

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1980 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

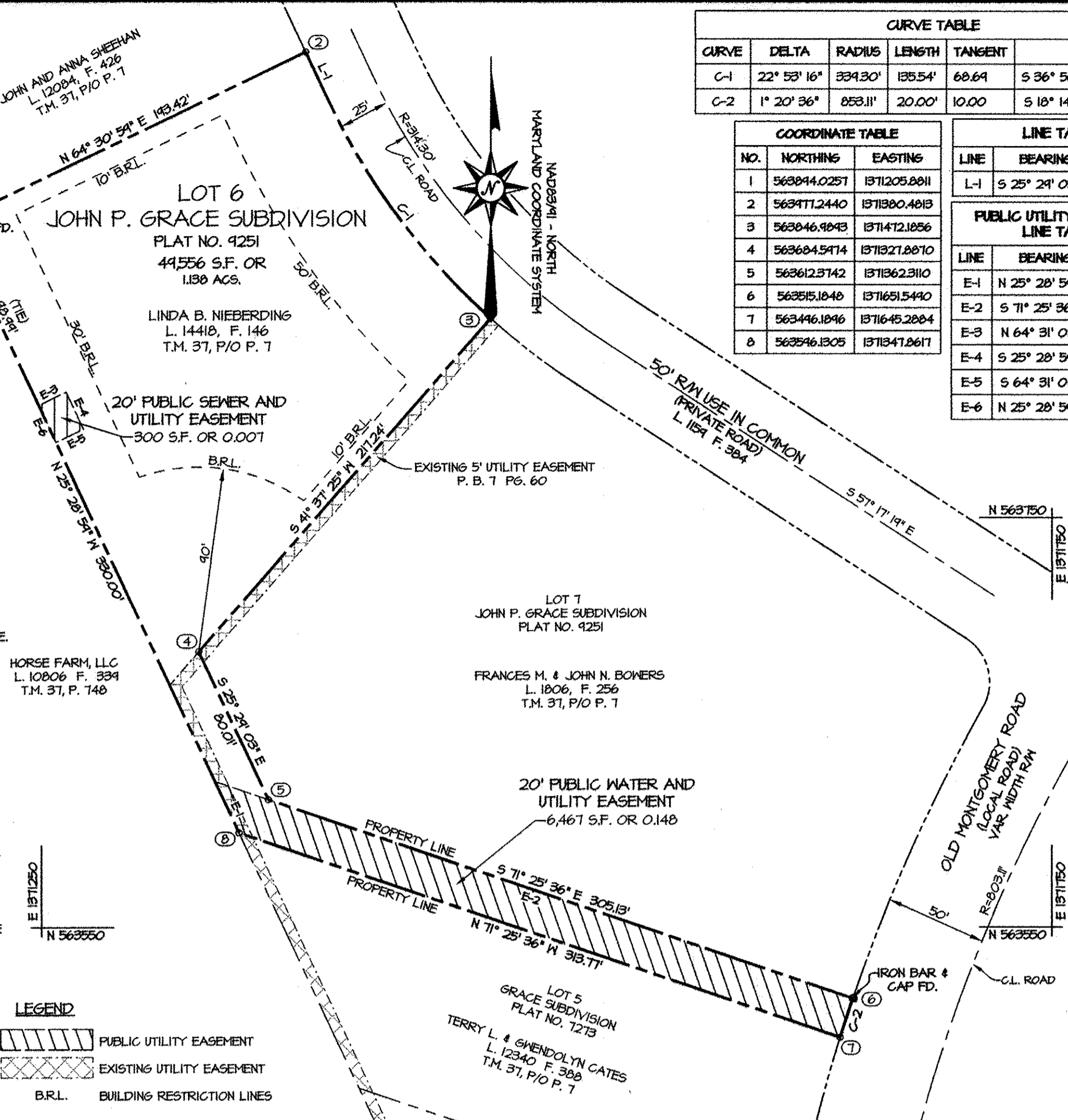
MORRIS & RITCHIE ASSOCIATES, INC.

