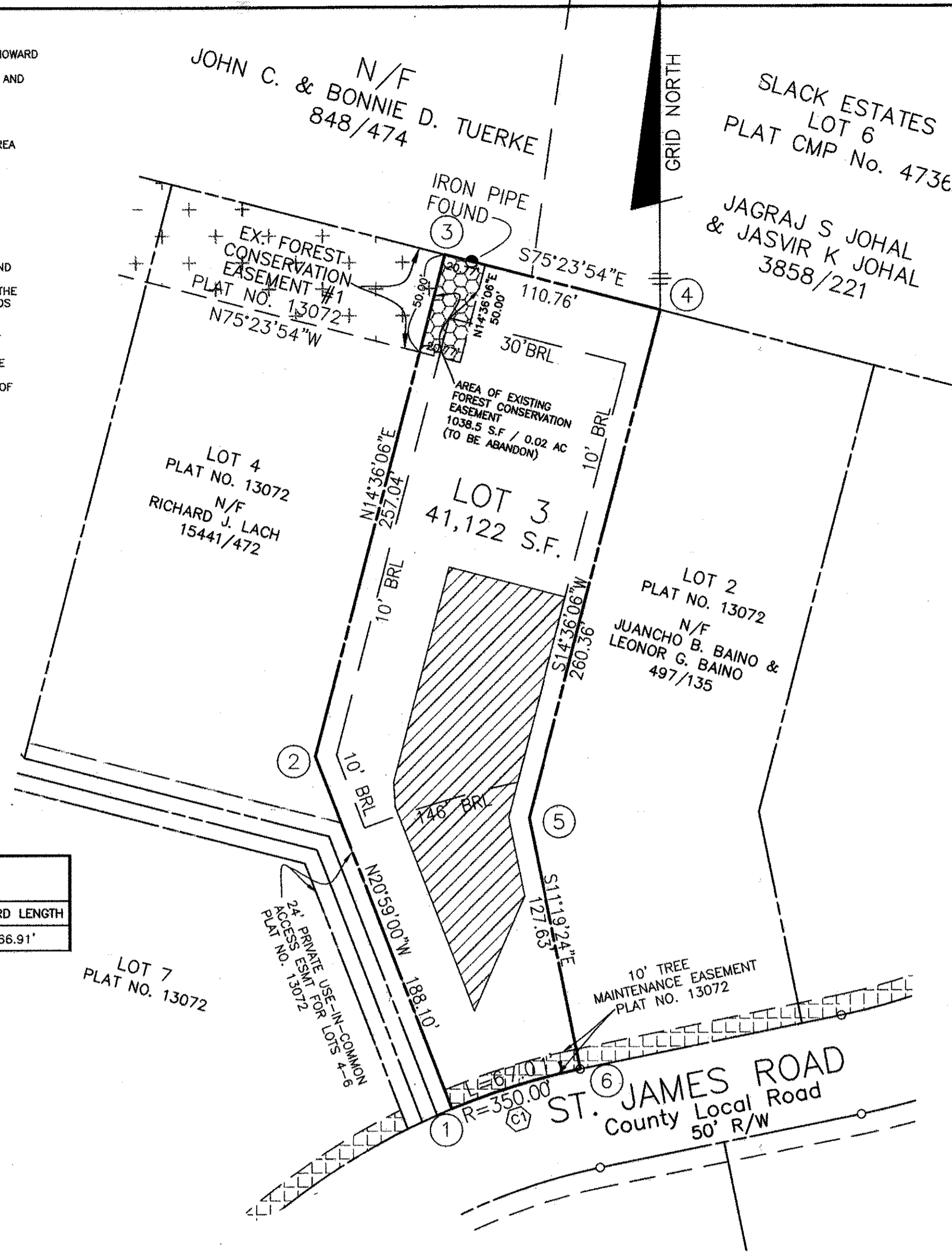


- NOTES:**
- 1.) • DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND
 - 2.) COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. #15CA AND NO. #15FA.
 - 3.) SUBJECT PROPERTY ZONED RR-DEO, PER THE COMPREHENSIVE ZONING PLAN, MAPS AND AMENDED REGULATIONS, EFFECTIVE OCTOBER 6, 2013.
 - 4.) THERE ARE NO HISTORIC FEATURES OR CEMETERIES ON THIS SITE.
 - 5.) ALL AREAS ON THIS PLAT ARE "MORE OR LESS"
 - 6.) THIS PLAT IS BASED ON A PREVIOUSLY RECORDED PLAT NO. 13072
 - 7.) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - 8.) UNLESS NOTED AS "PRIVATE", ALL EASEMENTS ARE PUBLIC.
 - 9.) BRL INDICATES BUILDING RESTRICTION LINE.
 - 10.) THIS PLAT IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
 - 11.) 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 AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOT/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 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 OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - 12.) THERE ARE NO EXISTING STREAM BUFFERS, EXISTING WETLANDS AND EXISTING WETLANDS BUFFERS, ON-SITE. THERE ARE NO STREAMS ON-SITE.
 - 13.) THERE IS AN EXISTING DWELLING LOCATED ON LOT 3 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIREMENTS.
 - 14.) PREVIOUS HOWARD COUNTY FILE NUMBERS:
S-96-01,WP-96-37,P-96-22,WP-97-27,F-97-126
 - 15.) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE, THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENT TO THE PRIVATE SEWAGE EASEMENT, RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
 - 16.) DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - 1.) WIDTH-- 12'(16' SERVING MORE ONE RESIDENCE).
 - 2.) SURFACE-- 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING(1-1/2" MIN.).
 - 3.) GEOMETRY-- MAX. 15% GRADE, MAX. 10% GRADE AND MIN. 45' TURNING RADIUS.
 - 4.) STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (425 LOADING).
 - 5.) DRAINAGE ELEMENTS-- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - 6.) MAINTENANCE-- SUFFICIENT TO INSURE ALL WEATHER USE.
 - 17.) THE FOREST AREA BEING ABANDONED IS BEING REPLACED WITHIN AN OFFSITE FOREST BANK ON THE AFS, FARM, SDP-16-029.

