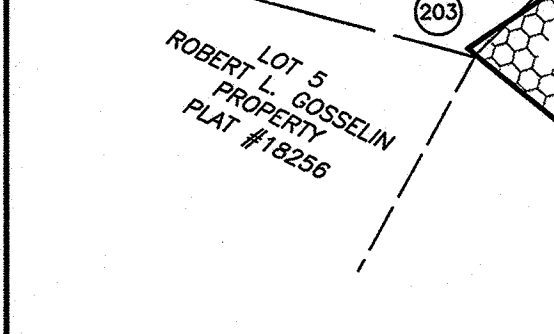


BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
201	571385.6517	1317315.5018
202	572509.4169	1317523.4871
203	572889.2463	1317695.1997
204	572454.6564	1318188.6073
205	572113.2230	1318171.7357
206	571427.5551	1318015.9623
207	571491.4023	1317712.9866
208	571062.5599	1317613.9641



GENERAL NOTES

- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST COUNTY HOWARD COUNTY STANDARDS UNLESS AN ALTERNATIVE COMPLIANCE HAS BEEN APPROVED AND NOTED BELOW.
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NO. 280A AND 280C USED FOR THIS PROJECT.
- TRACT BOUNDARY IS BASED ON A PREVIOUSLY RECORDED PLAT #10935 PREPARED BY DEVELOPMENT CONSULTANTS GROUP, INC. AND PLAT #15632 PREPARED BY O'CONNELL & LAWRENCE, INC.
- ALL AREAS ARE MORE OR LESS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES GREATER THAN 20,000 SF OF CONTIGUOUS AREA.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES, BURIAL GROUNDS, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- THE NOISE STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- A TRAFFIC STUDY IS NOT REQUIRED AS THIS IS A PLAT OF REVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.
- THE PLAT IS EXEMPT FROM THE REQUIREMENTS FOR FOREST CONSERVATION SINCE IT IS A PLAT OF REVISION PER SECTION 16.1202(b)(1)(vi) OF THE COUNTY CODE.
- THIS PLAT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE IT IS A PLAT OF REVISION.
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS 1-4, ANY CONVEYANCES OF THE AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. 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.

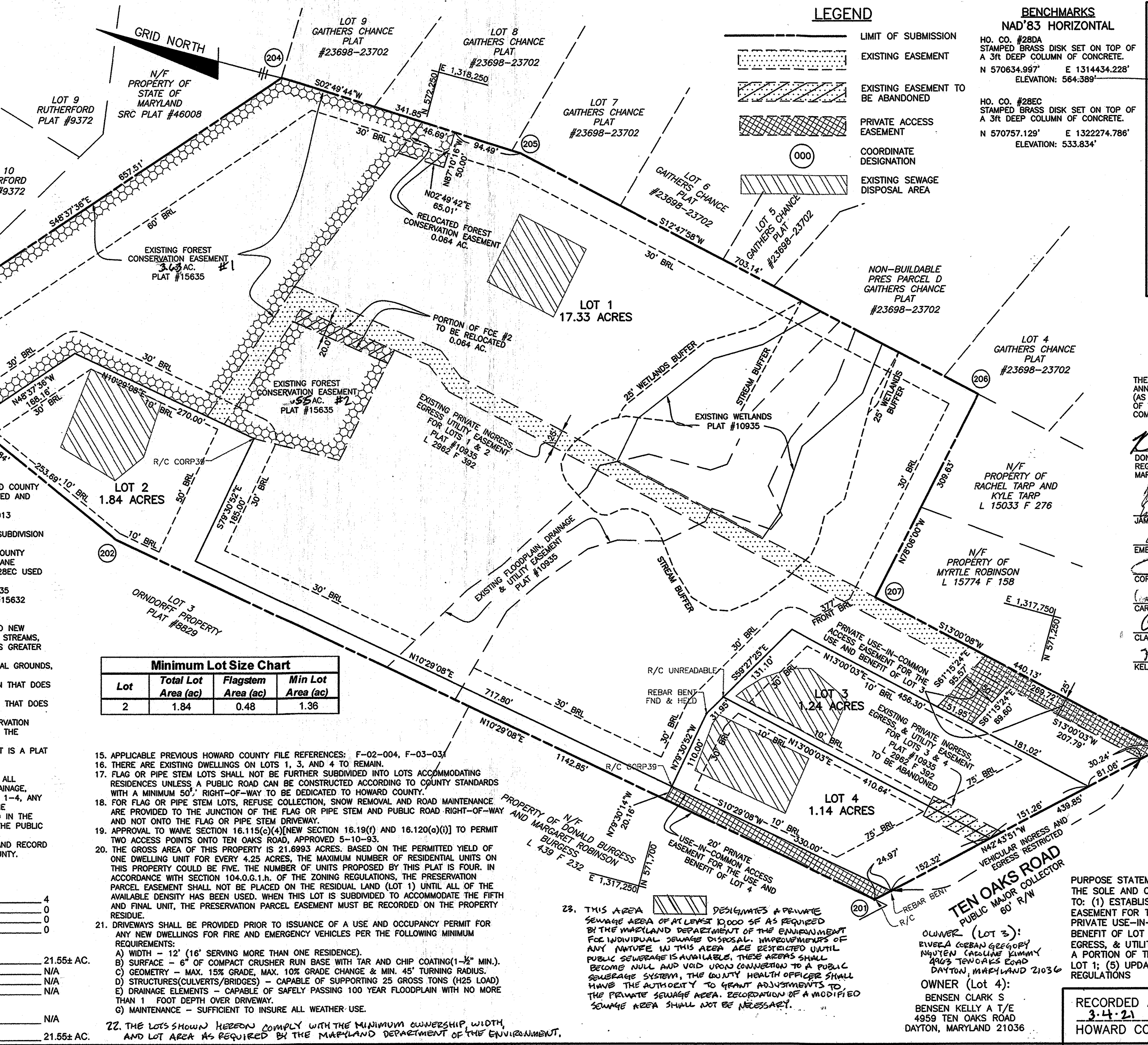
TABULATION CHART - THIS SUBMISSION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	4
OPEN SPACE/GOLF SPACE	0
BUILDABLE BULK PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	21.55± AC.
OPEN SPACE/GOLF SPACE	N/A
BUILDABLE BULK PARCELS	N/A
NON-BUILDABLE BULK PARCELS	N/A
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	
	N/A
TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	21.55± AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer DATE: 11/9/2020

