

GENERAL NOTES

- COORDINATES BASED ON NAD83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. 38DA AND 38CA.
- DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
● DENOTES IRON PIPE OR BAR FOUND
■ DENOTES STONE OR MONUMENT FOUND
⊗ DENOTES REBAR WITH CAP SET
BRL DENOTES BUILDING RESTRICTION LINE
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY, 2016 BY VOGEL ENGINEERING + TIMMONS GROUP.
- THIS SUBJECT PROPERTY IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
THE SUBJECT PROPERTY IS ZONED "R-12" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE ARE 2 EXISTING HOMES ON THE PROPERTY TO BE REMOVED. THE HOUSE AT 6150 HANOVER ROAD (TO BE REMOVED) IS LISTED ON THE HISTORIC SITES INVENTORY AS HQ-7911, THE TAYLOR HOUSE, AND DATES TO THE 1870s. THE LAST EXAMPLE OF 1870s ARCHITECTURE FRONTING ON HANOVER ROAD.
- THIS PLAN CAME TO THE HISTORIC PRESERVATION COMMISSION ON MAY 1, 2019 FOR ADVISORY COMMENTS AS CASE HPC-19-23. THE COMMISSION NOTED THIS HOUSE AS AN EXAMPLE BY DEMOLITION BY NEGLECT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A. WIDTH --- 12' (6" SERVING MORE THAN ONE RESIDENCE);
B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1"-1 1/2" MIN);
C. GEOMETRY --- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADS)
E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
F. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- HANOVER ROAD IS CLASSIFIED AS A MINOR COLLECTOR ROAD AND IS NOT A SCENIC ROAD.
-TAYLOR ACRES ROAD IS A PUBLIC ACCESS PLACE
-FRANCIS LANE IS A PRIVATE USE-IN-COMMON DRIVEWAY.
- LOTS 1-11 & OPEN SPACE LOT 27 AS WELL AS LOTS 13-18 & OPEN SPACE LOTS 20, 24, 26 AND 28 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAY SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAN.
-FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT OF WAY LINE AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
-TRASH AND RECYCLING COLLECTION WILL BE WITHIN 5' OF THE EDGE OF THE COUNTY ROADWAY.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT.
-WATER PROVIDED FOR THIS PROJECT IS TO BE A PUBLIC EXTENSION OF CONTRACT NO. 44-0906-D AND 14-4348-D.
-SEWER PROVIDED FOR THIS PROJECT IS TO BE A PUBLIC EXTENSION OF CONTRACT NO. 650-S AND 14-4348-D.
-REFER TO CONTRACT 14-5128-D.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE, PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 1/26/22, ON WHICH DATE DEVELOPER AGREEMENT 14-5128-0 WAS FILED AND ACCEPTED.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO CEMETERIES OR GRAVESITES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- PLAY SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILES: ECP-19-008 (APPROVED 09/04/2019), CONT. #14-5128-D, WP-19-117 (APPROVED 06/20/2019), S-19-002 (APPROVED 06/25/19), AND P-20-007 (APPROVED 02/03/2020).
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS OR FOREST CONSERVATION EASEMENT AREAS EXCEPT AS APPROVED AS NECESSARY DISTURBANCE, SEE NOTE #40, SHEET 2.
- THERE IS NO 100-YR FLOODPLAIN WITHIN THE LIMITS OF THIS SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- PER SECTION 109.01.E OF THE ZONING REGULATIONS, AT LEAST 10% OF THE DWELLINGS IN A R-12 DEVELOPMENT SHALL BE MODERATE INCOME HOUSING UNITS (MIHU). 18 x 10% = 2
-ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE IN LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.
-A MIHU AGREEMENT WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAN.
IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE OPEN SPACE REQUIREMENTS FOR THIS R-12 PROJECT IS 40% OF GROSS AREA WHEN USING THE OPTIONAL MINIMUM LOT SIZE OF 7,200 SQUARE FEET
-TOTAL OPEN SPACE REQUIRED
9.05 AC. GROSS AREA - 0.96 AC. ELECTRICAL ROW = 8.09 AC.
8.09 AC. x 40% = 3.24 AC. REQUIRED
-TOTAL OPEN SPACE PROVIDED IS 4.3688 ACRES
CREDITED = 3.6145 ACRES+
NON-CREDITED = 0.7543 ACRES+
-OPEN SPACE LOT 19-20 IS TO BE OWNED BY HOWARD COUNTY, MARYLAND, MAINTAINED BY DEPARTMENT OF RECREATION AND PARKS.
-OPEN SPACE LOTS 21-30 ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- IN ACCORDANCE WITH SECTION 16.121(A)(4)(v) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, RECREATION OPEN SPACE FOR THIS R-12 PROJECT IS 200 SF / UNIT (200 SF x 18 = 3,600 SF REQUIRED). THE RECREATION OPEN SPACE REQUIREMENT TO BE MET ON OPEN SPACE LOT 29.

AREA TABULATION CHART	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	11	7	18
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	5	7	12
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	16	14	30
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.0595 AC.	1.8006 AC.	3.8601 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.5847 AC.	3.8041 AC.	4.3888 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	2.6442 AC.	5.6047 AC.	8.2489 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.8205 AC.	0.0000 AC.	0.8205 AC.
TOTAL AREA TO BE RECORDED	3.4447 AC.	5.6047 AC.	9.0494 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

HOWARD COUNTY HEALTH OFFICER
DATE: 1/27/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

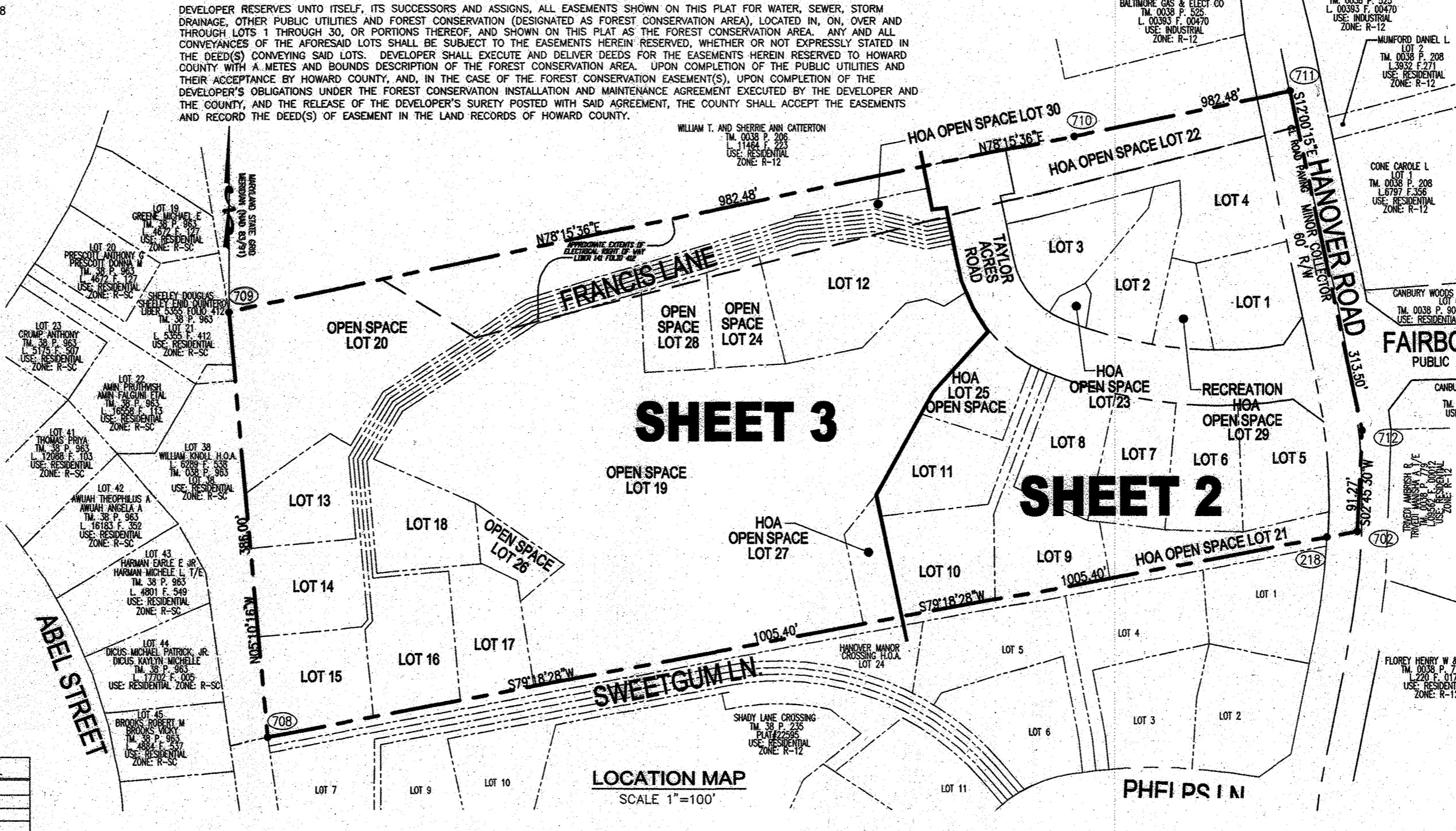
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 2-4-22

