

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
200	503606.6241	1336232.9172	177944.614903	407284.607733
201	503609.1409	1336326.8109	177969.769578	407313.285994
202	503695.8692	1336362.0929	177969.072454	407323.982952
203	503736.6392	1336494.1193	177923.282243	407364.222302
204	503692.5766	1336540.6484	177909.853177	407378.404396
205	503567.9806	1336442.6507	177871.876234	407348.534618

Legend

- Existing 5' Private Utility Easement (P.B. 7, F. 99)
- Existing B.R.L.'s (P.B. 7, F. 99) Removed By Recordation Of This Plat
- Existing Declaration Of Right To Access And Maintenance Obligations For Lot 15, Locust Ridge Estates And Tax Parcels 67, 108, 110, 111 And 113 (L. 128340, F. 1468)
- Private Trash Pad Easement For Lot 15, Locust Ridge Estates And Tax Parcels 67, 108, 110, 111 And 113

The Requirements S 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.

Terrill A. Fisher, L.S. #1069
 (Registered Land Surveyor)
 Date: 8/17/18

Lawrence R. Hyman
 Date: 8/17/18

Lois W. Hyman
 Date: 8/17/18

General Notes Continued:

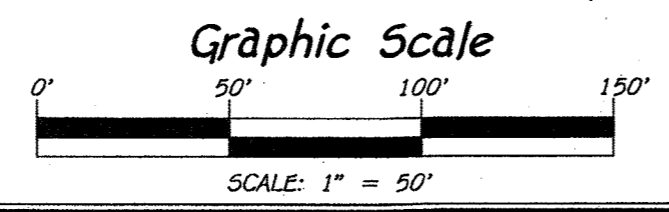
21. This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
22. This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Plat Of Revision That Does Not Create Any New Lot/Parcel Divisions And This Lot Was Created In July Of 1960, Prior To The Effective Date Of The 1993 Edition Of The Subdivision And Land Development Regulations.

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 Lot 15. 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. 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.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.046 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.046 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	1.046 Ac.*



Curve Data Tabulation

Point-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
201-202	25.00'	39.27'	89°59'59"	25.00'	S 86°10'36" E 35.35'
203-204	350.00'	64.17'	10°30'18"	32.17'	S 46°33'44" E 64.08'

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

Division for Maria Rogaman 3/28/2019
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 4.9.19 Date
 Director 4.22.19 Date

Owner's Certificate

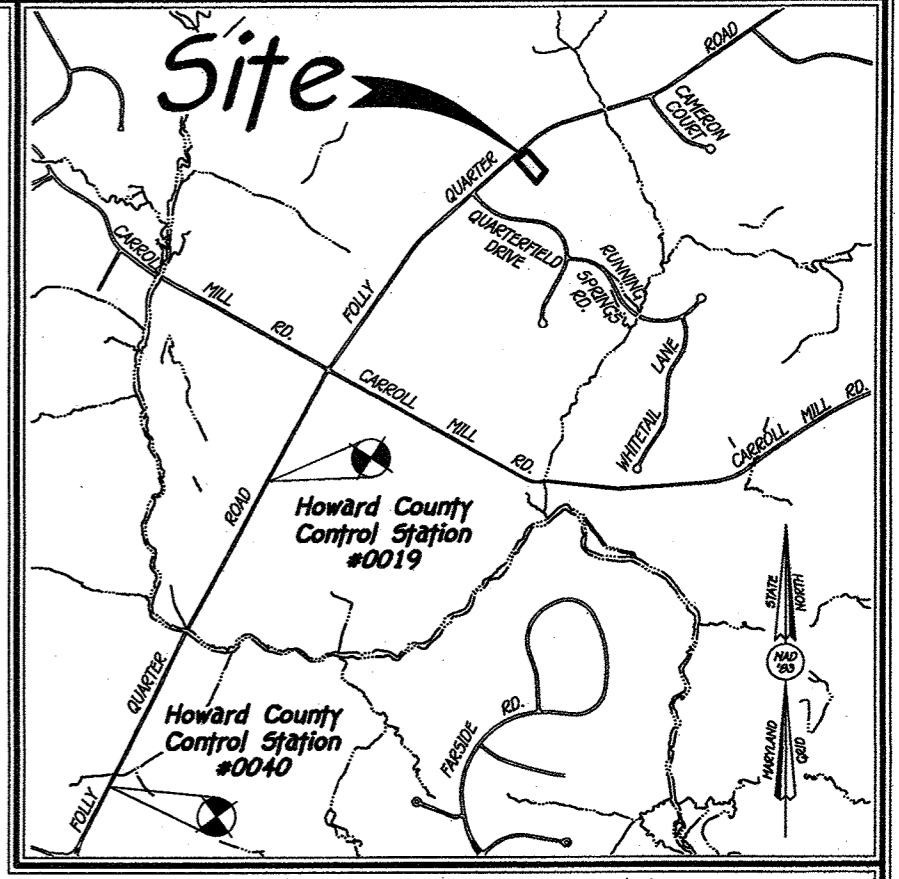
We, Lawrence R. Hyman And Lois W. Hyman, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My/Our Hand/s This 17th Day Of AUGUST, 2018.

