

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	604927.1681	1204903.7800	184382.169604	391639.455423
101	605057.5173	1205008.6372	184421.900115	391671.415964
102	604861.6426	1205232.1313	184362.197388	391745.633100
103	604731.2934	1205147.2741	184322.466877	391713.672559

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.

Todd M. Hill MAY 1 2019
 Todd M. Hill, L.S. #21351 Date
 (Professional Land Surveyor)

Charles Hanford Browning, Jr. April 29 2019
 Charles Hanford Browning, Jr. Date

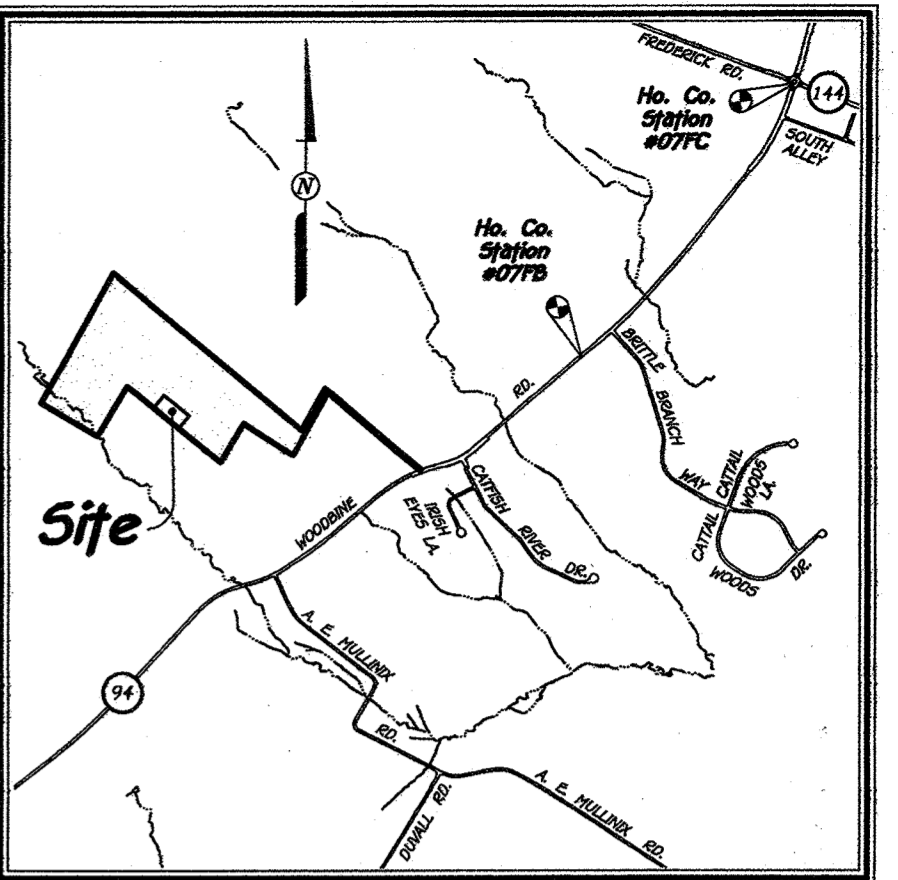
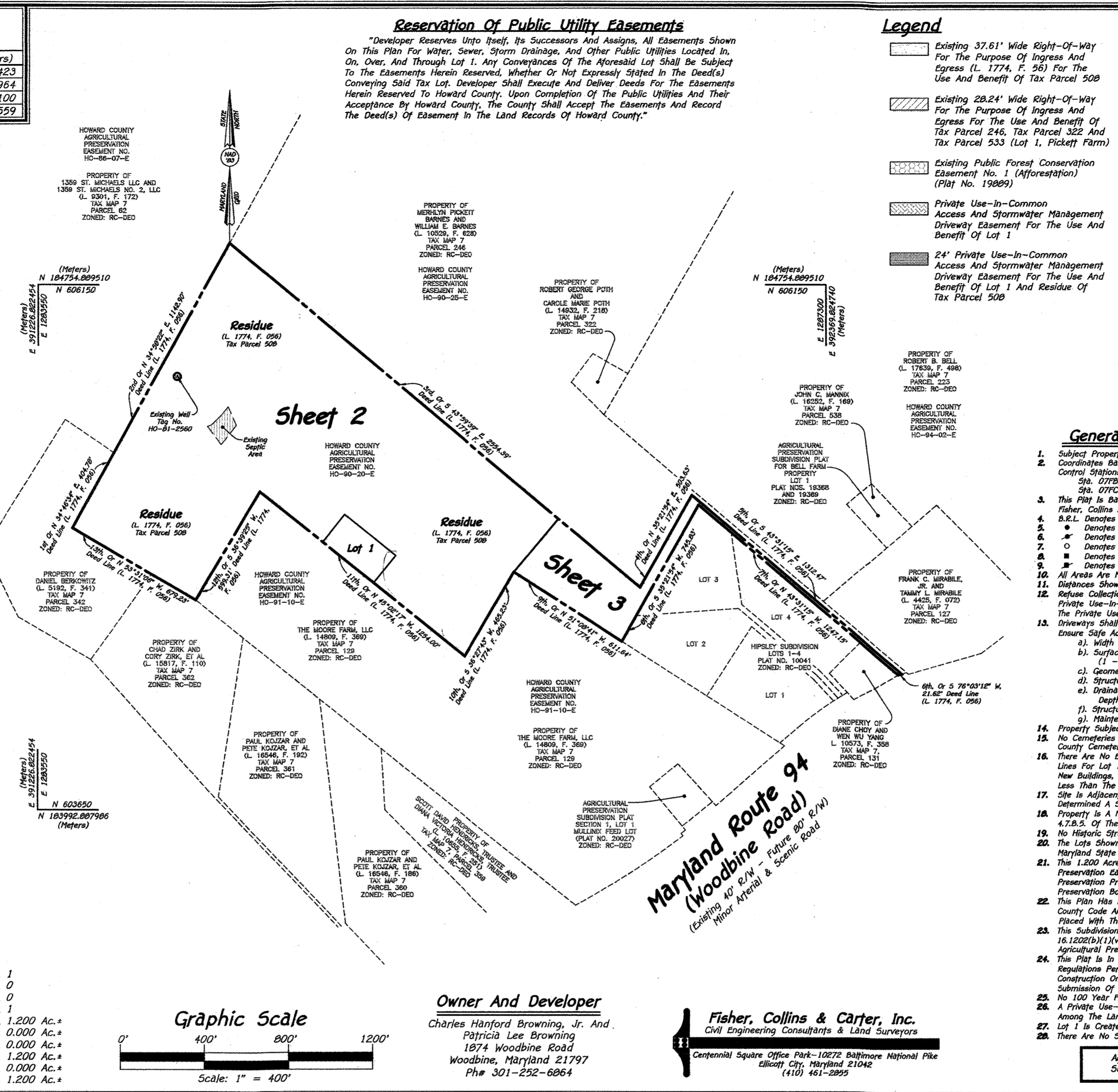
Patricia Lee Browning April 29 2019
 Patricia Lee Browning Date

