

U.S. Equivalent Coordinate Table		Metric Coordinate Table			
Point	North	East	Point	North	East
57	569573.1630	1360004.3015	57	173606.247524	417236.793950
58	569403.5505	1360092.9935	58	173578.933356	417239.410900
8013	569530.9202	1360070.9227	8013	173595.020363	417232.709970
8015	569602.8271	1360048.5328	8015	173615.200926	417225.067253
8020	569443.2632	1360059.6712	8020	173566.693750	417229.262236
8021	569446.3832	1360032.6402	8021	173567.604729	417221.023345
8022	569539.5000	1360716.5536	8022	173596.013050	417185.639095
8023	569621.0570	1360746.6003	8023	173620.845401	417194.790166

The Requirements § 3-102, 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.

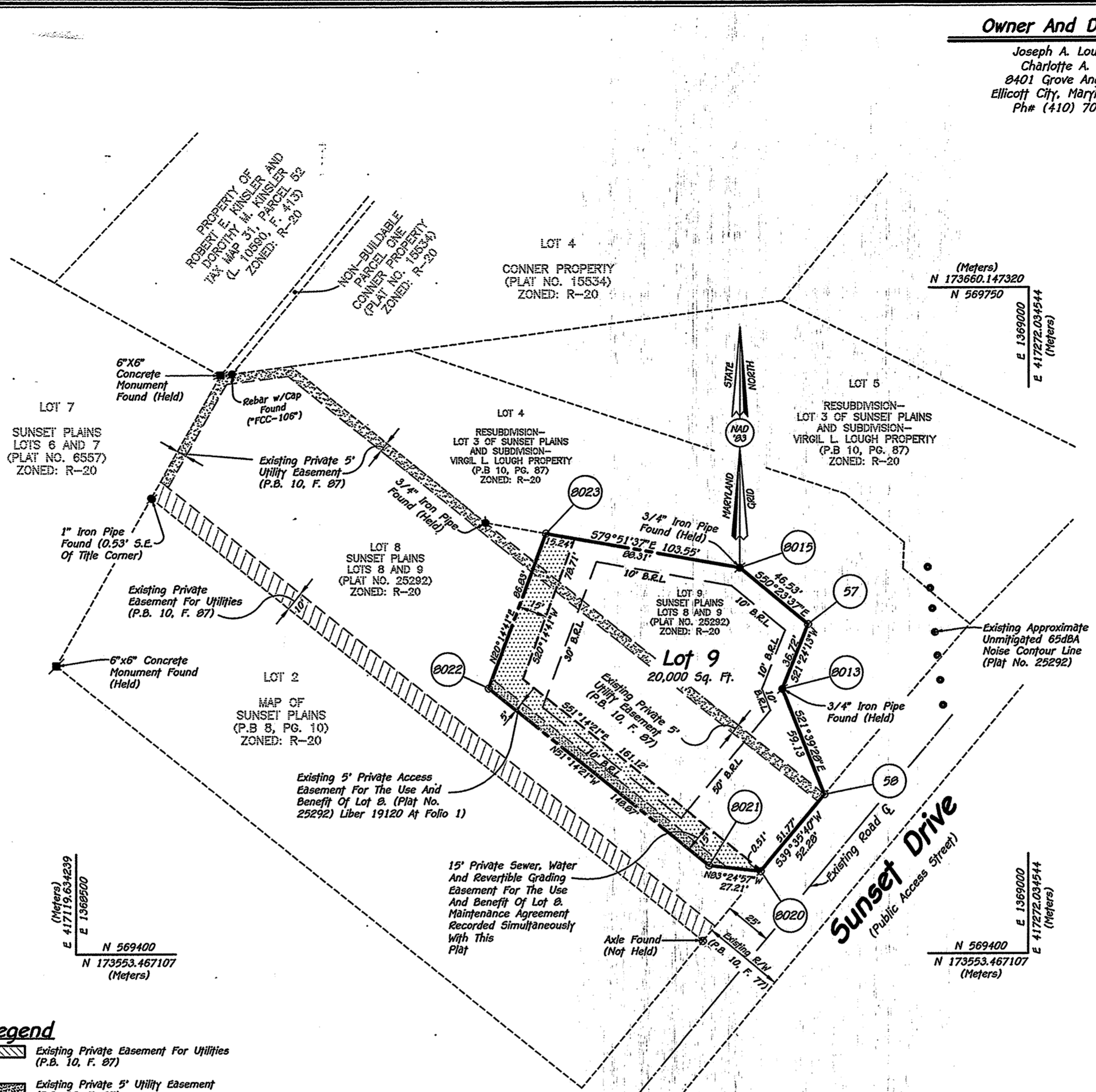
Mark L. Robel 11/16/20
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor) Date