Kenneth L. Evans, Jr. 11/30/2017
BY: KENNETH L. EVANS, JR., PRF. L.S. DATE
MD. REG. NO. 21085 (EXP. DATE 2-13-14)

Linda B. Nieberding 11/30/17
LINDA B. NIEBERDING DATE

GENERAL NOTES

1. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY MORRIS AND RITCHIE ASSOCIATES IN MAY, 2017. ALL AREAS ARE MORE OR LESS (+/-).
2. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY CONTROL NOS. 37B4 AND 37R2.
37B4 - N 563428.551, E 1379104.173
37R2 - N 562611.417, E 1371554.550
3. THE SUBJECT PROPERTY IS ZONED R-20 PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
4. THERE IS AN EXISTING STRUCTURE ON LOT 6 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
5. THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(B)(XVII) OF THE HOWARD COUNTY CODE.
6. WATER SERVICE IS PROVIDED UNDER CONTRACT #148-W & #320-W, SEWER SERVICE IS PROVIDED UNDER CONTRACT #547-S & #14-44300-D.
7. 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, ANY CONVEYANCES OF THE AFORESAID LOT 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 OBLIGATIONS 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 EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
8. 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.

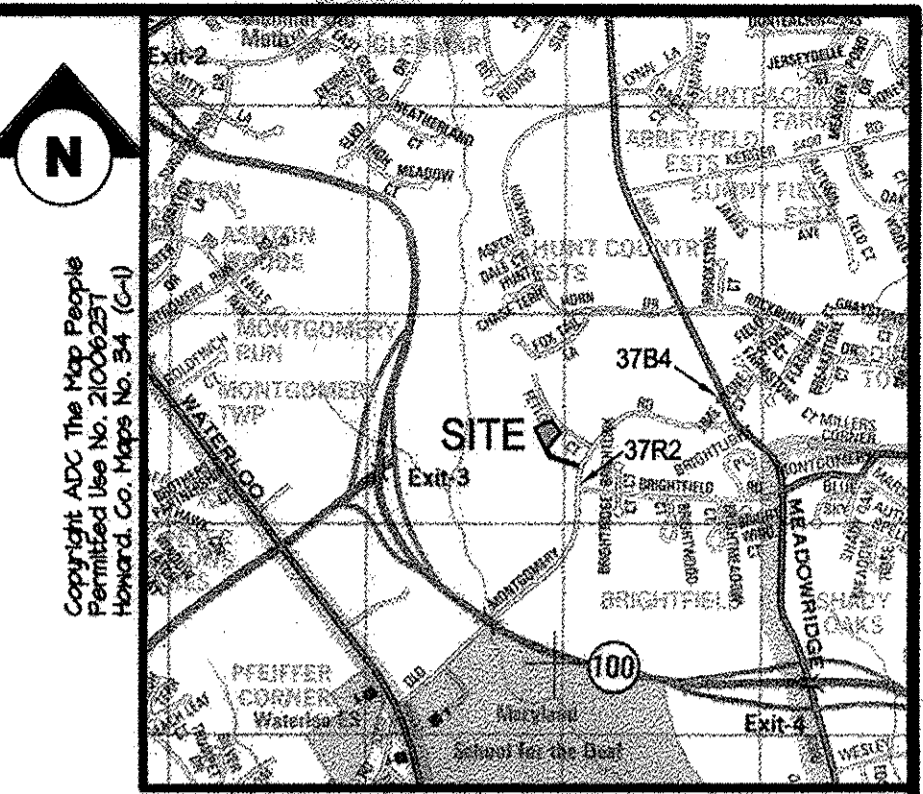


CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C-1	22° 53' 16"	339.30'	135.54'	60.64	S 36° 56' 20" E 134.64'
C-2	1° 20' 36"	853.11'	20.00'	10.00	S 18° 14' 30" W 20.00'