General Notes Continued:

- 29. This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Is 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.
- 30. All Wells Have Been Drilled Prior To Final Plat Recordation.
- 31. A Letter Of Finding Dated May 21, 2018, Prepared By Eco-Science Professionals, Inc. Determined That There Are No Wetlands, Wetland Buffer, Stream And Stream Buffer Located Within The Limits Of Lot 1 Shown On This Plat.
- 32. The Subdivision Is In Conformance With The Latest Howard County Standards Unless Alternative Compliance Has Been Approved.
- 33. A Community Meeting Was Conducted On March 9, 2018 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 16.122(d) Of The Subdivision Regulations, Storm Water Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volume I, II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Are Being Utilized.

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 PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.200 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.200 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	1.200 Ac.*



General Notes:

1. Subject Property Zoned RC-DEO Per The 10/06/13 Comprehensive Zoning Plan.
2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 077B And No. 077C.
 Sta. 077B N 608,315.535 E 1,291,525.340 Elev. = 599.257
 Sta. 077C N 608,315.535 E 1,291,525.340 Elev. = 591.373
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July, 2017 By Fisher, Collins And Carter, Inc.
4. B.R.L. Denotes Building Restriction Line
5. Iron Pin Set Capped "F.C.C. 106"
6. Denotes Iron Pipe Or Iron Bar Found.
7. Denotes Angular Change In Bearing 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 (±) As Shown On This Plat.
11. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
12. Refuse Collection, Snow Removal And Road Maintenance To Be Provided At The Junction Of The Private Use-In-Common Access Driveway Easement And The Public Road Right-Of-Way And Not Onto The Private Use-In-Common Access Driveway Easement.
13. 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.
14. Property Subject To Prior Department Of Planning And Zoning File No's: ECP-18-028 And HO-90-20-E
15. No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
16. There Are No Existing Buildings Or Structures On The Residue Parcel Within 60 Feet Of The Property Lines For Lot 1. There Are Existing Structures And Buildings Within The Residue Parcel To Remain. No New Buildings, Extensions Or Additions To The Existing Structures Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
17. Site Is Adjacent To A Scenic Road (Maryland Route 94, Woodbine Road). Division Of Land Development Determined A Scenic Road Impact Report Is Not Needed.
18. Property Is A Minor Subdivision And Is Exempt From APFO Traffic Report In Accordance With Section 4.7.B.5. Of The Howard County Design Manual, Volume III-Roads And Bridges.
19. No Historic Structures Exist Within The Limits Of Lot 1.
20. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
21. This 1.200 Acre Lot Is Being Subdivided From The Parent Parcel And Released From The Agricultural Preservation Easement (HO-90-20-E), Consistent With The Requirements Of The Agricultural Land Preservation Program, Howard County Code Section 15.514(b). The Howard County Agricultural Land Preservation Board Approved The Location Of This Child Lot On November 9, 1988.
22. 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 Required Perimeter Landscaping Will Be Placed With The Grading Permit, In The Amount Of \$1,500.00 Based On 5 Shade Trees @ \$300.00 Each.
23. This Subdivision Is Exempt From The Requirements Of The Forest Conservation Program Per Section 16.1202(b)(1)(iv) Of The Subdivision And Land Development Regulations Because The Property Is In The Agricultural Preservation Program.
24. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan, Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
25. No 100 Year Floodplain Exists On Lot 1.
26. A Private Use-In-Common Access Driveway Easement And Maintenance Agreement Is To Be Recorded Among The Land Records Of Howard County, Maryland Simultaneously With This Plat.
27. Lot 1 Is Created In Accordance With The Provisions Of Section 104.E.6.b Of The Zoning Regulations.
28. There Are No Slopes Of 15-24.9% Or 25% Or Greater On The Proposed Lot 1.

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

B. Wilson for Maureen Roseman 5/20/2019
 Howard County Health Officer u.o. Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief 5-23-19
 Chief, Development Engineering Division Date

Keith 5-29-19
 Director Date

Owner's Certificate

We, Charles Hanford Browning, Jr. And Patricia Lee Browning, Owners Of The Property Shown And Described Hereon, Herby 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 Our Hands This 29th Day Of April, 2019.

Charles Hanford Browning, Jr.
 Charles Hanford Browning, Jr.
 Witness

Patricia Lee Browning
 Patricia Lee Browning
 Witness

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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is Part Of The Land Conveyed By William E. Barnes, Personal Representative Of The Estates Of Edgar J. Barnes And Dorothy E. Barnes, Estate Nos. 156755164 And 156756165, To Charles Hanford Browning, Jr. And Patricia Lee Browning By Deed Dated October 29, 1987 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1774 At Folio 056; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Todd M. Hill 5/01/2019
 Todd M. Hill, Professional Land Surveyor No. 21351 Date
 Expiration Date: July 15, 2019