Joseph A. Lough 11/16/20
 Joseph A. Lough
 (Owner) Date

Charlotte A. Lough 11/16/20
 Charlotte A. Lough
 (Owner) Date

General Notes Continued:

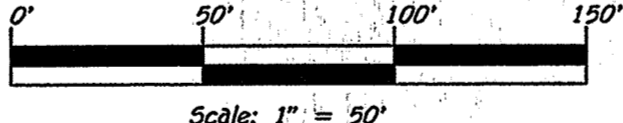
- This Property Is Located Within The Metropolitan District, Lots To Be Served By Public Water And Public Sewer.
- Site Is Not Adjacent To A Scenic Road.
- A Letter Of Findings Dated August 4, 2014 For The Forest Stand Delineation And Wetland Delineation For This Project Was Prepared By Eco-Science Professionals. No Forest Stand Or Wetlands Exist On-Site.
- This Plan Is Exempt From Forest Conservation With Section 16.1202(b)(1)(ii) Of The Howard County Code And Forest Conservation Manual Since It Is A Revision Plat That Does Not Create Any Additional Lots.
- This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual, Since It Is A Revision Plat That Does Not Create Any Additional Lots.
- This Plat Is Subject To WP-16-045 Which On November 2, 2015 The Planning Director Approved A Waiver To Section 16.132(a)(2)(i), Section 16.134(a), Section 16.136 And Section 16.1205(a)(7). Approval Is Subject To The Following Conditions:
 - Comply With All SER Agency Comments On The Submitted Final Plans (F-15-024) And Environmental Concept Plans (ECP-15-015).
 - Provide Two (2) Replacement Trees Of 2 1/2" To 3" Caliper On Site In Place Of The Removed Trees As Mitigation. The Mitigated Plantings Are To Be Placed On The Property To Enhance The Landscape Screening.
 - Compliance With The Attached DEO Comments Dated October 13, 2015 Requiring The Payment Of A Fee-In-Lieu For The Sidewalks And Road Improvements Along The Property Frontage.
- The 15' Private Sewer, Water And Reversible Grading Easement For The Use And Benefit Of Lot 9 Is Recorded Simultaneously With This Plat.
- Plat Is Subject To A Payment Of A Fee-In-Lieu For The Sidewalks And Road Improvements In The Amount Of \$6,798.30 Which Has Been Paid.
- Existing 5' Private Access Easement For The Use And Benefit Of Lot 8 Is Recorded In Liber 19120 At Folio 1.



Legend

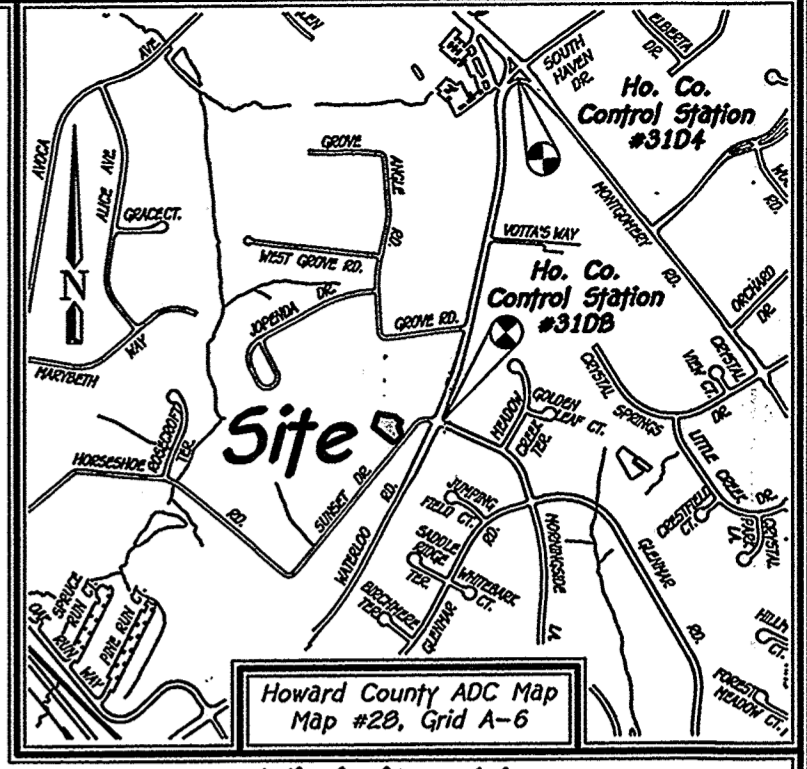
- Existing Private Easement For Utilities (P.B. 10, F. 07)
- Existing Private 5' Utility Easement (P.B. 10, F. 07)
- Existing Approximate Unmitigated 65 dBA Noise Contour Line (Plat No. 25292)
- Existing 5' Private Access Easement For The Use And Benefit Of Lot 8 (Plat No. 25292) Liber 19120 At Folio 1
- 15' Private Sewer, Water And Reversible Grading Easement For The Use And Benefit Of Lot 9

