

The Requirements § 3-100, 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 3/29/19
 (Property Line Surveyor)
 Daniel Strohers 3/26/19
 Sherry A. Carter-Strohers 3/29/19
 Sherry A. Carter-Strohers 3/29/19

Coordinate Table

POINT	NORTH (feet)	EAST (feet)
100	516092.7398	840615.2782
101	515919.7357	840759.3403
102	515821.6011	840643.7956
103	515974.6282	840508.8326

Legend

..... Previously Recorded Lot Line (Plat Nos. 6806 Thru 6810) Removed By Recordation Of This Plat

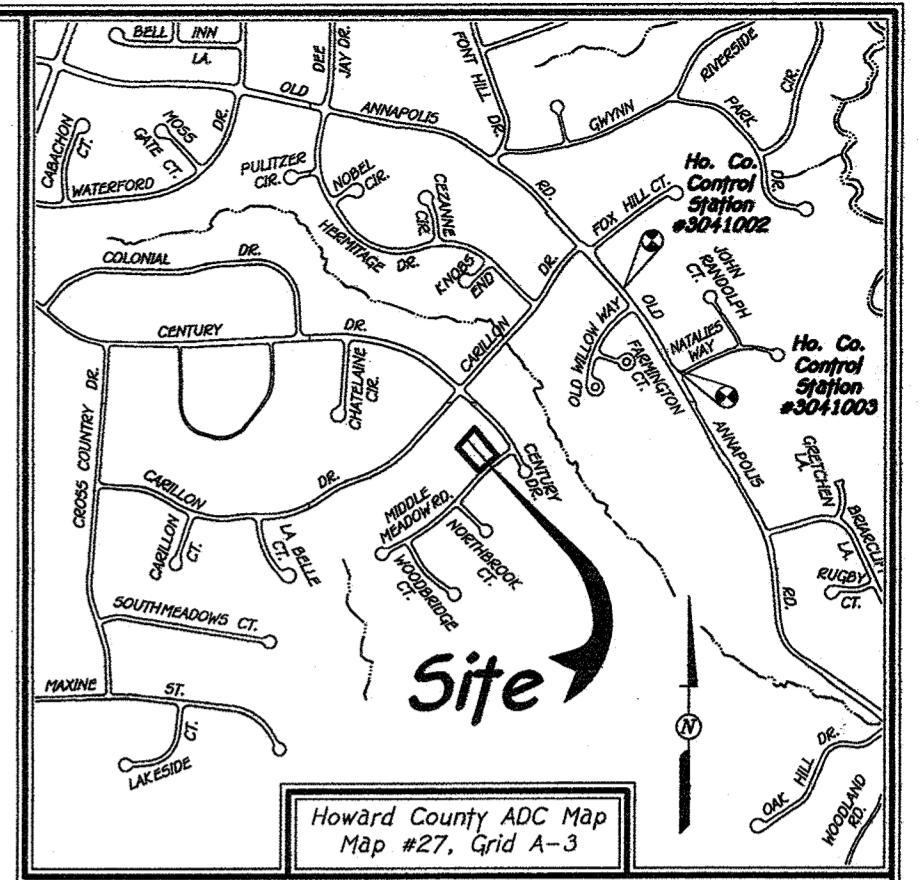
----- Previously Recorded B.R.L. (Plat Nos. 6806 Thru 6810) Removed By Recordation Of This Plat (Typ.)

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 June 25, 1986 On Which Date Developer Agreement 24-1415-D Was Filed And Accepted.