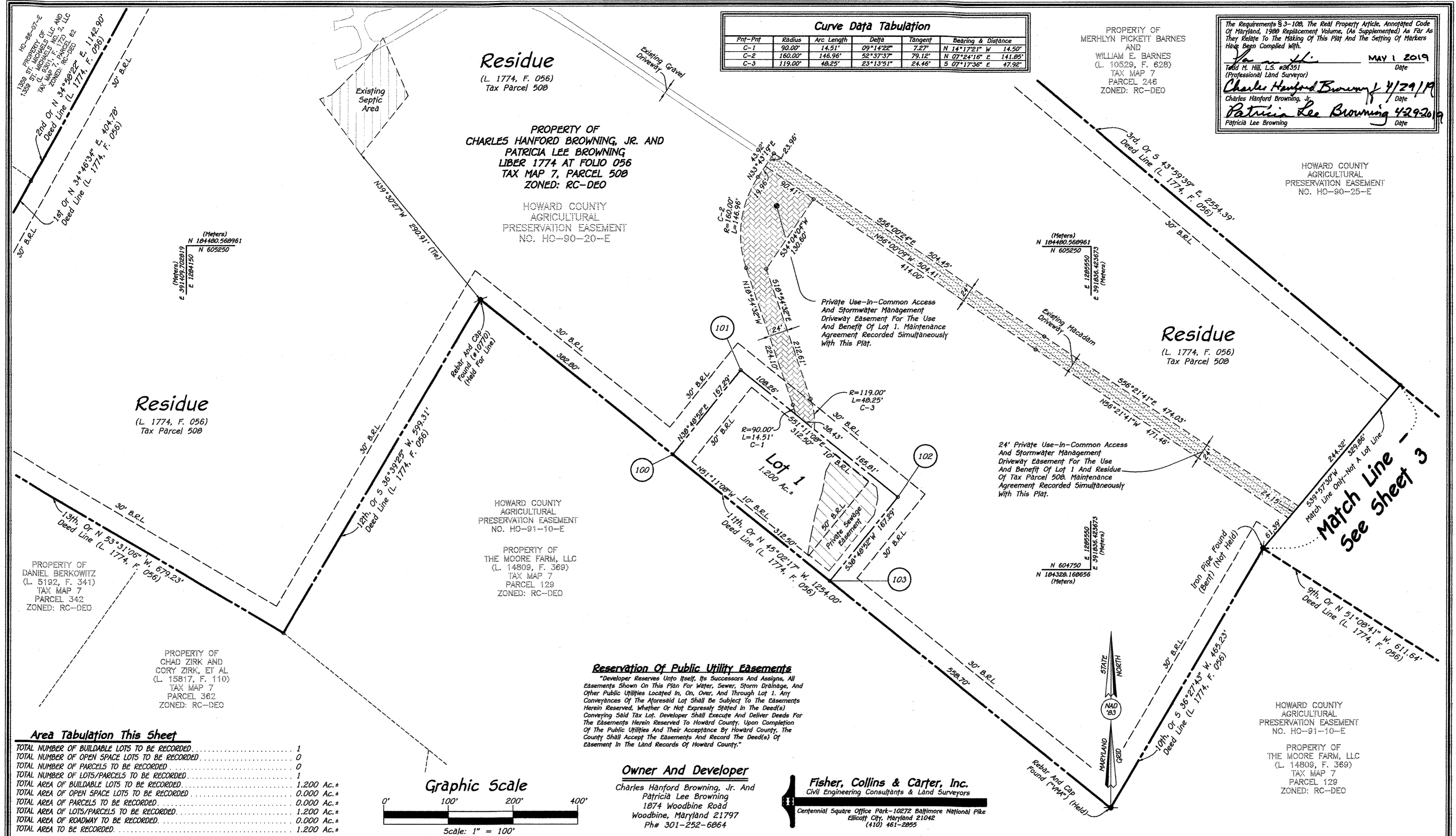
RECORDED AS PLAT No. 25025 ON 5/31/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Agricultural Preservation Subdivision Plat For The Browning Property Lot 1

(Being A Subdivision Of Tax Map 7, Parcel 50B
 Liber 1774 At Folio 056)

Zoned: RC-DEO
 Tax Map: 7, Grid: 15, Parcel: 50B
 Fourth Election District - Howard County, Maryland
 Date: April 25, 2019 Scale: As Shown Sheet 1 Of 3

I:\2017\022\Engineering\Drawings\RECORD PLATS\RECORD PLAT-SHEET 2.dwg, SHEET 2, 1:1