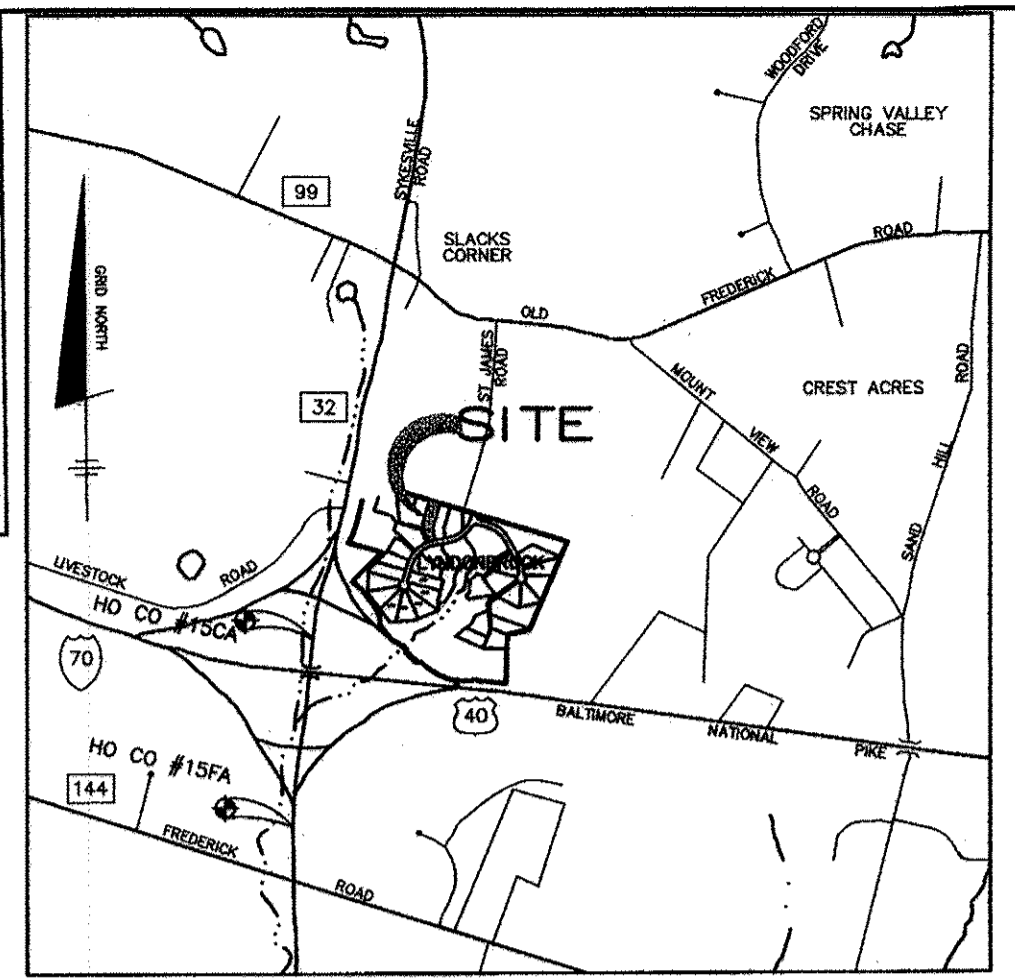


BENCH MARKS--(NAD'83)

HO.CO. #15CA	ELEV. 516.02
STAMPED CONC. MONUMENT LOCATED IN THE MEDIAN OF RTE 32, NORTH OF I-70 OVERPASS	
N 598,862.6254	E 1,325,913.7243
HO.CO. #15FA	ELEV. 486.87
STAMPED CONC. MONUMENT LOCATED IN THE MEDIAN OF RTE 32, NORTH OF MD RTE 144	
N 546,210.7590'	E 1,344,786.9530'
HO.CO.3536006(NAD27)	ELEV. 486.87
USED FOR VERTICAL DATUM CONC. MONUMENT LOCATED IN THE MEDIAN OF RTE 32, NORTH OF THE WEST EXIT FOR I-70	

