

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
100	575182.8843	1350314.2059	175316.093764	411576.593125
101	575504.6121	1350304.3082	175414.156589	411573.576289
102	575509.2319	1350454.4739	175415.564710	411619.347504
103	575417.6769	1350462.3086	175387.658697	411621.734896
104	575262.5967	1350498.9086	175340.390166	411632.890607
105	575188.5776	1350499.2684	175317.829091	411633.000271

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.

Shirley L. Hardy MAY 23, 2019 Date
 Todd M. Hill (Professional Land Surveyor No. 21351) Date
Charles W. Hardy 5/22/2019 Date
Shirley L. Hardy 5/22/2019 Date

Legend

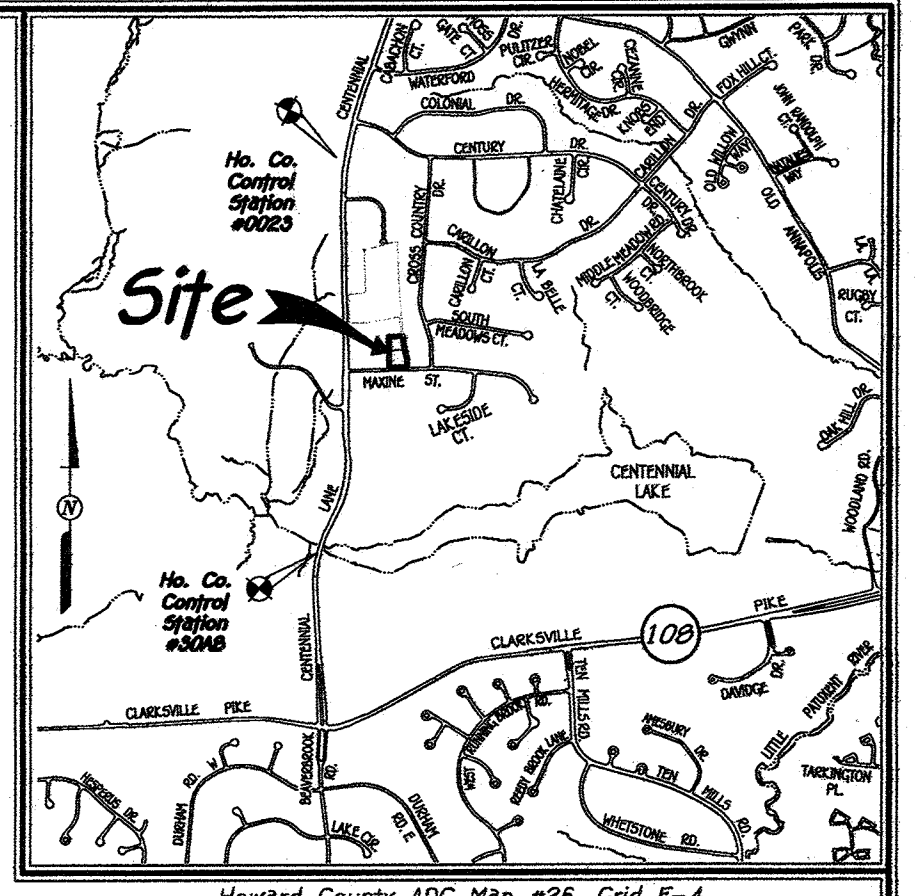
Existing 5' Private Utility Easement (P.B. 7, PG. 52) Part Of To Remain

Existing 5' Private Utility Easement (P.B. 7, PG. 52) Part Of To Be Removed By Recordation Of This Plat

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 And Non-Buildable Bulk Parcel 'A'. Any Conveyance Of The Aforesaid Lot/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lot/Parcel. 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.

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



General Notes Continued:

25. According To Section 16.124(a)(3)(ii), Final Plans That Do Not Increase The Number Of Units Do Not Require A Landscape Plan. Proposed Lot 5 Will Retain The Existing Dwelling Unit, And Proposed Non-Buildable Bulk Parcel 'A' Will Not Have Building Potential With Approval Of This Plat, F-19-050. There Is No Landscape Requirement.

