

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
200	544405.0065	1360299.0510	162934.977725	414620.223812
201	544509.7476	1360726.3272	165966.902989	414750.214024
202	544463.9543	1360749.3766	165952.945170	414757.239510
203	544400.5256	1360701.3689	165933.612125	414766.907071
204	544396.2931	1360704.0494	165932.322014	414767.807788
205	544313.5709	1360630.7535	165907.108216	414782.043230
206	544263.6991	1360594.2202	165899.003288	414789.195886
207	544266.1923	1360702.4377	165926.652007	414787.316538
208	544180.9187	1360629.8911	165866.675749	414719.801059
209	544220.7431	1360744.1721	165978.814224	414824.830321
210	544238.9341	1360744.7982	165984.358804	414826.592955
211	544260.9733	1360412.8642	165891.076436	414654.670321
212	544273.3718	1360389.3757	165894.852511	414647.511006
213	544309.3942	1360323.3330	165905.835162	414627.361151
214	544302.2462	1360695.7838	165924.616570	414740.904395
215	544444.6818	1360729.4544	165947.070899	414751.167211
216	544317.7984	1360795.2753	165928.396795	414771.829462
217	544275.7024	1360821.4519	165935.962272	414779.208092

The Requirements 3-3-108, The Real Property Article, Annotated Code of Maryland, 1986 Replenishment Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Completed With:

Mark L. Robel 11/16/21
 (Property Line Surveyor No. 339)
 Date

Donald R. Reuver, Jr. 11-17-21
 (Managing Member)
 Date

Glen Oaks Development Company, LLC
 By: Donald R. Reuver, Jr., Managing Member

Open Space Tabulation			
Open Space Lot No.	Credited Area	Non-Credited Area	Total Open Space Area
20	0.748 Ac.*	0.297 Ac.*	1.045 Ac.*
21	0.000 Ac.*	0.500 Ac.*	0.500 Ac.*
22	0.000 Ac.*	0.022 Ac.*	0.022 Ac.*
Totals	0.748 Ac.*	0.819 Ac.*	1.567 Ac.*

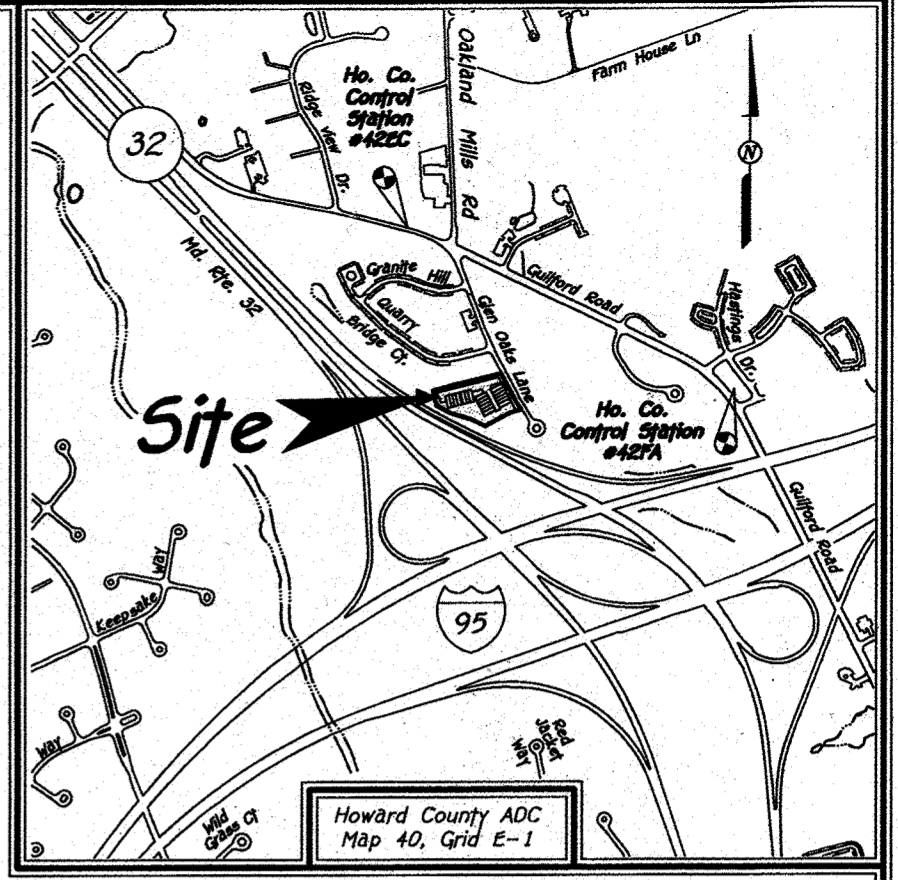
Reservation Of Public Utility Easements

"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 Lots 1 Thru 19 And Open Space Lots 20 Thru 22. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County. Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective _____ On Which Date Developer Agreement 24-5069-D Was Filed And Accepted.

