

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.

Mark L. Robel 7/21/20
 Date
 Mark L. Robel P.L.S. #339
 Property Line Surveyor
 Donald R. Reuwer, Jr. 3/11/20
 Date
 S. Jordan Property, LLC
 By: Donald R. Reuwer, Jr., Member

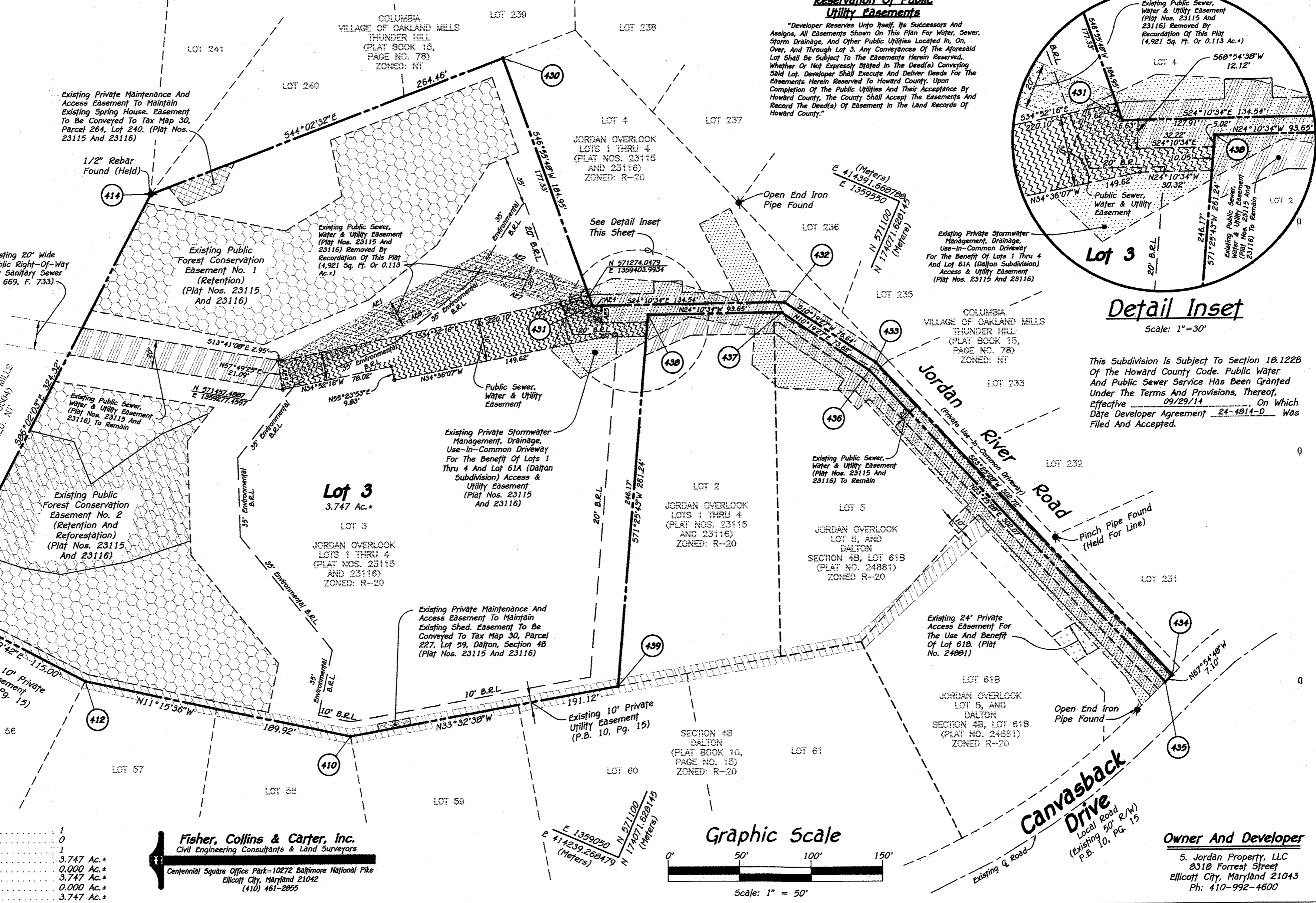
- Legend**
- Existing 10' Private Utility Easement (P.B. 10, Pg. 15)
 - Existing Private Maintenance And Access Easement To Maintain Existing Spring House. Easement (Plat Nos. 23115 And 23116)
 - Existing Private Maintenance And Access Easement To Maintain Existing Shed (Plat Nos. 23115 And 23116)
 - Existing Private Stormwater Management, Drainage, Use-In-Common Driveway For The Benefit Lots 1 Thru 4 And Lot 61A, (Dalton Subdivision), Access & Utility Easement (Plat Nos. 23115 And 23116)
 - Existing Public Sewer, Water & Utility Easement (Plat Nos. 23115 And 23116) To Remain
 - Existing Public Sewer, Water & Utility Easement (Plat Nos. 23115 And 23116) Removed By Recordation Of This Plat
 - Existing Public Forest Conservation Easement (Retention) (Plat Nos. 23115 And 23116)
 - Existing Public Forest Conservation Easement (Reforestation) (Plat Nos. 23115 And 23116)
 - Existing 24' Private Access Easement For The Use And Benefit Of Lot 61B (Plat No. 24881)
 - Public Sewer, Water & Utility Easement