26. A Community Meeting Was Conducted September 17, 2019 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. This Meeting Was Held Under The Plan For Centennial Reserve, County File No. SP-19-001.

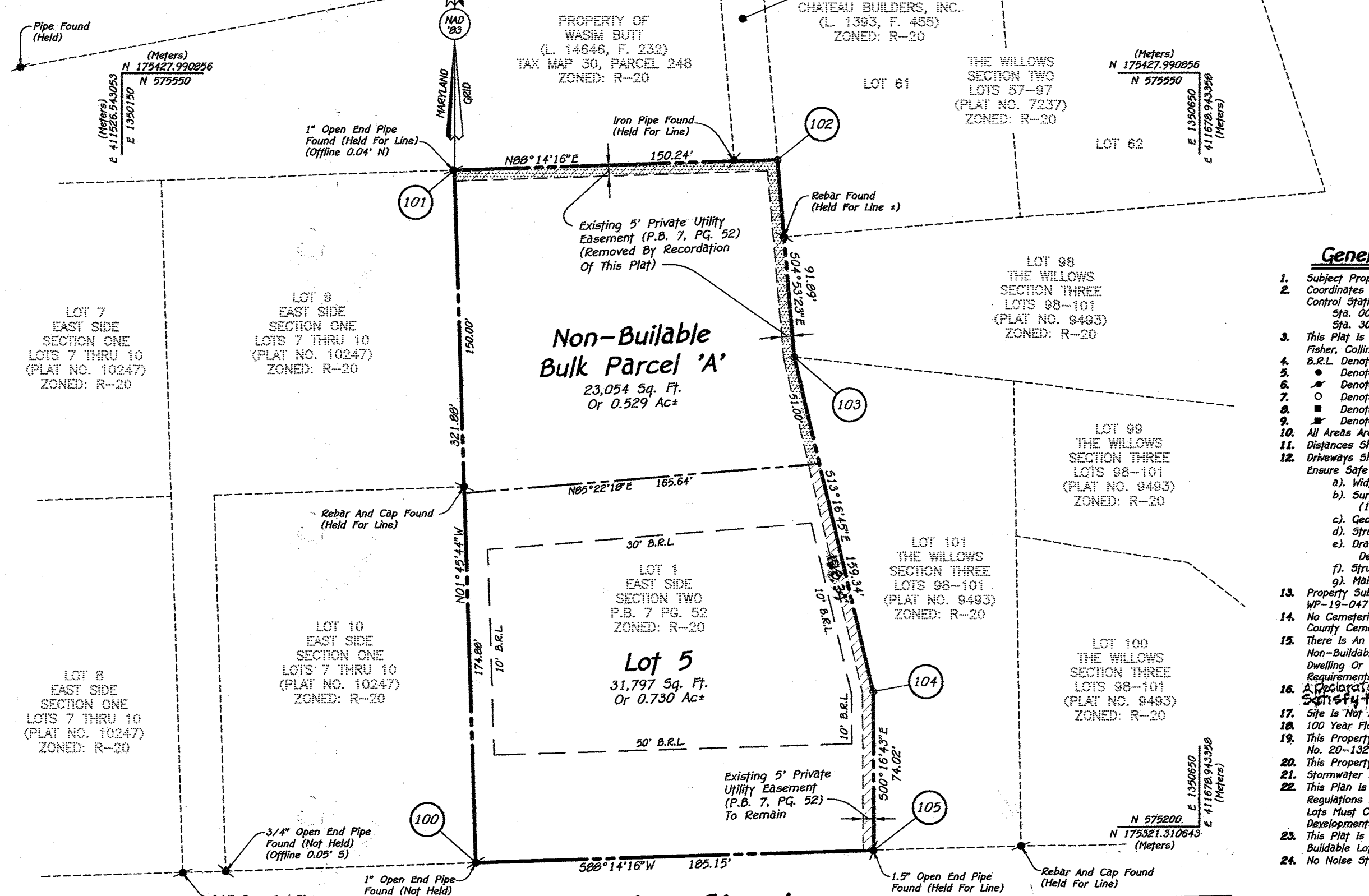
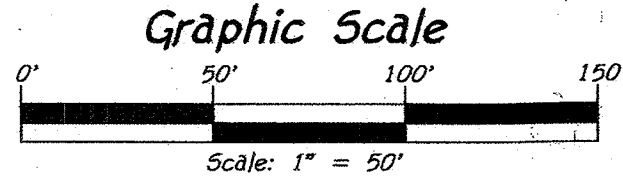
27. No Historic Structures Exist Within The Limits Of This Plat Submission.