COORDINATE CHART (NAD '83)

No.	NORTH	EAST
1	599380.3553	1327040.8835
2	599555.9802	1326973.5262
3	599804.7164	1327038.3244
4	599776.7941	1327145.5077
5	599524.8470	1327079.8730
6	599399.7028	1327104.9324



VICINITY MAP
SCALE: 1" = 2000'

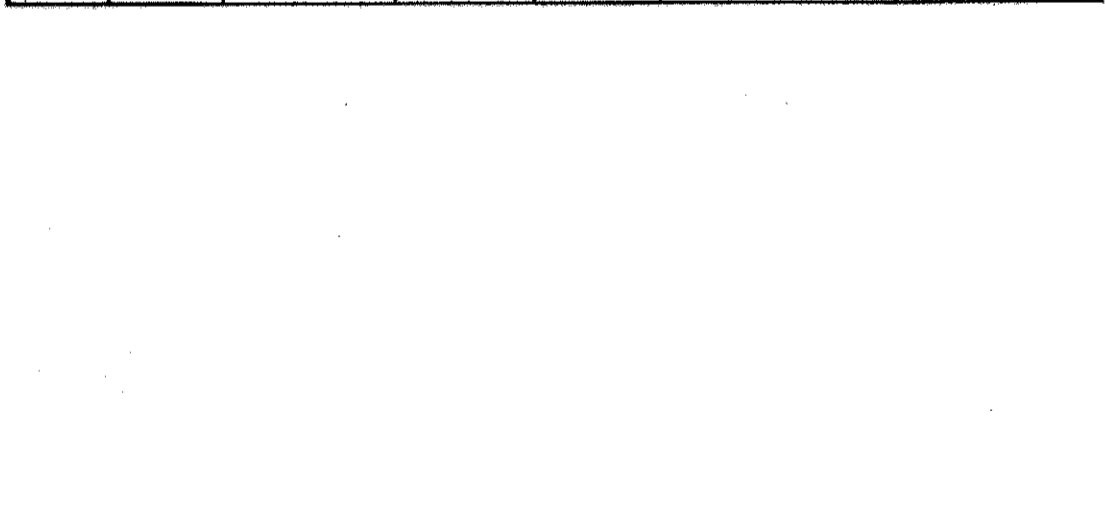
ADC MAP: 18
ADC GRID: D-1

LEGEND

- BOUNDARY COORDINATE
- EXISTING FOREST CONSERVATION EASEMENT
- EXISTING FOREST CONSERVATION EASEMENT TO BE ABANDONED
- EXISTING 10' TREE MAINTENANCE EASEMENT LIMIT OF SUBMISSION

