

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
132	573912.2998	1340531.3518	174928.815783	409594.773207
135	573964.7342	1341274.0062	174944.800879	409621.134743
300	573939.1758	1341275.2441	174937.010670	409621.512039
303	573877.9854	1340952.1208	174918.359797	409623.023879
304	573780.4430	1340886.2586	174888.628011	409641.988906
308	574252.1634	1340439.7551	175032.409460	409566.854495
310	574257.9708	1340849.7140	175034.179572	409691.810208

The Requirements 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.

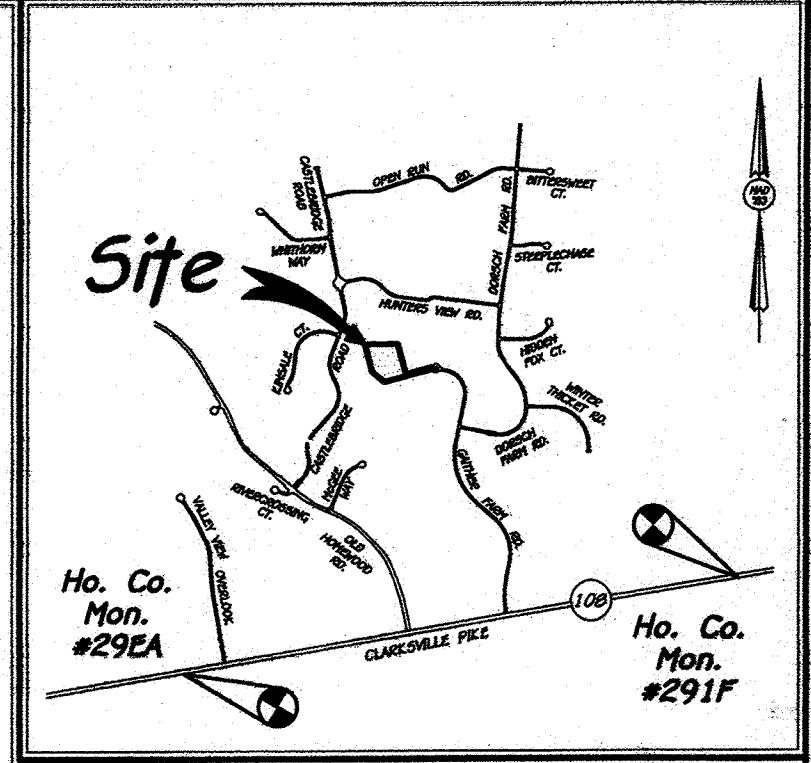
*Terrell A. Fisher* 8/20/20 Date  
 (Registered Land Surveyor)  
*Douglas R. Brunner* 10-6-20 Date  
 Douglas R. Brunner

**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 Easement"). Located In, On, Over, And Through Buildable Lot 15. 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, 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 Developer And The County, And The Release Of 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."