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2925

- Legend**
- Existing 20' Right-Of-Way For A Sewer (L. 744, F. 92) Removed By Recordation Of This Plat
 - Existing 15' Right-Of-Way For Ingress And Egress To And From Old Maryland Route 32 (L. 494, F. 282) Removed By Recordation Of This Plat
 - Private Variable Width Use-In-Common, Access, Driveway Easement For The Use And Benefit Of Lots 1 Thru 19 And Open Space Lots 20 Thru 22 (See Sheet 3)
 - Variable Width Public Sewer, Water & Utility Easement (See Sheet 3)
 - Recreational Open Space Area
 - Non-Credited Open Space Area (See Sheet 3)
 - Variable Width Public Sidewalk Easement (See Sheet 3)
 - 3' Private Drainage, Stormwater Management Access & Utility Easement (See Sheet 3)
 - 20' Private Drainage & Utility Easement (See Sheet 3)
 - Previously Recorded Deed Line Removed By Recordation Of This Plat
 - Mitigated 65dBA Noise Contour Line
 - Unmitigated 65dBA Noise Contour Line



General Notes Continued:

- Open Space Lots 20, 21 And 22 Are To Be Owned And Maintained By The Glen Oaks Place Homeowners Association, Inc. Stormwater Management Facilities Located On Open Space Lots 20, 21 And 22 Are Maintained By The H.O.A.
- A Community Meeting Was Conducted On March 1, 2018 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d) Of The Subdivision Regulations.
- The Traffic Study For This Project Was Prepared By Mars Group On February, 2018 And Approved On June 27, 2019 With 5-19-010.
- Subdivision Is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement With The Department Of Housing To Indicate How The M.I.H.U. Requirements Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 a. M.I.H.U. Required = (19 Lots x 10%) = 1.9 M.I.H.U.
 b. M.I.H.U. Proposed = 1 Moderate Income Housing Unit + 1 Low Income Housing Unit.
 c. An Executed M.I.H.U. Agreement And Covenants With The Howard County Housing Department Has Been Completed And Recorded Simultaneously With This Plat.
- The Private Variable Width Use-In-Common, Access, Driveway Easement And Maintenance Agreement For The Use And Benefit Of Lots 1 Thru 19 And Open Space Lots 20 Thru 22 Is Recorded Simultaneously With This Plat.
- A Moderate Income Unit (M.I.H.U.) Agreement And Declaration Of Covenants Are Recorded Simultaneously With This Plat.
- This Project Is In Conformance With The Latest Howard County Standards Unless Alternative Compliance Has Been Approved.
- Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The Subdivision And Land Development Regulations.
- Open Space Tabulation:
 a. Open Space Required = 0.621 Ac. (2.483 Ac. x 25%)
 b. Total Open Space Provided = 1.567 Ac.
 1). Total Credited Open Space = 0.748 Ac.
 2). Total Non-Credited Open Space = 0.819 Ac.
 c. Percentage Of Open Space Required = 23%
 d. Percentage Of Credited Open Space Provided = 30.1%
- Recreational Open Space Tabulation:
 a. Required Recreational Area = 7,600 Sq. Ft. (400 Sq. Ft./Unit x 19 Units)
 b. Provided Recreational Area = 1,160 Sq. Ft.
- Articles Of Incorporation For The Glen Oaks Place Homeowners Association, Inc. Were Filed On June 30, 2021 With The Maryland State Department Of Assessments And Taxation, Receipt No. 021949557.
- This Plat Is Subject To WP-19-012 Which On October 2, 2018 The Planning Director Accepted A Request For Alternative Compliance To Waive Section 16.145(a) sketch Plan & Preliminary Equivalent Sketch Plan, Section 16.120(a)(7) On-Site Forest Retention, And Section 16.120(c)(4) Minimum Frontages. Approval Is Subject To The Following Conditions:
 1). Submission Of A Subdivision Plat To Create The Eight (8) New Single Family Attached Fee-Simple Lots For Review By The SAC And Recorded With Howard County Land Records.
 2). A Homeowners Association (HOA) Shall Be Created For The Single Family Attached (SFA) Development In Accordance With Section 16.121(c) Of The Howard County Subdivision And Land Development Regulations.
 3). The Private Drive Will Be Constructed In Accordance With The Approved Design Manual Requirements Issued By The Development Engineering Division. Furthermore The Drive Must Be Designed And Constructed In Accordance With Any Requirements Provided By The Development Engineering Division, Department Of Public Works, And The Department Of Fire Rescue Services As Part Of The Final Plan Process.
 4). The Private Roads Shall Be Maintained And Repaired By The HOA.
 5). A Use-In-Common Access Easement And Maintenance Agreement Must Be Prepared And Recorded For Proposed Lots 1-8, Open Space Lot 7, And Existing Parcel 353.
 6). Provide (6) Replacement Trees of 2" to 3" Caliper On Site In Place Of The Removed Specimen Trees ST-1, ST-2, And ST-6 As Mitigation. The Mitigated Plantings Are To Be Placed On The Property To Enhance The Landscape Screening.
 7). Specimen Tree ST-3 Should Be Preserved If At All Possible. Please Provide Tree Protection Measures On Subsequent Plan Submissions Including Tree Protection Fence And Notes Regarding The Use Of Selective Root Pruning For Grading And Construction Within The CEZ.
 8). Amend The Exhibit To Mark All Of The Specimen Trees To Be Removed.
 9). Add The Alternative Compliance Request Number, Purpose, Section, Date And Conditions On All Subsequent Plan Submissions.