Curve Data Tabulation

Pt-1 - Pt-2	Radius	Arc Length	Delta	Tangent	Bearing & Distance
C-1	90.00'	14.51'	09°14'22"	7.27'	N 14°17'21" W 14.50'
C-2	180.00'	48.96'	52°37'37"	79.12'	N 07°24'16" E 141.89'
C-3	119.00'	48.25'	23°13'51"	24.46'	S 07°17'36" E 47.92'

PROPERTY OF
 WERHLYN PICKETT BARNES
 AND
 WILLIAM E. BARNES
 (L. 10528, F. 628)
 TAX MAP 7
 PARCEL 246
 ZONED: RC-DEO

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.

William Hill
 Todd M. Hill, L.S. #24351
 (Professional Land Surveyor)
 Charles Hanford Browning, Jr. 4/29/19
 Charles Hanford Browning, Jr.
 Patricia Lee Browning 4/29/19
 Patricia Lee Browning

MAY 1 2019
 Date

HOWARD COUNTY
 AGRICULTURAL
 PRESERVATION EASEMENT
 NO. HC-90-25-E

Residue
 (L. 1774, F. 056)
 Tax Parcel 508

Residue
 (L. 1774, F. 056)
 Tax Parcel 508

PROPERTY OF
 CHARLES HANFORD BROWNING, JR. AND
 PATRICIA LEE BROWNING
 LIBER 1774 AT FOLIO 056
 TAX MAP 7, PARCEL 508
 ZONED: RC-DEO

HOWARD COUNTY
 AGRICULTURAL
 PRESERVATION EASEMENT
 NO. HC-90-20-E

HOWARD COUNTY
 AGRICULTURAL
 PRESERVATION EASEMENT
 NO. HC-91-10-E

PROPERTY OF
 THE MOORE FARM, LLC
 (L. 14808, F. 369)
 TAX MAP 7
 PARCEL 129
 ZONED: RC-DEO

PROPERTY OF
 DANIEL BERKOWITZ
 (L. 5192, F. 341)
 TAX MAP 7
 PARCEL 342
 ZONED: RC-DEO

PROPERTY OF
 CHAD ZIRK AND
 CORY ZIRK, ET AL
 (L. 15817, F. 110)
 TAX MAP 7
 PARCEL 362
 ZONED: RC-DEO

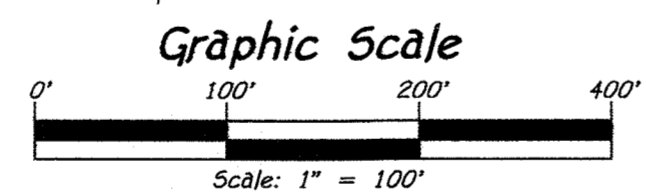
Reservation Of Public Utility Easements
 "Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lot 1. Any Conveyances Of The Aforesaid Lot Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Tax Lot. Developer Shall Execute And Deliver Bonds 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."

Owner And Developer
 Charles Hanford Browning, Jr. And
 Patricia Lee Browning
 1874 Woodbine Road
 Woodbine, Maryland 21797
 Ph# 301-252-6864

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

Area Tabulation This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
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TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.200 Ac.±



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

Rebecca for Maureen Rossman 5/20/2019
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad E. Clark 5-23-19
 Chief, Development Engineering Division Date

Kent S. Lewin 5-29-19
 Director Date

Owner's Certificate
 We, Charles Hanford Browning, Jr. And Patricia Lee Browning, 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 Our Hands This 29th Day Of April, 2019.