Lawrence R. Hyman
 Lois W. Hyman

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park - 10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2895

Owner And Developer

Lawrence R. Hyman And
 Lois W. Hyman
 3681 Folly Quarter Road
 Ellicott City, Maryland 21042
 Ph# 410-707-0450



Howard County ADC Map #19, Grid B-B

Vicinity Map

Scale: 1"=2,000'

General Notes:

1. Subject Property Zoned RC-DEO Per 10/06/13 Comprehensive Zoning Plan.
2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0019 And No. 0040.
 Sta. 0019 N 580,468.128 E 1,333,675.518 Elev. = 385.842
 Sta. 0040 N 577,270.584 E 1,332,002.275 Elev. = 365.305
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July, 2004 By Fisher, Collins And Carter, Inc.
4. B.R.L. Denotes Building Restriction Line
5. ● Denotes Iron Pin Set Capped "F.C.C. 106".
6. ○ Denotes Iron Pipe Or Iron Bar Found.
7. ◌ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. ■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
9. ■ Denotes Concrete Monument Or Stone Found.
10. All Areas Are More Or Less (±).
11. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
12. 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:
 a). Width - 12 Feet (16 Feet Serving More Than One Residence);
 b). Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
 c). Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 d). Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 e). Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 f). Structure Clearance - Minimum 12 Feet;
 g). Maintenance - Sufficient To Ensure All Weather Use.
13. Property Subject To Prior Department Of Planning And Zoning File No's: P.B. 7, F. 99 And Simplified Environmental Concept Plan Approved July 25, 2018.
14. There Are No Existing Dwellings Or Structures On Lot 15.
15. This Plan Is Exempt From Forest Conservation In Accordance With Section 16.120(b)(1)(vii) Of The Howard County Code Because This Is A Revision Plat That Does Not Create Any New Lots.
16. Stormwater Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volumes I & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Are Being Utilized.
17. This Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On Lot 1 Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Or Plat Plan, Waiver Petition Application Or Building/Grading Permit.
18. The Lot Shown Hereon Complies With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
19. This Property Is Located Outside The Metropolitan District And Will Be Served By Private Water And Public Sewer.
20. No 100 Year Floodplain, Forest, Wetlands, Steep Slopes, Streams Or Environmental Buffers Exist Within The Limits Of The Final Plat.

Purpose Statement

The Purpose Of This Plat Is To: (1) To Revise Building Restriction Lines (B.R.L.) To Current Zoning Regulations (RC-DEO); (2) Identify Private Sewerage Easement; (3) Identify Limit Of Vehicular Ingress & Egress Restricted Along Folly Quarter Road; And (4) To Create A Private Trash Pad Easement For Lot 15, Locust Ridge Estates And Tax Parcels 67, 108, 110, 111 And 113.

RECORDED AS PLAT No. 25008 ON 4-26-19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat
 Locust Ridge Estates
 Section One
 Lot 15**

(Being A Revision To Lot 15, As Shown On A Plat Entitled "Section One, Locust Ridge Estates" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 7 At Folio 99)

Zoned: RC-DEO
 Tax Map: 23, Grid: 9, Parcel: 68
 Third Election District - Howard County, Maryland
 Date: August 1, 2018 Scale: As Shown Sheet 1 Of 1

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 All Of The Lands Conveyed By Mary Force To Lawrence R. Hyman And Lois W. Hyman By Deed Dated July 14, 1988 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1856 At Folio 240; And Being Lot 15, As Shown On A Plat Entitled "Section One, Locust Ridge Estates" Recorded Among The Aforesaid Land Records In Plat Book 7 At Folio 99; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

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