DIRECTOR
DATE: 2/14/22

- AN ALTERNATIVE COMPLIANCE PETITION TO SECTION 16.120(b)(4)(v), "LOT DESIGN", SECTION 16.121(e)(1), "ACCESS AND FRONTAGE", AND SECTION 16.1205(o)(7), "ON-SITE FOREST RETENTION", FILED AS WP-19-117, WAS APPROVED ON JUNE 20, 2019. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
1. ACCESS TO OPEN SPACE LOT 24 SHALL BE PROVIDED BY THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 13-18 AND BY THE PROPOSED PUBLIC DRAINAGE & UTILITY EASEMENT ON LOT 12. A NOTE SHALL BE ADDED TO THE SKETCH PLAN (S-19-002) AND THE FINAL PLAN INDICATING THAT HOWARD COUNTY WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF THE SHARED DRIVEWAY WITHIN THE USE-IN-COMMON ACCESS EASEMENT.
2. THE MINIMUM PUBLIC ROAD FRONTAGE IS HEREBY REDUCED TO 22.9' FOR OPEN SPACE LOT 21 AND 35.8' FOR OPEN SPACE LOT 23, AS REQUESTED.
3. THE MINIMUM PUBLIC ROAD FRONTAGE FOR OPEN SPACE LOTS 24, 26, 27 & 28 IS HEREBY REDUCED TO ZERO, AS REQUESTED. A PRIVATE ACCESS EASEMENT SHALL BE PROVIDED FOR THESE LOTS ON THE SKETCH PLAN AND FINAL PLAN. THE EASEMENT AGREEMENTS FOR THE PROPOSED USE-IN-COMMON ACCESS EASEMENTS SHALL INCLUDE LANGUAGE REFERENCING ACCESS FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES.
4. SIGNAGE AND/OR BOLLARDS SHALL BE INSTALLED TO DELINEATE THE ACCESS FOR OPEN SPACE LOTS 24, 26 AND 27. DETAILS SHALL BE PROVIDED ON THE FINAL ROAD CONSTRUCTION PLAN.
5. OPEN SPACE LOTS 19, 20, 22, 25 & 29 SHALL MEET THE MINIMUM PUBLIC ROAD FRONTAGE REQUIREMENTS IN ACCORDANCE WITH SECTION 16.121(e).
6. THE REMOVAL OF NINE SPECIMEN TREES (ST #s 1-6, 8, 10 & 11) IS PERMITTED AS SHOWN ON THE PLAN EXHIBIT. THE REMOVAL OF ANY ADDITIONAL SPECIMEN TREE IS NOT PERMITTED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST.
7. THE DEVELOPER SHALL PLANT EIGHTEEN (18) MINIMUM-CALIPER NATIVE SHADE TREES ONSITE IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF THE NINE SPECIMEN TREES. IT IS RECOMMENDED THAT THE TREES BE PLANTED WITHIN THE OPEN SPACE LOTS TO ENSURE LONG-TERM PROTECTION. REFERENCE THE ADDITIONAL TREES ON S-19-002 AND INCLUDE PLANTING DETAILS ON ALL SUBSEQUENT SUBDIVISION AND DEVELOPMENT PLANS. THESE TREES WILL BE BONDED ALONG WITH THE REQUIRED PERIMETER LANDSCAPING AS PART OF THE FINAL SUBDIVISION PLAN.
- THIS PROJECT IS SUBJECT TO A DESIGN MANUAL WAIVER, APPROVED ON JANUARY 28, 2020, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION OFFERED THE FOLLOWING: REGARDING SECTION 2.3(A)(1)(A) AND APPENDIX 'A' FROM DESIGN MANUAL VOLUME II TO REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 210' TO 100' BETWEEN STATIONS 2+75 TO 3+77, DPW HAS NO OBJECTION TO THE GRANTING OF THE REQUESTED WAIVER SUBJECT TO THE FOLLOWING COMMENTS:
1. THROUGHOUT THE CURVE (STA 2+72 TO STA 3+70), THE PAVEMENT WIDTH IS INCREASED TO 28FT.
2. THROUGHOUT THE CURVE (STA 2+72 TO STA 3+70), NO PARKING SIGNS ARE PROVIDED ALONG BOTH SIDES OF TAYLOR ACRES ROAD. IN ADDITION, THE ENGINEER SHALL SUBMIT A PRELIMINARY LOT LAYOUT FOR THE ADJUTING PROPERTY (WILLIAM & SHERRIE - PARCEL 206) AS WELL AS ILLUSTRATE THE FINAL GRADE DIFFERENCE BETWEEN PROPERTIES TO INSURE FUTURE DEVELOPMENT OF PARCEL 206 CAN BE ADEQUATELY SERVICED BY TAYLOR ACRES ROAD.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS 1 THROUGH 30, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAN AS THE FOREST CONSERVATION AREA. ANY AND ALL 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 WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



OWNER/DEVELOPER
GRACE T. SCHUTT REVOCABLE TRUST
6024 HANOVER ROAD
HANOVER, MD 21076
443-463-6760

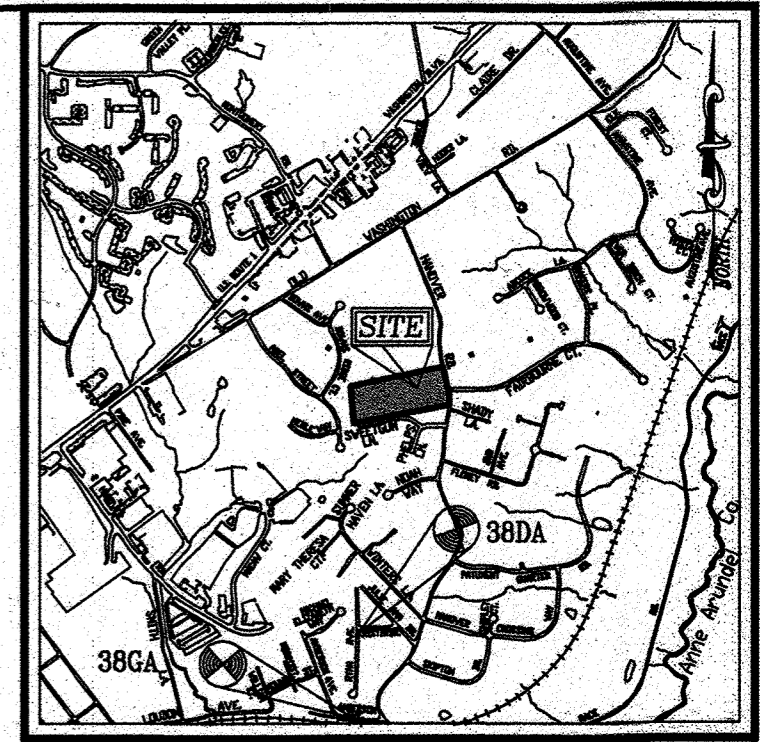
OWNER'S CERTIFICATE

I, TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.
WITNESS OUR HANDS THIS 7 DAY OF December 2021.
GRACE T. SCHUTT REVOCABLE TRUST
TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM GRACE TAYLOR SCHUTT TO GRACE TAYLOR SCHUTT, TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST DATED DECEMBER 7, 2012 BY DEED DATED DECEMBER 7, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14536, FOLIO 269.
I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2022.
ERIC D. SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com



VICINITY MAP

SCALE: 1"=2,000'
ADC MAP COORDINATE: PAGE: 35 BLOCK: E3

THE REQUIREMENTS OF § 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.

ERIC D. SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
GRACE T. SCHUTT REVOCABLE TRUST
DATE: 12/2/2021

COORDINATE TABLE

NO.	NORTH	EAST
218	559147.1888	1391117.6060
702	559152.3628	1391145.0076
708	558965.8261	1390157.0636
709	559350.2551	1390122.2727
710	559509.4681	1390888.3837
711	559550.1714	1391084.1966
712	559243.5270	1391149.3997

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING

TOTAL NUMBER OF LOTS/UNITS PROPOSED	18
NUMBER OF MIHU REQUIRED	2
NUMBER OF MIHU PROVIDED (ON-SITE EXEMPT FROM APFO ALLOCATIONS)	0
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	17*
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	1-18**

*ONE CREDIT FOR THE EXISTING HOUSE TO BE REMOVED
**ACTUAL UNITS MAY VARY

MIHU NOTE

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MODERATE INCOME HOUSING UNIT (MIHU) FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

RECORDED AS PLAT No. 25993 ON 2/10/22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GRACE MEADOWS
LOTS 1-18 AND OPEN SPACE LOTS 19-30

DPZ REF:
ECP-19-008, HPC-19-23, S-19-002, WP-19-117, P-20-007
TAX MAP 38 - GRID 09 - PARCEL 731 - ZONED: R-12
1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN GRAPHIC SCALE NOVEMBER 2021
50' 0' 50' 100' 150'
SHEET 1 OF 6