28. The Centennial Reserve Bulk Parcel 'A' Shall Be Conveyed To The Centennial Reserve Developer And/Or The Centennial Reserve Subdivision Falls To Be Recorded As Proposed, Non-Buildable Bulk Parcel 'A' Remains Unbuildable Until Such Time A Revision Plat Is Reviewed And Recorded That Reconfigures Lot Lines To Grant Road Frontage, Establish Required Setbacks And Meet All Other Requirements In Effect At The Time For Buildable Lots. THIS CONDITION AND NOTE DOES NOT GUARANTEE APPROVAL OF THIS PARCEL AT A FUTURE DATE.

29. This Plat Is Subject To WP-19-047 Which On January 24, 2019 The Planning Director Approved A Request For Alternative Compliance Of Section 16.147 - Final Subdivision Plan And Final Plat And Section 16.121(e)(1) - Access And Frontage. Approval Is Subject To The Following Conditions:

- Approval Of Relief From Section 16.147 - (Final Subdivision Plan And Final Plat) Is To Allow Transfer Of A Portion (Approximately 0.25 Ac. Or Less, See Condition 2) Of Parcel 6 (Mettupalli Property) To Parcel 5 By Adjoiner Deed. Approval Does Not Constitute Approval Of Future Subdivision Of Parcel 6 Of Tax Map 30 (Mettupalli Property) As Outlined In Meeting Notes And Supporting Documentation Submitted With Application. Any Future Subdivision Of This Property Will Be Submitted And Reviewed Through The Standard Subdivision Process.
- The Owner Of Parcel 6 Shall Be Notified By Certified Letter That The Resubdivision Potential Of The Remaining Portion Of Parcel 6 Is Dependent On Retaining One Full Acre Per Section 108A, D.F.Z., Which States That: One Net Acre Is Required To Subdivide Lots Classified As Neighborhood Infill. The Certified Letter Shall Emphasize That An Acre Residue For Parcel 6 Only Ensures Subdivision "Potential". Submissions To Subdivide Parcel 6 At A Later Date Will Be Reviewed For Compliance With The Regulations In Effect At The Time.
- The Transfer Of Property From Parcel 6 To Parcel 5 Shall Be Complete Prior To Final Plan Approval Of Centennial Reserve. Please Include A Reference To County File Number WP-19-047 In The Adjoiner Deed And Provide A Copy (After Recording In The Land Records Of Howard County) As Part Of The Final Plan Submission.
- Final Plans For Resubdivision Of Lot 1 Of East Side Into Lot 5 And Non-Buildable Bulk Parcel 'A' (F-19-050) Shall Achieve Technically Complete Status. Or Be Recorded In The Land Records Of Howard County Prior To Signature Approval Of SP-19-001.
- Final Plans For Resubdivision Of Lot 1 East Side Into Lot 5 And Non-Buildable Bulk Parcel 'A' Shall Include The Following:
 - A Note Indicating File References To WP-19-047 And SP-19-001.
 - A Clear Label Identifying The Parcel As Non-Buildable.
 - A Purpose Statement Indicating The Creation Of Non-Buildable Bulk Parcel 'A' Is For Ultimate Incorporation Into Centennial Reserve Subdivision As An Open Space Lot.
 - Add A Note Stating That Should The Parcel Not Be Conveyed To The Centennial Reserve Developer And/Or The Centennial Reserve Subdivision Falls To Be Recorded As Proposed, Parcel 'A' Remains Unbuildable Until Such Time A Revision Plat Is Reviewed And Recorded That Reconfigures Lot Lines To Grant Road Frontage, Establish Required Setbacks And Meet All Other Requirements In Effect At The Time For Buildable Lots. THIS CONDITION AND NOTE DOES NOT GUARANTEE APPROVAL OF THIS PARCEL AT A FUTURE DATE.
- Approval Of Relief From Section 16.147 - Final Subdivision Plan And Final Plat And Section 16.121(e)(1) - Access And Frontage Does Not Constitute Approval Of SP-19-001 Centennial Reserve.
- Per DEED Comments: As Part Of The Development Of Parcel 5, The Proposed Public Right-Of-Way And Public Utilities (And Easements) Must Be Extended To The Property Line Of Parcel 6 For Their Future Connection.
- Per DEED Comments: The Adjoiner Transfer Between Parcel 5 And 6 Must Be Completed Prior To Plat Or Final Plan Approval. The Recording References Must Be Shown On The Plans.
- Please Provide An Updated "Existing Conditions" Exhibit For The Alternative Compliance File That Better Illustrates The 5 Existing Parcels. Please Be Sure To Show All The Boundaries And Metes And Bounds For The Chateau Builders Piece To Confirm It Shares A Boundary With East Side Lot 1. Show In A Separate Exhibit The Proposed Ultimate Boundaries Of Centennial Reserve.
- Approval Of This Request Is To Allow Transfer Of Part Of Parcel 6 To Parcel 5 And Create A Temporary Landlocked Non-Buildable Bulk Parcel 'A' From Lot 1 Eastside Section 2. No Other Lots Or Parcels Are Being Legally Endorsed. No Additional Lots Are To Be Created And No New Development, Construction Or Improvements Are Permitted Under This Request.
- These Conditions Of Approval Must Be Illustrated On The Associated Road Construction Drawings.
- In November, 1993, Grantor (Chateau Builders, Inc.) Filed A Civil Action In The Circuit Court For Howard County Captioned Chateau Builders, Inc. v. Charles W. Hardy, Jr. And Shirley L. Hardy, Case No. 93-CA-23690 (The "Litigation"). In That Action, Grantor Alleged That It Owned A 20' Wide Strip Along And Within The East Side Of The Hardy's Lot. The Parties To The Litigation Have Resolved Their Differences And The Action Has Been Dismissed. To Eliminate Any Question About The Hardy's Ownership Of The Hardy's Lot, Grantor Has Granted, Conveyed, Released, And Quitclaim Unto Grantee, All Grantor's Right, Title Interest And Estate In And To The Hardy's Lot If Any, Quitclaim Deed Recorded Among The Land Records Of Howard County, Maryland In Liber 3389 At Folio 193.