Charles Hanford Browning Jr.
 Charles Hanford Browning, Jr.
 Witness

Patricia Lee Browning
 Patricia Lee Browning
 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is Part Of The Land Conveyed By William E. Barnes, Personal Representative Of The Estates Of Edgar J. Barnes And Dorothy E. Barnes, Estate Nos. 156755164 And 156755165, To Charles Hanford Browning, Jr. And Patricia Lee Browning By Deed Dated October 29, 1987 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1774 At Folio 056; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Todd M. Hill 5/1/2019
 Todd M. Hill, Professional Land Surveyor No. 21381 Date
 Expiration Date: July 15, 2019

RECORDED AS PLAT No. 25026 ON 5/31/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Agricultural Preservation
 Subdivision Plat For
 The Browning Property
 Lot 1**

(Being A Subdivision Of Tax Map 7, Parcel 508
 Liber 1774 At Folio 056)

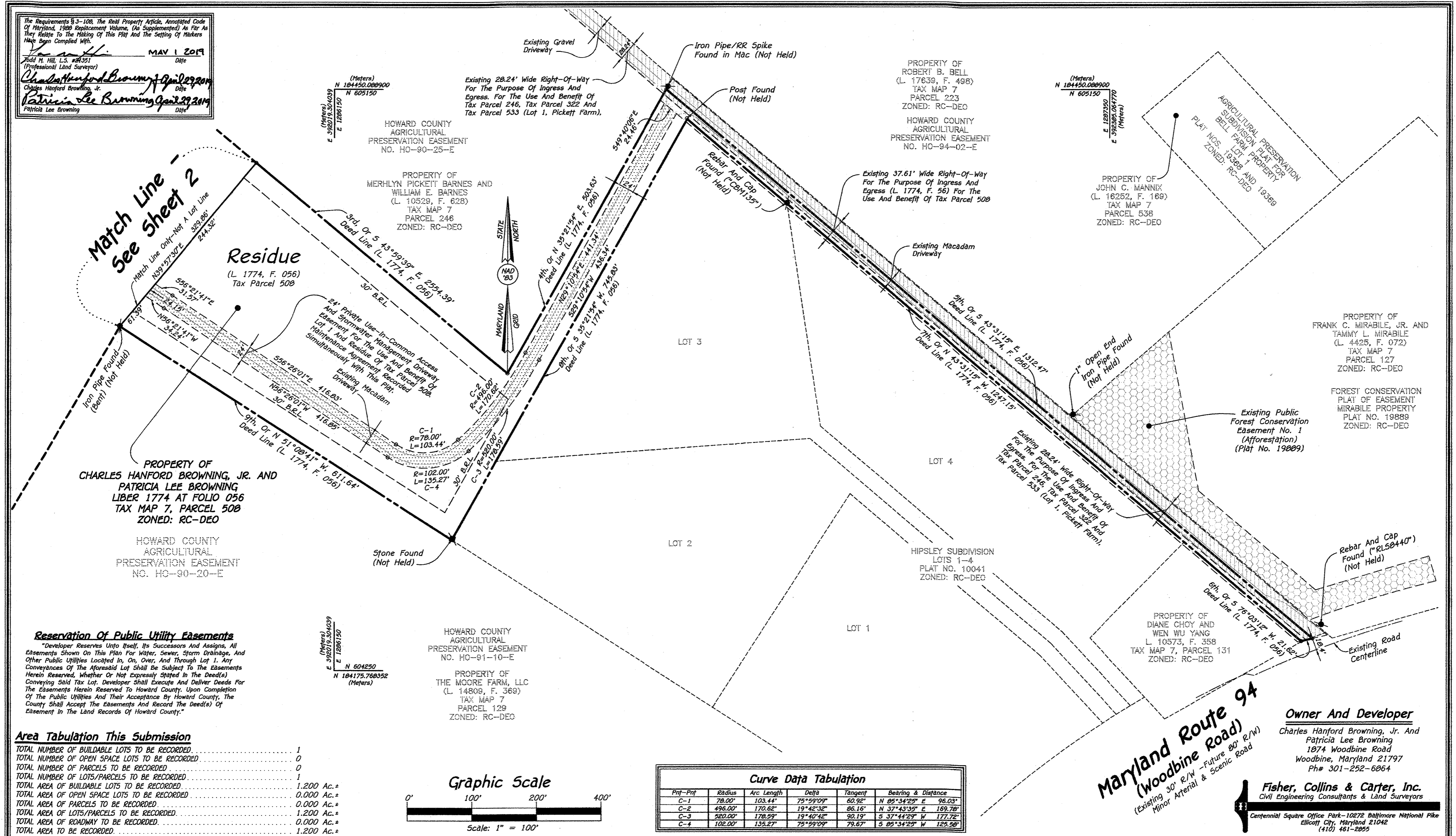
Zoned: RC-DEO
 Tax Map: 7, Grid: 15, Parcel: 508
 Fourth Election District - Howard County, Maryland
 Date: April 25, 2019 Scale: 1" = 100' Sheet 2 Of 3

The Requirements § 3-108, 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.