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division DATE: 11/9/2020

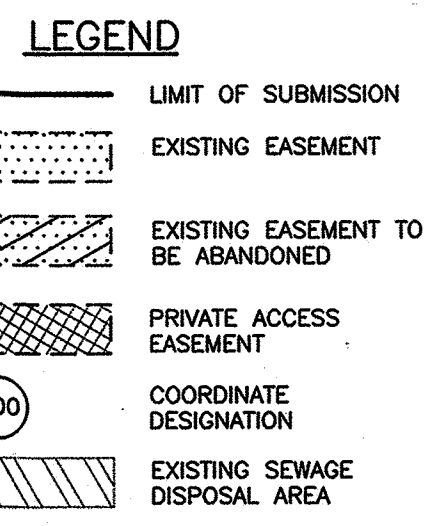
Donald A. Mason DATE: 11/9/2020
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351-221



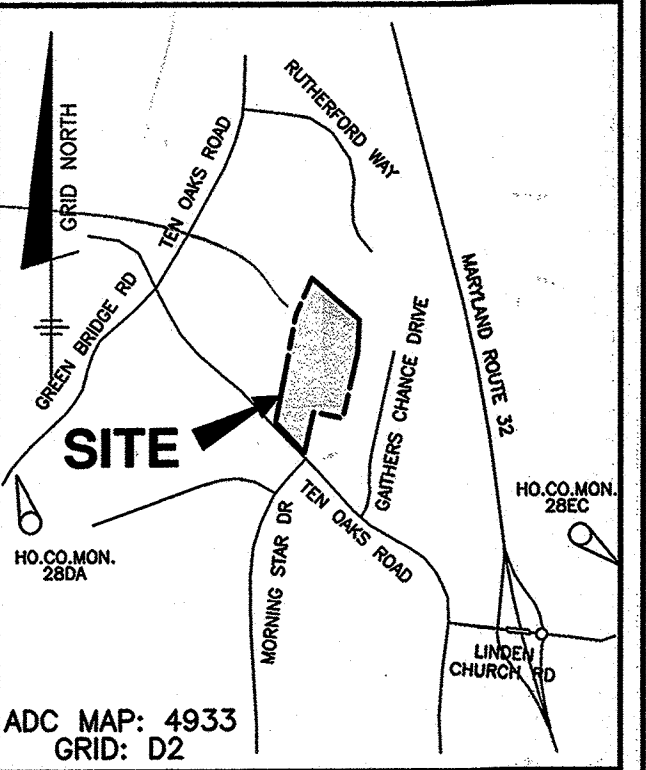
Minimum Lot Size Chart

Lot	Total Lot Area (ac)	Flagstem Area (ac)	Min Lot Area (ac)
2	1.84	0.48	1.36

- APPLICABLE PREVIOUS HOWARD COUNTY FILE REFERENCES: F-02-004, F-03-034
- THERE ARE EXISTING DWELLINGS ON LOTS 1, 3, AND 4 TO REMAIN.
- FLAG OR PIPE STEM LOTS SHALL NOT BE FURTHER SUBDIVIDED INTO LOTS ACCOMMODATING RESIDENCES UNLESS A PUBLIC ROAD CAN BE CONSTRUCTED ACCORDING TO COUNTY STANDARDS WITH A MINIMUM 50' RIGHT-OF-WAY TO BE DEDICATED TO HOWARD COUNTY.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND PUBLIC ROAD RIGHT-OF-WAY AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- APPROVAL TO WAIVE SECTION 16.115(c)(4) [NEW SECTION 16.19(f) AND 16.120(c)(i)] TO PERMIT TWO ACCESS POINTS ONTO TEN OAKS ROAD, APPROVED 5-10-93.
- THE GROSS AREA OF THIS PROPERTY IS 21.6993 ACRES. BASED ON THE PERMITTED YIELD OF ONE DWELLING UNIT FOR EVERY 4.25 ACRES, THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ON THIS PROPERTY COULD BE FIVE. THE NUMBER OF UNITS PROPOSED BY THIS PLAT IS FOUR. IN ACCORDANCE WITH SECTION 104.0.G.1.h. OF THE ZONING REGULATIONS, THE PRESERVATION PARCEL EASEMENT SHALL NOT BE PLACED ON THE RESIDUAL LAND (LOT 1) UNTIL ALL OF THE AVAILABLE DENSITY HAS BEEN USED. WHEN THIS LOT IS SUBDIVIDED TO ACCOMMODATE THE FIFTH AND FINAL UNIT, THE PRESERVATION PARCEL EASEMENT MUST BE RECORDED ON THE PROPERTY RESIDUE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOAD)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1' FOOT DEPTH OVER DRIVEWAY.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.