GENERAL NOTES (CONTINUED)

- 37. DECLARATION OF COVENANTS FOR LOTS 1-18 SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT FOR THE PRIVATE STORMWATER DEVICES LOCATED ON THESE LOTS.
- 38. ARTICLES OF INCORPORATION FOR THE GRACE MEADOWS HOMEOWNERS ASSOCIATION INC. WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON FEBRUARY 17, 2021, DEPARTMENT REF D21418488.
- 39. THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF COMMUNITY OWNED OPEN SPACE, AND THE MAINTENANCE AND USE OF THE USE-IN-COMMON DRIVEWAYS, RESERVATIONS OR FOREST CONSERVATION AREAS (AS APPLICABLE) SHALL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS PLAT.
- 40. NECESSARY DISTURBANCE, ACCORDANCE WITH SECTION 16.116(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS APPROVED ON JUNE 30, 2021 FOR THE PROPOSED IMPACTS TO WETLANDS, STREAMS AND THEIR BUFFERS FOR THE SEWER CONNECTION AND SWM OUTFALL, SUBJECT TO THE FOLLOWING MITIGATION:
 1. THE PUBLIC SEWER CONSTRUCTION SHALL ONLY DISTURB THOSE AREAS AS STATED IN THE REQUEST AND AS DELINEATED ON THE F-20-076 ROAD DRAWINGS AND RECORD PLAT.
 2. THOSE DISTURBED AREAS SHALL BE STABILIZED, SEEDED IN ACCORDANCE WITH THE F-20-076 EROSION/SEDIMENT CONTROL PLANS.
 3. THE APPLICANT SHALL OBTAIN ALL NECESSARY APPROVALS BY MD. DEPT. OF THE ENVIRONMENT AND THE US ARMY CORPS OF ENGINEERS PRIOR TO SUBMISSION OF A GRADING PERMIT APPLICATION.

NOTE (30' BRL*)
 IN ACCORDANCE WITH SECTION 16.120(b)(9)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE 30' BRL* ON LOTS 3, 4, AND 12 REPRESENTS A SETBACK FROM THE EXISTING B&E ELECTRICAL RIGHT-OF-WAY (L. 141 / F. 412)

CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	137.49'	510.00'	69.16'	15°26'46"	N04°09'34"W 137.07'
C2	229.07'	425.00'	117.39'	30°52'52"	S83°22'02"E 226.30'
C3	122.58'	125.00'	66.72'	56°11'11"	S39°50'00"E 117.73'
C4	73.55'	75.00'	40.03'	56°11'11"	S39°50'00"E 70.64'
C5	202.12'	375.00'	103.58'	30°52'52"	S83°22'02"E 199.68'

COORDINATE TABLE		
NO.	NORTH	EAST
99	559147.38	1391118.64
100	559251.27	1391114.50
101	559271.66	1391087.09
102	559271.31	1391084.80
103	559297.45	1390860.01
104	559333.08	1390811.11
105	559387.85	1390784.60
106	559444.60	1390772.81
107	559441.95	1390760.08
108	559481.11	1390751.94
109	559496.58	1390826.35
110	559457.41	1390834.49
111	559454.53	1390821.85
112	559398.03	1390833.56
113	559343.78	1390878.80
114	559320.91	1391078.40
115	559320.72	1391077.14
116	559345.74	1391095.73
117	559275.23	1390759.74
118	559184.63	1390709.20
119	559074.50	1390732.61
120	559125.36	1391145.01
121	559509.47	1390888.38
122	559550.16	1391084.20
123	559243.53	1391149.40
124	559284.10	1391108.70
125	559543.90	1391054.04

MINIMUM LOT SIZE CHART				
LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
4	12,040 SF	3,230 SF	8,810 SF	7,200 SF
9	8,535 SF	860 SF	7,675 SF	7,200 SF
10	9,439 SF	1,184 SF	8,390 SF	7,200 SF
11	7,935 SF	583 SF	7,352 SF	7,200 SF

LEGEND

- PRIVATE DRAINAGE & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- VARIABLE WIDTH PRIVATE USE-IN-COMMON & STORMWATER MANAGEMENT ACCESS EASEMENT FOR THE BENEFIT OF LOTS 9-11 & OPEN SPACE LOT 27
- 20' PUBLIC SEWER & UTILITY EASEMENT
- PUBLIC WATER, SEWER & UTILITY EASEMENT
- NON-CREDITED OPEN SPACE
- RECREATION OPEN SPACE AREA
- PUBLIC 10' TREE MAINTENANCE EASEMENT
- PUBLIC 10' TREE & STREET LIGHT MAINTENANCE EASEMENT
- APPROXIMATE EXTENTS OF EXISTING ELECTRICAL LITER 141 FOLIO 412
- PUBLIC SIGHT DISTANCE EASEMENT

AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	16
- BUILDABLE	11
- NON-BUILDABLE	0
- OPEN SPACE	5
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	2,6242 AC.
- BUILDABLE	2,0595 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0.5647 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.8205 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.4447 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

[Signature]
 HOWARD COUNTY HEALTH OFFICER DATE 1/7/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/4/22
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2/4/22
 DIRECTOR DATE

OWNER'S CERTIFICATE

I, TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December, 2021.

[Signature]
 THE GRACE T. SCHUTT REVOCABLE TRUST
[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM GRACE TAYLOR SCHUTT TO GRACE TAYLOR SCHUTT, TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST DATED DECEMBER 7, 2012 BY DEED DATED DECEMBER 7, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14536, FOLIO 269.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2022.

[Signature] 12/2/21
 ERIC D. SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING

TIMMONS GROUP

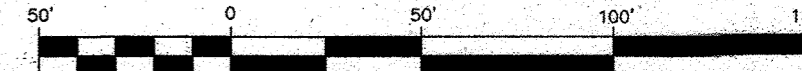
3300 NORTH RIDGE ROAD, SUITE 110, ELICOTT CITY, MD 21043
 P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 25994 ON 2/18/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
GRACE MEADOWS
 LOTS 1-18 AND OPEN SPACE LOTS 19-30

DPZ REF'S:
 ECP-19-008, HPC-19-23, S-19-002, WP-19-117, P-20-007
 TAX MAP 38 - GRID 09 - PARCEL 731 - ZONED: R-12
 1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE NOVEMBER 2021



SHEET 2 OF 6

LINE	COURSE	LENGTH
W1	N69°14'01"E	39.15'
W2	N74°20'46"E	27.83'
W3	N81°57'55"E	32.32'
W4	N43°14'37"E	27.47'
W5	N12°11'06"E	22.23'
W6	N24°21'48"E	30.42'
W7	N04°33'43"W	28.33'
W8	N12°52'56"E	32.09'
W9	N27°13'28"E	37.10'
W10	N37°51'43"E	38.27'
W11	N31°02'05"E	19.01'
W12	N52°17'21"E	38.20'
W13	N56°20'44"E	21.46'
W14	N30°57'31"E	13.89'
W15	N37°26'02"W	17.67'
W16	S44°32'18"W	38.21'
W17	S43°25'40"W	14.43'
W18	S43°09'29"W	25.83'
W19	S65°04'00"W	11.95'
W20	N75°38'06"W	29.76'
W21	S86°11'24"W	24.38'
W22	N81°17'47"W	23.34'
W23	S56°44'10"W	12.33'
W24	S14°36'53"W	19.88'
W25	S34°36'12"W	17.89'
W26	S44°24'41"W	24.33'
W27	N58°03'47"W	24.86'
W28	N76°08'01"W	18.49'
W29	S64°48'58"W	23.47'
W30	N35°00'30"W	33.65'
W31	N29°39'02"W	18.80'
W32	N26°37'49"W	24.86'
W33	N55°44'31"W	16.88'
W34	S68°58'23"W	12.03'
W35	S11°41'37"E	17.21'
W36	S38°50'14"E	20.43'
W37	S22°47'00"W	23.33'
W38	N57°00'10"W	23.65'
W39	S88°42'25"W	18.71'
W40	N48°16'02"W	18.11'
W41	S80°30'02"W	10.38'
W42	S18°19'17"W	22.91'
W43	N78°18'16"W	15.66'
W44	S63°08'10"W	24.24'
W45	S45°21'03"W	25.47'
W46	S35°50'36"E	19.06'
W47	S66°47'46"E	21.42'
W48	S72°21'33"E	22.41'
W49	S69°37'59"E	15.91'
W50	S84°49'25"E	21.66'
W51	S89°24'43"E	12.00'
W52	S86°14'40"E	21.79'
W53	S57°33'43"E	21.76'
W54	S73°05'32"E	23.65'
W55	S70°02'51"E	22.45'
W56	S20°39'16"E	17.14'
W57	S01°49'25"E	40.65'
W58	S23°49'40"W	33.32'
W59	S03°37'58"W	17.85'
W60	S66°47'01"E	27.03'