Graphic Scale



Owner And Developer

Joseph A. Lough And
 Charlotte A. Lough
 2401 Grove Angle Road
 Ellicott City, Maryland 21043
 Ph# (410) 707-7070



General Notes:

- Subject Property Zoned R-20 Per The 10/06/13 Comprehensive Zoning Regulations.
- Coordinates Based On NAD '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3104 And 310B.
 Station No. 3104 N 571,700.701 E 1,369,606.351 Elev. = 494.448
 Station No. 310B N 569,503.630 E 1,369,155.134 Elev. = 492.343
- This Plat Is Based On A Field Run, Monumented Boundary Survey Dated November, 2014 By Fisher, Collins & 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 Lot/Parcel 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 Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- No Cemeteries Exist On This Site Based On Both A Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
- No Historic Structures Exist On The Subject Property.
- There Is An Existing Dwelling On Lot 9 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/06/13 Zoning Regulations Per Council Bill No. 32-2013. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit.
- Previous Department Of Planning And Zoning File Numbers: ECP-15-015, WP-16-045, P.B. 10, PG. 07, And F-15-024.
- Stormwater Management Is Not Required Because There Are No Proposed Improvements To The House And Lot 9.
- No Steep Slopes, 100 Year Floodplain, Stream(s), Stream Buffer(s), Wetland(s), Wetlands Buffer(s) Or Forest Stand Delineation Exist On-Site.

General Notes Continued This Sheet:

Area Tabulation For 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 TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.499 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS TO BE RECORDED	0.499 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.499 Ac.±

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

David J. Davis 2/5/2021
 David J. Davis
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Shed Chamberlain 2/10/21
 Shed Chamberlain
 Chief, Development Engineering Division Date

Director NH
 Director NH Date

Owner's Certificate

Joseph A. Lough And Charlotte A. Lough, 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. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness My Hand This 17th Day Of November, 2020.

Joseph A. Lough
 Joseph A. Lough

Paul G. Chamberlain
 Paul G. Chamberlain
 Witness

Charlotte A. Lough
 Charlotte A. Lough

Paul G. Chamberlain
 Paul G. Chamberlain
 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 A Subdivision Of Part Of The Lands Conveyed By Idoline L. Lough To Joseph A. Lough And Charlotte A. Lough By Deed Dated March 24, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber No. 17632 At Folio 004; And Being Lot 9, As Shown On A Plat Entitled "Sunset Plains, Lots 8 And 9" Recorded Among The Aforesaid Land Records As Plat No. 25292; 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 As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 11/16/20
 Mark L. Robel, Property Line Surveyor No. 339 Date
 Expiration Date: October 4, 2022



Purpose Statement

The Purpose Of This Plat Is To Create A 15' Private Sewer, Water And Reversible Grading Easement For The Use And Benefit Of Lot 9, Sunset Plains, As Shown On A Plat Entitled "Sunset Plains, Lots 8 And 9", Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25292.

RECORDED AS PLAT No. 251081 ON 3-18-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat
 Sunset Plains
 Lot 9**

(Being A Revision To Lot 9, As Shown On A Plat Entitled "Sunset Plains, Lots 8 And 9" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 25292)

Zoned: R-20
 Tax Map: 31, Grid: 13, Parcel: 470
 Second Election District - Howard County, Maryland
 Date: November 16, 2020 Scale: As Shown Sheet 1 Of 1