**Legend**

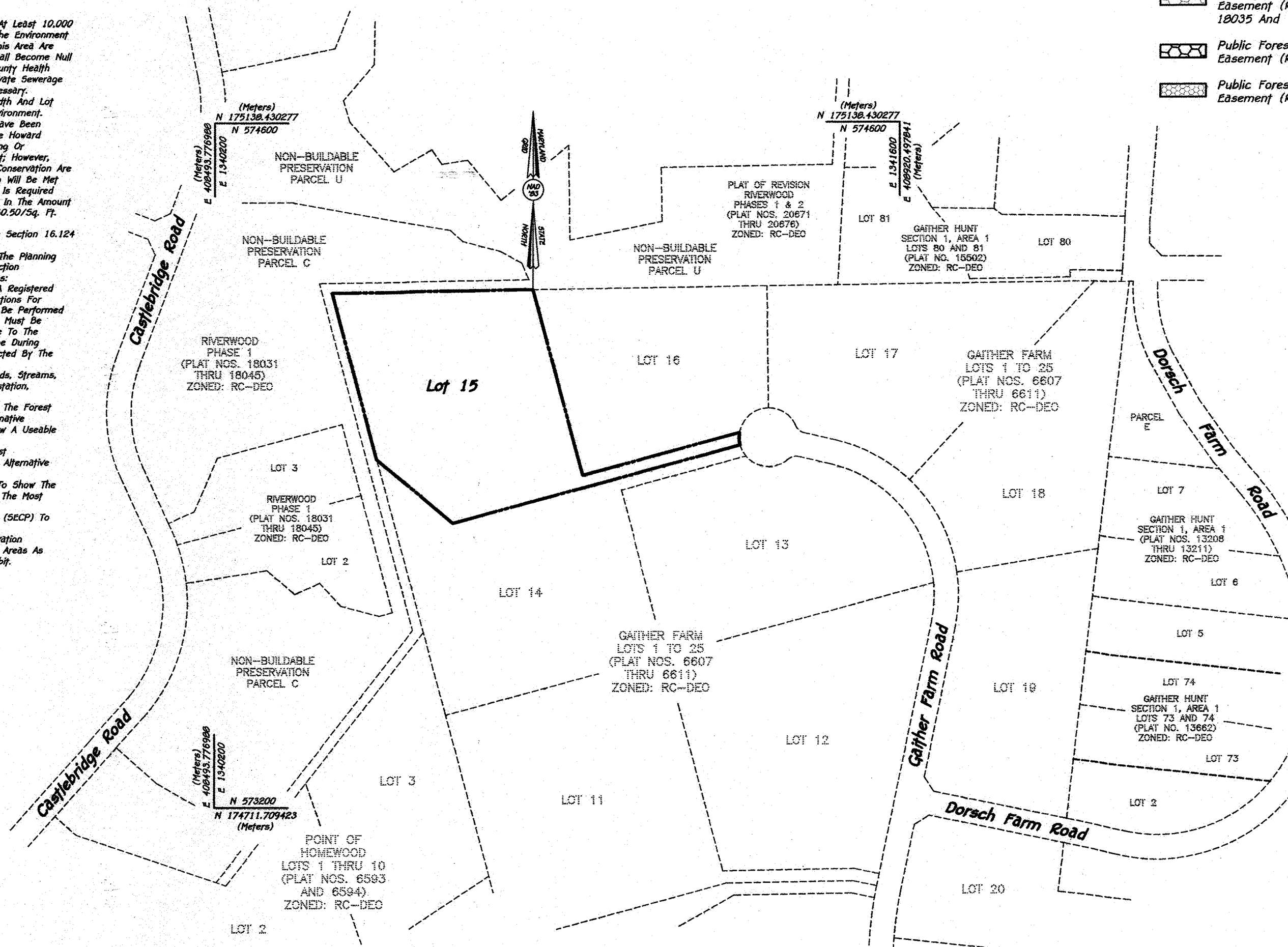
- Existing Private Sewerage Easement (Plat Nos. 6607 Thru 6611) Removed By Recordation Of This Plat
- Existing 50' Private Vehicular Ingress And Egress Right-Of-Way For The Use And Benefit Of Lots 13 Thru 16 (L. 1441, F. 421)
- Existing Public Forest Conservation Easement (Retention) (Plat Nos. 18035 And 18036)
- Public Forest Conservation Easement (Retention)
- Public Forest Conservation Easement (Reforestation)



Howard County ADC Map #26, Grid B-4  
**Vicinity Map**  
 Scale: 1" = 2,000'