LINE	COURSE	LENGTH
FC1	N78°00'00"E	22.09'
FC2	S86°32'39"E	29.29'
FC3	N62°40'02"W	19.98'
FC4	N38°16'01"E	18.05'
FC5	N08°35'10"E	16.67'
FC6	S83°15'54"E	19.78'
FC7	S07°48'55"W	32.42'
FC8	S45°23'19"E	4.94'
FC9	N86°23'19"E	1.30'
FC10	S02°19'20"E	1.41'
FC11	N80°45'16"E	17.24'
FC12	N53°15'50"E	19.60'
FC12A	N44°22'09"E	21.63'
FC12B	N63°08'10"E	31.43'
FC13	N18°57'56"E	12.50'
FC14	N14°51'47"W	12.77'
FC14A	N02°08'29"E	18.98'
FC15	S79°14'32"E	42.30'
FC16	S27°51'18"W	11.44'
FC17	S01°33'17"E	26.09'
FC18	S55°11'24"W	37.73'
FC19	S28°57'44"W	28.89'
FC20	S15°41'44"E	20.98'
FC21	S43°24'57"E	28.34'
FC22	S71°03'01"E	9.90'
FC23	N77°51'27"E	16.06'
FC24	N60°25'50"E	97.44'
FC25	N30°37'25"E	57.16'

AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 14

- BUILDABLE: 7
- NON-BUILDABLE: 0
- OPEN SPACE: 7

B. TOTAL AREA OF LOTS AND/OR PARCELS: 5,604.7 AC.

- BUILDABLE: 1,800.6 AC.
- NON-BUILDABLE: 0 AC.
- OPEN SPACE: 3,804.1 AC.

C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0 AC.

D. TOTAL AREA OF SUBDIVISION TO BE RECORDED: 5,604.7 AC.

MINIMUM LOT SIZE CHART

LOT	GROSS AREA	PIPESTEM AREA	NET AREA	MIN. LOT SIZE
13	9,762 SF	2,424 SF	7,338 SF	7,200 SF
14	10,721 SF	2,739 SF	7,982 SF	7,200 SF
15	11,435 SF	3,051 SF	8,384 SF	7,200 SF
16	12,230 SF	2,839 SF	9,391 SF	7,200 SF
17	10,384 SF	3,074 SF	7,310 SF	7,200 SF
18	9,941 SF	2,357 SF	7,584 SF	7,200 SF

NOTE (30' BRL)

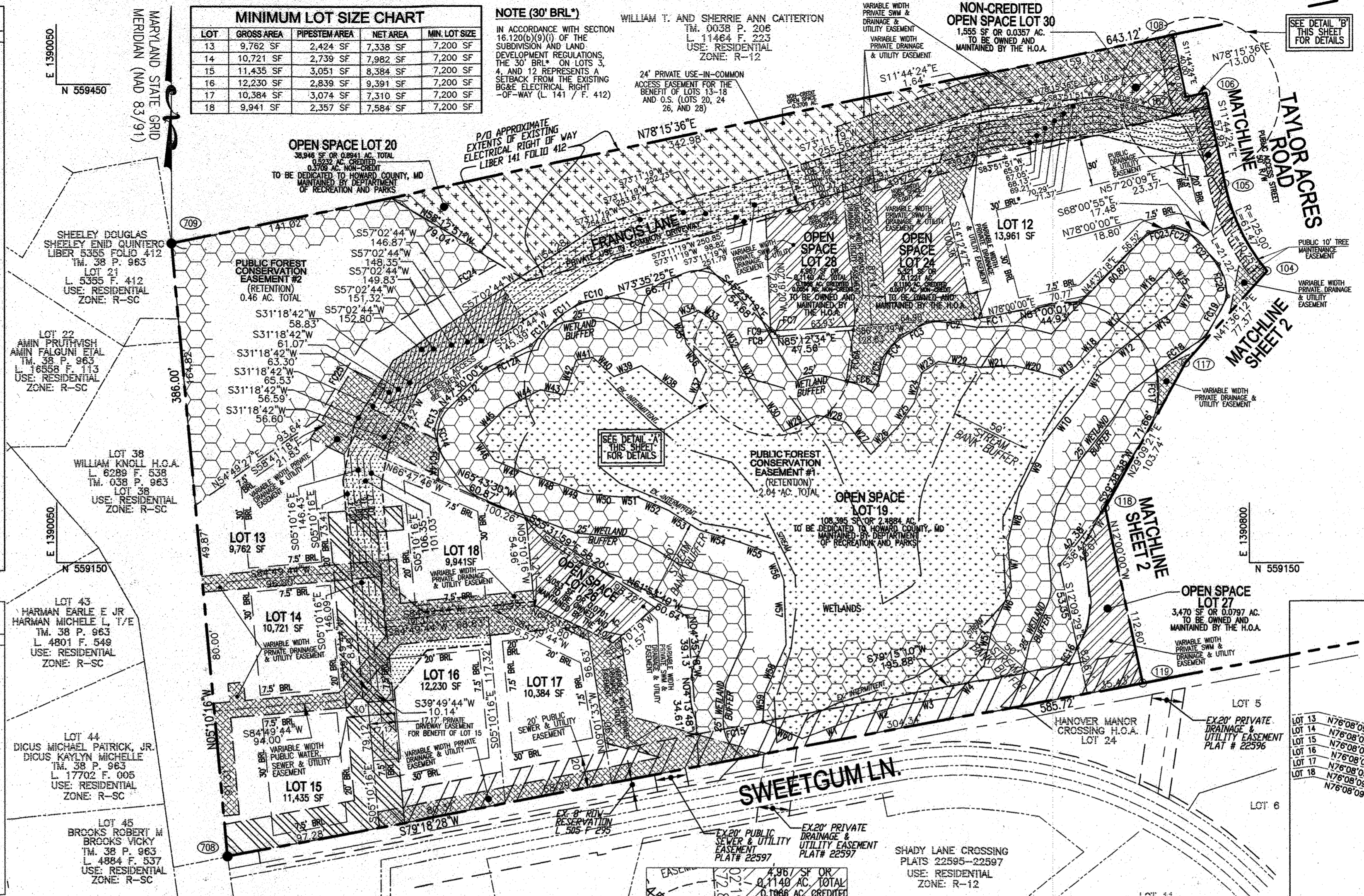
IN ACCORDANCE WITH SECTION 16.120(b)(9)(i) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE 30' BRL ON LOTS 3, 4, AND 12 REPRESENTS A SETBACK FROM THE EXISTING B&E ELECTRICAL RIGHT-OF-WAY (L 141 / F. 412)

WILLIAM T. AND SHERRIE ANN CATTERTON
 TH. 0038 P. 206
 L. 11464 F. 223
 USE: RESIDENTIAL
 ZONE: R-12

NON-CREDITED OPEN SPACE LOT 30
 1,955 SF OR 0.0357 AC.
 TO BE OWNED AND MAINTAINED BY THE H.O.A.

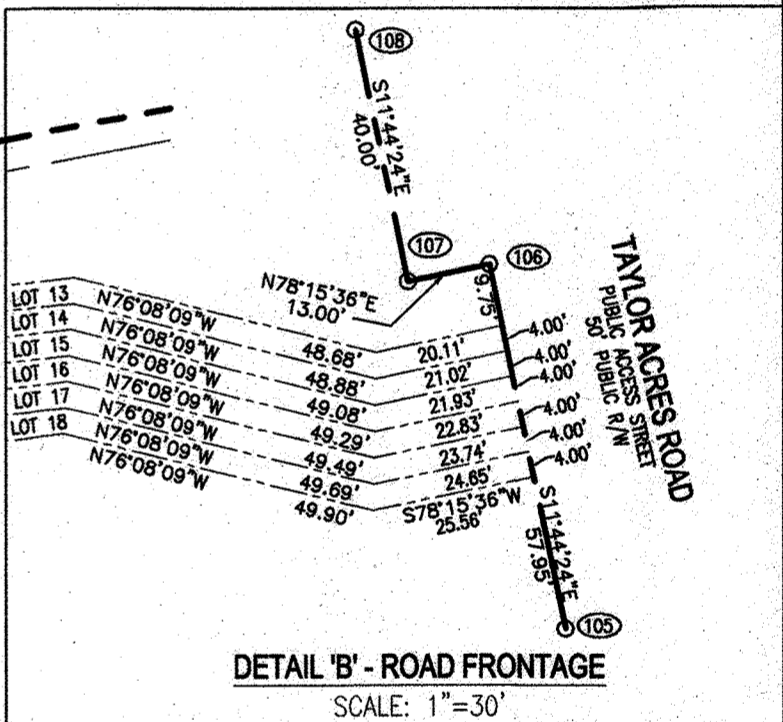
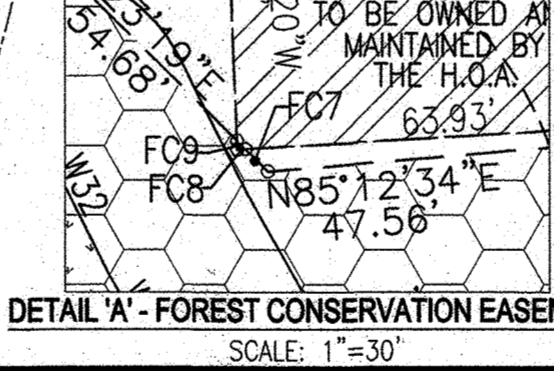
LEGEND

- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 13-18 AND O.S. (LOT 20, 24, 26 AND 28)
- 20' PUBLIC SEWER & UTILITY EASEMENT
- VARIABLE WIDTH PUBLIC WATER, SEWER & UTILITY EASEMENT
- PUBLIC FOREST CONSERVATION EASEMENT (RETENTION)
- APPROXIMATE EXTENTS OF EXISTING ELECTRICAL RIGHT OF WAY LIBER 141 FOLIO 412
- PUBLIC 10' TREE MAINTENANCE EASEMENT
- WETLANDS
- 17.17' PRIVATE DRIVEWAY EASEMENT FOR BENEFIT OF LOT 15
- NON-CREDITED OPEN SPACE
- PUBLIC ACCESS EASEMENT
- CENTERLINE OF EXISTING INTERMITTENT STREAM



COORDINATE TABLE

NO.	NORTH	EAST
104	559333.08	1390811.11
105	559387.85	1390784.60
106	559444.60	1390772.81
107	559441.95	1390760.08
108	559481.11	1390751.94
117	559275.23	1390759.74
118	559184.63	1390709.20
119	559074.50	1390732.61
708	558965.83	1390157.06
709	558350.26	1390122.27



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

HOWARD COUNTY HEALTH OFFICER: [Signature] DATE: 12/2/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: [Signature] DATE: 2/4/22

DIRECTOR: [Signature] DATE: 2/14/22

OWNER'S CERTIFICATE

I, TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF DECEMBER, 2021.

GRACE T. SCHUTT REVOCABLE TRUST
 TRUSTEE: [Signature]
 WITNESS: [Signature]

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM GRACE TAYLOR SCHUTT TO GRACE TAYLOR SCHUTT, TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST DATED DECEMBER 7, 2012 BY DEED DATED DECEMBER 7, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14536, FOLIO 269.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2022.

OWNER/DEVELOPER: GRACE T. SCHUTT REVOCABLE TRUST, 6024 HANOVER ROAD, HANOVER, MD 21076, 443-463-6780

DATE: 12/2/22
 ERIC D. SALMI, PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING
 TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21103
 P: 410-461-7666 F: 410-461-9961 www.timmons.com

RECORDED AS PLAT No. 25995 ON 2/10/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
GRACE MEADOWS
 LOTS 1-18 AND OPEN SPACE LOTS 19-30

DPZ REF'S: ECP-19-008, HPC-19-23, S-19-002, WP-19-117, P-20-007
 TAX MAP 38 - GRID 09 - PARCEL 731 - ZONED: R-12
 1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 50' GRAPHIC SCALE NOVEMBER 2021

SHEET 3 OF 6

LINE	COURSE	LINE	COURSE
L23	S11°44'24"E 24.93'	PE1	S47°42'44"W 23.54'
L24	N81°20'22"W 7.66'	PE2	S43°17'16"W 20.00'
L25	N11°52'56"W 22.65'	PE3	N47°42'44"E 19.98'
L26	S29°38'38"W 23.65'	PE4	R=125.00' L=20.34'
L27	S38°41'47"W 3.68'	PE5	R=510.00' L=21.49'
L28	N12°00'00"W 9.16'	PE6	S04°47'20"E 20.00'
L31	N79°18'28"E 35.43'		
L32	S12°09'29"E 29.26'		
L33	N04°44'32"W 38.18'		
L34	N73°34'57"E 38.75'		
L35	N63°21'43"E 10.32'		
L36	N38°15'44"W 5.10'		
L37	S26°46'51"E 10.85'		
L38	S08°46'17"W 15.15'		
L39	S09°54'03"E 18.19'		
L41	S27°51'18"W 13.40'		
L42	S08°02'00"W 16.99'		
L43	S08°01'02"E 36.36'		

LINE	COURSE	LINE	COURSE
DE24	N39°49'36"W 12.88'		
DE25	N50°10'24"E 10.00'		
DE26	S39°49'36"E 11.11'		
DE27	S49°53'10"E 10.00'		
DE28	S21°45'57"W 10.00'		
DE32	N77°58'56"E 53.06'		
DE33	N09°57'40"E 16.33'		
DE34	S09°57'40"E 6.70'		
DE35	N85°12'42"E 26.87'		
DE37	S01°33'17"E 20.79'		
DE38	S85°11'24"E 1.45'		
DE39	N63°38'27"E 14.37'		
DE40	S63°38'27"E 26.14'		
DE41	N63°38'27"E 14.74'		
DE42	N43°45'35"E 45.17'		
DE43	N29°44'08"E 14.81'		
DE44	N58°20'03"E 21.72'		
DE45	N58°20'03"E 12.33'		

LINE	COURSE	LINE	COURSE
DE24	N39°49'36"W 12.88'		
DE25	N50°10'24"E 10.00'		
DE26	S39°49'36"E 11.11'		
DE27	S49°53'10"E 10.00'		
DE28	S21°45'57"W 10.00'		
DE32	N77°58'56"E 53.06'		
DE33	N09°57'40"E 16.33'		
DE34	S09°57'40"E 6.70'		
DE35	N85°12'42"E 26.87'		
DE37	S01°33'17"E 20.79'		
DE38	S85°11'24"E 1.45'		
DE39	N63°38'27"E 14.37'		
DE40	S63°38'27"E 26.14'		
DE41	N63°38'27"E 14.74'		
DE42	N43°45'35"E 45.17'		
DE43	N29°44'08"E 14.81'		
DE44	N58°20'03"E 21.72'		
DE45	N58°20'03"E 12.33'		

**DETAIL OF
PUBLIC DRAINAGE & UTILITY EASEMENT
AND
PRIVATE DRAINAGE & UTILITY EASEMENT
AND
PRIVATE STORMWATER MANAGEMENT &
DRAINAGE & UTILITY EASEMENT**

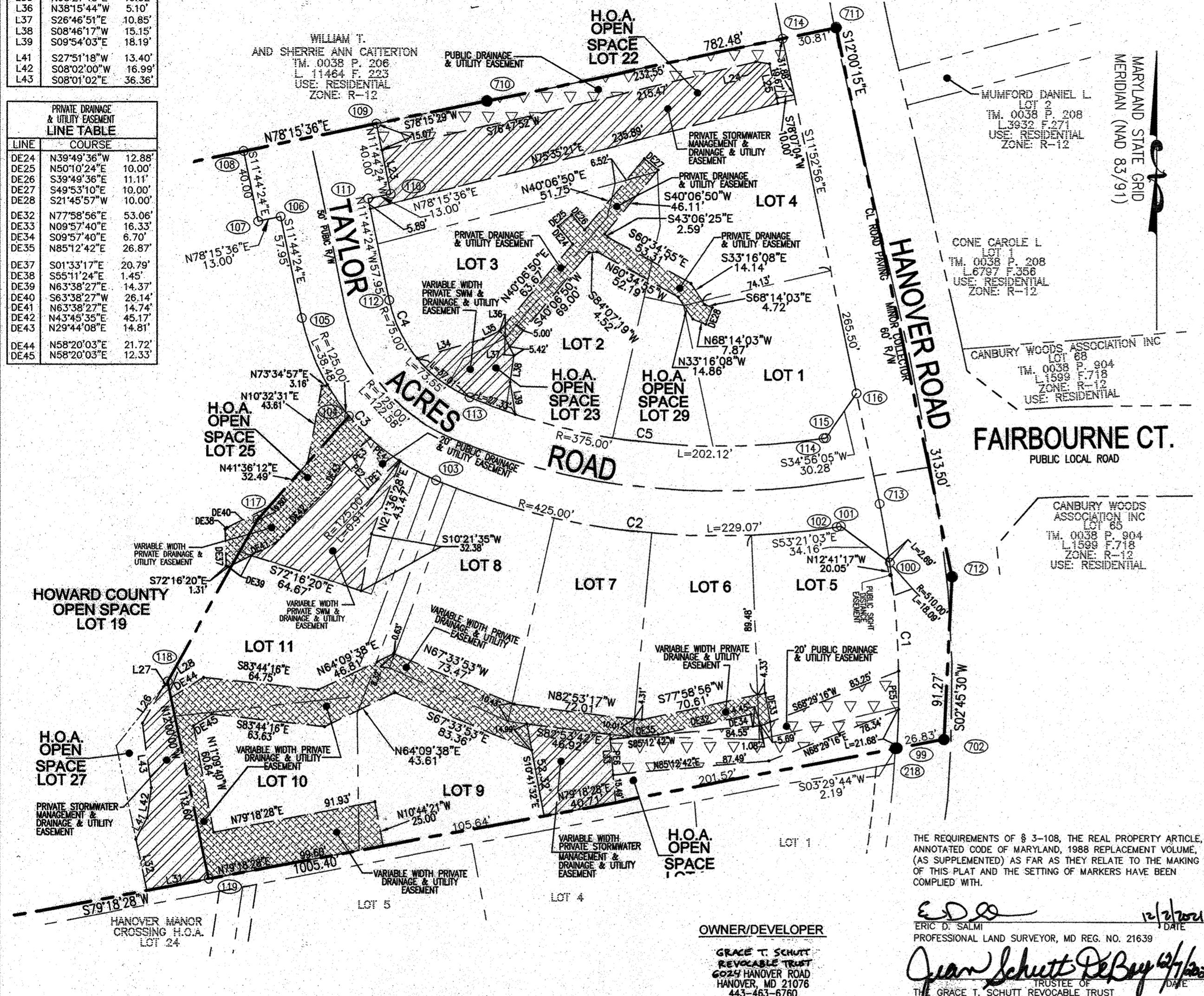
SCALE: 1" = 50'