General Notes Continued On Sheet 2

Area Tabulation This Submission

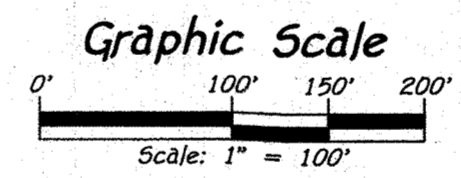
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	19
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF LOTS TO BE RECORDED	22
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.749 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.567 Ac.*
TOTAL AREA OF LOTS TO BE RECORDED	2.316 Ac.*
TOTAL AREA OF ROADWAYS TO BE RECORDED	0.167 Ac.*
TOTAL AREA TO BE RECORDED	2.483 Ac.*

Owner And Developer

Glen Oaks Development Company, LLC
 Attn: Donald R. Reuver, Jr.
 8318 Forrest Street-Suite 200
 Ellicott City, Maryland 21043
 Ph# 410-992-4600

Moderate Income Housing Units (M.I.H.U.) Allocation Exemptions Tracking

Total Number of Lots/Units Proposed	19
Number of MIHU Required	2
Number of MIHU Provided Onsite (Exempt From APFO Allocations)	2
Number of APFO Allocations Required (Remaining Lots/Units)	0
MIHU Fee-In-Lieu (Indicate Lot/Unit Numbers)	0



This Subdivision Creates Nineteen (19) Buildable Lots Which Are Subject To Providing Moderate Income Housing Units (M.I.H.U.). In Accordance With Section 104.0.F. Of The Zoning Regulations, One (1) M.I.H.U. And One (1) L.I.H.U. Are Provided. (See General Notes No. 28 And 30)

- General Notes:** Scale: 1"=120'
- Tax Map 42, Parcel 381 Zoned R-SA-B Per 10/06/13 Comprehensive Zoning Map, Tax Map 42, Parcel 353 Zoned R-SA-B Per Administrative Adjustment No. 18-001 Approved By The Planning Director On April 9, 2018.
 - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 42EC And No. 42FA
 Sta. 42EC N 545,416.990 E 1,360,140.442 Elev. = 365.383
 Sta. 42FA N 544,412.796 E 1,362,179.428 Elev. = 341.823
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About February, 2018 By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction Line
 - Denotes Iron Pin Set Capped "F.C.C. 106"
 - Denotes Iron Pipe Or Iron Bar Found
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way
 - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106"
 - Denotes Concrete Monument Or Stone Found
 - All Areas Are More Or Less (±)
 - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement. Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 a). Width - 12 Feet (16 Feet Serving More Than One Residence);
 b). Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum);
 c). Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 d). Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 e). Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 f). Structure Clearance - Minimum 12 Feet;
 g). Maintenance - Sufficient To Ensure All Weather Use.
 - Property Subject To Prior Department Of Planning And Zoning File No's: ECP-18-039, F-18-121, 5-19-010, ECP-19-046, WP-19-012, WP-19-116, P-20-005, AA-18-001 And WP-21-036.
 - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - There Is An Existing Dwelling (Circa 1969), Sheds And Structures On Tax Parcel 353 To Be Removed. There Is An Existing Dwelling (Circa 1970) And Shed On Tax Parcel 381 To Be Removed. There Is An Existing Dwelling (Circa 1971) And Shed On Tax Parcel 385 To Be Removed.
 - Site Is Not Adjacent To A Seismic Hazard.
 - 100 Year Floodplains, Wetlands, Stream(s) And/OR Their Buffers, And Steep Slopes Do Not Exist On-Site.
 - This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill No. 45-2003 And The 10/06/13 Comprehensive Zoning Plan, Effect Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Impact At The Time Of Submission Of The Site Development Plan, Waiver Petition Application Or Building/Grading Permit.
 - The 65 dBA Noise Contour Line Was Obtained From A Noise Study Prepared By Mars Group, Dated September, 2017 And Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992 And Can Not Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Contour Line Requirement Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development. The Noise Study Was Approved On January 15, 2019. Noise Mitigation Has Been Provided By A Noise Wall Along Maryland Route 32.
 - This Property Is Located Within The Metropolitan District.
 - This Property Is Not Located In A Historic District And There Are No Historic Structures Within The Limit Of The Plat.
 - Stormwater Management Practices Are Required In Accordance With The Design Manuals. Prior To Signature Approval Of The Final Plat, The Developer Will Be Required To Execute The Declaration Of Covenant And/Or A Developers Agreement For The Construction Of The Stormwater Management Practices And A Maintenance Agreement.
 - This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required Planter Landscaping Will Be Posted As Part Of The Developers Agreement For This Final Plat. In The Amount \$17,700,000 Based On 48 Shade Trees @ \$300.00 Each And 22 Evergreens @ \$150.00 Each.
 - The Lots Created By This Subdivision Plat Are Subject To A Fee Or Assessment To Cover Or Defray All Or Part Of The Developers Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or Assessment Of Howard County.