Curve Data Tabulation

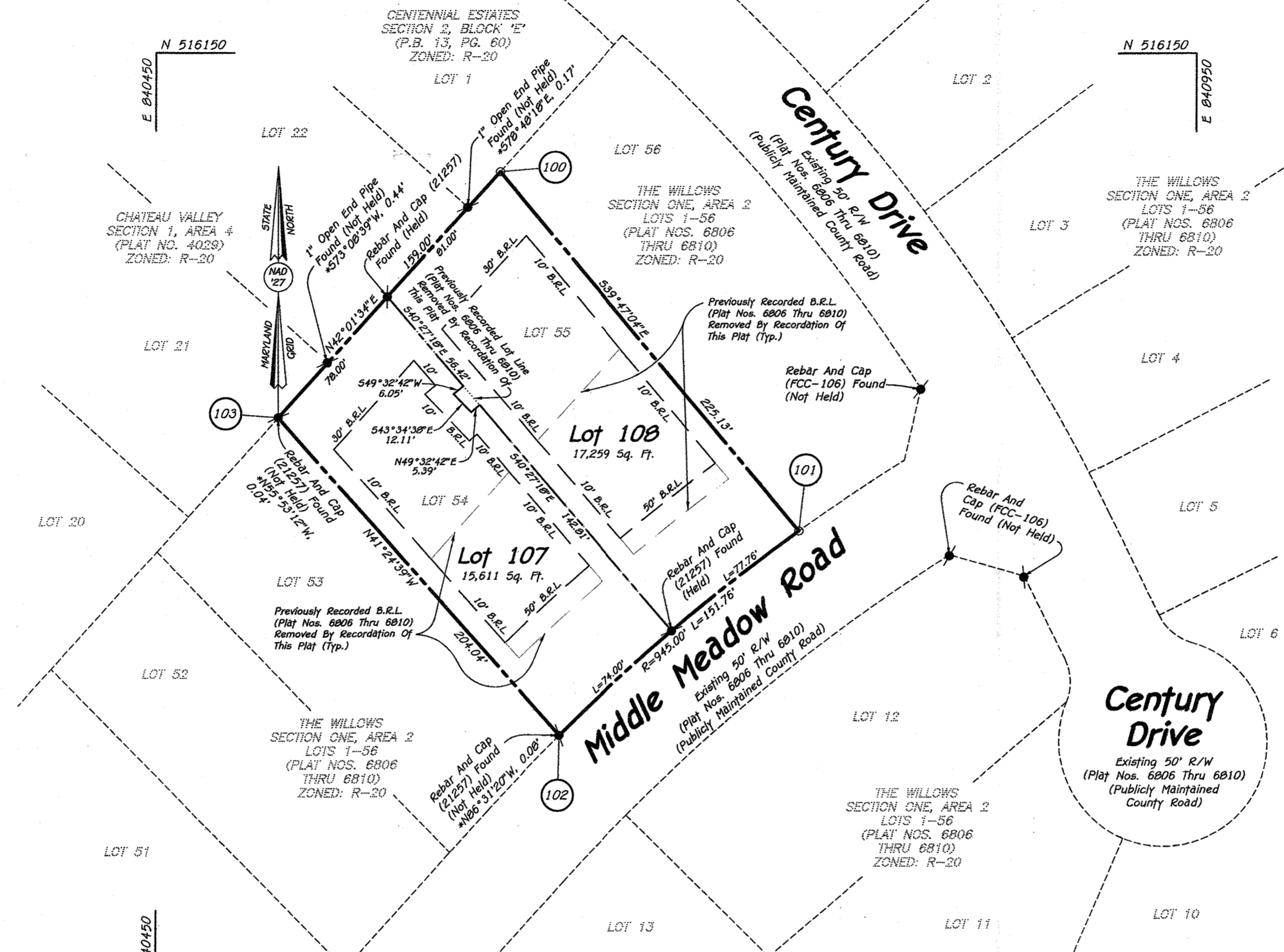
Plat-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
101-102	945.00'	151.76'	09°12'04"	76.04'	S 49°39'32" W 151.59'

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



Vicinity Map
 Scale: 1" = 1,200'

- General Notes Continued:**
- 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 Interior Lots Of The Same Subdivision.
 - This Property Is Located Within The Metropolitan District And Is Served By Public Water And Sewer Contract No. 24-1415-D.
 - 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.
 - No Historic Structures Exist Within The Limits Of This Plat Submission.
 - This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision That Does Not Create Any Additional Lots.