Existing Public Sewer, Water & Utility Easement To Be Removed Line Table Chart

Line	Bearing And Distance
AE1	S 50°40'02" E, 166.21'
AE2	S 01°39'28" E, 74.22'
AE3	S 46°55'48" W, 13.33'
AE4	S 24°10'34" E, 6.63'
AE5	S 68°54'38" W, 12.12'
AE6	N 24°10'34" W, 2.92'
AE7	N 01°39'28" W, 81.40'
AE8	N 50°40'02" W, 163.79'
AE9	N 57°49'25" E, 21.09'

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 LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.747 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.747 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	3.747 Ac.±



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

Brandon for Maureen Roseman 7/28/2020
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 8.3.20
 Date

Director M 8/10/2020
 Date

Owner's Certificate

S. Jordan Property, LLC, By Donald R. Reuwer, Jr., Member, Owner 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 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/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Hereby Grant The Right And Option To Acquire The Fee Simple Title To The Beds Of The Streets And/Or 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 Day Of _____, 2020.

Donald R. Reuwer, Jr.
 S. Jordan Property, LLC
 By: Donald R. Reuwer, Jr., Member

Witness
 Mark L. Robel
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2020

Surveyor's Certificate

I Hereby 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 Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By Sherrie A. Jordan To S. Jordan Property, LLC By Deed Dated May 1, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 18656 At Folio 419; And Being Lot 3, As Shown On Plat Entitled "Jordan Overlook, Lots 1 Thru 4" And Recorded Among The Aforesaid Land Records As Plat Nos. 23115 And 23116; 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.

Mark L. Robel 7/21/20
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2020

RECORDED AS PLAT No. 25465 ON 8/24/2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Jordan Overlook
Lot 3

(Being A Revision To Lot 3, 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)

Zoned: R-20
 Tax Map: 30 Parcel: 309 Grid: 10
 Sixth Election District - Howard County, Maryland
 Previous DPZ File Nos.: 5P-09-10, BA-10-008V,
 BA-00-031, Contract #24-4483-D, F-11-041,
 WP-12-005, WP-14-026, ECP-19-069 And F-19-034

Date: January 7, 2020 Scale: As Shown Sheet 2 Of 2

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
410	571306.7375	1359024.5497	174134.641875	414240.655262
412	571493.0017	1359017.4652	174191.415312	414229.351806
413	571607.6737	1359026.1442	174226.367417	414231.997249
414	571595.2426	1359349.6990	174219.530413	414330.613907
430	571395.1441	1359533.5354	174161.508234	414386.650357
431	571268.0460	1359398.4287	174123.092507	414345.469750
432	571146.1103	1359453.5266	174085.682596	414362.263640
433	571070.7141	1359439.7920	174062.701784	414358.077309
434	570792.9410	1359319.4475	173978.036364	414321.396256
435	570795.6113	1359312.8668	173978.050296	414319.390432
436	571072.7886	1359432.9530	174063.334080	414355.992796
437	571145.2138	1359448.1465	174085.409345	414360.014164
438	571230.6457	1359407.7948	174111.449033	414348.324544
439	571147.4450	1359160.1591	174086.089415	414272.845053