31. Existing 5' Private Utility Easement (P.B. 7, PG. 52) Shall Be Removed Within 6 Months From Signature Date Of This Submission Approval Date Of This Plat. Accessory Structures Are Not Permitted On Non-Buildable Parcels.



General Notes: Scale: 1" = 2,000'

- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Station No. 0023 And No. 304B.
 - Sta. 0023: N 577,973.1430 E 1,349,751.2730 Elev. = 479.248
 - Sta. 304B: N 973,239.9950 E 1,349,247.8460 Elev. = 361.900
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July 30, 2018 By Fisher, Collins And Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
 - Denotes Iron Pin Set Capped "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 Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement. 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 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 Clearance - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: SP-19-001, ECP-19-022, WP-19-047 And Case No. 93-CA-23690.
- No Cornerstones Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- There Is An Existing Dwelling And Structure On Lot 5 To Remain. There Are Existing Structures On Non-Buildable Bulk Parcel 'A' To Be Removed. No New Buildings, Extensions Or Additions To The Existing Dwelling Or Structure Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements. See Section 16.128(b)(iv).
- Construction of Plat (Or) Has Been Submitted Prior To Recording This Plat To Satisfy Requirements Of Section 16.128(b)(iv).
- Site Is Not Adjacent To A Scenic Road.
- 100 Year Floodplain, Wetlands, Stream(s) And/Or Their Buffers, And Steep Slopes Do Not Exist On-Site.
- This Property Is Served By Existing Public Water Contract No. 194-W And Existing Public Sewer Contract No. 20-1325.
- This Property Is Located Within The Metropolitan District.
- Stormwater Management Is Not Required. No New Structures Are Proposed Under This Plan.
- This Plan 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.
- This Plat Is Exempt From APFO Traffic Report Since It Is A Resubdivision Plat That Creates No Additional Buildable Lots Or Parcels.
- No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. 1 & II, Chapter 5.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.741 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.510 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	1.251 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	1.251 Ac.±

