

GENERAL NOTES

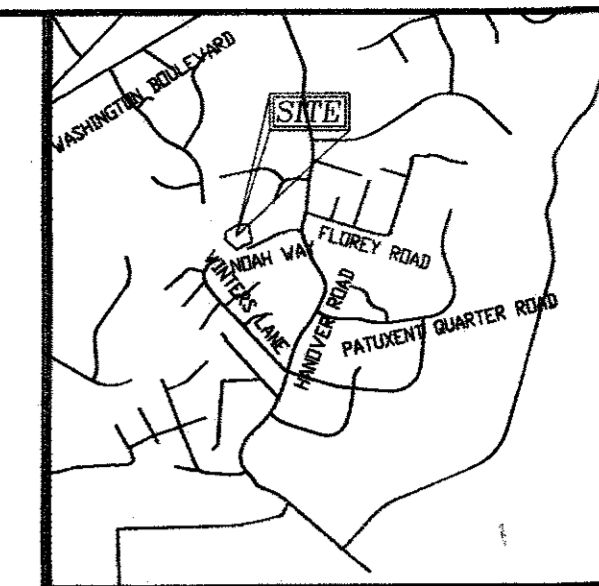
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING IN NOVEMBER 2011.
- THE SUBJECT PROPERTY IS ZONED "R-12" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN. SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: SDP-10-080, SDP-11-001.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 38R2 AND 38R3.
- ALL AREAS ARE MORE OR LESS.
- THE PROPERTY IS LOCATED IN THE METROPOLITAN DISTRICT.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERY OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.

LEGEND

- COORDINATE POINT
- EXISTING EASEMENT COURSE NUMBER
- PROPOSED EASEMENT COURSE NUMBER
- EXISTING VARIABLE WIDTH PUBLIC STORMWATER MANAGEMENT & UTILITY EASEMENT
- EXISTING VARIABLE WIDTH PUBLIC SEWER, WATER & UTILITY EASEMENT
- PROPOSED 30' WIDE PUBLIC SEWER & UTILITY EASEMENT

COORDINATE TABLE

| NO. | NORTH | EAST |
|-----|-------------|--------------|
| 1 | 558301.7154 | 1390239.1071 |
| 2 | 558310.5153 | 1390269.7267 |
| 3 | 558259.2903 | 1390306.7540 |
| 4 | 558240.1154 | 1390283.5909 |



VICINITY MAP
SCALE: 1"=2000'
ADC MAP : PAGE 17 GRID H 8

PROPOSED 30' PUBLIC SEWER & UTILITY EASEMENT LINE TABLE

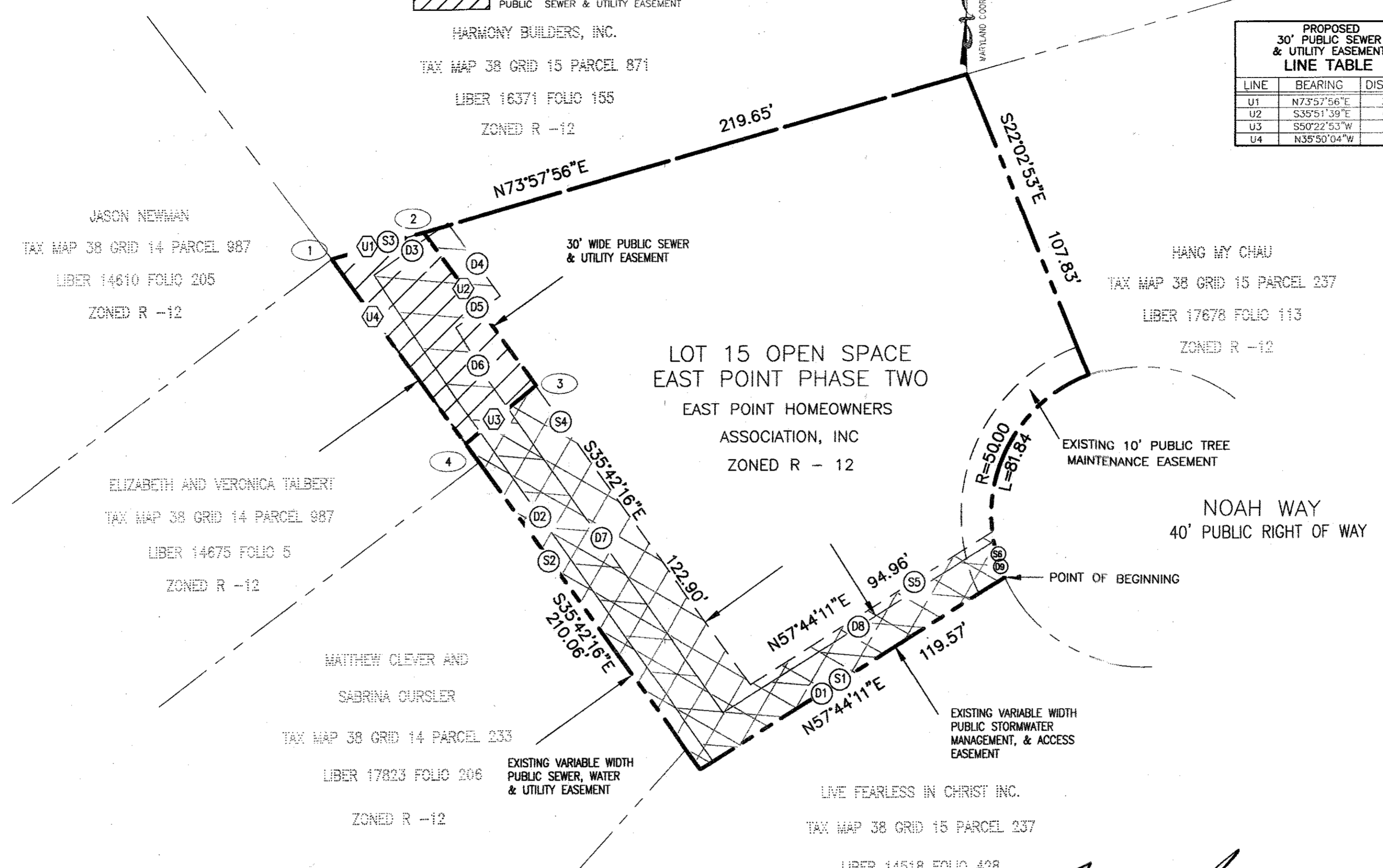
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| U1 | N73°57'56"E | 31.86' |
| U2 | S35°42'16"E | 63.21' |
| U3 | S50°22'53"W | 30.07' |
| U4 | N35°50'04"W | 75.98' |

