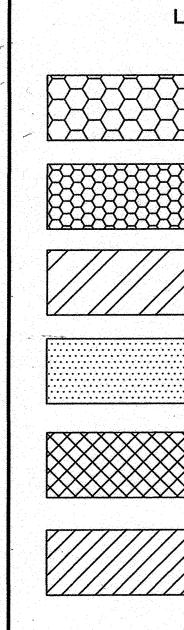
LEGEND



EX. FOREST CONSERVATION easement (Retention) PLAT NO. 19549-19551

0000000000 0000000000 00000000000 00000000000

PART OF EXISTING FOREST CONSERVATION EASEMENT (RETENTION) TO BE RELOCATED BY THIS PLAT

EX, FOREST CONSERVATION EASEMENT (REPORESTATION) PLATNA 19549-19551

EX. PUBLIC DRAINAGE, SEWER, WATER & UTILITY EASEMENT

PLAT NO. 17670-17672

EX. PRIVATE STORM DRAIN EASEMENT PLAT NO. 17670-17672

EX. PUBLIC TREE MAINTENANCE EASEMENT PLAT NO. 17670-17672

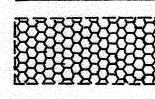
EX. YARIABLE WIDTH PRIVATE SEWER HOUSE CONNECTION EASEMENT PLAT NO. 19549-19551 BENCHMARK DATA

HO.CO. MON. 17AB: HO.CO. MON. 17DA:

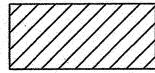
N: 598,435.266

00000000000 **AAAAAAAA**

EXISTING 24' PRIVATE USE IN COMMON ACCESS EASEMENT TO BENEFIT LOTS 5-7 PLAT NO. 17670-17672



FOREST CONSERVATION EASEMENT #9 REFORESTATION

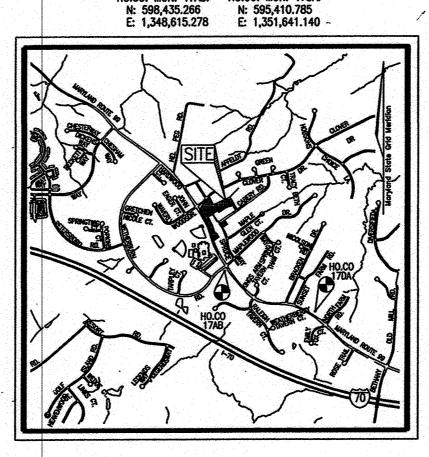


EX. PUBLIC SEWER & UTILITY EASEMENT PLAT NO. 19549-19551

EX. PRIVATE STORM WATER MANAGEMENT

PRAINAGE & UTILITY EASEMENT

PLAT NO. 17670-17672



VICINITY MAP

SCALE: 1"=2000" ADC MAP 11F2

RETENTION SHEET 2 = 0.3295 ACRES RETENTION SHEET 3 = 1.2250 ACRES TOTAL RETENTION = 1.5545 ACRES REFORESTATION SHEET 2 = 0.4356 ACRES REFORESTATION SHEET 3 = 0 ACRES

TOTAL REFORESTATION = 0.4356 ACRES

FOREST CONSERVATION EASEMENT AREAS

TOTAL FCE PROVIDED = 1.9901 ACRES

THE REQUIREMENTS OF 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.

THOMAS M. HOFFMAN, JR. PROPERTY LINE SURVEYOR, MD REG. NO. 267

AUTHORIZED PERSON

123.15

MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC.

AREA TABULATION (THIS SHEET)

(SEE SHEET 1 OF 3 FOR TOTAL SITE AREA TABULATIONS)

TOTAL NUMBER OF LOTS TO BE RECORDED:
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED:
TOTAL AREA OF LOTS TO BE RECORDED: TOTAL AREA OF ROADWAY TO BE RECORDED: TOTAL AREA OF SUBDIVISION TO BE RECORDED:

2.8860 ACRES 0.0000 ACRES 2.8860 ACRES

OWNER

OWNER'S CERTIFICATE

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 OR STREET RIGHTS—OF—WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, 2) THE RIGHT TO REQUIRE
DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE
AND FOR GOOD AND 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 FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE
WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE
OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 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

26 DAY OF AVCUST

, 2020.

MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS FINAL PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING,

MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC. ATTN: PHILIP E. STACKHOUSE 10228 CABERY ROAD ELLICOTT CITY, MARYLAND, 21042 443-367-0422

VOGEL ENGINEERING

① The supplication of the south TIMMONS GROUP 3300 NORTH RIDGE ROAD, SUITE 110 ELLICOTT CITY, MARYLAND 21043

<u>PURPOSE</u>

GENERAL NOTES

NOS. 17670-17672.