LOT 11 EAST SIDE SECTION ONE PLAT NO. 14604 ZONED: R-20	LOT 15 EAST SIDE SECTION TWO LOTS 15 AND 16 PLAT NO. 15488 ZONED: R-20	LOT 3 EAST SIDE SECTION TWO LOTS 3 AND 4 PLAT NO. 16551 ZONED: R-20	LOT 4 EAST SIDE SECTION TWO LOTS 3 AND 4 PLAT NO. 8843 ZONED: R-20
LOT 16 EAST SIDE SECTION ONE LOTS 7 THRU 10 (PLAT NO. 10247) ZONED: R-20	LOT 10 EAST SIDE SECTION ONE LOTS 7 THRU 10 (PLAT NO. 10247) ZONED: R-20	LOT 8 EAST SIDE SECTION ONE LOTS 7 THRU 10 (PLAT NO. 10247) ZONED: R-20	LOT 9 EAST SIDE SECTION ONE LOTS 7 THRU 10 (PLAT NO. 10247) ZONED: R-20
LOT 7 EAST SIDE SECTION ONE LOTS 7 THRU 10 (PLAT NO. 10247) ZONED: R-20	LOT 10 EAST SIDE SECTION ONE LOTS 7 THRU 10 (PLAT NO. 10247) ZONED: R-20	LOT 8 EAST SIDE SECTION ONE LOTS 7 THRU 10 (PLAT NO. 10247) ZONED: R-20	LOT 9 EAST SIDE SECTION ONE LOTS 7 THRU 10 (PLAT NO. 10247) ZONED: R-20
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M.I.H.U. Note: Please Note That Lot 5 In This Subdivision Is Not Subject To Section 13.402(c)(e) Of The Howard County Subdivision And Land Development Regulations For The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement. No New Buildable Lots Are Proposed.

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

Madison for Maureen Roseman 6/19/2019 Date
 Howard County Health Officer H.O. *Madison*

Owner's Certificate

We Charles W. Hardy, Jr. And Shirley L. Hardy, 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 Hand This 22 Day Of MAY, 2019.

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 Comprised Of All Of The Lands Conveyed By Household Bank, F5B To Charles W. Hardy, Jr. And Shirley L. Hardy By Deed Dated April 7, 1993 And Recorded Among The Land Records Of Howard County, Maryland In Liber 2868 At Folio 584; And Being Lot 1, As Shown On A Plat Entitled "East Side, Section Two" Recorded Among The Aforesaid Land Records In Plat Book 7 At Page 52; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Purpose Statement

The Purpose Of This Plat Is To Resubdivide Lot 1, As Shown On A Plat Entitled "East Side, Section Two" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 7 At Page 52, Creating Lot 5 And Non-Buildable Bulk Parcel 'A'. The Creation Of Non-Buildable Bulk Parcel 'A' Is For Ultimate Incorporation Into Centennial Reserve Subdivision.

APPROVED: Howard County Department Of Planning And Zoning.

Chief 6.24.19 Date
 Chief, Development Engineering Division

Director 7.25.19 Date
 Director

Charles W. Hardy, Jr. Charles W. Hardy, Jr.
Shirley L. Hardy Shirley L. Hardy

John Muzga John Muzga
John Muzga John Muzga

Todd M. Hill MAY 23 2019 Date
 Todd M. Hill, Professional Land Surveyor No. 21351 Date
 Expiration Date: July 15, 2019

RECORDED AS PLAT NO. 25096 ON 7/24/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Resubdivision East Side Section Two, Lot 5 And Non-Buildable Bulk Parcel 'A'

(Being A Resubdivision Of Lot 1, As Shown On A Plat Entitled "East Side, Section Two" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 7 At Page 52)

Zoned: R-20
 Tax Map: 30, Grid: 01, Parcel: 174
 Second Election District - Howard County, Maryland
 Date: May 20, 2019 Scale: As Shown Sheet 1 Of 1