**General Notes Continued:**

20. This Area Designates A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements Shall Become Null And Void Upon Connection To A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
21. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
22. The Forest Conservation Easement Areas Within This Subdivision Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And The Forest Conservation Act, No Clearing, Grading Or Construction Is Permitted Within The Forest Conservation Easement. However, Forest Management Practices As Defined In The Deed Of Forest Conservation Are Allowed. The Forest Conservation Act Requirements For Subdivision Will Be Met Through The On-Site Retention Of 1.03 Ac. (Credited). No Surety Is Required For On-Site Retention. A Surety Is Provided For On-Site Planting In The Amount Of \$15,463.80 Based On (0.71) Acres x 43,560 Sq. Ft./Acre x \$40.50/Sq. Ft.
23. Site Is Not Adjacent To A Scenic Road.
24. This Lot Is Exempt From Landscape Obligation In Accordance With Section 16.124 Of The Howard County Code Because This Is A Plat Of Revision.
25. This Plat Is Subject To WP-20-066 Which On February 4, 2020 The Planning Director Approved A Request For An Alternative Compliance Of Section 16.120(b)(4)(iii)(b). Approval Is Subject To The Following Conditions:
  1. All Specimen Trees Must Be Protected During Construction. A Registered Arborist Must Inspect The Trees And Implement Recommendations For Professional Pruning Of Roots And Foliage. All Pruning Must Be Performed By A Maryland Licensed Tree Expert. Tree Protection Fencing Must Be Installed Around The Entire Perimeter Of Each Specimen Tree To The Greatest Extent Possible To Prevent Root And Foliage Damage During Construction. Alternative Designs Of The Site Must Be Conducted By The Consultant In Order To Minimize Root Damage.
  2. There Shall Be No Disturbance Within Any Floodplains, Wetlands, Streams, Their Buffers, And Forest Conservation Easements For Afforestation, Reforestation, Or Retention.
  3. The Future House On Lot 15 Shall Maintain A Setback From The Forest Conservation Easements As Shown On The Most Recent Alternative Compliance Plan Exhibit To Avoid Encroachments And To Allow A Useable Yard.
  4. The Plat Must Be Amended And Recorded To Show The Forest Conservation Easement Areas As Shown On The Most Recent Alternative Compliance Plan Exhibit.
  5. All Plans Associated With This Property Must Be Red-Lined To Show The Proposed Forest Conservation Easement Areas As Shown On The Most Recent Alternative Compliance Plan Exhibit.
  6. You Must Amend Your Simplified Environmental Concept Plan (SECP) To Show Your Proposal And Obtain Approval For That SECP.
  7. You Must Execute Developers Agreements And Forest Conservation Agreements For The Proposed Forest Conservation Easement Areas As Shown On The Most Recent Alternative Compliance Plan Exhibit.



**General Notes:**

1. Subject Property Zoned RC-DEO Per The 10/06/13 Comprehensive Zoning Plan.
2. Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 29EA And 291F. Station No. 29EA North 570,132.039 East 1,338,187.015 Elev. = 436.67 Station No. 291F North 571,309.766 East 1,345,093.245 Elev. = 444.45
3. This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About July, 2019 By Fisher, Collins And Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. ● Denotes Iron Pin Set With Cap "F.C.C. 106".
6. ○ Denotes Iron Pipe Or Iron Bar Found.
7. ◯ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. ■ Denotes Concrete Monument Set With Cap "F.C.C. 106".
9. ■ Denotes Concrete Monument Or Stone Found.
10. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipe Stem And The Road Right-Of-Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway.
11. Driveways Shall Be Provided Prior To Residential Occupancy 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 Clearances - Minimum 12 Feet;
  - g) Maintenance - Sufficient To Ensure All Weather Use.
12. 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.
13. All Lot Areas Are More Or Less (+/-).
14. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement
15. 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.
16. Previous Department Of Planning And Zoning File Numbers: VP-86-23, 5-85-43, P-86-10, F-86-066 And WP-20-066.
17. This Property Is Located Outside The Metropolitan District.
18. There Are No Existing Dwellings Or Structures Located On Lot 15.
19. No Historic Structures Exist Within The Limits Of This Plat Submission

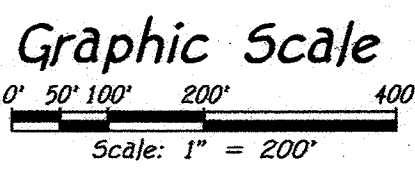
**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2895

**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	4.246 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.246 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	4.246 Ac.±

**Minimum Lot Size Chart**

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
15	4.246 Ac.	0.189 Ac.	4.057 Ac.



**Owner And Developer**  
 Douglas R. Brunner  
 1200 Stewart Street  
 Unit 1511  
 Baltimore, Maryland 21230  
 Ph: 410-963-1678

**Purpose Statement**  
 The Purpose Of This Plat Is To: (1) Create A Public Forest Conservation Easement; (2) Indicate Stream And Stream Buffer; (3) Add 35' Environmental Setbacks; And (4) Add Recorded Ingress And Egress Easement For The Benefit Of Lots 13 Thru 16 On Lot 15, As Shown On Plats Entitled "Gaither Farm, Lots 1 To 25" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 6607 Thru 6611.

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

*Barbara J. Mason* 9/28/2020 Date  
 Barbara J. Mason  
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

*David Edwards* 10-7-20 Date  
 David Edwards  
 Chief, Development Engineering Division

*John C. Brunner* 10/14/20 Date  
 John C. Brunner  
 Director

**Owner's Certificate**

Douglas R. Brunner, 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 In 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 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 6th Day Of August, 2020.