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

Donald R. Reuver, Jr. 11/16/21
 Howard County Health Officer No. 20 Date

APPROVED: Howard County Department Of Planning And Zoning.

Donald R. Reuver, Jr. 12-26-21
 Chief, Development Engineering Division Date

Donald R. Reuver, Jr. 11/15/22
 Director Date

Owner's Certificate

Glen Oaks Development Company, LLC, By Donald R. Reuver, Jr., Managing Member, Owners 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 Our Hands This 17th Day Of November, 2021.

Donald R. Reuver, Jr.
 Glen Oaks Development Company, LLC
 By: Donald R. Reuver, Jr., Managing Member

Mark L. Robel
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Herein Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Comprised Of (1) All Of The Lands Conveyed By Thomas M. Meachum, Personal Representative Of The Estate Of Patricia J. Kolpack To Glen Oaks Development Company, LLC By Deed Dated September 14, 2020 And Recorded Among The Land Records Of Howard County, Maryland In Liber 19859 At Folio 69; (2) All The Lands Conveyed By Pamela L. Simmons To Glen Oaks Development Company, LLC By Deed Dated October 13, 2020 And Recorded Among The Aforesaid Land Records In Liber 19860 At Folio 298; (3) All Of The Lands Conveyed By Michael E. McCoy To Glen Oaks Development Company By Deed Dated November 5, 2020 And Recorded Among The Aforesaid Land Records In Liber 19893 At Folio 75; And (4) All Of The Lands Conveyed By Lola B. Moore, Personal Representative Of The Estate Of Dorothy M. Kerr, Known Of Record As Dorothy M. Whips To Glen Oaks Development Company, LLC By Deed Dated October 5, 2020 And Recorded Among The Aforesaid Land Records In Liber 19860 At Folio 356; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 11/16/21
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2022

RECORDED AS PLAT No. 25969 ON 11/16/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Glen Oaks Place
 Lots 1 Thru 19 And
 Open Space Lots 20 Thru 22

Being A Subdivision Of Tax Map 42, Part Of Parcel 353 (Liber 19859 At Folio 69), Tax Map 42, Parcel 381, 385 And 66 (Liber 19860 At Folio 298), Tax Map 42, Parcel 385 (Liber 19893 At Folio 75) And Tax Map 42, Parcel 66 (Liber 19860 At Folio 356)

Zoned: R-SA-B
 Tax Map: 42, Grid: 16, Parcels: P/O 353, 381, 385 And 66
 Sixth Election District - Howard County, Maryland
 Date: November 16, 2021 Scale: As Shown Sheet 1 Of 3

The Requirements S-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 11/16/21
 Date
 (Property Line Survey No. 339)
 Mark L. Robel, PLS
 Glen Oaks Development Company, LLC
 By: Donald R. Reuver, Jr., Managing Member

This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective On Which Date Developer Agreement 24-5069-D Was Filed And Accepted.

Curve Data Tabulation

PI-PT	Radius	Arc Length	Delta	Tangent	Bearing & Distance
200-209	3719.72'	90.91'	01°24'01"	45.46'	N 64°01'06" W 90.91'
212-213	2754.79'	75.23'	01°33'53"	37.68'	N 61°23'24" W 75.23'
216-217	925.00'	49.99'	05°24'44"	24.81'	S 31°52'24" E 49.97'

Reservation of Public Utility Easements

*Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 1 Thru 19 And Open Space Lots 20 Thru 22. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Excise 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.

Property Line Line Chart Table

LINE	BEARING	LENGTH
PL1	S76°12'05"W	33.60'
PL2	N58°47'55"W	4.14'
PL3	N13°47'55"W	24.54'
PL4	N58°47'55"W	3.59'
PL5	S76°12'05"W	4.46'
PL6	N13°47'55"W	34.70'

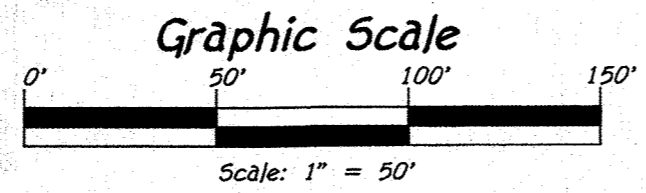
Recreational Open Space Line Chart Table

LINE	BEARING	LENGTH
R1	R=3689.72' L=52.85'	
CHD	N63°41'22"W	52.85'
R2	N72°57'57"W	137.04'
R3	N62°10'21"W	8.32'
R4	N76°12'05"E	156.72'
R5	S27°40'43"E	108.13'
R6	S61°26'00"W	18.98'

