

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	575959.4833	1377999.9272	175222.321569	419893.175681
104	575675.1650	1377668.0438	175466.141233	419914.059586
106	576308.2651	1377512.7941	175659.110533	419866.739363
401	576471.2022	1377827.9987	175708.773840	419962.813919
402	576333.9118	1377497.2361	175666.927636	419861.997283
403	576280.0697	1377998.1824	175692.954949	420014.686017
404	576104.5444	1378028.7896	175997.016340	420024.015132
405	576077.2657	1377976.4920	175980.701751	420008.062587
406	575840.7026	1377928.9255	175516.597179	419993.576472
407	575764.2200	1377992.5391	175493.288249	420012.965934
408	575699.8007	1378053.9993	175473.650189	420031.686895
409	575488.9505	1377777.6796	175409.382946	419947.476550
410	575952.9480	1377634.3757	175550.809662	419903.797513
411	576153.2537	1377323.2848	175611.862950	419808.976829
412	576282.8291	1377404.8790	175651.357609	419833.846786
500	575681.5950	1378030.1042	175468.101089	420024.415797
501	575712.0293	1378001.0162	175477.377497	420015.549755
502	575795.0658	1377929.5888	175502.687072	419993.778643
503	575897.5374	1377873.2341	175533.920458	419976.601708
504	575978.8428	1377869.1810	175558.702392	419975.366304
505	575972.8497	1377896.6560	175556.875695	419983.740728
506	575964.9649	1377719.6918	175554.472425	419929.801934
507	576028.9605	1377890.1357	175573.978296	419981.753324
508	576105.2502	1377977.1219	175597.231446	420008.266763
509	576133.9293	1378023.8890	175605.972867	420022.521415

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.

Mark L. Robel
Mark L. Robel, P.L.S. #339
Property Line Surveyor
Eva J. Nelson
10/25/21
Date

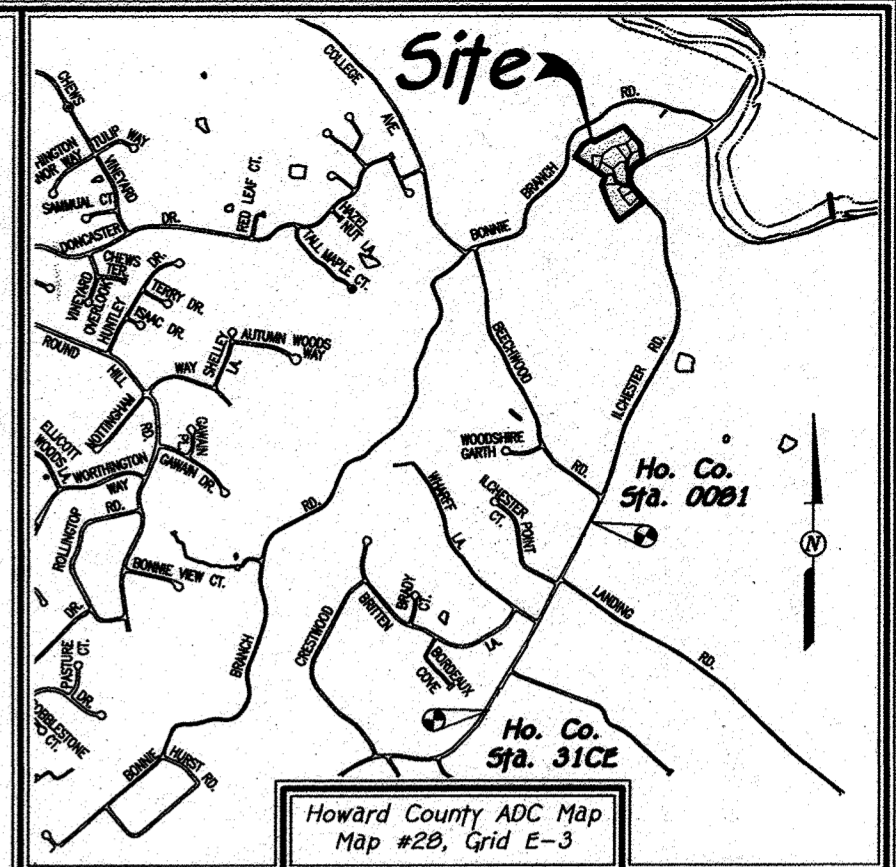
Open Space Dedication: Open Space Lots 9 And 12 Shown Hereon Are Herby Dedicated To Howard County, Maryland. Open Space Lots 10 And 11 Shown Hereon Are Herby Dedicated To Oak Hill Manor Homeowners Association, Inc. For The Residents Of This Subdivision And Recording References Of The Articles Of Incorporation And Restrictions Are Shown Hereon.