*Douglas R. Brunner*  
 Douglas R. Brunner

*Walter*  
 Witness

**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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Joel L. Parran And Jay N. Parran To Douglas R. Brunner By Deed Dated July 25, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 18795 At Folio 107; And Being Lot 15, As Shown On Plats Entitled "Gaither Farm, Lots 1 To 25" And Recorded Among The Aforesaid Land Records As Plat Nos. 6607 Thru 6611; 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.

*Terrell A. Fisher* 8/20/20 Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
 Expiration Date: December 13, 2021

RECORDED AS PLAT NO. 25545 ON 10/20/2020  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Gaither Farm**  
**Lot 15**  
 (Being A Revision To Lot 15, As Shown On Plats Entitled "Gaither Farm, Lots 1 To 25" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 6607 Thru 6611)

Zoned: RC-DEO  
 Tax Map: 29, Grid: 10, Parcel: 1  
 Third Election District - Howard County, Maryland  
 Date: February 5, 2020 Scale: As Shown Sheet 1 Of 2

K:\SDSKPROJ\61807 GAITHER FARM\DWG\RECORD PLATS\61807-4 PLAT 1.dwg, PLAT 1, 1:1



The Requirements § 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.

*Terrell A. Fisher* 8/20/20  
Date  
Terrell A. Fisher, L.S. #10692  
(Registered Land Surveyor)

*Douglas R. Brunner* 9/6/20  
Date  
Douglas R. Brunner

Proj-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
135-300	60.00'	25.79'	24°37'27"	13.10'	S 02°46'22" E 25.59'

**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 Easement"). Located In, On, Over, And Through Buildable Lot 15. 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, 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 Developer And The County, And The Release Of 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."

Existing Public Forest Conservation Easement No. 3 (Retention) (Plat Nos. 18035 And 18036)

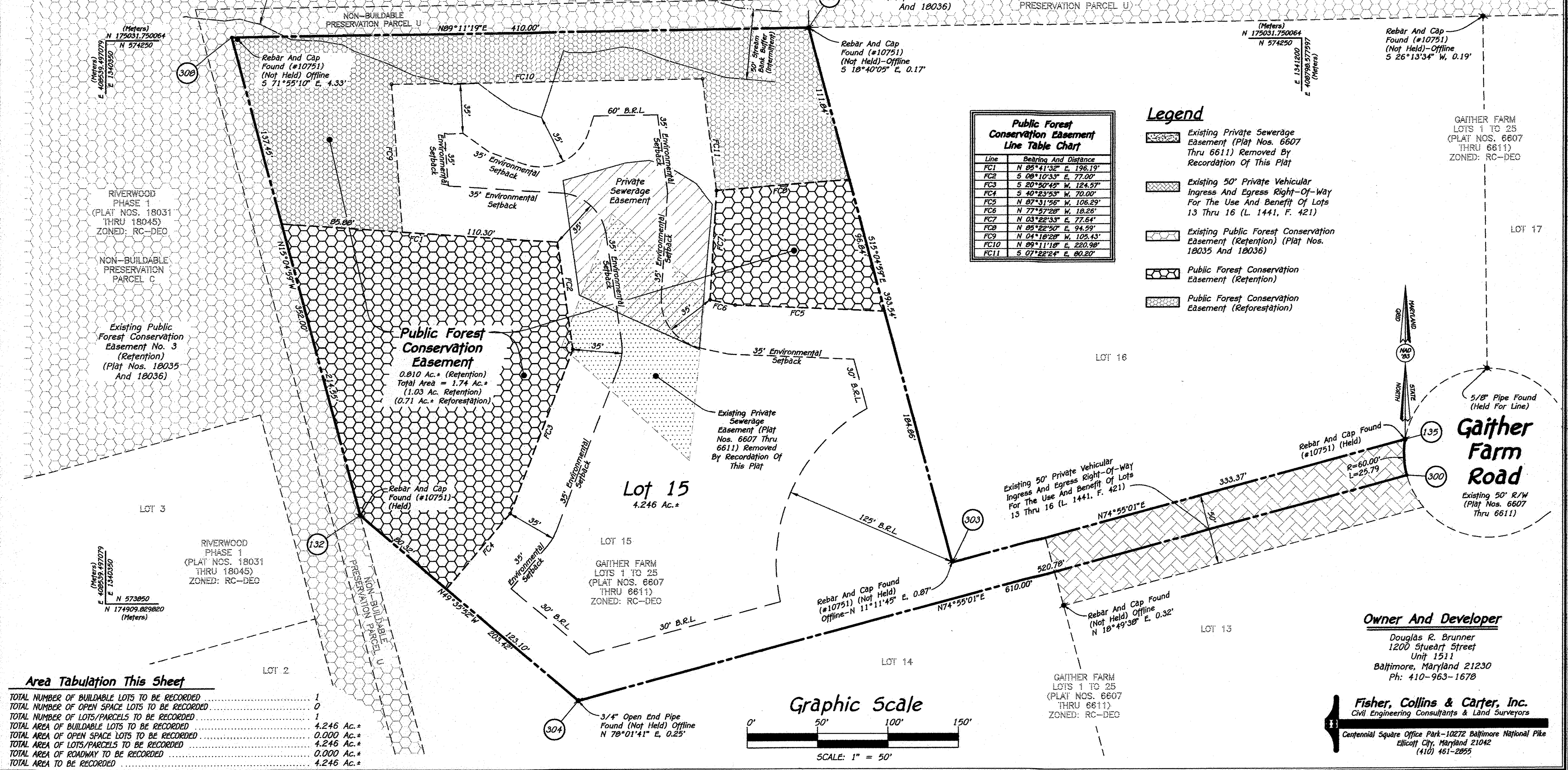
PLAT OF REVISION RIVERWOOD-PHASES 1 & 2 (PLAT NOS. 20671 THRU 20676) ZONED: RC-DEQ NON-BUILDABLE PRESERVATION PARCEL U

