

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH	EAST	POINT	NORTH	EAST
74	552075.0996	1330709.2700	74	160516.667410	405600.999412
96	552736.5709	1330619.2570	96	160474.443783	405573.560724
7501	552698.7593	1332072.4790	7501	160462.918784	406016.503679
7502	552435.0618	1331912.1253	7502	160302.543617	405967.627765
7503	552353.4318	1331862.6311	7503	160357.662755	405952.541911

The Requirements 3-100, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, L.S. 10692
 (Registered Land Surveyor)
 Date: 5/17/18

Yamileth A. Hernandez
 Date: 5/17/18

Cyrine M. Jones
 Date: 5/17/18

Cyrine M. Jones
 Date: 5/3/18

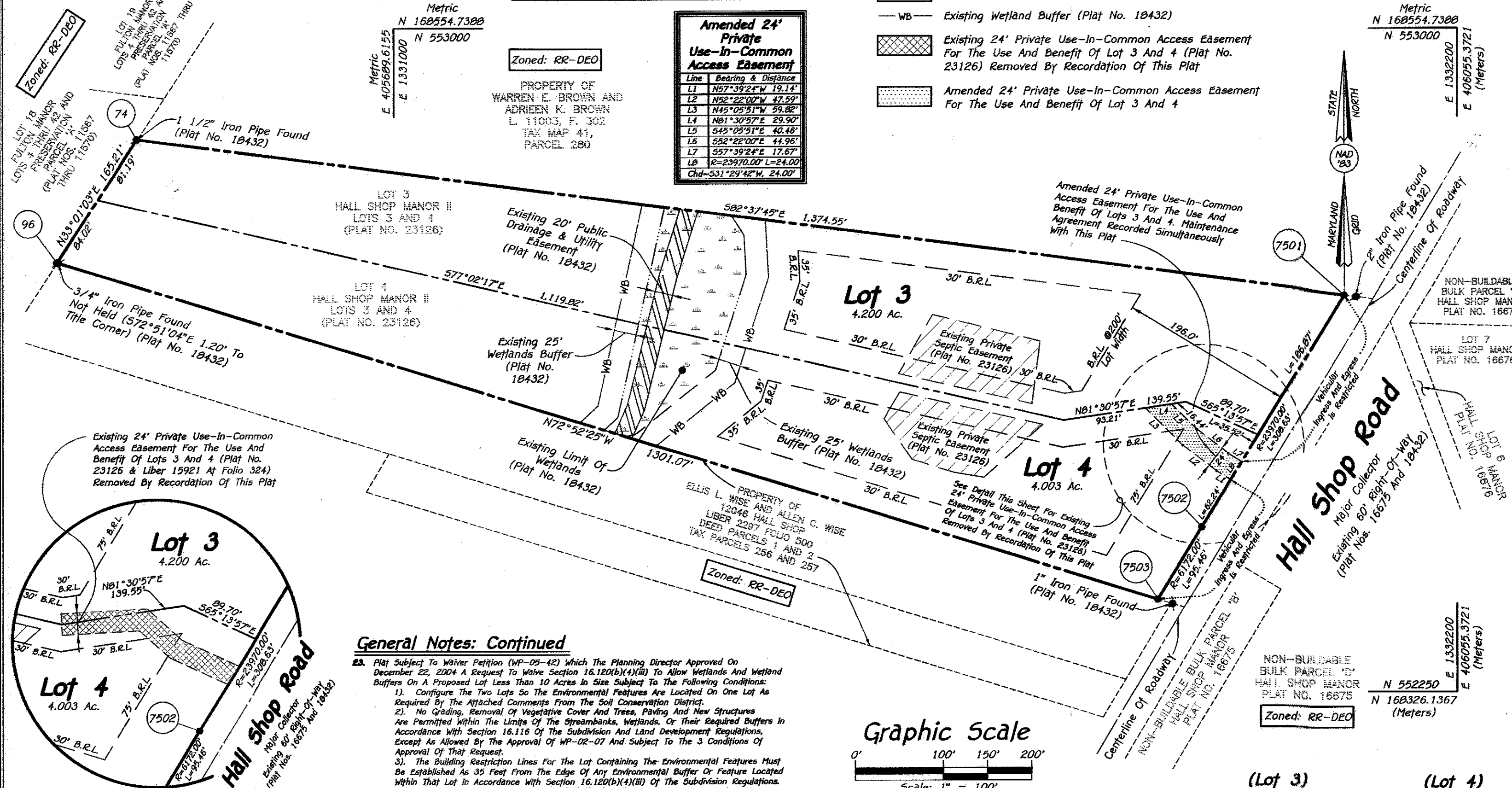
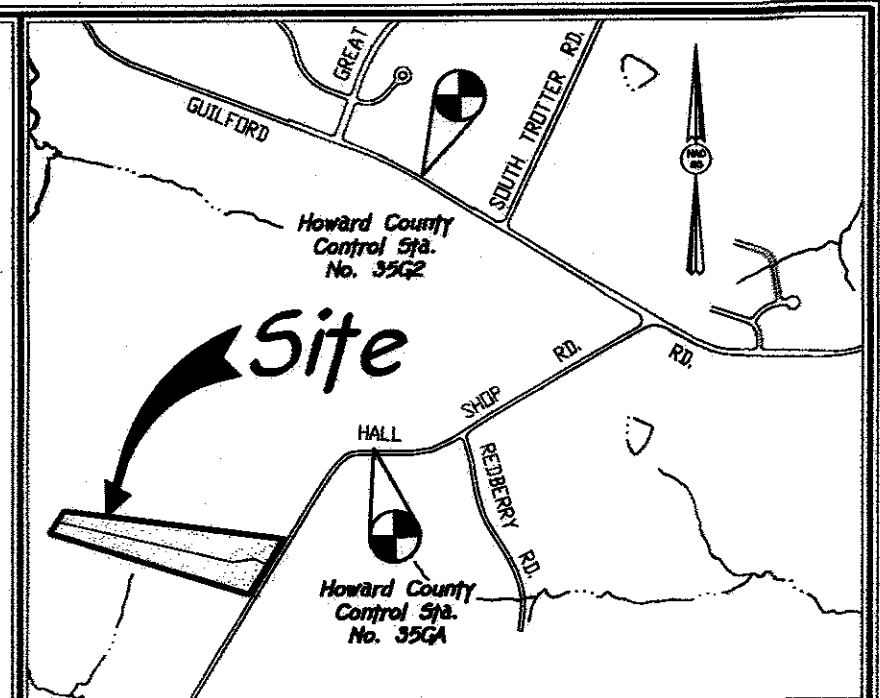
Curve Data Chart					
Proj-Point	Radius	Arc Length	Tangent	Delta	Chord Bearing & Distance
7501-7502	23978.00'	308.63'	154.32'	00°44'16"	S 31°18'17" W 308.63'
7502-7503	6172.00'	99.46'	47.73'	00°53'10"	S 31°13'46" W 99.46'

