

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
407	571003.3575	1359255.6879	174042.171451	414301.962270
420	571051.0319	1359224.0802	174056.702631	414292.320228
421	571147.3350	1359437.4117	174086.055869	414357.351708
422	571144.3173	1359430.7663	174085.136095	414357.764689
423	571074.8631	1359426.1141	174063.966393	414353.908202
424	570798.2817	1359306.2860	173979.664227	414317.384607
425	570806.0525	1359287.1360	173982.032799	414311.547681
426	570803.7517	1359156.8989	174005.715517	414271.851340

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 Compiled With:

*Terrell A. Fisher* 10/16/18  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)

*Raymond D. Jordan* 10/12/18  
 Raymond D. Jordan (Deceased)  
 Sherrie A. Jordan (Owner)

*Mark M. Feinberg* 10-7-18  
 Athelas Foundation, Inc. (Owner)  
 By: Mark M. Feinberg, Executive Director

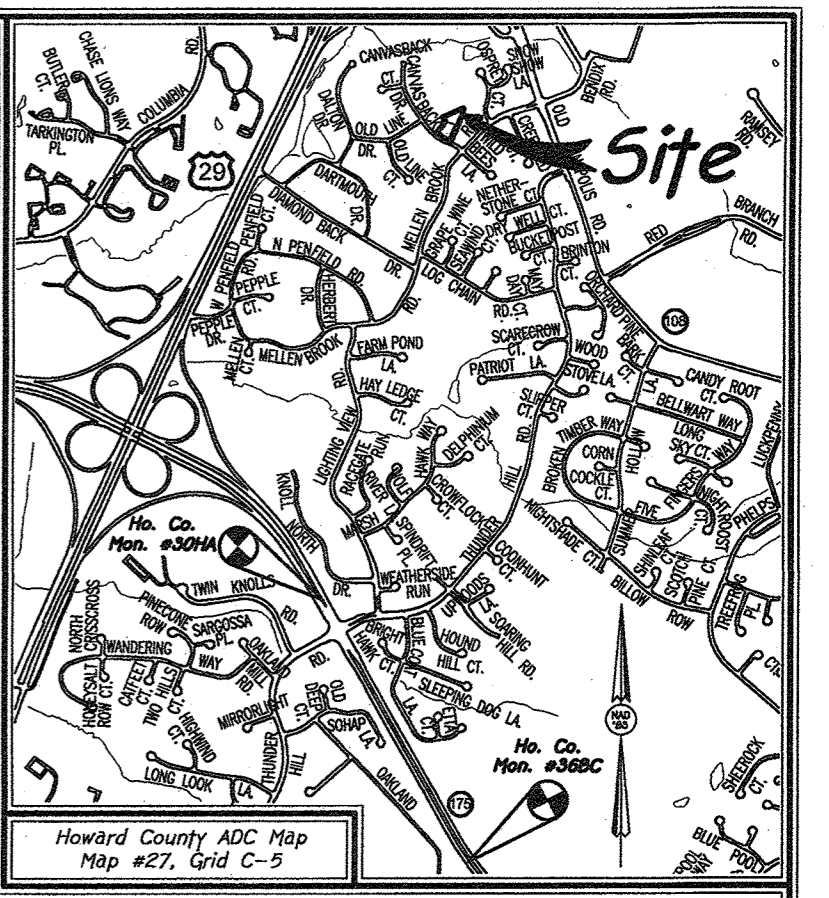
**24' Private Access Easement Line Chart**

Line	Bearing	Length
AE1	S 54°33'35" E	10.72'
AE2	S 23°31'32" W	24.53'
AE3	N 54°33'35" W	10.68'
AE4	N 23°25'28" E	24.54'

**Minimum Lot Size Tabulation**

Lot No.	Gross Area Sq. Ft.	Pipestem Area Sq. Ft.	Minimum Lot Size Sq. Ft.
5	25,681	5,385	20,296