LEGEND

- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT

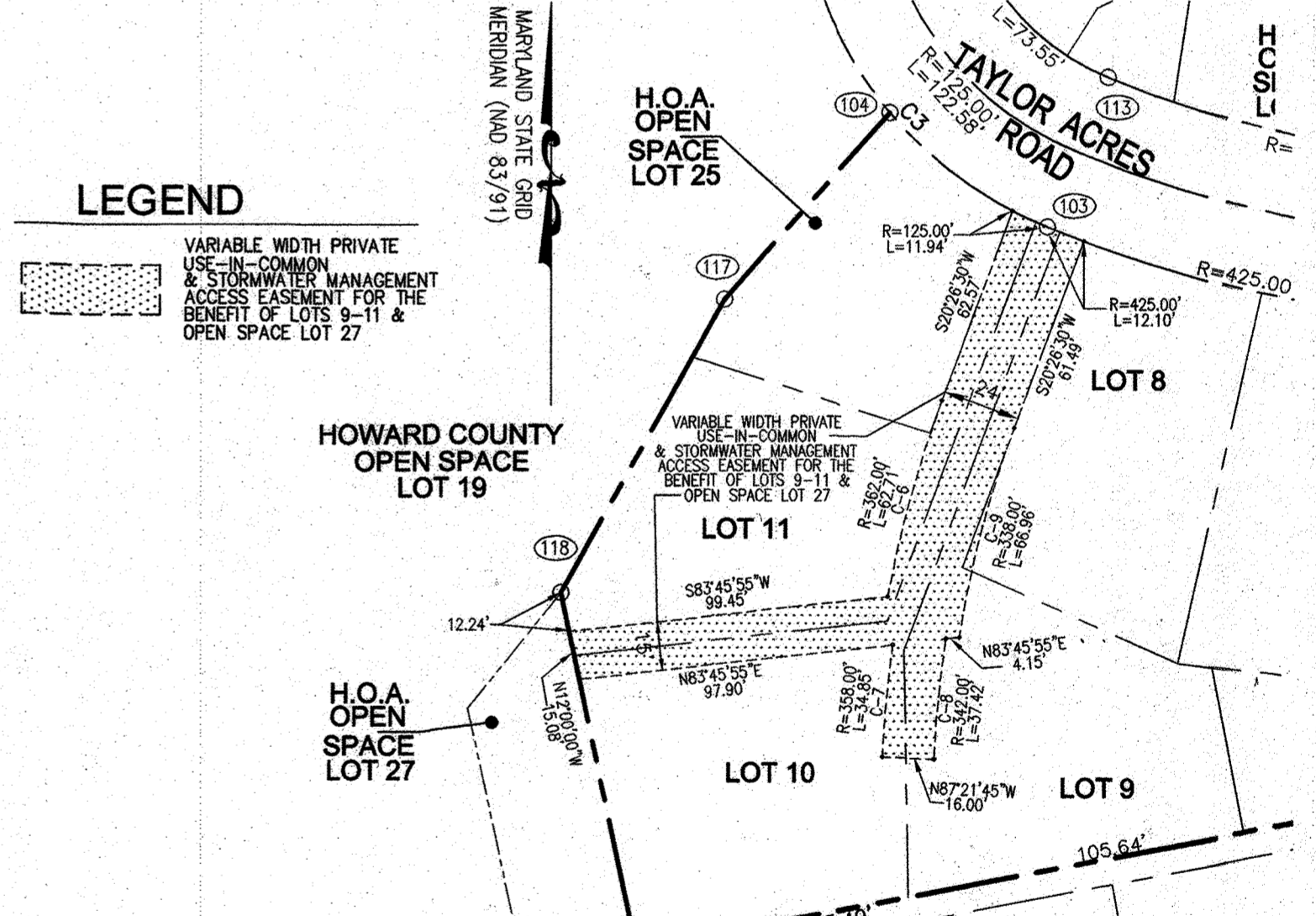
CURVE TABLE					
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	137.49'	510.00'	69.16'	15°28'46"	N04°09'34"W 137.07'
C2	229.07'	425.00'	117.39'	30°52'52"	S83°22'02"E 226.30'
C3	122.58'	125.00'	66.72'	56°11'11"	S39°50'00"E 117.73'
C4	73.55'	75.00'	40.03'	56°11'11"	S39°50'00"E 70.64'
C5	202.12'	375.00'	103.58'	30°52'52"	S83°22'02"E 199.68'
C6	62.71'	362.00'	31.43'	9°55'33"	N15°28'44"E 62.63'
C7	34.85'	358.00'	17.44'	5°34'38"	N05°25'34"E 34.84'
C8	37.42'	342.00'	18.73'	6°16'09"	S05°46'20"W 37.40'
C9	66.96'	338.00'	33.59'	11°21'05"	N14°45'58"E 66.86'

COORDINATE TABLE		
NO.	NORTH	EAST
99	559147.38	1391118.64
100	559251.27	1391114.50
101	559271.66	1391087.09
102	559271.31	1391084.80
103	559297.45	1390860.01
104	559333.08	1390811.11
105	559387.85	1390780.60
106	559444.60	1390772.81
107	559441.95	1390780.08
108	559481.11	1390781.94
109	559496.58	1390826.35
110	559457.41	1390834.49
111	559454.53	1390821.85
112	559398.03	1390833.56
113	559343.78	1390878.80
114	559320.91	1391078.40
115	559320.72	1391077.14
116	559345.74	1391095.73
117	559275.23	1390759.74
118	559184.63	1390709.20
119	559074.50	1390732.61
120	559147.19	1391117.61
121	559125.36	1391145.01
122	559099.47	1390888.38
123	559050.16	1391084.20
124	559243.53	1391149.40
125	559284.10	1391108.70
126	559543.90	1391084.04



**DETAIL OF
VARIABLE WIDTH PRIVATE USE-IN-COMMON &
STORMWATER MANAGEMENT ACCESS EASEMENT FOR THE
BENEFIT OF LOTS 9-11 & OPEN SPACE LOT 27**

SCALE: 1" = 50'



APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE 2/4/22

DIRECTOR _____ DATE 2/14/22

OWNER'S CERTIFICATE

I, TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December, 2021.

ERIC D. SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

GRACE T. SCHUTT REVOCABLE TRUST
6029 HANOVER ROAD
HANOVER, MD 21076
443-463-6760

OWNER/DEVELOPER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM GRACE TAYLOR SCHUTT TO GRACE TAYLOR SCHUTT, TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST DATED DECEMBER 7, 2012 BY DEED DATED DECEMBER 7, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14536, FOLIO 269.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2022.

ERIC D. SALMI
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING

TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410-461-7668 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 25976 ON 2/10/22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
GRACE MEADOWS
LOTS 1-18 AND OPEN SPACE LOTS 19-30

DPZ REF'S:
ECP-19-008, HPC-19-23, S-19-002, WP-19-117, P-20-007
TAX MAP 38 - GRID 09 - PARCEL 731 - ZONED: R-12
1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN GRAPHIC SCALE NOVEMBER 2021

50' 0 50' 100' 150'

SHEET 4 OF 6

LEGEND

- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 13-18 AND O.S. (LOT 20, 24, 26 AND 28)
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- 17.17' PRIVATE DRIVEWAY EASEMENT FOR BENEFIT OF LOT 15
- PUBLIC ACCESS EASEMENT

PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	
PE7	N11°44'24"W	11.58'
PE8	N78°22'56"E	10.00'
PE9	S11°51'45"E	10.00'

VARIABLE WIDTH PRIVATE DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	COURSE	
DE10	N50°10'19"E	28.29'
DE11	N09°01'33"W	51.30'
DE12	S05°10'16"E	10.05'
DE13	S09°01'33"E	84.94'
DE14	S64°21'03"E	17.38'
DE15	N84°49'44"E	10.00'
DE16	N84°49'44"W	10.14'
DE17	N05°02'51"W	11.56'
DE18	N84°57'09"E	10.00'
DE19	S05°02'51"E	11.54'
DE20	S05°10'16"E	37.34'
DE25	S86°32'39"W	29.79'
DE26	N62°40'02"W	19.98'
DE27	N38°16'01"E	18.05'
DE28	N08°35'10"E	16.67'
DE29	S83°15'54"E	19.78'
DE30	S07°48'35"W	40.74'

24' PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE BENEFIT OF LOTS 13-18 AND O.S. (LOT 20, 24, 26 AND 28)

LINE	COURSE	
UC1	S11°44'24"E	24.00'
UC2	S78°15'36"W	25.56'
UC3	S11°32'51"W	27.46'
UC4	N50°10'16"E	26.63'
UC5	S05°10'16"E	5.50'
UC6	S05°10'16"E	6.10'
UC7	S84°49'44"E	17.17'
UC8	S05°10'16"E	36.99'
UC9	S84°50'20"W	17.17'
UC10	N05°10'16"W	36.99'
UC11	N50°10'16"W	4.00'
UC12	N11°32'51"E	35.17'
UC13	N78°15'36"E	20.11'

WILLIAM T. AND SHERRIE ANN CATTERTON
 TM. 0038 P. 206
 L. 11464 F. 223
 USE: RESIDENTIAL
 ZONE: R-12

H.O.A. OPEN SPACE LOT 30

TAYLOR ACRES ROAD

HOWARD COUNTY OPEN SPACE LOT 19

SWEETGUM LN.