BENCHMARKS
 NAD'83 HORIZONTAL
 HO. CO. #280A
 STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
 N 570634.997' E 1314434.228'
 ELEVATION: 564.389'
 HO. CO. #280C
 STAMPED BRASS DISK SET ON TOP OF A 3ft DEEP COLUMN OF CONCRETE.
 N 570757.129' E 1322274.786'
 ELEVATION: 533.834'



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.

Donald A. Mason 11/9/2020
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

James M. Sanborn 11/8/2020
 JAMES M. SANBORN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Emilie S. Sanborn 11/8/2020
 EMILIE S. SANBORN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Corban Gregory Rivera 11/8/2020
 CORBAN GREGORY RIVERA
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Caroline Kimmy Nguyen 11/8/2020
 CAROLINE KIMMY NGUYEN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Clark S. Benzen 11-8-2020
 CLARK S. BENZEN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Kelly A. Benzen 11-8-2020
 KELLY A. BENZEN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

OWNER (LOTS 1 AND 2):
 SANBORN JAMES M
 SANBORN EMILIE S
 5400 VANTAGE POINT ROAD
 APT G3
 COLUMBIA, MD 21044

OWNER (LOT 3):
 RIVERA CORBAN GREGORY
 NGUYEN CAROLINE KIMMY
 2405 TEN OAKS ROAD
 DAYTON, MARYLAND 21036

OWNER (LOT 4):
 BENSEN CLARK S
 BENSEN KELLY A T/E
 4959 TEN OAKS ROAD
 DAYTON, MARYLAND 21036

PURPOSE STATEMENT:
 THE SOLE AND ONLY PURPOSE(S) OF THIS PLAT OF REVISION IS TO: (1) ESTABLISH A PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 4; (2) ESTABLISH A PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR THE USE AND BENEFIT OF LOT 3; (3) ABANDON THE EXISTING PRIVATE INGRESS, EGRESS, & UTILITY EASEMENT FOR LOTS 3 AND 4; (4) RELOCATE A PORTION OF THE EXISTING FOREST CONSERVATION EASEMENT ON LOT 1; (5) UPDATE BRL'S BASED ON CURRENT ZONING REGULATIONS

RECORDED AS PLAT NO. 25671 ON 3-4-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2021 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY JAMES M. SANBORN AND EMILIE S. SANBORN FROM HENRY C. MARSHALL AND ELIZABETH EMERSON MARSHALL BY DEED DATED JANUARY 2, 1957 AND RECORDED IN LIBER 292 AT FOLIO 411 AND ALL OF THE LAND ACQUIRED BY CLARK S. NENSEN AND KELLY A. BENSEN FROM WESLEY SEMINARY FOUNDATION, INC. OF WASHINGTON, D.C., TRUSTEE, AND JAMES M. SANBORN, TRUSTEE, FOR THE JAMES M. AND EMILIE S. SANBORN CHARITABLE REMAINDER UNITRUST BY DEED DATED AUGUST 28, 1997 AND RECORDED IN LIBER 4058 AT FOLIO 706 AND ALL OF THE LAND ACQUIRED BY CORBAN GREGORY RIVERA AND CAROLINE KIMMY NGUYEN FROM THOMAS A. FREDERICK-BITNER AND CATHY L. FREDERICK-BITNER BY DEED DATED MAY 24, 2019 AND RECORDED IN LIBER 1896 AT FOLIO 465 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

OWNER'S CERTIFICATE

"JAMES AND EMILIE SANBORN, CORBAN GREGORY RIVERA, CAROLINE KIMMY NGUYEN, CLARK S. BENSEN, AND KELLY A. BENSEN, OWNER(S) OF THE PROPERTY SHOWN HEREON, HEREBY ESTABLISH THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 9th DAY OF NOVEMBER, 2020."

James M. Sanborn
 JAMES M. SANBORN
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Emilie S. Sanborn
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PLAT OF REVISION

SANBORN PROPERTY
 Previously recorded as Plat #15635 and #10935

5TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 28
 GRID: 08
 PARCEL: 43
 ZONED: RR-DEO

SCALE: 1" = 100'
 DATE: NOVEMBER 2, 2020
 SHEET: 1 OF 1