- Legend**
- Existing 20' Right-Of-Way For A Sewer (L 744, F. 92) Removed By Recordation Of This Plat
 - Existing 15' Right-Of-Way For Ingress And Egress To And From Old Maryland Route 32 (L 454, F. 282) Removed By Recordation Of This Plat
 - Private Variable Width Use-In-Common, Access, Driveway Easement For The Use And Benefit Of Lots 1 Thru 19 And Open Space Lots 20 Thru 22 (See Sheet 3)
 - Variable Width Public Sewer, Water & Utility Easement (See Sheet 3)
 - Recreational Open Space Area
 - Non-Credited Open Space Area (See Sheet 3)
 - Variable Width Public Sidewalk Easement (See Sheet 3)
 - 3' Private Drainage, Stormwater Management Access & Utility Easement (See Sheet 3)
 - 20' Private Drainage & Utility Easement (See Sheet 3)
 - Previously Recorded Deed Line Removed By Recordation Of This Plat
 - Mitigated 65dBA Noise Contour Line
 - Unmitigated 65dBA Noise Contour Line

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	19
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	3
TOTAL NUMBER OF LOTS TO BE RECORDED	22
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.749 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.567 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	2.316 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.167 Ac.±
TOTAL AREA TO BE RECORDED	2.483 Ac.±



Note: See Sheet 3 Of 3 For Metes And Bounds Of Variable Width Public Sewer, Water & Utility Easement, Variable Width Private Use-In-Common, Access Driveway Easement For The Use And Benefit Of Lots 1 Thru 19 And Open Space Lots 20 Thru 22, A Variable Width Public Sidewalk Easement And Non-Credited Open Space Areas.

General Notes Continued:

- Plat Subject To An Administrative Adjustment To The District Map For Drafting Errors And Other Corrections (AA-18-001) Which The Planning Director On April 9, 2018 Corrected The Zoning Of The Property At 9580 Glen Oaks Lane From NT (New Town) To R-SA-8 (Residential Single Attached).
- A Letter Of Findings Dated April 20, 2018 Prepared By Eco-Science Professionals, Inc. Determined There Are No Wetlands, Wetland Buffers, Stream And Stream Buffers Located Within The Limit Of The Plat. There Is No Forest Stand Delineation For This Site.
- For Lots 1 Thru 19 Refuse Collection And Mail Service Are Provided At The Junction Of The Public Road Right-Of-Way And Broad Oaks Lane. Snow Removal And Maintenance Of Private Shared Driveway And Stormwater Management Facilities Is Provided By The H.O.A.
- Declaration Of Covenants And Restrictions For Glen Oaks Place Homeowners Association, Inc. Are Recorded Simultaneously With This Plat.
- Any Existing Wells And/Or Septic Systems Must Be Properly Abandoned And Notification Of Such Submitted To The Howard County Health Department.
- Only Passive Recreation Is Allowed Within The Portion Of The Recreational Area Shown That Falls Within The 20 Foot Structure And Use Setback.
- The Forest Conservation Easement Area 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 Forest Conservation Act Are Allowed. The Forest Conservation Act Requirements For Subdivision Will Be Met By A Fee-In-Lieu Payment Of \$21,700.00 Derived As 0.40 Ac. x 43,560 Sq. Ft./Ac. x \$1.25/Sq. Ft.
- Density Tabulation:
 - Gross Area Of Site = 2.483 Acres
 - Net Area Of Site = 2.483 Acres
 - Floodplain Area = 0.000 Acres
 - Steep Slopes Greater Than 25% = 0.000 Acres
 - Maximum Units Allowed = 19 Units
 - (2.483 Acres x 8 Units/Net Acre) = 19.86 Units
- Total Density Units Proposed = 19 Units
- This Plat Is Subject To WP-19-118 Which On June 25, 2019 The Planning Director Approved A Request For An Alternative Compliance Of Section 16.1200(a)(7) On-Site Forest Retention And Section 16.1200(c)(4) Minimum Frontages. Approval Is Subject To The Following Conditions:
 - Submission Of A Preliminary Plan To Create The Nineteen (19) New Single Family Attached Fee-Simple Lots For Review By The SDC.
 - A Homeowners Association (HOA) Shall Be Created For The Single Family Attached (SFA) Development In Accordance With Section 16.121(c) Of The Howard County Subdivision And Land Development Regulations.
 - The Private Drive Will Be Constructed In Accordance With The Approved Design Manual Requirements Issued By The Development Engineering Division. Furthermore, The Drive Must Be Designed And Constructed In Accordance With Any Requirement Provided By The Department Of Fire Rescue Services As Part Of The Preliminary And Final Plan Processes.
 - The Private Roads Shall Be Maintained And Repaired By The HOA.
 - A Use-In-Common Access Easement And Maintenance Agreement Must Be Prepared And Recorded For Proposed Lots 1-19, Open Space Lot 20 And Existing Parcel 353 At The Final Plan Stage.
 - Provide (12) Native Species Replacement Trees Of 2-1/2" To 3" Caliper On Site In Place Of The Removed Specimen Trees ST-1, ST-2, ST-6, ST-9, ST-10 And ST-11 As Mitigation. The Mitigated Plantings Are To Be Placed On The Property To Enhance The Landscape Screening.
 - Specimen Tree ST-3 Should Be Preserved If At All Possible. Please Provide Tree Protection Measures On Subsequent Plan Submissions Including Tree Protection Fencing And Notes Regarding The Use Of Selective Root Training For Grading And Construction Within The CEZ.
 - Add The Alternative Compliance Request Number, Purpose, Section, Date And Conditions On All Subsequent Plan Submissions.
- Speed Study Dated February, 2018 By Mars Group And Approved On June 27, 2019 With 5-19-010.
- The Forest Stand Delineation For This Project Was Prepared By Eco-Science Professionals, Inc. Dated March 8, 2019 And Was Approved On June 27, 2019 Under 5-19-010.