COORDINATE TABLE		
NO.	NORTHING	EASTING
1	563844.0251	1371205.8811
2	563477.2440	1371380.4813
3	563046.9043	1371472.1856
4	563684.5474	1371327.8870
5	563612.3742	1371362.3110
6	563515.1848	1371651.5440
7	563446.1846	1371645.2804
8	563546.1305	1371347.8617

LINE TABLE		
LINE	BEARING	DISTANCE
L-1	S 25° 21' 03" E	25.00'

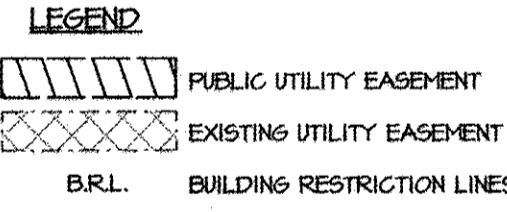
PUBLIC UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N 25° 28' 54" W	21.83'
E-2	S 71° 25' 36" E	333.00'
E-3	N 64° 31' 01" E	15.00'
E-4	S 25° 28' 54" E	20.00'
E-5	S 64° 31' 01" W	15.00'
E-6	N 25° 28' 54" W	20.00'



VICINITY MAP
SCALE: 1" = 2000'

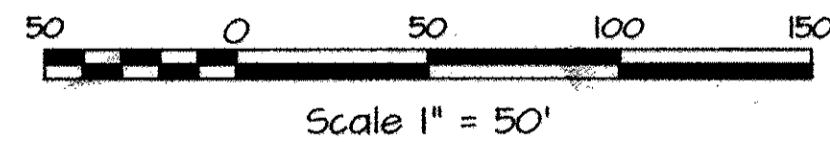
GENERAL NOTES, cont'd

1. PREVIOUS DPZ FILE REFERENCES: C-1564, WP-04-175, F-40-107.
10. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.



AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS AND LOTS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,138 ACS.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 ACS.
TOTAL AREA OF PARCELS AND LOTS TO BE RECORDED	1,138 ACS.
TOTAL AREA OF ROADWAY TO BE RECORDED	0 ACS.
TOTAL AREA TO BE RECORDED	1,138 ACS.



THE PURPOSE OF THIS PLAT IS TO CREATE PUBLIC WATER AND SEWER UTILITY EASEMENTS ON LOT 6
RECORDED AS PLAT NO. 24547
ON 1/26/18 IN THE
LAND RECORDS OF HOWARD COUNTY, MD.

OWNER
LINDA B. NIEBERDING
8058 NW OLD MONTGOMERY ROAD
ELLCOTT CITY, MARYLAND 21043
Phone:

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION *JP* 11/16/17 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DIRECTOR *Jeff Vaino* for *KE/VA* 1/24/18 DATE

OWNER'S DEDICATION
LINDA D. NIEBERDING, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND
- (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 RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 30th DAY OF *NOVEMBER*, 2017

Linda B. Nieberding 11/30/17
LINDA B. NIEBERDING DATE

Paul W. Dai 11/30/17
WITNESS DATE

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE REVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LANDS CONVEYED BY LINDA B. NIEBERDING AND MICHAEL J. NIEBERDING TO LINDA B. NIEBERDING BY DEED DATED OCTOBER 25, 2012 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 14418, FOLIO 146, 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 AMENDED. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21085, EXPIRATION DATE: 02-13-2014.

Kenneth L. Evans, Jr. 11/30/2017
KENNETH L. EVANS, JR. DATE

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
14280 Park Center Drive, Suite A
Laurel, Maryland 20707
Phone: 410-792-9792
Fax: 410-792-7395

REVISION PLAT
JOHN P. GRACE SUBDIVISION
LOT 6
PREVIOUSLY RECORDED AS PART OF PLAT NO. 9251
ZONED R-20
TAX MAP 37, BLK 2, P/O PARCEL 7
1st ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 21403
DPZ REF: F-18-049

SHEET 1 OF 1

SCALE: AS SHOWN DATE: 11/30/2017 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 15368x02