**DETAILS OF
 PUBLIC ACCESS EASEMENT
 AND
 24' PRIVATE USE-IN-COMMON
 ACCESS EASEMENT FOR THE BENEFIT
 OF LOTS 13-18 AND O.S. (LOT 20, 24, 26 AND 28)
 AND
 VARIABLE WIDTH PRIVATE
 DRAINAGE & UTILITY EASEMENT
 AND
 VARIABLE WIDTH PRIVATE
 STORMWATER MANAGEMENT
 DRAINAGE & UTILITY EASEMENT**

SCALE: 1" = 50'

THE REQUIREMENTS OF § 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.

Eric D. Salmi
 ERIC D. SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE: 12/2/2021
Grace T. Schutt
 GRACE T. SCHUTT REVOCABLE TRUST
 DATE: 12/2/2021

OWNER/DEVELOPER

GRACE T. SCHUTT
 REVOCABLE TRUST
 6024 HANOVER ROAD
 HANOVER, MD 21076
 443-463-6780

MARYLAND STATE GRID
 MERIDIAN (NAD 83/91)
 E. 13900050
 N 559450

SHEELEY DOUGLAS
 SHEELEY ENID QUINTERO
 LIBER 5355 FOLIO 412
 TM. 38 P. 963
 LOT 21
 L. 5355 F. 412
 USE: RESIDENTIAL
 ZONE: R-SC

LOT 32
 AMIN PRUTHIVISH
 AMIN FALGUNI ETAL
 TM. 38 P. 963
 L. 16558 F. 113
 USE: RESIDENTIAL
 ZONE: R-SC

LOT 38
 WILLIAM KNOLL H.O.A.
 L. 6288 F. 538
 TM. 038 P. 963
 LOT 38
 USE: RESIDENTIAL
 ZONE: R-SC

LOT 43
 HARMAN EARLE E JR
 HARMAN MICHELE L T/E
 TM. 38 P. 963
 L. 4801 F. 549
 USE: RESIDENTIAL
 ZONE: R-SC

LOT 44
 DICUS MICHAEL PATRICK, JR.
 DICUS KAYLYN MICHELLE
 TM. 38 P. 963
 L. 17702 F. 005
 USE: RESIDENTIAL
 ZONE: R-SC

LOT 45
 BROCKS ROBERT M
 BROCKS VICKY
 TM. 38 P. 963
 L. 4884 F. 537
 USE: RESIDENTIAL
 ZONE: R-SC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

[Signature]
 HOWARD COUNTY HEALTH OFFICER
 DATE: 11/22

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7.7.22

[Signature]
 DIRECTOR
 DATE: 2/11/22

OWNER'S CERTIFICATE

I, TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December, 2021.

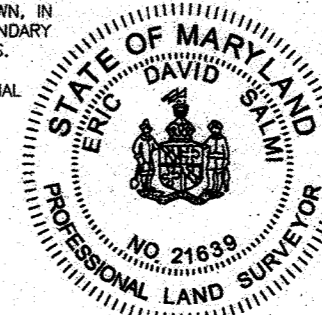
[Signature]
 GRACE T. SCHUTT, TRUSTEE OF
 THE GRACE T. SCHUTT REVOCABLE TRUST
[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

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[Signature]
 ERIC D. SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE: 12/2/2021



VOGEL ENGINEERING

TIMMONS GROUP

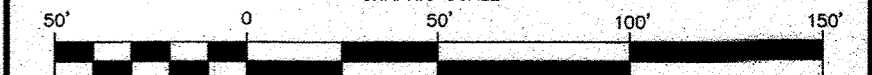
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7866 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25997 ON 2/16/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
GRACE MEADOWS
 LOTS 1-18 AND OPEN SPACE LOTS 19-30

DPZ REF'S:
 ECP-19-008, HPC-19-23, S-19-002, WP-19-117, P-20-007
 TAX MAP 38 - GRID 09 - PARCEL 731 - ZONED: R-12
 1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

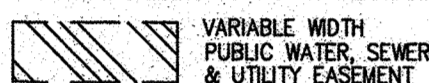
SCALE: AS SHOWN GRAPHIC SCALE NOVEMBER 2021



SHEET 5 OF 6

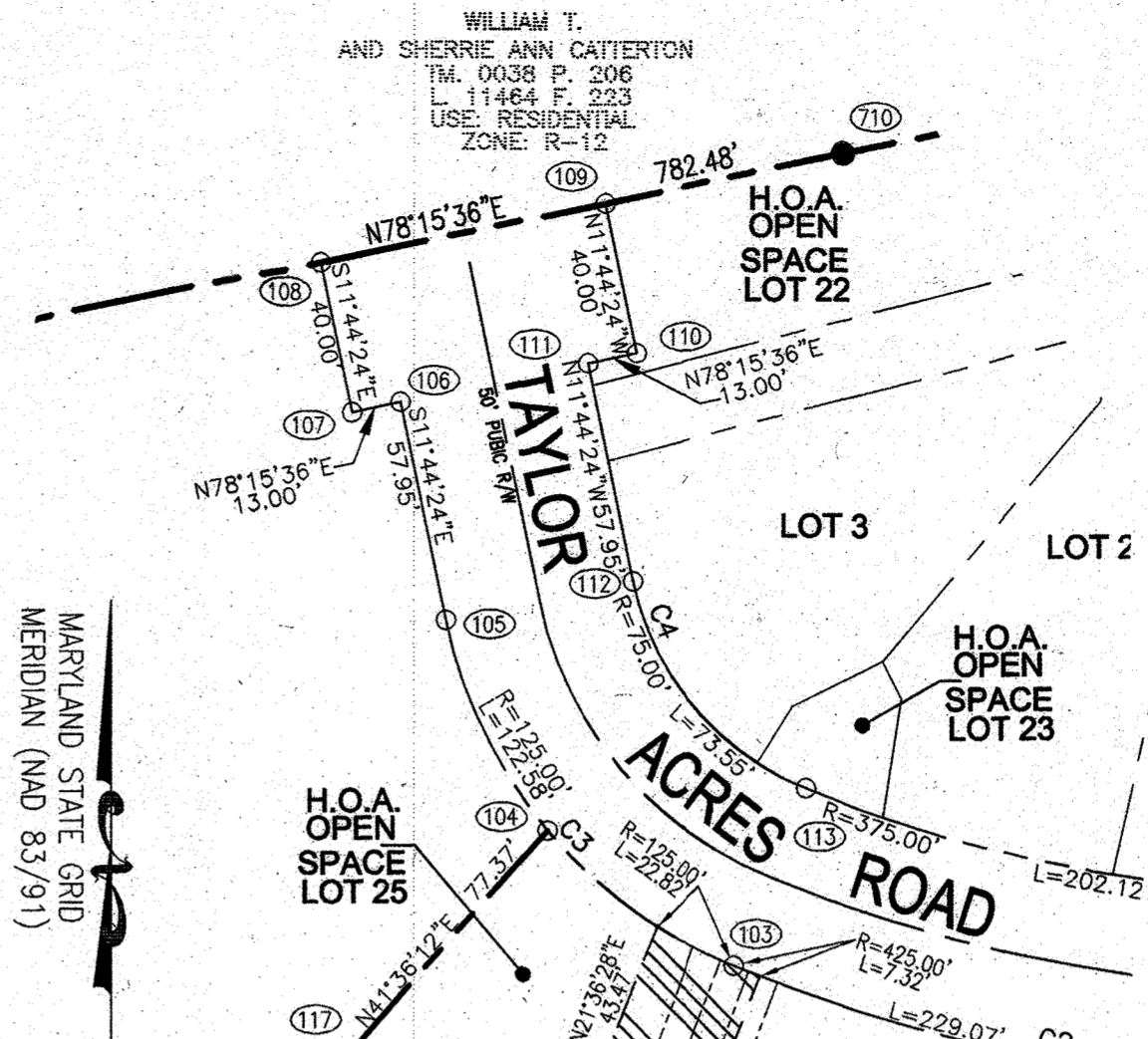
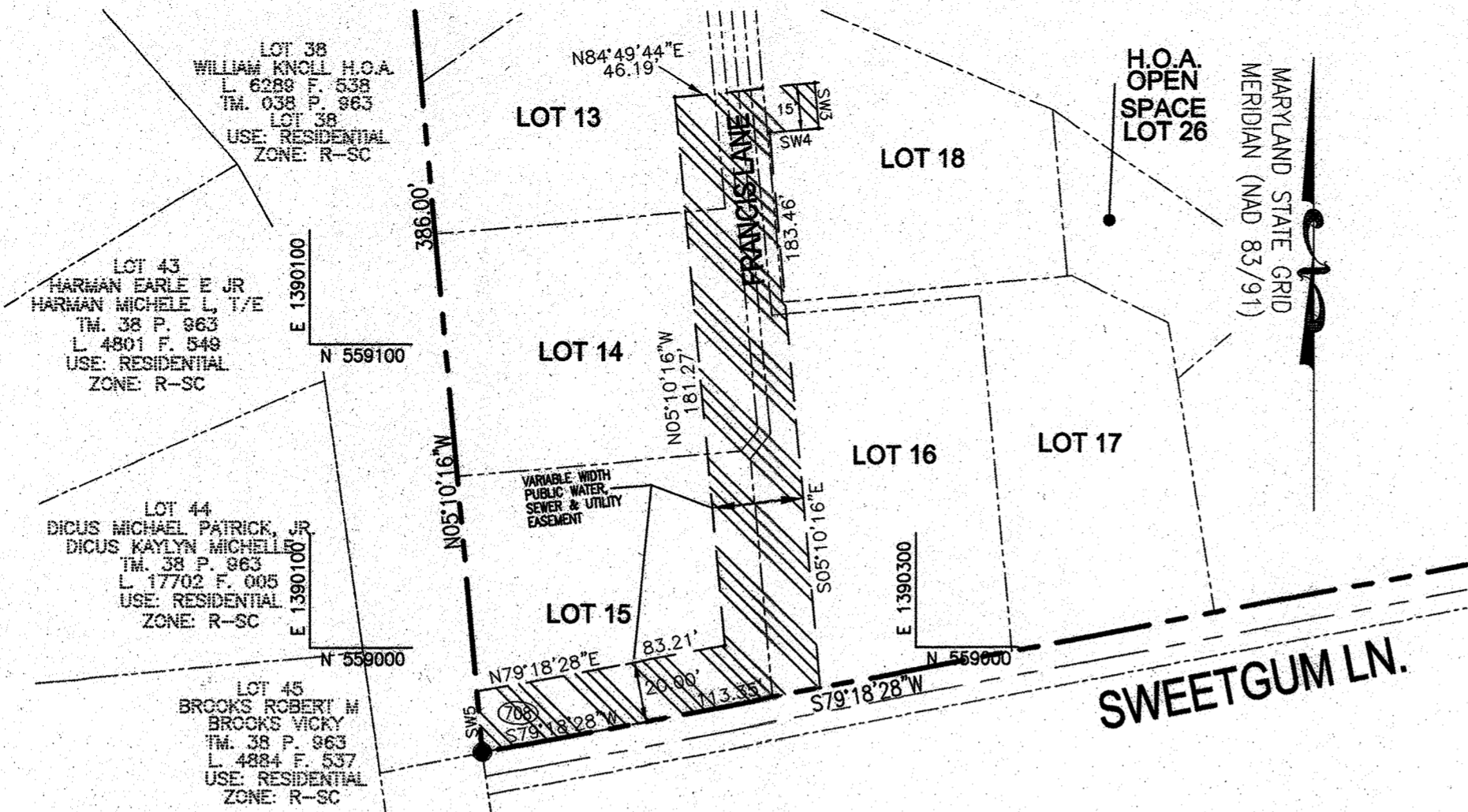
PUBLIC WATER, SEWER & UTILITY EASEMENT LINE TABLE	
LINE	COURSE
SW3	S05°03'47"E 15.00'
SW4	S84°49'44"W 16.16'
SW5	N05°10'16"W 20.09'