PROPERTY OF MICHAEL G. MULLENDORRE AND SUSAN E. MULLENDORRE (L. 3582, F. 234)
TAX MAP 31, PARCEL 803
ZONED: R-ED

Minimum Lot Size Tabulation			
Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
3	11,800 Sq. Ft.*	815 Sq. Ft.*	10,985 Sq. Ft.*
4	15,954 Sq. Ft.*	3,559 Sq. Ft.*	12,395 Sq. Ft.*
5	14,469 Sq. Ft.*	1,440 Sq. Ft.*	13,029 Sq. Ft.*
6	38,386 Sq. Ft.*	1,678 Sq. Ft.*	36,708 Sq. Ft.*
7	13,876 Sq. Ft.*	1,760 Sq. Ft.*	12,116 Sq. Ft.*
8	18,538 Sq. Ft.*	2,421 Sq. Ft.*	16,117 Sq. Ft.*

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 9-23-21 On Which Date Developer Agreement 14-4921-D Was Filed And Accepted.

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2855



Vicinity Map
Scale: 1" = 2000'

General Notes Continued:

- 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 Proposed Landscaping Will Be Posted As Part Of The Developers Agreement For This Final Plan, In The Amount \$8,590.00 Based On (13) Shade Trees @ \$300.00 Each And (31) Evergreens @ \$150.00 Each.
- Lot 6 Is Exempt From The Perimeter Landscaping Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Contains An Existing Dwelling To Remain.
- Site Development Plan Approval By The Department Of Planning And Zoning Is Required Prior To Building Permits Being Issued For The Construction Of Residential Dwellings On These Lots.
- This Development Is Designed To Be In Accordance With Section 16.127 - Residential Infill Development Of The Subdivision And Land Development Regulations. 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.
- A Community Meeting Was Conducted On August 26, 2013, October 22, 2014 And February 1, 2016 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.
- The Traffic Study For This Project Was Prepared By Hars Group In July, 2013 (No Intersections Were Required To Be Studied), And Was Approved On August 11, 2016. Subdivision Is Subject To Section 104.D.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliant. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirement Will Be Met. The M.I.H.U. Agreement Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit.
- Moderate Income Housing Unit (M.I.H.U.) Tabulation:
a. M.I.H.U. Required = (7 Lots x 10%) = 0.7 M.I.H.U.
b. M.I.H.U. Proposed = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.
- An M.I.H.U. Agreement Is Recorded Simultaneously With This Plat.
- The Private Use-In-Common Driveway Access, S.W.M., Drainage & Utility Easement For The Use And Benefit Of Lots 2 Thru 8 And Open Space Lot 9 (And) Public Access And Maintenance Easement For Forest Conservation Is Recorded Simultaneously With This Plat.
- No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.
- Abandonment Of The Existing Well And Septic System Serving The Existing Historic Dwelling Located On Lot 6 Is To Remain With The Recording Of The Final Plat. The Existing Well And Septic Components Will Be Properly Abandoned With Connection To The Public Water And Sewer Infrastructure On Approved Contract No. 14-4921-D. Both The Abandonment And New Water And Sewer House Connection Shall Be Completed Prior To Issuance Of A Building Permit For Lots 1 Thru 5, 7 And 8. This Project Received Advisory Comments From The Historic Preservation Commission (HPC) On September 12, 2013 (Application #13-47) And On November 6, 2014 (Application #14-81).