Legend

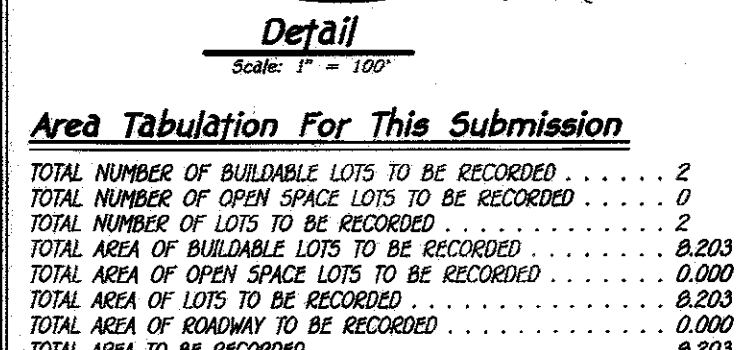
- Existing 20' Public Drainage & Utility Easement (Plat No. 10432)
- Existing Outline Of Wetland Area (Plat No. 10432)
- Existing Wetland Location (Plat No. 10432)
- WB - Existing Wetland Buffer (Plat No. 10432)
- Existing 24' Private Use-In-Common Access Easement For The Use And Benefit Of Lot 3 And 4 (Plat No. 23126) Removed By Recordation Of This Plat
- Amended 24' Private Use-In-Common Access Easement For The Use And Benefit Of Lot 3 And 4