Owner And Developer

Glen Oaks Development Company, LLC
 Attn: Donald R. Reuver, Jr.
 8318 Forrest Street-Suite 200
 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) 461-2255

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

Michael J. Davis 12/17/21
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

Chief 12-21-21
 Chief, Development Engineering Division Date

Director 11/3/22
 Director Date

Owner's Certificate

Glen Oaks Development Company, LLC, By Donald R. Reuver, Jr., Managing Member, Owners 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 Our Hands This 17th Day Of November, 2021.

Donald R. Reuver, Jr.
 Glen Oaks Development Company, LLC
 By: Donald R. Reuver, Jr., Managing Member

Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Comprised Of (1) All Of The Lands Conveyed By Thomas M. Meachum, Personal Representative Of The Estate Of Patricia J. Kolpack To Glen Oaks Development Company, LLC By Deed Dated September 14, 2020 And Recorded Among The Land Records Of Howard County, Maryland In Liber 19859 At Folio 69; (2) All The Lands Conveyed By Pamela L. Simmons To Glen Oaks Development Company, LLC By Deed Dated October 13, 2020 And Recorded Among The Aforesaid Land Records In Liber 19860 At Folio 298; (3) All Of The Lands Conveyed By Michael E. McCoy To Glen Oaks Development Company By Deed Dated November 5, 2020 And Recorded Among The Aforesaid Land Records In Liber 19893 At Folio 75; And (4) All Of The Lands Conveyed By Lola B. Moore, Personal Representative Of The Estate Of Dorothy M. Kerr, Known Of Record As Dorothy M. Whippo To Glen Oaks Development Company, LLC By Deed Dated October 5, 2020 And Recorded Among The Aforesaid Land Records In Liber 19860 At Folio 356; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

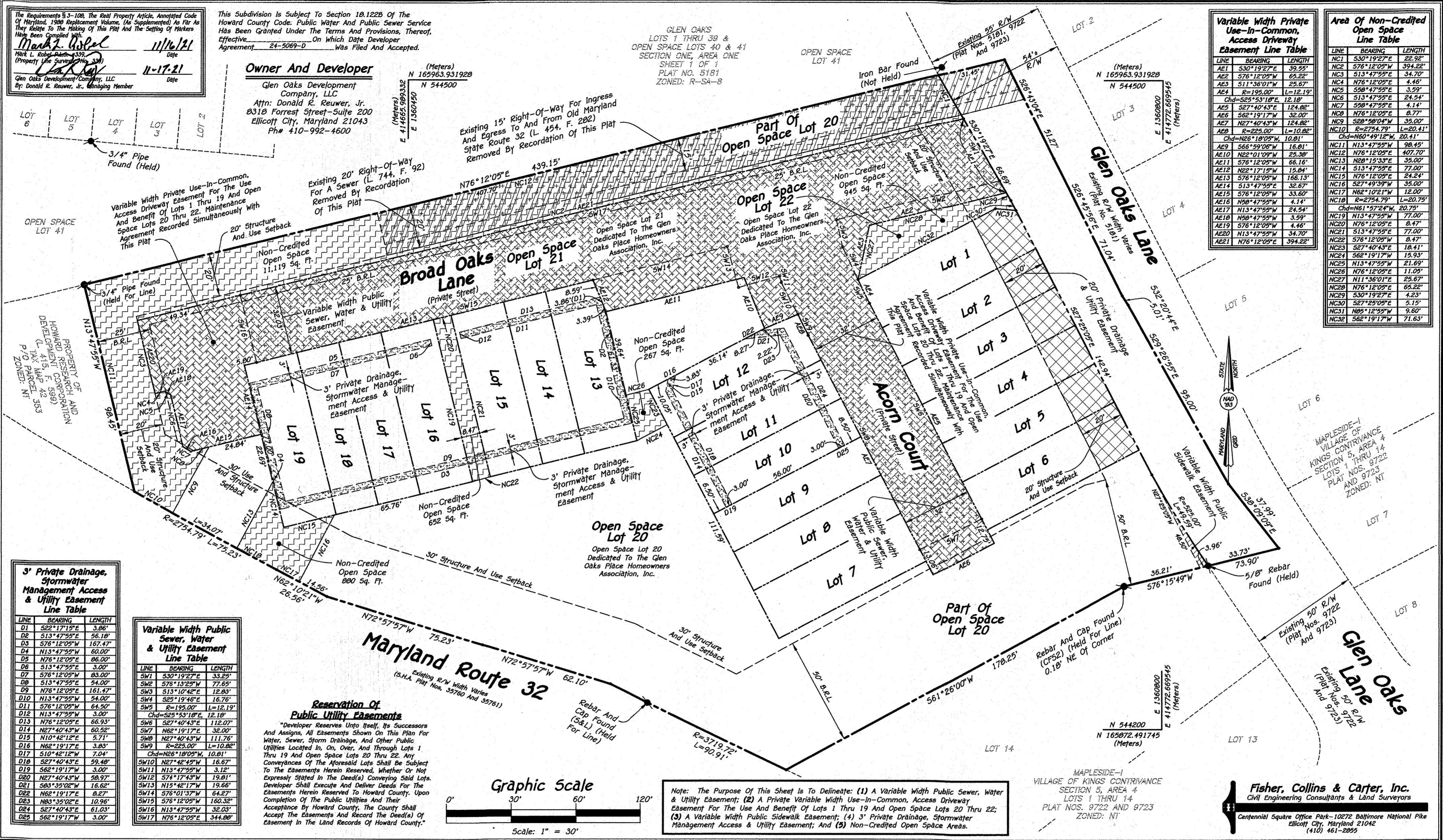
Mark L. Robel 11/16/21
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2022