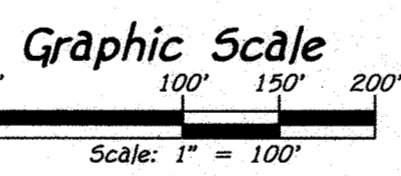
General Notes Continued On Sheet 2:

Area Tabulation This Submission	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS TO BE RECORDED	12
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	12
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,113 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	4,756 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0,000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7,869 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0,332 Ac.*
TOTAL AREA TO BE RECORDED	8,201 Ac.*

- Legend**
- Private Use-In-Common Driveway Access, S.W.M., Drainage & Utility Easement For The Use And Benefit Of Lots 2 Thru 8 And Open Space Lot 9 (And) Public Access And Maintenance Easement For Forest Conservation
 - Public Forest Conservation Easement (Retention)
 - Non-Credited Open Space Area
 - 25% Or Greater Steep Slopes
 - 10' Private Drainage & Utility Easement
 - Public Sewer, Water & Utility Easement

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 Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 8 And Open Space Lots 9 Thru 12. 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, 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 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.



Owner/Developer
Eva J. Nelson
4472 Ilchester Road
Ellicott City, Maryland
21043
Ph# 443-253-7535

M.I.H.U. Note: Please Note That Lots 1 Thru 5 And Lots 7 And 8 In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Issuance By The Permit Applicant. Lot 6 Is Exempt As There Is An Existing Dwelling To Remain.

Owner's Certificate

Eva J. Nelson, Owner Of The Property Shown And Described Hereon, Herby 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, Herby 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 10th Day Of October, 2021.

Surveyor's Certificate

I Herby 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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Eva J. Nelson, Life Tenant With Full Powers, To Eva J. Nelson, Individually, By Deed Dated June 12, 2018 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18233 At Folio 19 (Parcel 3); All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department

[Signature] 10/18/22
Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 11-18-21
Chief, Development Engineering Division Date

[Signature] 11/24/22
Director Date

[Signature]
Eva J. Nelson

[Signature]
Witness

[Signature] 10/25/21
Mark L. Robel, Property Line Surveyor No. 339 Date
Expiration Date: October 4, 2022

RECORDED AS PLAT No. 26983 ON 11/27/2022
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Oak Hill Manor
Lots 1 Thru 8 And
Open Space Lots 9 Thru 12
(Being A Subdivision Of Tax Map 31, Tax Parcel 618,
Liber 18233 At Folio 19-Parcel 3)

Zoned: R-ED
Tax Map: 31, Grid: 4, Parcel: 618
First Election District - Howard County, Maryland
Date: October 25, 2021 Scale: As Shown Sheet 1 of 3



The Requirements 3-3-108, 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.

Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
 Eva J. Nelson
 Eva J. Nelson

10/25/21
 Date
 10/27/22
 Date

Property Line Line Table

LINE	BEARING	LENGTH
PL1	N16°59'06"W	12.44'
PL2	N16°59'06"W	68.18'
PL3	N16°59'06"W	62.90'
PL4	N26°51'28"W	58.06'
PL5	N08°15'07"E	99.18'
PL6	N26°51'28"W	41.25'
PL7	N08°15'07"E	103.38'
PL8	N30°03'09"E	68.92'
PL9	N26°51'28"W	27.00'
PL10	N08°15'07"E	97.27'
PL11	N30°03'09"E	66.11'

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 4-1-2021 On Which Date Developer Agreement 14-4921-D Was Filed And Accepted.

- Legend**
- Private Use-In-Common Driveway Access, 5.W.M., Drainage & Utility Easement For The Use And Benefit Of Lots 2 Thru 8 And Open Space Lot 9 (And) Public Access And Maintenance Easement For Forest Conservation
 - Public Forest Conservation Easement (Retention)
 - Non-Credited Open Space Area
 - 25% Or Greater Steep Slopes
 - 10' Private Drainage & Utility Easement
 - Public Sewer, Water & Utility Easement

Public Sewer, Water & Utility Easement Line Table

LINE	BEARING	LENGTH
SW1	N16°59'06"W	69.79'
SW2	N73°00'54"E	30.00'
SW3	N45°59'06"E	32.26'
SW4	S31°11'52"W	66.19'
SW5	S16°59'06"E	46.08'
SW6	S84°41'46"W	21.44'
SW7	S81°58'57"W	9.11'

