

| U.S. Equivalent Coordinate Table | | Metric Coordinate Table | | |
|----------------------------------|--------------|-------------------------|----------------|---------------|
| POINT | NORTH (feet) | EAST (feet) | NORTH (meters) | EAST (meters) |
| 301 | 590539.1460 | 1350600.5240 | 179996.691708 | 414129.090614 |
| 302 | 590442.5010 | 1350662.0255 | 179967.234247 | 414121.257460 |
| 303 | 590391.1102 | 1350056.1103 | 179951.570302 | 414180.170771 |
| 304 | 590487.7500 | 1350001.8057 | 179981.026155 | 414180.002754 |

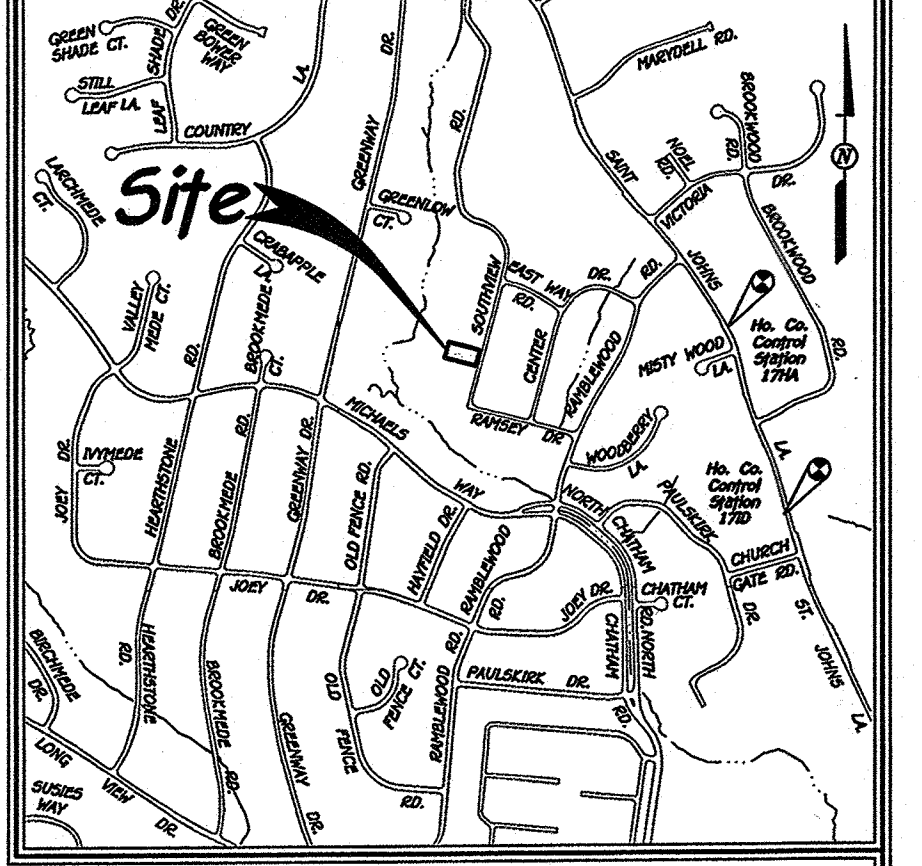
The Requirements § 3-100, The Real Property Article, Annotated Code Of Maryland, 1980 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 11/25/20
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
 HOCO HOLDINGS, LLC
 P.O. John Minutoli, Member

Legend

Existing 5' Utility R/W (P.B. 5, PG. 19)