**Legend**

- Existing Private Sewerage Easement (Plat Nos. 6607 Thru 6611) Removed By Recordation Of This Plat
- Existing 50' Private Vehicular Ingress And Egress Right-Of-Way For The Use And Benefit Of Lots 13 Thru 16 (L. 1441, F. 421)
- Existing Public Forest Conservation Easement (Retention) (Plat Nos. 18035 And 18036)
- Public Forest Conservation Easement (Retention)
- Public Forest Conservation Easement (Reforestation)

**Public Forest Conservation Easement Line Table Chart**

Line	Bearing And Distance
FC1	N 05°41'32" E, 196.19'
FC2	S 08°10'35" E, 77.00'
FC3	S 20°20'45" W, 124.57'
FC4	S 40°23'55" W, 70.00'
FC5	N 87°31'56" W, 106.29'
FC6	N 77°57'28" W, 18.26'
FC7	N 03°22'33" E, 77.64'
FC8	N 85°22'50" E, 94.59'
FC9	N 04°18'28" W, 105.43'
FC10	N 09°11'18" E, 220.98'
FC11	S 07°22'24" E, 80.20'



**Owner And Developer**

Douglas R. Brunner  
1200 Stewart Street  
Unit 1511  
Baltimore, Maryland 21230  
Ph: 410-963-1678

**Fisher, Collins & Carter, Inc.**  
Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10272 Baltimore National Pike  
Ellicott City, Maryland 21042  
(410) 461-2855

**Owner's Certificate**

Douglas R. Brunner, 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 In 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 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 6th Day Of August, 2020.

*Douglas R. Brunner*  
Douglas R. Brunner

*Terrell A. Fisher*  
Witness

**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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Joel L. Parran And Jay N. Parran To Douglas R. Brunner By Deed Dated July 25, 2019 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 18795 At Folio 107; And Being Lot 15, As Shown On Plats Entitled "Gaither Farm, Lots 1 To 25" And Recorded Among The Aforesaid Land Records As Plat Nos. 6607 Thru 6611; 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.

*Terrell A. Fisher* 8/20/20  
Terrell A. Fisher, Professional Land Surveyor No. 10692 Date  
Expiration Date: December 13, 2021

RECORDED AS PLAT No. 25546 ON 10/20/2020  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat  
Gaither Farm  
Lot 15**

(Being A Revision To Lot 15, As Shown On Plats Entitled "Gaither Farm, Lots 1 To 25" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 6607 Thru 6611)

Zoned: RC-DEO  
Tax Map: 29, Grid: 10, Parcel: 1  
Third Election District - Howard County, Maryland  
Date: February 5, 2020 Scale: 1" = 50' Sheet 2 Of 2