Curve Data Tabulation

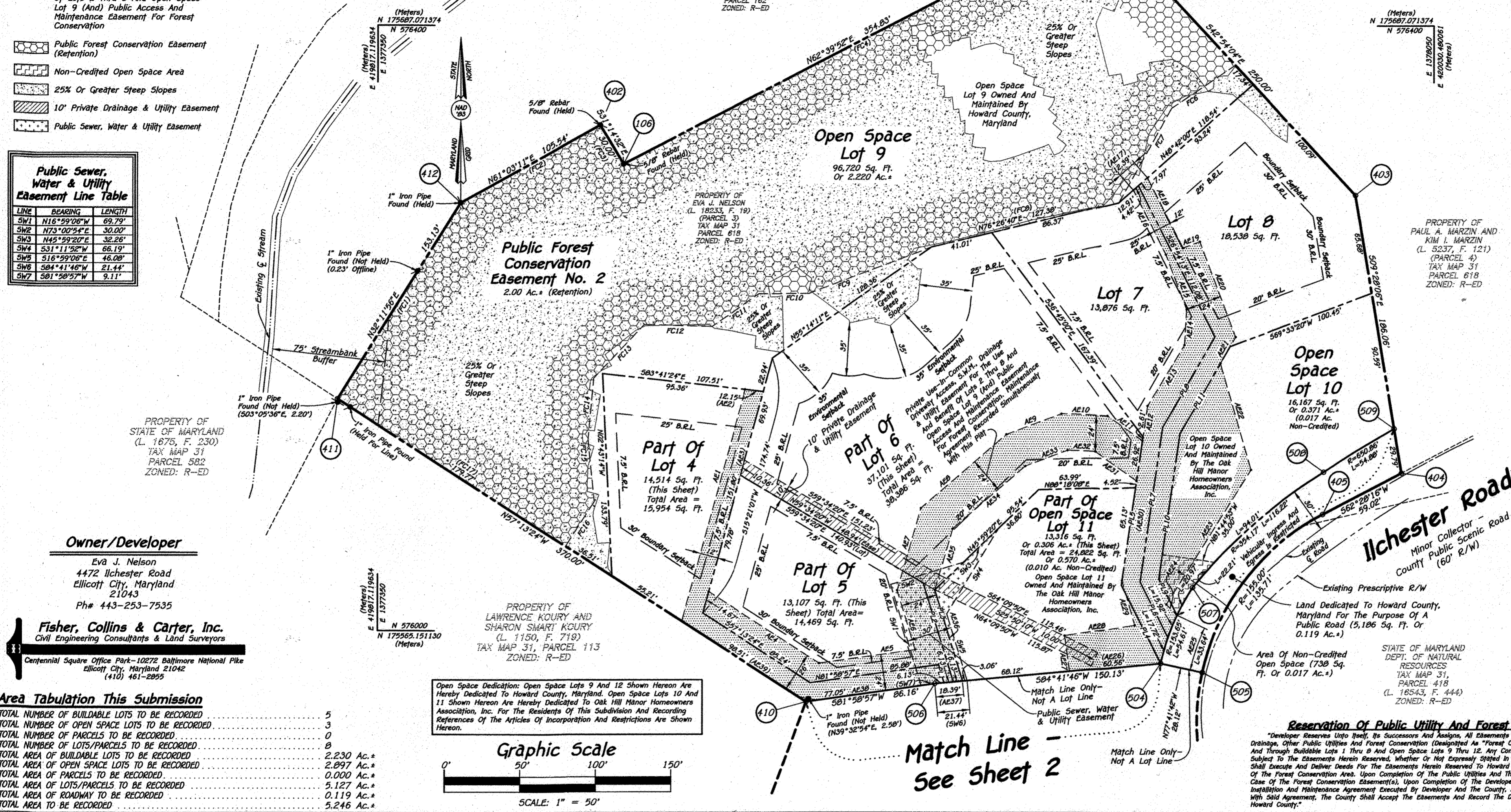
Proj-Prnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
405-505	155.00'	135.71'	50°09'53"	72.55'	S 37°23'15" W 131.48'
504-507	153.85'	54.61'	20°21'52"	27.60'	N 22°41'28" E 54.32'
507-508	354.17'	116.22'	18°48'07"	58.84'	N 48°44'53" E 115.70'
508-509	650.86'	54.88'	04°49'51"	27.46'	N 58°28'55" E 54.86'