SECTION 16.1210(a)(i)(i).

16. THERE ARE NO 100 YEAR FLOODPLAINS ON SITE.

1. THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT

THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY FREDERICK WARD ASSOCIATES, INC. IN JANUARY 2003.

BRL DENOTES BUILDING RESTRICTION LINE.

DENOTES IRON PIN W/CAP SET

DENOTES IRON PIPE OR IRON BAR FOUND.

DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.

DENOTES STONE OR MONUMENT FOUND.

10. OPEN SPACE REQUIREMENTS FULFILED PREVIOUSLY ON PLAT OF MARGARET'S FANCY RECORDED AS PLAT

B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN)

2. THIS PROPERTY IS ZONED R-20 PER THE 10/06/2013 COMPREHENSIVE ZONING PLAN.

11. DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MIMIMUM REQUIREMENTS:

B) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/ TAR AND CHIP CO.

C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND
45 FOOT TURNING RADIUS;

D) STRUCTURES (BRIDGES/CULVERTS) - 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 DRIVEWAY SURFACE;

F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;

G) MAINTENANCE - SUFFICIENT/TO INSURE ALL WEATHER USE.

12. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION. SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD-RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.

THE AREAS SHOWN HEREON ARE MORE OR LESS.
 THERE ARE NO WETLANDS ON SITE BASED ON A FIELD INVESTIGATION PERFORMED BY FREDERICK WARD & ASSOCIATES, INC.

17. THIS PLAN IS SUBJECT TO COMPLIANCE WITH THE FIFTH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS ADOPTED ON 02/02/04. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF

13. THE FOREST CONSERVATION EASEMENT (2.60 AC) ORIGINALLY ESTABLISHED BY MARGARET'S FANCY PLAT NOS. 17670-17672 (F-04-168) IS REDUCED BY 0.90 AC IN ORDER TO ACCOMMODATE THE RELOCATED PUBLIC SEWER & UTILITY EASEMENT. A BUY OUT FEE OF \$20691.00 HAS BEEN PAID TO THE HOWARD COUNTY FOREST CONSERVATION FUND PER THE SUBDIVISION

SUBMISSION OF THE SITE DEVELOPMENT PLAN OR BUILDING/GRADING PERMIT.

18. DEVELOPER RESERVES UNTO ITSELF, ITS SUCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR FOREST CONSERVATION EASEMENTS, WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH THE LOTS. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE

SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S)

CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITITES 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.

19. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT;

HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION

20. THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER TERMS AND PROVISIONS, THEREOF, EFFECTIVE JUNE 8, 2005, ON WHICH DATE DEVELOPER AGREEMENT NO. F-04-168 WAS FILED AND ACCEPTED.

A) WIDTH - 12 FEET, 14 FEET IF SERVING MORE THAN ONE RESIDENCE

3. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 17AB AND 17DA.

THE PURPOSE OF THIS PLAT IS TO RELOCATE 1106 SQ. FT. OF FOREST CONSERVATION EASEMENT NO. 1. TO FOREST CONSERVATION EASEMENT NO. 9

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

DATE

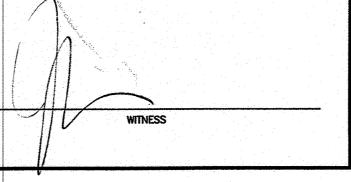
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DEVELOPMENT ENGINEERING DIVISION

L.3.Z1 DATE

DATE

MARGARET'S FANLY HOMEOWNERS ASSOCIATION, INC. AUTHORIZED PERSON



SURVEYOR'S CERTIFICATE

410-461-7666

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF (1) ALL OF THE LAND CONVEYED BY PHILIP EDWARDS STACKHOUSE AND PATRICIA WORKMAN STACKHOUSE TO MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC. BY DEED DATED MAY 19, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9426 FOLIO 202 AND (2) PART OF THE LAND CONVEYED BY PHILIP E. STACKHOUSE, SUBSTITUTE TRUSTEE FOR HELEN M. STACKHOUSE, TRUSTEE TO MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC. BY DEED DATED MAY 19, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9426 FOLIO 206.

I ALSO CERTIFY 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 AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOMEOLOGICAL SUBDIVISION REGULATIONS.

