

BENCHMARKS

STATION	LOCATION
STATION 31E6	N 570852.372 ELEV.: 482.76' E 1376700.647
STATION 31E7	N 572335.350 ELEV.: 478.65' E 1377504.033

LEGEND

- DENOTES CONC. MONUMENT FOUND
- DENOTES CONC. MONUMENT SET
- DENOTES IRON PIN OR PIPE FOUND
- DENOTES IRON PIN & CAP SET

AREA TABULATION

DESCRIPTION	AMOUNT
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.0 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC.
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0 AC.
AREA DEDICATED TO HOWARD COUNTY FOR PUBLIC ROAD	0 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.0 AC.

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
6	23,575 SF	0 SF	23,575 SF
7	20,000 SF	0 SF	20,000 SF

OWNER / DEVELOPER
DEDRA & JONATHAN HARRIS
5000 ILCHESTER RD
ELLCOTT CITY, MD 21043
PHONE: 240-731-6515

PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 OF LOWE PROPERTY PLAT 18023.

THE REQUIREMENTS SECTION 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.

Robert B. Southard 7-13-23
(SURVEYOR) DATE

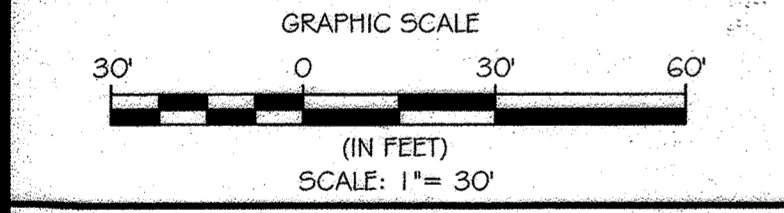
Can 7-14-23
(OWNER) DATE

Debra 7-14-23
(OWNER) DATE

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

TOTAL NUMBER OF LOTS/UNITS PROPOSED	2
NUMBER MIHU REQUIRED	0*
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATION)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	1
NUMBER OF APFO ALLOCATIONS REQUIRED MINUS FEE-PAID UCUs (REMAINING LOTS/UNITS)	1

*MIHU will be fulfilled by payment of a fee-in-lieu at building permit.



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS.

Howard County Health Officer 2/23/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Paul Shuman 7/31/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 8/8/23
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME AND UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROFESSIONAL PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 239, EXPIRATION DATE 7-6-2024 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LAND ACQUIRED BY JONATHAN AND DEDRA HARRIS FROM RICHARD HENRY LOWE, III, BY DEED DATED FEBRUARY 11, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6075 AT FOLIO 332.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATION.

Robert B. Southard 7-13-23
ROBERT B. SOUTHARD
MARYLAND REGISTERED PROPERTY LINE SURVEYOR #239

OWNER'S CERTIFICATE

JONATHAN AND DEDRA HARRIS, OWNERS OF THE PROPERTY SHOWN HEREON ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS AND ROAD RIGHT-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS AND OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY. WITNESS OUR HANDS THIS THE 14th DAY OF July 2023.

Jonathan Harris 7/14/23
JONATHAN HARRIS DATE

Debra Harris 7/14/23
DEBRA HARRIS DATE

Witness 7/14/23
WITNESS DATE

RECORDED AS PLAT NUMBER 24381 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON 8-14-23, 2022

SUBDIVISION PLAT
HARRIS PROPERTY
LOTS 6 AND 7
RESUBDIVISION OF LOT 3,
LOWE PROPERTY, PLAT #18023
ILCHESTER ROAD ELLCOTT CITY, MD 21043
FIRST ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

TAX MAP: 31 GRID: 10 PARCEL: 153 ZONED: R-20

KCI TECHNOLOGIES
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
11830 WEST MARKET PLACE
SUITE F
FULTON, MD 20759
TELEPHONE: (410) 792-8086
FAX: (410) 792-7419

SCALE: 1" = 30'
DATE: 9/7/2022
SHEET: 1 OF 1

F-20-065