Private Use-In-Common Driveway Access, 5.W.M., Drainage & Utility Easement Line Table

LINE	BEARING	LENGTH
AE1	N15°21'01"E	158.71'
AE2	S63°41'24"E	12.15'
AE3	S15°21'01"E	137.13'
AE4	S57°13'24"E	87.49'
AE5	N81°08'57"E	64.31'
AE6	N16°59'06"W	41.07'
AE7	N16°08'13"E	26.55'
AE8	N49°14'03"E	74.69'
AE9	N69°26'29"E	38.97'
AE10	S89°28'11"E	30.29'
AE11	S54°47'51"E	28.41'
AE12	N08°15'07"E	23.28'
AE13	N31°29'09"E	46.94'
AE14	N03°11'10"E	23.99'
AE15	N20°40'30"W	38.74'
AE16	N26°54'13"W	47.76'
AE17	N48°42'00"E	12.39'
AE18	S26°54'13"E	22.15'
AE19	N69°19'31"E	11.93'
AE20	S20°40'30"E	30.29'
AE21	S30°03'09"E	20.01'
AE22	S16°03'57"E	73.23'
AE23	S32°06'56"W	105.07'
AE24	S44°22'33"E	10.12'
AE25	R=153.84'	L=33.64'
AE26	S84°41'46"W	33.57'
AE27	N07°53'31"E	23.71'
AE28	N80°58'05"E	46.84'
AE29	N15°21'01"E	158.71'
AE30	N08°15'07"E	66.41'
AE31	N54°47'51"W	33.36'
AE32	N88°26'11"W	18.31'
AE33	S69°26'29"E	30.00'
AE34	S49°14'03"W	63.29'
AE35	S16°08'13"W	42.28'
AE36	S16°59'06"E	62.90'
AE37	S84°41'46"W	18.38'
AE38	S81°58'57"W	86.16'
AE39	N57°13'24"W	98.51'

Public Forest Conservation Easement Line Table

LINE	BEARING	LENGTH
FC1	N32°11'56"E	153.13'
FC2	N61°03'11"E	105.54'
FC3	S31°14'32"E	30.00'
FC4	N62°59'32"E	354.83'
FC5	S48°40'04"E	132.97'
FC6	S56°04'02"W	51.03'
FC7	S29°12'33"W	71.55'
FC8	S76°26'40"W	127.38'
FC9	S69°18'31"W	86.58'
FC10	S89°29'17"W	33.40'
FC11	S55°31'58"W	37.96'
FC12	N88°24'00"W	45.01'
FC13	S43°34'18"W	48.79'
FC14	S05°12'21"W	40.61'
FC15	S05°12'21"E	41.27'
FC16	S35°46'38"W	35.00'
FC17	N57°13'24"W	179.77'



APPROVED: For Public Water And Public Sewerage Systems
 Howard County Health Department

[Signature] 1/2/22
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 11.18.21
 Chief, Development Engineering Division Date

[Signature] 1/24/22
 Director Date

Owner's Certificate

Eva J. Nelson, Owner 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 15th Day Of *October*, 2021.

[Signature]
 Eva J. Nelson
 Witness

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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Eva J. Nelson, Life Tenant With Full Powers, To Eva J. Nelson, Individually, By Deed Dated June 12, 2018 And Recorded Among The Land Records Of Howard County, Maryland In Liber 10233 At Folio 19 (Parcel 3); All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

[Signature] 10/25/21
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2022

RECORDED AS PLAT No. 25985 ON 11/27/2022
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Oak Hill Manor
 Lots 1 Thru 8 And
 Open Space Lots 9 Thru 12
 (Being A Subdivision Of Tax Map 31, Tax Parcel 618,
 Liber 10233 At Folio 19-Parcel 3)

Zoned: R-ED
 Tax Map: 31, Grid: 4, Parcel: 618
 First Election District - Howard County, Maryland
 Date: October 25, 2021 Scale: 1" = 50' Sheet 3 Of 3

I:\2013\13020\dwg\RECORD PLATS\3020-3001 PLAT 3.dwg, 10/25/2021 1:17:40 PM, Downstairs T1500 (temporary).pc3