The Requirements S 3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

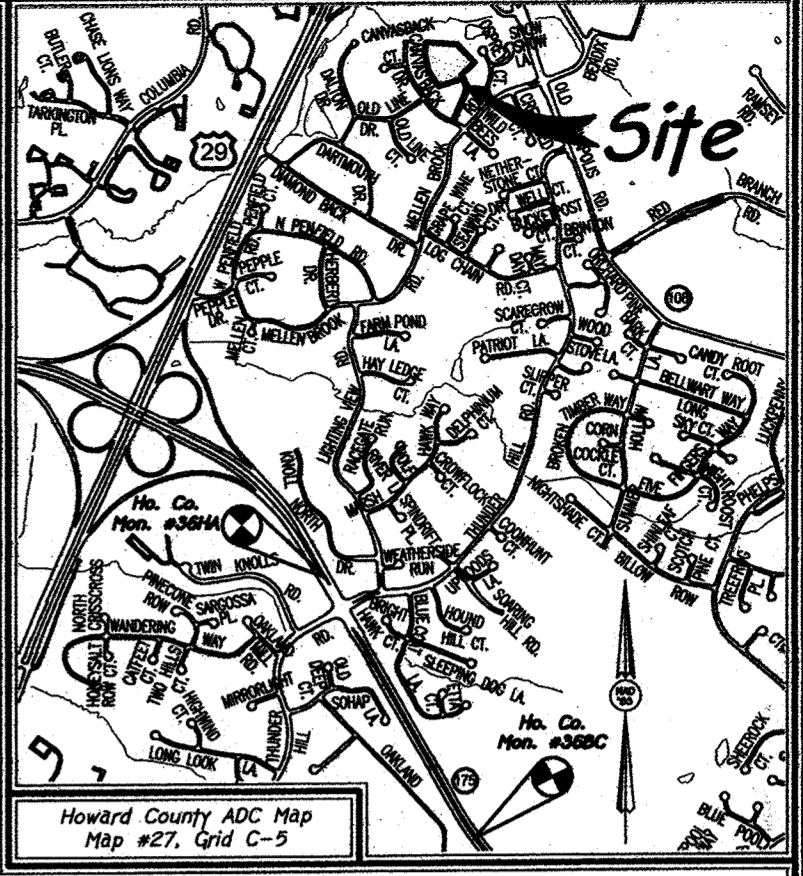
Mark L. Robel P.L.S. #339
 Property Line Surveyor
 Date: 7/31/20

Donald R. Reuwer, Jr.
 Member
 Date: 7/31/20

Owner And Developer
 5. Jordan Property, LLC
 8318 Forrest Street
 Ellicott City, Maryland 21043
 Ph: 410-992-4600

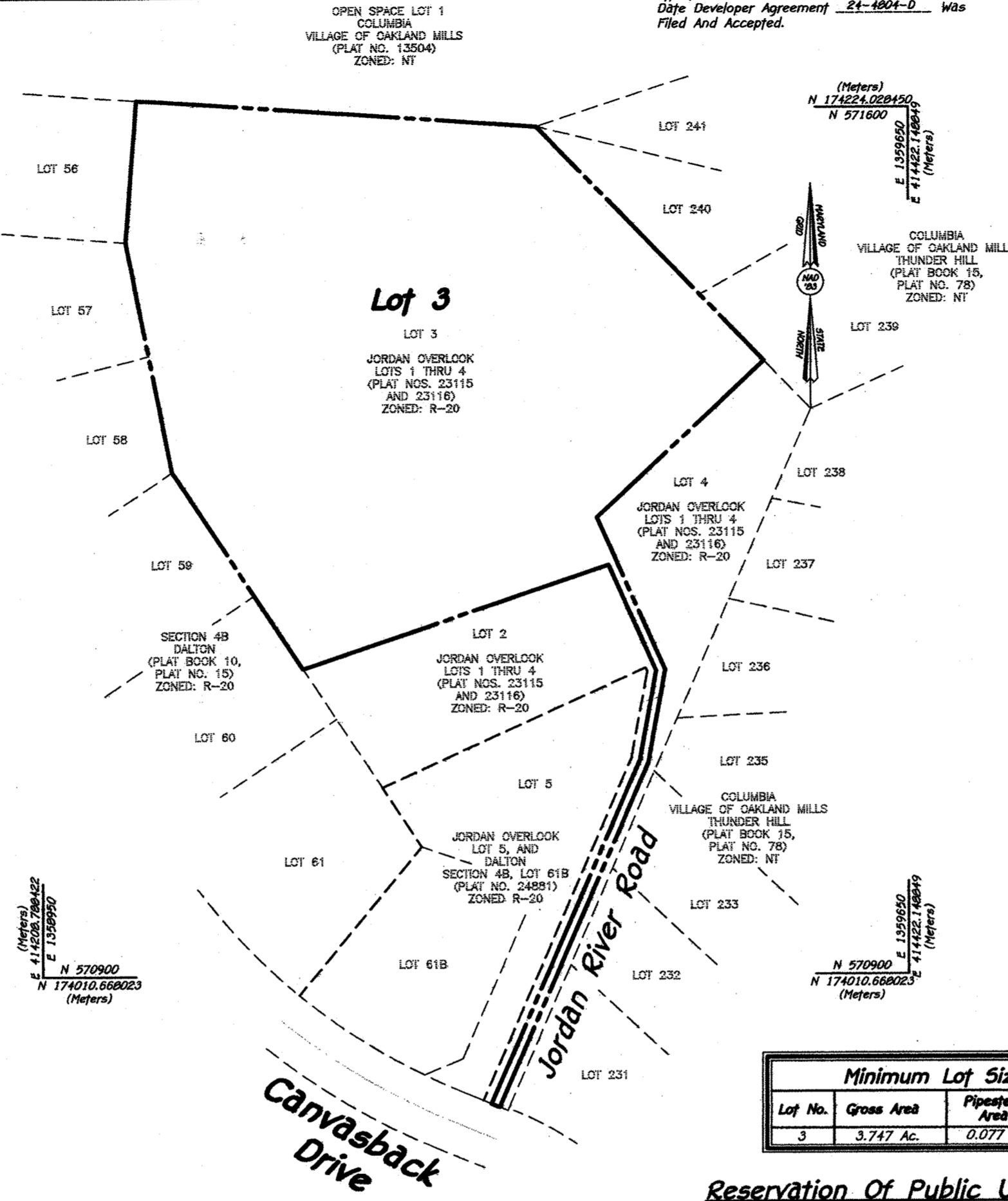
Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2995