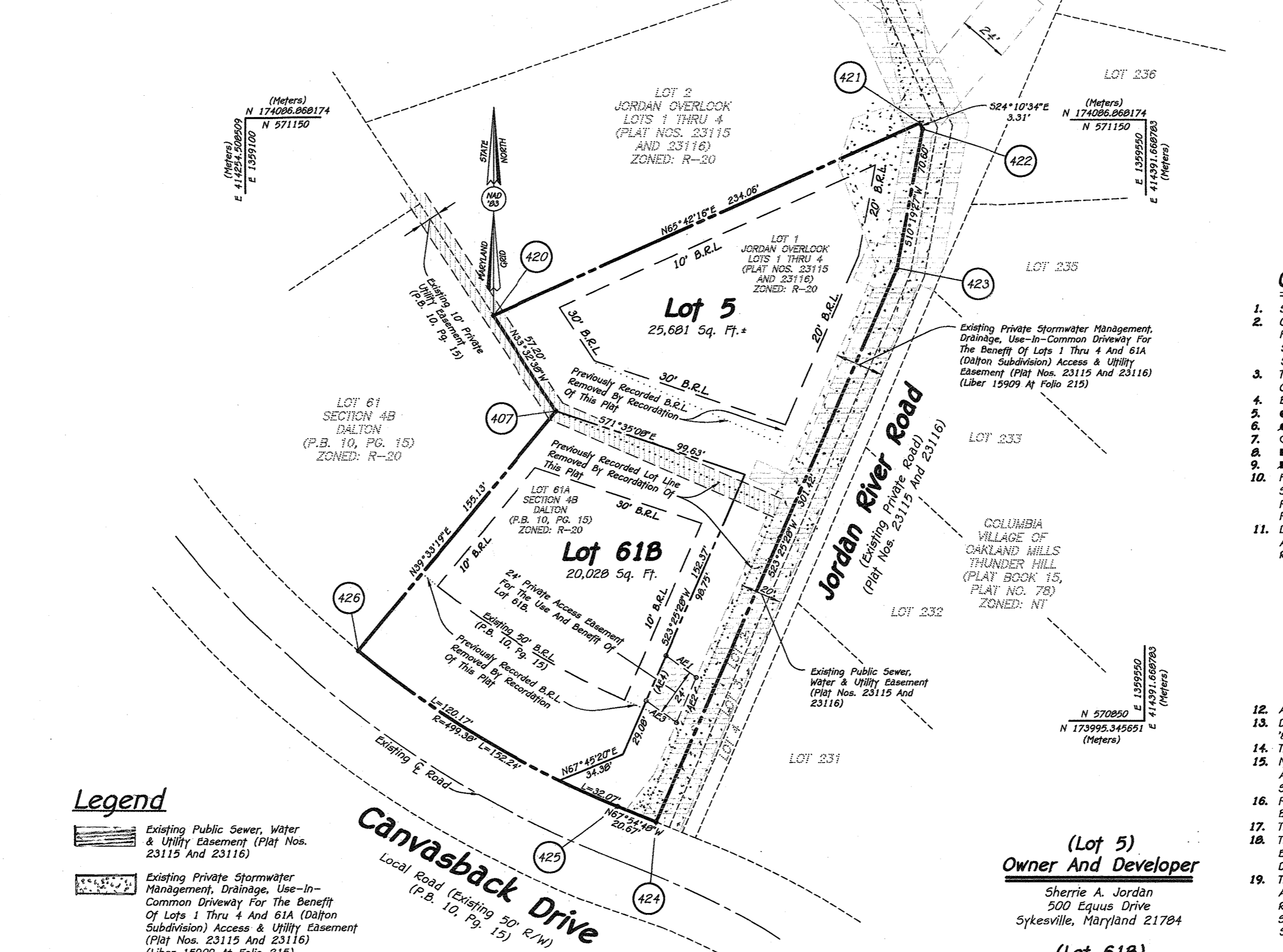
**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2955