Reservation Of Public Utility Easements

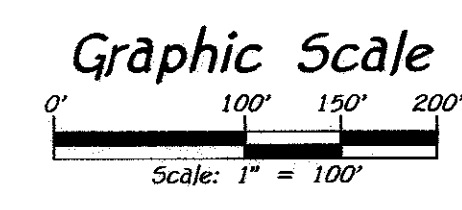
"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage And Other Public Utilities, Located In, On, Over, And Through Lots 3 And 4, Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or 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."



- General Notes:**
- This Area Designates An Existing Private Sewerage Easement Of A Minimum Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
 - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
 - Subject Property Is Zoned "RR-DEO" Per The 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geographic Control Stations No. 356A And No. 3562, As Shown On A Plat Entitled "Hall Shop Manor II, Lots 3 And 4" Recorded Among The Land Records As Plat No. 23126 (Sta. 356A N 109630.8255 (Meters) E 406105.6193 (Meters) Sta. 3562 N 169153.8491 (Meters) E 406279.3056 (Meters)).
 - This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About April, 2000, By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line.
 - "M" Denotes Iron Pin Set Capped "F.C.C. 106".
 - "I" Denotes Iron Pipe Or Iron Bar Found.
 - "O" Denotes Angular Change In Bearing Or Rights-Of-Way.
 - "D" Denotes Concrete Monument Set With Aluminum Pipe "F.C.C. 106".
 - Demolition Easement Areas Shall Not Be Necessary.
 - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure 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 Grusher 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 Surfaces;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Stream(s), Or Their Buffers And Forest Conservation Easement Areas.
 - All Lot Areas Are More Or Less (+/-).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - Prior Department Of Planning And Zoning File Nos. 5-01-30, WP-05-042, WP-02-007, F-06-012, WP-13-194, F-06-082 And F-15-034.
 - The Wetlands And Forest Stand Delineation For This Project Have Been Prepared By Eco-Science Professionals, Inc. Dated July 13, 2003.
 - This Subdivision Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations, Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit Application.
 - Stormwater Management Is In Accordance With The MDE Storm Water Design Manual, Volumes I & II, Revised 2009.
 - Landscape For Lots 3 And 4 On File With This Plat Is Provided In Accordance With A Certified Landscape Plan, In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Landscape Trees Shall Be Posted In The Amount Of \$1,500.00 For Lot 3 And \$2,400.00 For Lot 4 At The Time Of Application For The Grading Permit.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - This Plan Is Exempt From Forest Conservation With Section 16.120(b)(1)(viii) Of The Howard County Code And Forest Conservation Manual Since It Is A Minor Subdivision And A Plat Of Revision That Does Not Create Any New Lots Or Parcels And Has No Further Subdivision Potential.