WAYO HOSS

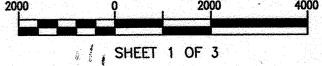
THOMAS M. HOFFMAN, JR., PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267 RECORDED AS PLAT No. 25667 ON 3.4.21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

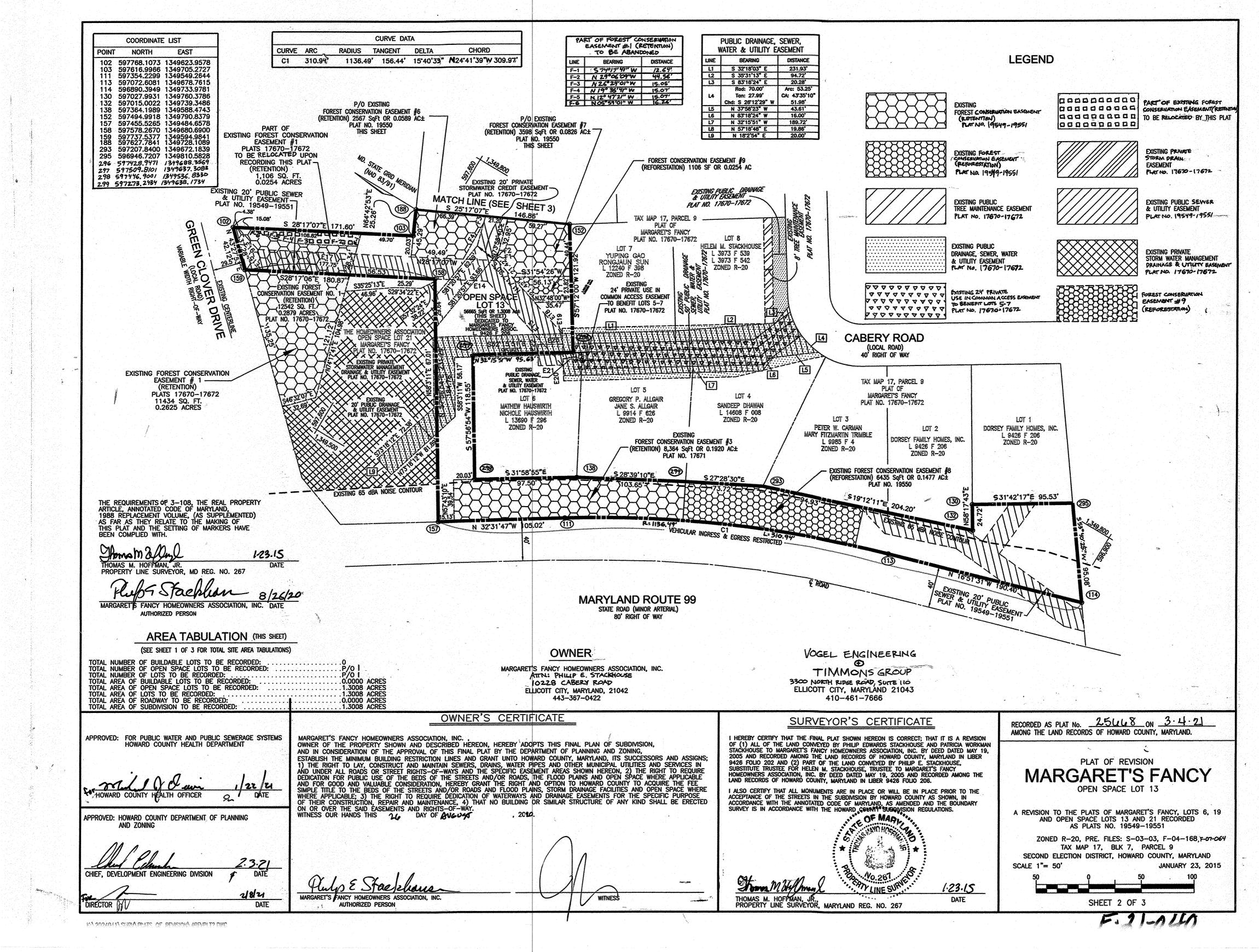
PLAT OF REVISION MARGARET'S FANCY OPEN SPACE LOT 13

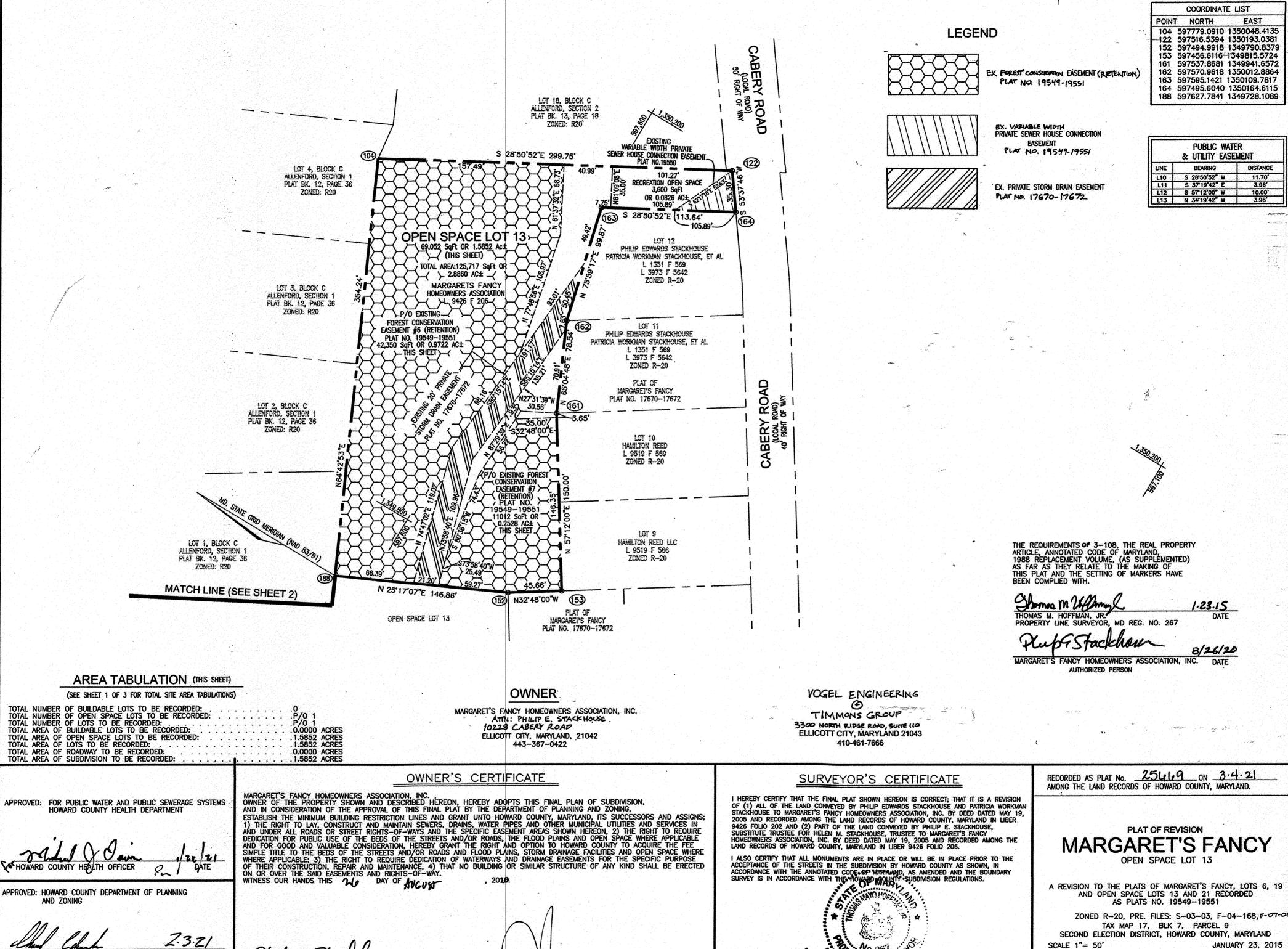
A REVISION TO THE PLATS OF MARGARET'S FANCY, LOTS 6, 19 AND OPEN SPACE LOTS 13 AND 21 RECORDED AS PLATS NO. 19549-19551

ZONED R-20, PRE. FILES: S-03-03, F-04-168, F-07-064 TAX MAP 17, BLK 7, PARCEL 9 SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE 1"= 2000" JANUARY 23, 2015







WITNESS

163 597595.1421 1350109.7817 164 597495.6040 1350164.6115 188 597627.7841 1349728.1089 & UTILITY EASEMENT

S 28'50'52" W 11.70' L11 S 37'19'42" E 3.96' L12 S 57'12'00" W 10.00' L13 N 34"19'42" W 3.96'

1.23.15

DATE

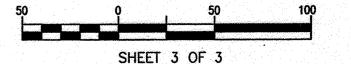
THOMAS M. HOFFMAN, JR., PROPERTY LINE SURVEYOR, MARYLAND REG. NO. 267

AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

MARGARET'S FANCY

ZONED R-20, PRE. FILES: S-03-03, F-04-168, F-07-064

SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND JANUARY 23, 2015 SCALE 1"= 50'



2/8/21

DATE

MARGARET'S FANCY HOMEOWNERS ASSOCIATION, INC.

AUTHORIZED PERSON

CHIEF, DEVELOPMENT ENGINEERING DIVISION