LEGEND

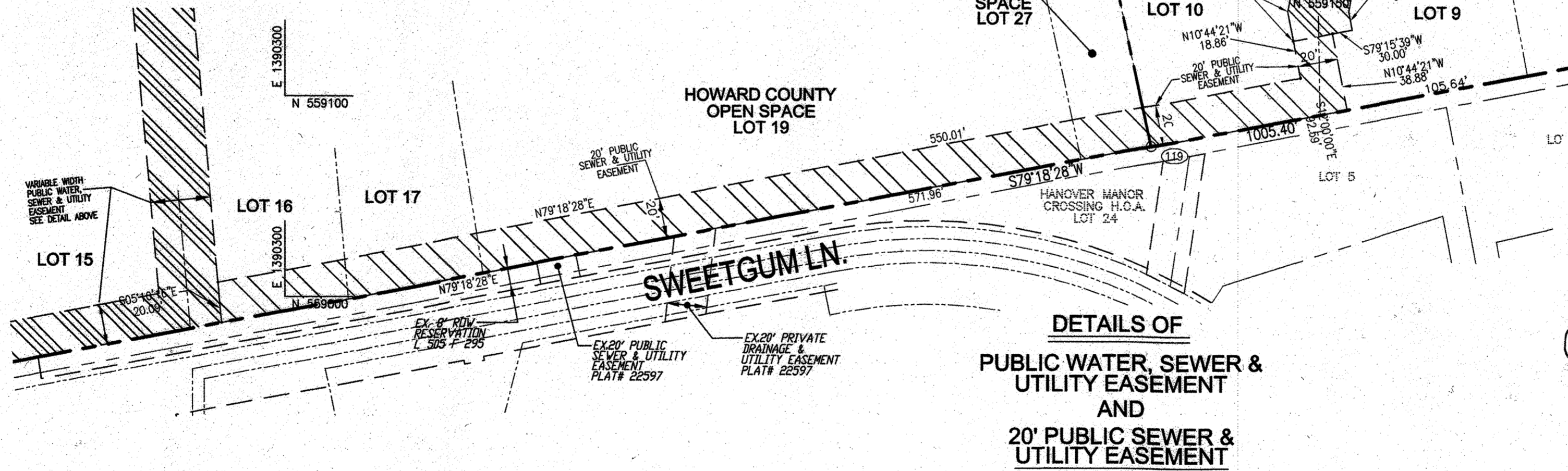
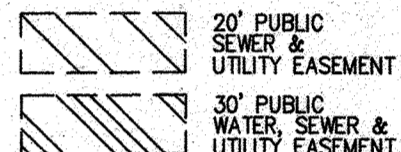


DETAIL OF VARIABLE WIDTH PUBLIC WATER & SEWER UTILITY EASEMENT

SCALE: 1" = 50'



LEGEND



DETAILS OF PUBLIC WATER, SEWER & UTILITY EASEMENT AND 20' PUBLIC SEWER & UTILITY EASEMENT

SCALE: 1" = 50'

THE REQUIREMENTS OF § 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.

Eric D. Salmi
 ERIC D. SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE 12/7/2021
Jean Schutt DeBay
 JEAN SCHUTT DEBAY
 TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST
 DATE 12/7/2021

OWNER/DEVELOPER

GRACE T. SCHUTT
 REVOCABLE TRUST
 6029 HANOVER ROAD
 HANOVER, MD 21076
 443-463-6780

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

[Signature]
 HOWARD COUNTY HEALTH OFFICER
 DATE 12/7/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE 2/4/22
[Signature]
 DIRECTOR
 DATE 2/14/22

OWNER'S CERTIFICATE

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WITNESS OUR HANDS THIS 7 DAY OF December 2021.

Jean Schutt DeBay
 GRACE T. SCHUTT, TRUSTEE OF THE GRACE T. SCHUTT REVOCABLE TRUST
Cassandra Nekus
 WITNESS

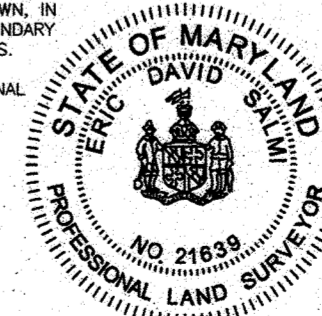
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Eric D. Salmi
 ERIC D. SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE 12/7/21



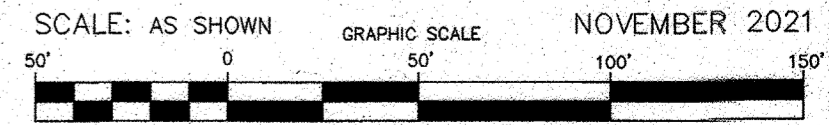
VOGEL ENGINEERING
 TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25998 ON 2/18/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GRACE MEADOWS

LOTS 1-18 AND OPEN SPACE LOTS 19-30

DPZ REF'S:
 ECP-19-008, HPC-19-23, S-19-002, WP-19-117, P-20-007
 TAX MAP 38 - GRID 09 - PARCEL 731 - ZONED: R-12
 1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND



SCALE: AS SHOWN GRAPHIC SCALE NOVEMBER 2021
 SHEET 6 OF 6