EXISTING STORM WATER MANAGEMENT, ACCESS & UTILITY EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------------------|----------|
| D1 | S57°41'02"W | 114.51' |
| D2 | N35°15'39"W | 197.89' |
| D3 | N54°44'21"E | 29.84' |
| D4 | S35°15'39"E | 30.00' |
| D5 | S54°44'21"W | 17.79' |
| D6 | S30°13'49"E | 20.30' |
| D7 | S35°15'39"E | 136.24' |
| D8 | N57°41'02"E | 106.05' |
| D9 | CURVE LEFT R=50' L=12.39' | |
| | CH=518'32"18" | 12.36' |

EXISTING PUBLIC SEWER, WATER, & UTILITY EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|------|---------------------------|----------|
| S1 | S57°44'11"W | 119.57' |
| S2 | N35°42'16"W | 210.06' |
| S3 | N73°57'56"E | 318.60' |
| S4 | S35°42'16"E | 186.11' |
| S5 | N57°44'11"E | 94.96' |
| S6 | CURVE LEFT R=50' L=15.62' | |
| | CH=515'18'39"E | 15.57' |



AREA TABULATION

| | |
|--|-------------|
| NUMBER OF NEW EASEMENTS TO BE RECORDED | 1 |
| AREA OF PARCELS TO BE RECORDED | 0.747 ACRES |
| AREA OF PROPOSED EASEMENT TO BE RECORDED | 0.048 ACRES |
| AREA TO BE RECORDED | 0.747 ACRES |

OWNER
EAST POINT HOMEOWNERS' ASSOCIATION
3675 PARK AVENUE
ELLCOTT CITY, MARYLAND 21043
(410) 480-0023

DEVELOPER
TRINITY QUALITY HOMES
3675 PARK AVENUE
ELLCOTT CITY, MD 21043
(410) 480-0023

Michael P. Vogel 1/18/18
ROBERT H. VOGEL
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

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 BEEN COMPLIED WITH.

Edward Glawe 1/11/2018
EDWARD GLAWÉ
LAND SURVEYOR, MD REG. NO. 21391

PURPOSE
THE PURPOSE OF THIS PLAT IS TO ADD A 30' WIDE PUBLIC SEWER & UTILITY EASEMENT

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Maureen Roseman 2/20/2018
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmonson 2-27-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

J. Maerkes for KS 3-5-18
DIRECTOR DATE

OWNER'S CERTIFICATE

EAST POINT HOMEOWNERS' ASSOCIATION, INC., OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS PLAT OF REVISION, 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR 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 FLOOD PLAINS, 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; 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 18 DAY OF JANUARY 2018.

Michael P. Vogel 1/18/18
EAST POINT HOMEOWNERS' ASSOCIATION, INC. DATE
AUTHORIZED SIGNATORY

Megan Ruggier
Witness

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE LAND CONVEYED FROM MICHAEL PFAU TO EAST POINT HOMEOWNERS' ASSOCIATION, INC. BY DEED DATED 10 OCTOBER 2010 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 12802 FOLIO 304.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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 AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21391, EXPIRATION 04 JUNE 2019.

Edward Glawe 1/11/2018
EDWARD GLAWÉ DATE



RECORDED AS PLAT No. 24586 ON 3/9/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
EAST POINT, PHASE 2, LOT 15
LIBER 12802 FOLIO 304
ZONED R-12
DPZ FILE NUMBERS: S-05-01, SP-05-013, WP-05-27, F-03-179, F-09-87

TAX MAP 38, GRID 15, PARCEL 237
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 30' GRAPHIC SCALE JANUARY 11, 2018

30' 0 30' 60' 90'

SHEET 1 OF 1