RECORDED AS PLAT No. **25970** ON **11/18/22**
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Glen Oaks Place
 Lots 1 Thru 19 And
 Open Space Lots 20 Thru 22

Being A Subdivision Of Tax Map 42, Part Of Parcel 353 (Liber 19859 At Folio 69), Tax Map 42, Parcel 381 (Liber 19860 At Folio 298), Tax Map 42, Parcel 385 (Liber 19893 At Folio 75) And Tax Map 42, Parcel 66 (Liber 19860 At Folio 356)

Zoned: R-SA-8
 Tax Map: 42, Grid: 16, Parcels: P/O 353, 381, 385 And 66
 Sixth Election District - Howard County, Maryland
 Date: November 16, 2021 Scale: 1"=50' Sheet 2 Of 3



The Requirements S-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.

Mark L. Robel 11/16/21
 Mark L. Robel, PLS, No. 339
 (Property Line Surveyor No. 339)
 Date
 11-17-21
 Date
 Glen Oaks Development Company, LLC
 By: Donald R. Reuwer, Jr., Managing Member

This Subdivision Is Subject To Section 18.122B Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective On Which Date Developer Agreement 24-5069-D Was Filed And Accepted.

Owner And Developer
 Glen Oaks Development Company, LLC
 Attn: Donald R. Reuwer, Jr.
 831B Forrest Street-Suite 200
 Ellicott City, Maryland 21043
 Ph# 410-992-4600

GLEN OAKS
 LOTS 1 THRU 39 &
 OPEN SPACE LOTS 40 & 41
 SECTION ONE, AREA ONE
 SHEET 1 OF 1
 PLAT NO. 5181
 ZONED: R-SA-8

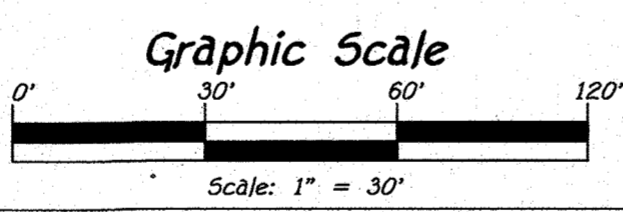
LINE	BEARING	LENGTH
NC1	S30°19'27"E	39.55'
NC2	S76°12'05"W	394.22'
NC3	S13°47'55"E	34.70'
NC4	N76°12'05"E	4.46'
NC5	S80°47'55"E	3.99'
NC6	S13°47'55"E	24.54'
NC7	S80°47'55"E	4.14'
NC8	N76°12'05"E	8.77'
NC9	S28°58'04"W	35.00'
NC10	R=274.79' L=20.41'	
Chd	N63°49'12"W	20.41'
NC11	N13°47'55"W	22.92'
NC12	N76°12'05"E	407.70'
NC13	N80°15'33"E	35.00'
NC14	S13°47'55"E	77.00'
NC15	N76°12'05"E	24.24'
NC16	S27°49'59"W	35.00'
NC17	N62°10'21"W	12.00'
NC18	R=274.79' L=20.75'	
Chd	N61°57'24"W	20.75'
NC19	N13°47'55"W	77.00'
NC20	N76°12'05"E	8.47'
NC21	S13°47'55"E	77.00'
NC22	S76°12'05"E	8.47'
NC23	S27°40'45"E	18.41'
NC24	S62°19'17"W	15.93'
NC25	N13°47'55"W	21.69'
NC26	N76°12'05"E	11.05'
NC27	N11°36'01"E	25.67'
NC28	N76°12'05"E	65.22'
NC29	S30°19'27"E	4.23'
NC30	S27°45'05"E	5.15'
NC31	N85°12'55"W	9.60'
NC32	S62°19'17"W	71.63'