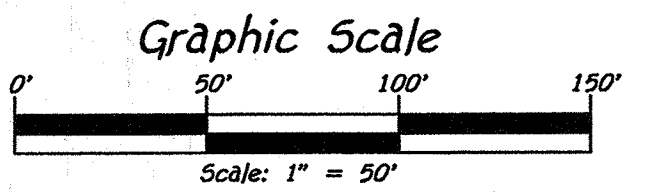
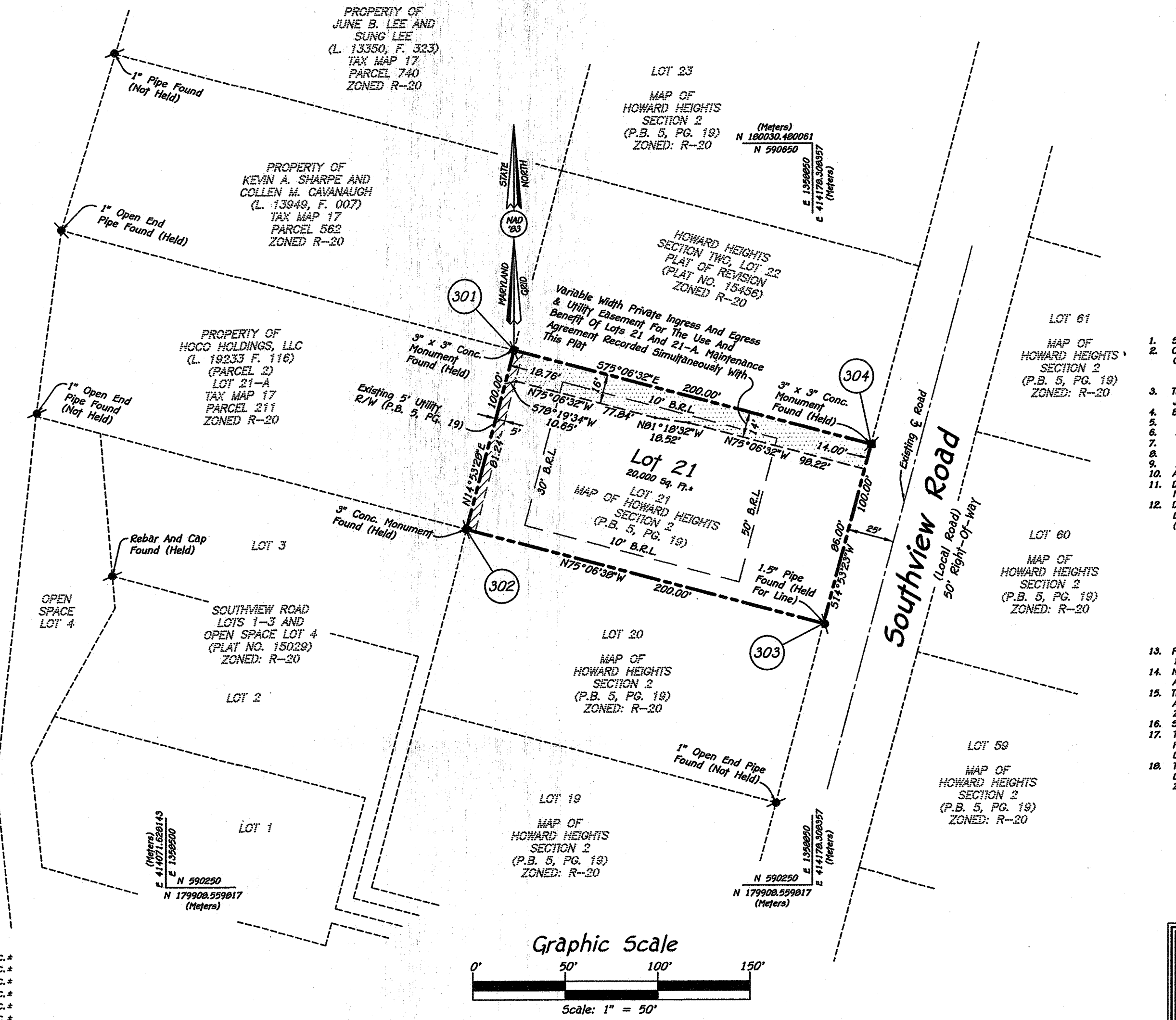
Variable Width Private Ingress And Egress & Utility Easement For The Use And Benefit Of Lots 21 And 21-A



Howard County ADC Map #20, Grid D-5
Vicinity Map
 Scale: 1" = 1,200'

General Notes Continued:

- Lot 21 is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Since It Contains An Existing Dwelling To Remain.
- This Property is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
- This Property is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
- The Variable Width Private Ingress And Egress & Utility Easement And Maintenance Agreement For The Use And Benefit Of Lots 21 And 21-A is Recorded Simultaneously With This Plat.
- No Historic Structures Exist Within The Limits Of This Plat Submission.
- This Plat is Subject To WP-20-084 Which On August 27, 2020 And Pursuant To Section 16.116(d), The Director Of The Department Of Planning And Zoning, Director Of The Department Of Public Works And Administrator Of The Office Of Community Sustainability Considered And Approved A Request For Alternative Compliance With Respect To Section 16.116(a)(2)(iii) Of The Subdivision And Land Development Regulations To Construct A Single-Family Detached Dwelling On The Vacant Lot (21-A). The Bioretention And Drain Pipe Will Cause Roughly 3,750 Square Feet Of Disturbance Within The 100' Stream Bank Buffer. Approval Is Subject To The Following Conditions:
 - The Proposed Disturbance Shall Not Exceed 3,750 Square Feet And Shall Be Located In The Area Shown On The Alternative Compliance Plan Exhibit. If Changes Are Required, Another Alternative Compliance Request Will Need To Be Approved.
 - The Applicant Shall Comply With All Building Permit Requirements From The Department Of Inspections, Licenses & Permits, The "R-2" Zoning Regulation Requirements And The Subdivision And Land Development Regulations.
- On September 10, 2020 The Development Engineering Division Approved The Waiver From Design Manual, Volume III, Section 2.6, Table 2.10 Which Requires The Width Of A Single User Driveway Be No Less Than 12 Feet To Allow A Reduction To 10 Feet Based On The Driveway Be Privately Owned And Maintained And Shall Be 12 Feet Where The Restriction Is No Longer Relevant.



General Notes:

- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 179A And No. 172D.
 - Sta. 179A N 590,619.992 E 1,360,433.437 Elev. = 437.540
 - Sta. 172D N 589,445.660 E 1,360,770.492 Elev. = 421.154
- This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About June, 2010 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:
 - 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 (HS2-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearance - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: Plat Book 5, Page 19; Contr. #11-W, Contr. #32-5, EOP-20-018 And WP-20-084.
- No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Maps.
- There Is An Existing Dwelling On Lot 21 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.
- Site Is Not Adjacent To A Scenic Road.
- This Plat Is Exempt From Forest Conservation With Section 16.1202(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Plat Of Revision That Does Not Create Any Additional Lots.
- This Plat Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan.

Owner/Developer

HOCO HOLDINGS, LLC
 4652 Sheppard Lane
 Ellicott City, Maryland 21042
 Ph# 410-409-0333

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 PARCELS TO BE RECORDED | 0 |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED | 1 |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED | 0.459 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED | 0.000 Ac.± |
| TOTAL AREA OF PARCELS TO BE RECORDED | 0.000 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED | 0.459 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED | 0.000 Ac.± |
| TOTAL AREA TO BE RECORDED | 0.459 Ac.± |

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

Raydon for Maureen Rossman 12/5/2020
 Howard County Health Officer (Signature) Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief Development Engineering Division 1/14/21
 Chief, Development Engineering Division (Signature) Date

Director 2/10/21
 Director (Signature) Date

Owner's Certificate

We, HOCO HOLDINGS, LLC, By John Minutoli, Member, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plat Of Revision; And In Consideration Of The Approval Of This 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/Our Hand/s This Day Of , 2020.

John Minutoli
 HOCO HOLDINGS, LLC
 By: John Minutoli, Member

Shereen Kane
 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 Part Of The Lands Conveyed By Mildred L. Fleming, Trustee Under The W. Russell And Mildred L. Fleming Living Trust, To HOCO HOLDINGS, LLC By Deed Dated March 3, 2020 And Recorded Among The Land Records Of Howard County, Maryland In Liber 19233 At Folio 116 (Parcel 1); And Being Lot 21, As Shown On A Plat Entitled "Map Of Howard Heights, Section Two" Recorded Among The Aforesaid Land Records In Plat Book 5 At Page 19; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 11/25/20
 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 Variable Width Private Ingress And Egress & Utility Easement For The Use And Benefit Of Lots 21 And 21-A On Lot 21, As Shown On A Plat Entitled "Map Of Howard Heights, Section Two" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 5 At Page 19.

RECORDED AS PLAT No. 25107D ON 3-4-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Revision
 Map Of Howard Heights
 Section Two
 Lot 21**

(Being A Resubdivision Of Lot 21, As Shown On A Plat Entitled "Map Of Howard Heights, Section Two" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 5 At Page 19)

Zoned: R-20
 Tax Map: 17, Grid: 22, Parcel: 211
 Second Election District: Howard County, Maryland
 Date: November 25, 2020 Scale: As Shown Sheet 1 Of 1



F:\2018\18005\Engineering\Drawings\3018 Southview\REVISION\PLAT\LOT 21.dwg, REVISION PLAT-LOT 21, I:1