Handwritten Signature
 Todd M. Hill, L.S. #21351
 (Professional Land Surveyor)
 Date: MAY 1 2019

Handwritten Signature
 Charles Hanford Browning, Jr.
 Charles Hanford Browning, Jr.
 Date: April 29 2019

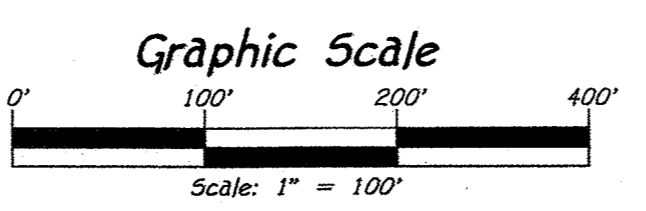
Handwritten Signature
 Patricia Lee Browning
 Patricia Lee Browning
 Date: April 29 2019



Reservation Of Public Utility Easements
 Developer Reserves To 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 1. 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 Tax 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

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TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.200 Ac.±



Curve Data Tabulation

Proj-Prj	Radius	Arc Length	Delta	Tangent	Bearing & Distance
C-1	78.00'	103.44'	75°59'09"	60.92'	N 05°34'29" E 96.03'
C-2	496.00'	170.62'	19°42'32"	86.16'	N 37°43'39" E 169.78'
C-3	520.00'	178.59'	19°40'42"	90.19'	S 37°44'29" W 177.72'
C-4	102.00'	135.27'	75°59'09"	79.67'	S 05°34'29" W 125.50'

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

Handwritten Signature
 Division for Mammogram 5/20/2019
 Howard County Health Officer W.O. [Signature] Date

APPROVED: Howard County Department Of Planning And Zoning.

Handwritten Signature
 Chief, Development Engineering Division 5-23-19 Date

Handwritten Signature
 Director 5-29-19 Date

Owner's Certificate

We, Charles Hanford Browning, Jr. and Patricia Lee Browning, 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 Our Hands This 29th Day Of April, 2019.

Handwritten Signature
 Charles Hanford Browning, Jr.
 Charles Hanford Browning, Jr.
 Witness

Handwritten Signature
 Patricia Lee Browning
 Patricia Lee Browning
 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is Part Of The Land Conveyed By William E. Barnes, Personal Representative Of The Estates Of Edgar J. Barnes And Dorothy E. Barnes, Estate Nos. 156755164 And 156756165, To Charles Hanford Browning, Jr. And Patricia Lee Browning By Deed Dated October 29, 1987 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1774 At Folio 056; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

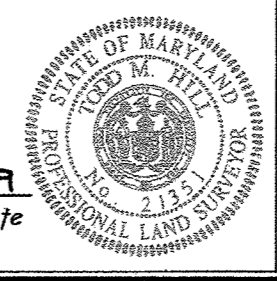
Handwritten Signature
 Todd M. Hill, Professional Land Surveyor No. 21351 Date 5/1/2019
 Expiration Date: July 15, 2019

RECORDED AS PLAT No. 25027 ON 5/31/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Agricultural Preservation Subdivision Plat For The Browning Property Lot 1

(Being A Subdivision Of Tax Map 7, Parcel 508 Liber 1774 At Folio 056)

Zoned: RC-DEO
 Tax Map: 7, Grid: 15, Parcel: 508
 Fourth Election District - Howard County, Maryland
 Date: April 25, 2019 Scale: 1" = 100' Sheet 3 of 3



Owner And Developer
 Charles Hanford Browning, Jr. and Patricia Lee Browning
 1874 Woodbine Road
 Woodbine, Maryland 21797
 Ph# 301-252-6864

Fisher, Collins & Carter, Inc.
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