3' Private Drainage, Stormwater Management Access & Utility Easement Line Table

LINE	BEARING	LENGTH
D1	S22°17'15"E	3.86'
D2	S13°47'55"E	56.10'
D3	S76°12'05"W	167.47'
D4	N13°47'55"W	60.00'
D5	N76°12'05"E	86.00'
D6	S13°47'55"E	3.00'
D7	S76°12'05"W	23.00'
D8	S13°47'55"E	54.00'
D9	N76°12'05"E	161.47'
D10	N13°47'55"W	54.00'
D11	S76°12'05"W	64.50'
D12	N13°47'55"W	3.00'
D13	N76°12'05"E	66.93'
D14	N27°40'43"W	60.52'
D15	N10°42'12"E	5.71'
D16	N62°19'17"E	3.83'
D17	S10°42'12"W	7.04'
D18	S27°40'43"E	59.48'
D19	S62°19'17"W	3.00'
D20	N27°40'43"W	58.97'
D21	S83°35'02"W	16.62'
D22	S62°19'17"E	8.27'
D23	N63°35'02"E	10.96'
D24	S27°40'43"E	61.03'
D25	S62°19'17"W	3.00'

Variable Width Public Sewer, Water & Utility Easement Line Table

LINE	BEARING	LENGTH
SW1	S30°19'27"E	33.25'
SW2	S76°12'05"W	72.65'
SW3	S13°47'55"E	12.83'
SW4	S25°19'46"E	16.76'
SW5	R=195.00' L=12.19'	
Chd	S25°53'18"E	12.19'
SW6	S27°40'43"E	112.07'
SW7	N62°19'17"E	32.00'
SW8	N27°40'43"W	111.76'
SW9	R=225.00' L=10.88'	
Chd	N26°18'05"W	10.88'
SW10	N27°42'45"W	16.67'
SW11	N13°47'55"W	3.12'
SW12	S74°17'43"W	19.81'
SW13	N15°42'17"W	19.66'
SW14	S76°01'37"W	64.27'
SW15	S76°12'05"W	160.32'
SW16	N13°47'55"W	32.03'
SW17	N76°12'05"E	344.80'



Note: The Purpose Of This Sheet Is To Delineate: (1) A Variable Width Public Sewer, Water & Utility Easement; (2) A Private Variable Width Use-In-Common, Access Driveway Easement For The Use And Benefit Of Lots 1 Thru 19 And Open Space Lots 20 Thru 22; (3) A Variable Width Public Sidewalk Easement; (4) 3' Private Drainage, Stormwater Management Access & Utility Easement; And (5) Non-Credited Open Space Areas.

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

Richard J. Davis 12/17/21
 Howard County Health Officer H.O. Davis Date

APPROVED: Howard County Department Of Planning And Zoning

Cheryl Plummer 12-26-21
 Chief, Development Engineering Division Date

[Signature] 11/13/22
 Director Date

Owner's Certificate

Glen Oaks Development Company, LLC, By Donald R. Reuwer, Jr., Managing Member, Owners 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 Our Hands This 17th Day Of November, 2021.

[Signature]
 Glen Oaks Development Company, LLC
 By: Donald R. Reuwer, Jr., Managing Member

[Signature]
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is Comprised Of (1) All Of The Lands Conveyed By Thomas M. Meachum, Personal Representative Of The Estate Of Patricia J. Kolpack To Glen Oaks Development Company, LLC By Deed Dated September 14, 2020 And Recorded Among The Land Records Of Howard County, Maryland In Liber 19859 At Folio 69; (2) All The Lands Conveyed By Pamela L. Simmons To Glen Oaks Development Company, LLC By Deed Dated October 13, 2020 And Recorded Among The Aforesaid Land Records In Liber 19860 At Folio 298; (3) All Of The Lands Conveyed By Michael E. McCoy To Glen Oaks Development Company By Deed Dated November 5, 2020 And Recorded Among The Aforesaid Land Records In Liber 19893 At Folio 75; And (4) All Of The Lands Conveyed By Lola B. Moore, Personal Representative Of The Estate Of Dorothy M. Kerr, Known Of Record As Dorothy M. Whippo To Glen Oaks Development Company, LLC By Deed Dated October 5, 2020 And Recorded Among The Aforesaid Land Records In Liber 19860 At Folio 356; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 11/16/21
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2022

RECORDED AS PLAT No. 25471 ON 11/16/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Glen Oaks Place
 Lots 1 Thru 19 And
 Open Space Lots 20 Thru 22

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Zoned: R-SA-8
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 Sixth Election District - Howard County, Maryland
 Date: November 16, 2021 Scale: 1" = 30' Sheet 3 of 3

Fisher, Collins & Carter, Inc.
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 (410) 481-2295