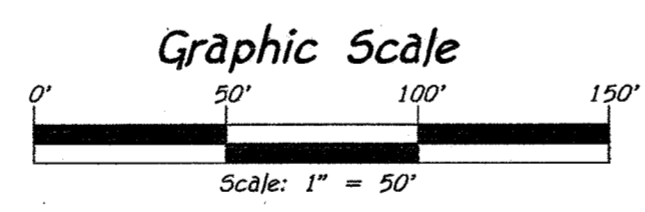
- General Notes:**
- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On Nad '27, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3041002 And No. 3041003 And Plats Entitled "The Willows, Section One, Area Two, Lots 1-56" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 6806 Thru 6810.
 Sta. 3041002 N 516,961.523 E 841,543.135
 Sta. 3041003 N 516,446.542 E 841,880.288
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About January, 2019 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 '27 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:
 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.
 - Property Subject To Prior Department Of Planning And Zoning File No's: 5-85-49, P-86-09 And F-86-106.
 - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - There Is An Existing Dwelling And Sheds On Lots 107 And 108 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
 - Site Is Not Adjacent To A Scenic Road.
 - There Are No 100 Year Floodplain, Wetlands, Stream(s) And/Or Their Buffers, And Steep Slopes Or The Presence Of Forest On-Site.
 - This Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development 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.

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 Lots 107 And 108. 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."

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 PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.755 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	0.755 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.755 Ac.±



(Lot 107) Owner And Developer
 James V. Foran And Lise M. Foran
 9808 Middle Meadow Road
 Ellicott City, Maryland 21042

(Lot 108) Owner And Developer
 David A. Strothers And Sherry A. Carter-Strothers
 9804 Middle Meadow Road
 Ellicott City, Maryland 21042

Purpose Statement

The Purpose Of This Plat Is (1) To Revise The Common Lot Line Between Lot 54 And Lot 55, As Shown On Plats Entitled "The Willows, Section One, Area 2, Lots 1-56" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 6806 Thru 6810; And (2) To Revise Front And Rear B.R.L.'S To Be In Accordance With Current Zoning (R-20) Setbacks.

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

Wifon for Maureen Rossmann 4/15/2019
 Howard County Health Officer *M.O. Rossmann* Date

APPROVED: Howard County Department Of Planning And Zoning.

Chad Chamberlain 4.22.19
 Chief, Development Engineering Division & Date

Kurt Schaefer 4.29.19
 Director & Date

Owner's Certificate

James V. Foran And Lise M. Foran, And David A. Strothers And Sherry A. Carter-Strothers, 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 29th Day Of March, 2019.

James V. Foran
 James V. Foran
 Lise M. Foran
 David A. Strothers
 Sherry A. Carter-Strothers

Mark L. Robel
 Mark L. Robel
 Mark L. Robel

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 Comprised Of (1) All Of The Lands Conveyed By Chateau Builders, Inc. To James V. Foran And Lise M. Foran By Deed Dated June 15, 1987 And Recorded Among The Land Records Of Howard County, Maryland In Liber 1675 At Folio 400 (Lot 54); And (2) All Of The Lands Conveyed By Michael L. Bivens And Maureen A. Bivens To David A. Strothers And Sherry A. Carter-Strothers By Deed Dated March 31, 1994 And Recorded Among The Aforesaid Land Records In Liber 3223 At Folio 427 (Lot 55); And Being Lots 54 And 55, As Shown On Plats Entitled "The Willows, Section One, Area 2, Lots 1-56" Recorded Among The Aforesaid Land Records As Plat Nos. 6806 Thru 6810; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 3/29/19
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. ~~25009~~ ON 5/2/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Plat Of Resubdivision
The Willows
 Section One, Area 2
 Lots 107 And 108

(Being A Resubdivision Of Lots 54 And 55, As Shown On Plats Entitled "The Willows, Section One, Area 2, Lots 1-56" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 6806 Thru 6810)

Zoned: R-20
 Tax Map: 30, Grid: 2, Parcel: 401
 Second Election District - Howard County, Maryland
 Date: February 5, 2019 Scale: As Shown Sheet 1 Of 1

I:\30000030102-1\DWG\RECORD PLAT\0192 Revision Plat-Lots 54 & 55.dwg, REVISION PLAT-LOTS 107 & 108, dstrsheet, 1:1