**General Notes Continued:**

- No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2.9.
- Public Water And Sewer Shall Be Utilized Within This Development.
- Stormwater Management Will Be Provided In Accordance With The Criteria Contained In The 2000 Maryland Stormwater Design Manual, Volumes I & II, Chapter 5.
- Forest Conservation Requirements For This Site Is Exempt Per Section 16.1202(b)(1)(vi) Since This Is A Resubdivision Plat That Does Not Create Any New Lots/Parcels.
- 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 Resubdivision To Revise Property Lines Between Adjoining Recorded Lots.
- Site Development Plan Approval By The Department Of Planning And Zoning Is Required Prior To Issuance Of Building Permits For The Construction Of The Residential Dwelling On Lot 5.
- There Are No 100 Year Floodplain, Steep Slopes, Streams, Wetlands Or Their Buffers Or The Presence Of Forested Areas On This Property.
- The Existing Use-In-Common Driveway Maintenance Agreement For The Benefit Of Lots 1 Thru 4, Jordan Overlook Subdivision And Lot 61A, Dalton Subdivision Has Been Recorded Among The Land Records Of Howard County, Maryland In Liber 15909 At Folio 215.
- Trash And Recycling Will Be Located At Canvasback Drive Within 5 Feet Of The County Roadway At The Intersection With Jordan River Road For Lots 5 And 61B.
- This Plat Is Subject To BA Case No. BA-10-008V Which The Howard County Board Of Appeals Hearing Examiner On August 24, 2010 Approved A Variance To Reduce The 30-Foot Setback From A Public Street Right-Of-Way To 16.2 Feet At The Rear Corner Of The Existing Dwelling.
- This Plat Is Subject To WP-12-005 Which On August 19, 2011 The Planning Director Approved A Request To Waive Section 16.134.(a).(1).(i) - Requiring Sidewalks And Walkways In Accordance With The Subdivision Regulations And The Design Manual; Section 16.135.(a) - Requiring Construction Of Street Lighting In Accordance With The Design Manual And In Locations Approved By DPZ; And Section 16.138 - Requiring The Developer, To Provide Street Trees In Accordance With Section 16.124, And The Landscape Manual. Approval Is Subject To The Following Conditions:
  - This Waiver Applies Only To The Improvements Which Are Required Along The Canvasback Drive Frontage Of Lot 1 And Adjacent Lot 231.
  - Compliance With The Attached Comments From The Development Engineering Division, Dated July 26, 2011, Prior To Submission Of The Original Mylar Record Plat To This Office For Signature Approval And Recordation. The Developer Is Required To Pay A Fee-In-Lieu Of Construction For The Cost Of The Canvasback Drive Road Frontage Improvements Along Lot 1 And Adjacent Lot 231.
  - This Office Approves The Request To Waive Street Lighting For The Canvasback Drive Road Frontage Improvements Along Lot 1 And Adjacent Lot 231. The Proposed Street Light At The Entrance Of Jordan River Road (Approx. Station 0+40.23) Is Required, As Shown On F-11-041.
  - This Office Approves The Request To Waive Street Trees For Canvasback Drive Road Frontage Improvement Along Adjacent Lot 231 Only. Street Trees Are Required Along The Frontage Of Lot 1 As Proposed On F-11-041.
  - Compliance With All Other Conditions Of Approval Of F-11-041 Will Be Required.

**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 5 (Jordan Overlook) And Lot 61B (Dalton). 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:** Scale: 1" = 2,000'

- Subject Property Zoned R-20 Per The 10/06/13 Comprehensive Zoning Plan. Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 30HA And 36BC. Station No. 30HA North 566,030.60 East 1,357,989.57 Station No. 36BC North 563,264.10 East 1,359,585.74
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January 28, 2007 By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- ⊙ Denotes Iron Pipe Or Iron Bar Found.
- ⊙ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- For Flag Or Pipe Stem Lots And Lot 61A, Dalton Subdivision, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
- Driveways Shall Be Provided Prior To Residential Occupancy 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 Crusher 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 Surface;
  - Structure Clearances - Minimum 12 Feet;
  - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (+).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad 83 Grid Measurement.
- Traffic Study Is Not Required For Minor Subdivision (4 Lots Or Fewer).
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map. No Historic Sites Exist On This Site.
- Previous Department Of Planning And Zoning File Numbers: 5P-09-10, BA-10-008V, Contract #24-4483-D, WP-12-005, And F-11-041.
- This Property Is Located Within The Metropolitan District.
- There Is An Existing House On Lot 61B To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulations Allow.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations. 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.