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	350.00'	67.01'	10°58'11"	37.65'	S73°11'31"W	66.91'

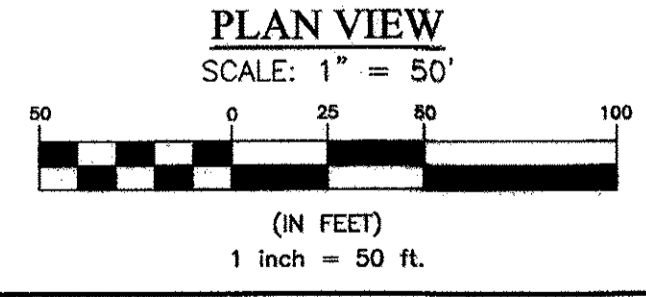


AREA TABULATION CHART - THIS SUBMISSION

DESCRIPTION	AREA (AC)
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	1
NON-BUILDABLE BULK PARCEL	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	0.94± AC.
BUILDABLE	0.94± AC.
NON-BUILDABLE BULK PARCEL	0.0 AC.
OPEN SPACE	0.0 AC.
PRESERVATION PARCELS	0
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	0.94± AC.

BENCHMARK ENGINEERING, INC.
ENGINEERS LAND SURVEYORS PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21104
(P) 410-465-6105 (F) 410-465-6844
WWW.BEJ-CIVILENGINEERING.COM

OWNER
JEREMY J. SCHWENDEMAN
JESSICA L. SCHWENDEMAN
2062 SAINT JAMES ROAD
MARRIOTTVILLE MD. 21104
410-442-4403



THE REQUIREMENTS 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.

Donald Mason 8/31/17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR
MARYLAND NO. 21320

Jeremy J. Schwendeman 9/7/17
JEREMY J. SCHWENDEMAN
DATE

Jessica L. Schwendeman 9/8/17
JESSICA L. SCHWENDEMAN
DATE

THE PURPOSE OF THIS PLAT IS TO ABANDON 0.02AC OF FOREST CONSERVATION EASEMENT CURRENTLY LOCATED ON LOT 3

RECORDED AS PLAT NO. 24378 ON 10/13/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Michael J. Davis 9/25/17
HOWARD COUNTY HEALTH OFFICER H.O. DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY JEREMY J. SCHWENDEMAN AND JESSICA L. SCHWENDEMAN FROM LAWRENCE J. FARRELL AND KIM MICHELLE FARRELL BY DEED DATED DECEMBER 6, 2006 AND RECORDED IN LIBER 10421 AT FOLIO 184 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Christy Schenk 10-2-17
CHIEF, DEVELOPMENT ENGINEERING DIVISION SR DATE

Neil Schenk 10/10/17
DIRECTOR DATE

Donald Mason 8/31/17
DONALD A. MASON
REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S CERTIFICATE
JEREMY J. SCHWENDEMAN AND JESSICA L. SCHWENDEMAN, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF 2017.

Jeremy J. Schwendeman 9/7/17
JEREMY J. SCHWENDEMAN DATE

Jessica L. Schwendeman 9/8/17
JESSICA L. SCHWENDEMAN DATE

Donald Mason 9/8/17
DONALD A. MASON DATE

WITNESS

REVISION PLAT
LYNDONBROOK
LOT 3

PREVIOUSLY RECORDED AS PLAT NO. 13072

3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
S-96-01, WP-96-37, P-96-22, WP-97-27, F-97-126

TAX MAP: 15
BLOCK: 5
PARCEL: 40
ZONED: RR-DEO

SCALE: AS SHOWN
DATE: MAY, 2017
SHEET: 1 OF 1