- Legend**
- Existing 10' Private Utility Easement (P.B. 10, Pg. 15)
 - Existing Private Maintenance And Access Easement To Maintain Existing Spring House (Plat Nos. 23115 And 23116)
 - Existing Private Maintenance And Access Easement To Maintain Existing Shed (Plat Nos. 23115 And 23116)
 - Existing Private Stormwater Management, Drainage, Use-In-Common Driveway For The Benefit Lots 1 Thru 4 And Lot 61A, (Dalton Subdivision), Access & Utility Easement (Plat Nos. 23115 And 23116)
 - Existing Public Sewer, Water & Utility Easement (Plat Nos. 23115 And 23116) To Remain
 - Existing Public Sewer, Water & Utility Easement (Plat Nos. 23115 And 23116) Removed By Recordation Of This Plat
 - Existing Public Forest Conservation Easement (Rejection) (Plat Nos. 23115 And 23116)
 - Existing Public Forest Conservation Easement (Reforestation) (Plat Nos. 23115 And 23116)
 - Existing 24' Private Access Easement For The Use And Benefit Of Lot 61B (Plat No. 24891)
 - Public Sewer, Water & Utility Easement



General Notes Continued:

- The Existing Spring House On Lot 3 Is To Remain.
- 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, Building Application, Or Building/Grading Application.
- No Noise Abatement Is Required In This Project Per Howard County Design Manual, Vol. III, Section 5.2.9.
- Public Water And Sewer Shall Be Utilized Within This Development. Contract No. 24-4483-D. Public Water And Sewer Are In The Little Patuxent Drainage Area.
- Stormwater Management Practices Are Required In Accordance With The Design Manuals. The Developer Has Executed The Declaration Of Covenant And/Or A Developers Agreement For The Construction Of The Stormwater Management Practices And A Maintenance Agreement.
- 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 The Lots 1,2 And 4.
- There Is No 100 Year Floodplain, Steep Slopes, Streams, Wetlands Or Their Buffers On This Property.
- The Developer Of This Project Has Made A Payment To The Department Of Public Works, Account No. 4010090002 For Fee-In-Lieu Of Road Construction Improvements, Including Sidewalk Construction, Along The Frontage Of Canvasback Road In The Amount Of \$6,595.00.
- Plan Subject To Waiver Petition, WP-12-005, Which The Planning Director On August 19, 2011 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 Also Section 16.136 Requiring The Developer To Provide Street Trees In Accordance With Section 16.124 And The Landscape Manual Subject To The Following Conditions:
 - This Waiver Applies To Only The Improvements Which Are Required Along The Canvasback Drive Frontage Of Lot 1 And Adjacent Lot 231.
 - Compliance With Comments From Development Engineering Division, Dated July 26, 2011, Prior To Submission Of The Original Map Record Plat To This Office For Signature Approval And Recordation.
 - 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 The 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.
- The Use-In-Common Driveway Maintenance Agreement For The Benefit Of Lots 2, 3, 4, 5 (Jordan Overlook Subdivision) And Lot 61B (Dalton Subdivision) Has Been Recorded In The Land Records Office In Liber 15909 At Folio 215.
- The Conditional Use BA-88-031 For The Use Of The Existing Structure On Lot 3 As A Retreat Center Has Become Void Since That Use Has Been Discontinued For More Than A Two (2) Year Period. The Current Use For The Housing By A Resident Family Of Not More Than 8 Mentally And/Or Physically Disabled Persons Has Been Licensed And Approved By The State Of Maryland And Is Permitted As An Accessory Use Pursuant To Section 108.C.4 Of The Zoning Regulations.
- Trash And Recycling Will Be Located At The Junction Of Canvasback Drive And Jordan River Road Within 5 Feet Of The County Roadway.
- The Forest Conservation Easement Areas On Lot 3 Have Been Established To Fulfill The Requirements Of Section 16.120 Of The Howard County Code And The Forest Conservation Manual. No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement. However, Forest Management Practices As Defined In The Deed Of Forest Conservation Easement Are Allowed.
- Plan Subject To Waiver Petition WP-14-026 Which The Planning Director On October 28, 2013 Approved A Request To Waive Section 16.120.(b)(1)(iii)(B) To Allow A Forest Conservation Easement To Be Created On A Residential Lot Less Than 10 Acres In Size Provided That The Building Envelope Is No Closer Than 35 Feet From This Environmental Feature And Provided That A Deck May Project No More Than 10 Feet Beyond The Building Envelope Subject To The Following Conditions:
 - A 35 Foot B.R.L. Shall Be Provided From The Edge Of The Forest Conservation Easements.
- This Revision Plat Is Exempt From Forest Conservation With Section 16.120.(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Revision Plat That Does Not Create Any Additional Lots.
- This Revision Plat 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 Revision That Does Not Create Any Additional Lots.