**Area Tabulation 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/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.049 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.049 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.049 Ac.±

**Legend**

- Existing Public Sewer, Water & Utility Easement (Plat Nos. 23115 And 23116)
- Existing Private Stormwater Management, Drainage, Use-In-Common Driveway For The Benefit Of Lots 1 Thru 4 And 61A (Dalton Subdivision) Access & Utility Easement (Plat Nos. 23115 And 23116) (Liber 15909 At Folio 215)
- Existing 10' Private Utility Easement (P.B. 10, Pg. 15)
- 24' Private Access Easement For The Use And Benefit Of Lot 61B
- Previously Recorded Lot Lines Removed By Recordation Of This Plat

**Graphic Scale**  
 0' 50' 100' 150'  
 Scale: 1" = 50'

**(Lot 5) Owner And Developer**  
 Sherrie A. Jordan  
 500 Equus Drive  
 Sykesville, Maryland 21784

**(Lot 61B) Owner And Developer**  
 Athelas Foundation, Inc.  
 c/o Mark M. Feinberg,  
 Executive Director  
 9104 Red Branch Road  
 Columbia, Maryland 21045

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

*Bridgette M. Rosman* 12/12/2018  
 Bridgette M. Rosman  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Cheryl Coleman* 12-14-18  
 Cheryl Coleman  
 Chief, Development Engineering Division Date

*Vicki Schneider* 12-19-18  
 Vicki Schneider  
 Director Date

**Owner's Certificate**

We, Sherrie A. Jordan And Athelas Foundation, Inc. By Mark M. Feinberg, Executive Director, 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/O 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/O 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 12th Day Of October, 2018.

Raymond D. Jordan (Deceased)  
 Sherrie A. Jordan  
 Athelas Foundation, Inc.  
 By: Mark M. Feinberg, Executive Director

Witness  
*Paul R. Fisher*  
*Van R. Fisher*

**Surveyor's Certificate**

I Herby Certify That To The Best Of My Knowledge The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is Comprised Of (1) Part Of The Lands Conveyed By Leon J. Breton And Elizabeth S. Breton To Raymond D. Jordan And Sherrie A. Jordan By Deed Dated February 27, 1992 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 2495 At Folio 462; And (2) All Of The Lands Conveyed By Raymond D. Jordan And Sherrie A. Jordan To Athelas Foundation, Inc. By Deed Dated November 7, 2014 And Recorded Among The Aforesaid Land Records In Liber 15876 At Folio 273; And Being Lot 1, As Shown On A Plat Entitled "Jordan Overlook, Lots 1 Thru 4" Recorded Among The Aforesaid Land Records As Plat Nos. 23115 And 23116; And Lot 61A, As Shown On A Plat Entitled "Section 4B, Dalton" Recorded Among The Aforesaid Land Records In Plat Book 10 At Page 15; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 10/16/18  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
 Expiration Date: December 13, 2019

RECORDED AS PLAT No. **24881** ON **12/21/18**  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Jordan Overlook**  
 Lot 5, And  
 Dalton  
 Section 4B, Lot 61B

(Being A Resubdivision Of Lot 1, Jordan Overlook, As Shown On Plats Entitled "Jordan Overlook, Lots 1 Thru 4" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 23115 And 23116 And A Resubdivision Of Lot 61A, As Shown On A Plat Entitled "Section 4B, Dalton" Recorded Among The Aforesaid Land Records In Plat Book 10 At Page 15)

Zoned: R-20  
 Tax Map: 30, Grid: 10, Parcels: 309 And 227  
 Sixth Election District - Howard County, Maryland  
 Scale: As Shown Date: September 19, 2018 Sheet 1 of 1