- General Notes: Continued**
- Plat Subject To Waiver Petition (WP-05-42) Which The Planning Director Approved On December 22, 2004 A Request To Waive Section 16.120(b)(4)(iii) To Allow Wetlands And Wetland Buffers On A Proposed Lot Less Than 10 Acres In Size Subject To The Following Conditions:
 - Configure The Two Lots So The Environmental Features Are Located On One Lot As Required By The Attached Comments From The Soil Conservation District.
 - No Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Are Permitted Within The Limits Of The Streambanks, Wetlands, Or Their Required Buffers In Accordance With Section 16.116 Of The Subdivision And Land Development Regulations, Except As Allowed By The Approval Of WP-02-07 And Subject To The 3 Conditions Of Approval Of That Request.
 - The Building Restriction Lines For The Lot Containing The Environmental Features Must Be Established As 35 Feet From The Edge Of Any Environmental Buffer Or Feature Located Within That Lot In Accordance With Section 16.120(b)(4)(iii) Of The Subdivision Regulations.
 - Plat Subject To Waiver Petition (WP-13-194) Which The Planning Director Approved On August 16, 2013 A Request To Waive Section 16.120(b)(4)(iii), Lot Dimensions Generally Not Exceeding A 3:1 Lot Depth To Lot Width Ratio. Approval Is Subject To The Following Conditions:
 - The Applicant Shall Prepare And Submit A New Final Subdivision Plat For The Subject Property For Review And Approval Of The Department Of Planning And Zoning For The Reconfiguration Of Lots 1 & 2, Hall Shop Manor II;
 - The Applicant Shall Prepare And Submit A Use-In-Common Access Agreement For New Lots 3 & 4 On The Subject Property For Review And Approval By The Department Of Planning And Zoning. To Be Recorded Along With The New Final Subdivision Plat For The Subject Property;
 - On The Final Plat Provide A Brief Description Of The Waiver Petition (WP-13-194), As A General Note To Include Waiver Request, Section Of The Regulations, Action, Date Of Action And All Conditions Of Approval;
 - At The Final Plat Submission, The Applicant Should Make All Practical Efforts To Keep The Distance Between The Proposed House Sites And The Natural Area Conservation Credit And Wetlands Encroachments By Homeowners Into The Forest Conservation Easement Areas.



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 LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	8.203 Ac±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac±
TOTAL AREA OF LOTS TO BE RECORDED	8.203 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac±
TOTAL AREA TO BE RECORDED	8.203 Ac±

APPROVED: For Private Water And Private Sewerage Systems, Howard County Health Department.
Michael J. Davis 6/7/18
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.
Chad Plankton 6-15-18
 Chief, Development Engineering Division

Robert Glendon 6-19-18
 Director

Owner's Certificate

I hereby certify that Yamileth A. Hernandez, And Nicholas M. Jones And Cyrine M. Jones, 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 5th Day Of MAY 2018.

Yamileth A. Hernandez
 Witness: *W. Jones*
 Nicholas M. Jones

Cyrine M. Jones
 Witness: *W. Jones*
 Cyrine M. Jones

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 Comprised Of (1) All Of The Lands Conveyed By Iglehart Farm, LLC, Ill To Yamileth A. Hernandez By Deed Dated September 30, 2015 And Recorded Among The Aforesaid Land Records In Liber 16474 At Folio 379; And (2) All The Lands Conveyed By KD Builders, LLC To Nicholas M. Jones And Cyrine M. Jones By Deed Dated May 16, 2017 And Recorded Among The Aforesaid Land Records In Liber 17592 At Folio 62; And Being Lots 3 And 4, As Shown On A Plat Entitled "Hall Shop Manor II, Lots 3 And 4" Recorded Among The Aforesaid Land Records As Plat No. 23126; And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 5/17/18
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
 Expiration Date: December 13, 2019

Purpose Statement

The Purpose Of This Plat Is To (1) Remove The Existing 24' Private Use-In-Common Access Easement For The Benefit Of Lots 3 and 4, As Shown On A Plat Entitled "Hall Shop Manor II, Lots 3 And 4" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 23126 (Liber 15921 At Folio 324); (2) To Create An Amended 24' Private Use-In-Common Access Easement For The Benefit Of Lots 3 And 4; And (3) To Revise Vehicular Ingress And Egress Location.

RECORDED AS PLAT No. 24666 ON 6/22/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Hall Shop Manor II
Lots 3 And 4

(Being A Revision To Lots 3 And 4, As Shown On A Plat Entitled "Hall Shop Manor II, Lots 3 And 4" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 23126)

Zoned: RR-DEO
 Tax Map: 41 Parcel: 504 Grid: 1
 Fifth Election District - Howard County, Maryland
 Date: March 28, 2018 Scale: As Shown Sheet 1 Of 1