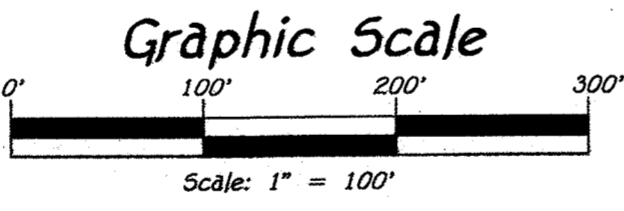


General Notes:

- 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 1,359,589.74
- 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 2, 3, 4, 5 (Jordan Overlook Subdivision) And Lot 61B, (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.
- No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream(s), Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
- 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.
- Forest Stand Delineation And Wetland Delineation Information Shown For This Project Was Taken From Reports Prepared By Eco-Science Professionals, Inc. Dated June, 2007. There Are No Steep Slopes, Streams, Wetlands Or Environmental Buffers On This Property.
- Previous Department Of Planning And Zoning File Numbers: 5P-09-10 And BA-10-008V, BA-88-031, Contract #24-4483-D, F-11-041, WP-12-005, WP-14-026, ECP-19-069 And F-19-034.
- This Property Is Located Within The Metropolitan District.
- Public Water And/Or Sewer Allocations For This Development Are Subject To Section 18.122B Of The Howard County Code.
- Allocations Will Be Made Available At The Time Of Final Plat Approval, If Capacity Is Available At That Time.

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 LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.747 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.747 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	3.747 Ac.±



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 3. 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 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."

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 Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By Sherrie A. Jordan To 5. Jordan Property, LLC By Deed Dated May 1, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 18656 At Folio 419; And Being Lot 3, As Shown On Plats Entitled "Jordan Overlook, Lots 1 Thru 4" And Recorded Among The Aforesaid Land Records As Plat Nos. 23115 And 23116; 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.

Mark L. Robel 7/31/20
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2020



Owner's Certificate

5. Jordan Property, LLC, By Donald R. Reuwer, Jr., Member, Owner Of The Property Shown And Described Hereon, Herby 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 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/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other Valuable Consideration, Herby Grant The Right And Option To Howard County To Acquire The Fee Simple Title To The Beds Of The Streets And/Or 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 Day Of , 2020.

Donald R. Reuwer, Jr.
 5. Jordan Property, LLC
 By: Donald R. Reuwer, Jr., Member

Purpose Statement

The Purpose Of This Plat Is To (1) Abandon And Relinquish Part Of The Existing Public Sewer, Water & Utility Easement, 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 (2) Create A Public Sewer, Water & Utility Easement.

RECORDED AS PLAT No. 25466 ON 8/24/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat
 Jordan Overlook
 Lot 3**

(Being A Revision To Lot 3, 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)

Zoned: R-20
 Tax Map: 30 Parcel: 309 Grid: 10
 Sixth Election District - Howard County, Maryland
 Previous DPZ File Nos.: 5P-09-10, BA-10-008V, BA-88-031, Contract #24-4483-D, F-11-041, WP-12-005, WP-14-026, ECP-19-069 And F-19-034
 Date: January 7, 2020 Scale: As Shown Sheet 1 Of 2