

**COORDINATE TABLE**

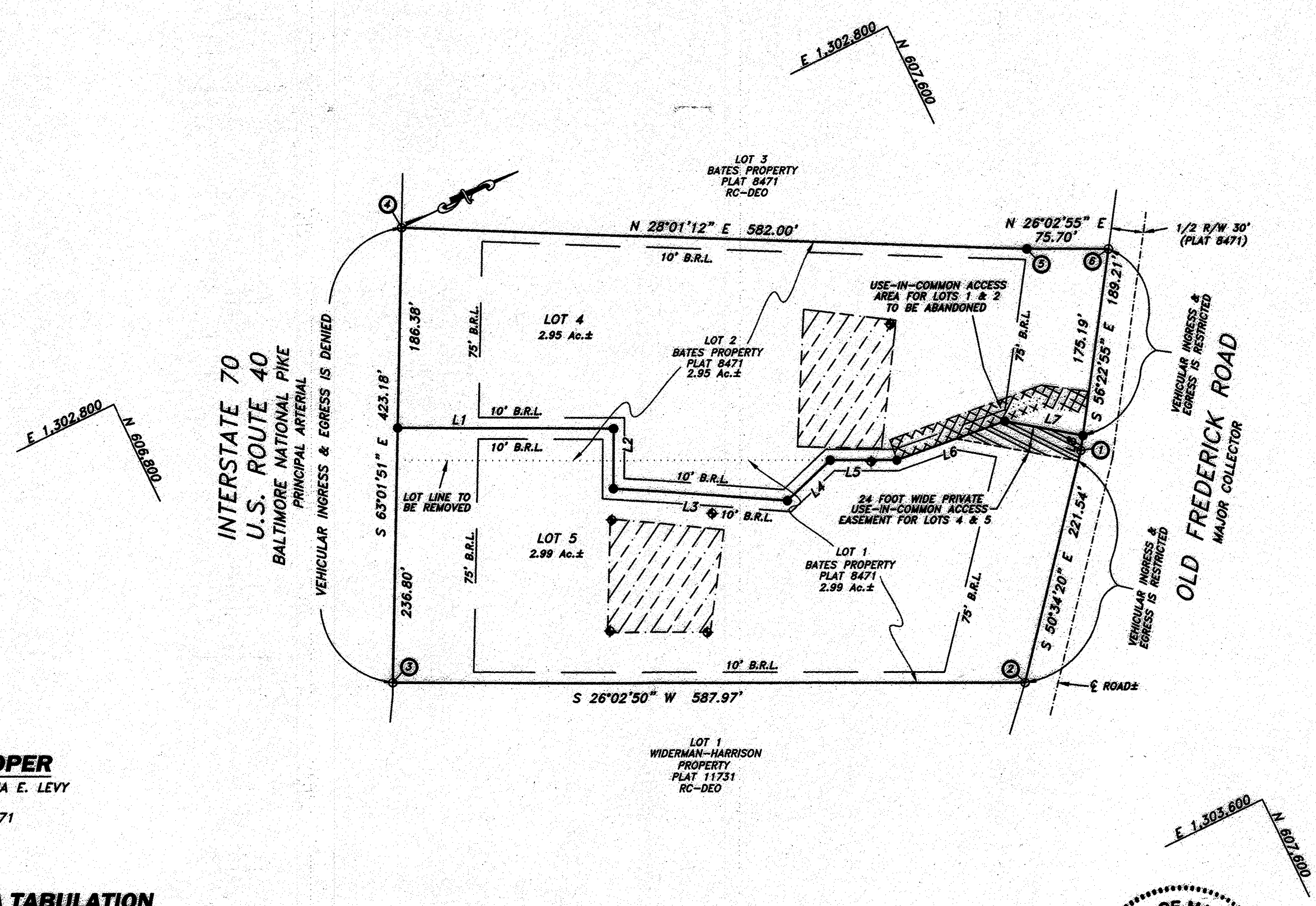
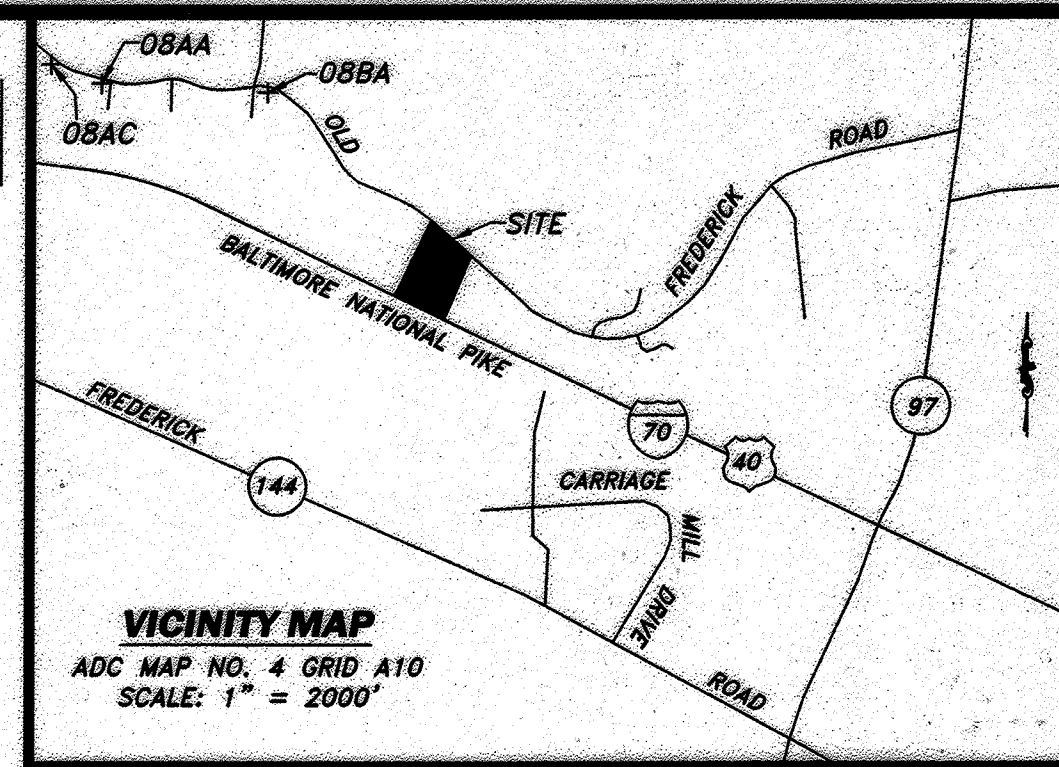
#	NORTHING	EASTING
1	607589.813	1303234.066
2	607449.112	1303405.189
3	606920.863	1303147.006
4	607112.780	1302769.847
5	607626.560	1303043.259
6	607694.570	1303076.502

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 26°02'56" E	200.48'
L2	S 63°57'04" E	55.73'
L3	N 30°12'56" E	161.98'
L4	N 17°18'48" W	54.62'
L5	N 26°02'56" E	62.49'
L6	N 06°19'11" E	106.56'
L7	N 36°24'52" E	73.94'
L8	S 56°22'55" E	14.02'

**CONTROL STATIONS**

#	NORTHING	EASTING	ELEVATION
OBAA	609215.035	1299547.588	608.572
OBAC	609403.246	1299178.074	605.793
OBBA	609098.536	1301409.146	630.717



**GENERAL NOTES:**

- The coordinates shown hereon are based upon the Howard County Geodetic Control which is based upon the Maryland State Plane Coordinate System, Howard County Monument Nos. OBAA, OBBA and OBAC was used for this project.
- This plan is based on a field run monumented boundary survey performed on or about March 2020, by NTT Associates, Inc.
- B.R.L. Indicated building restriction line.
- Denotes rebar with CORP308 cap set.  
○ Denotes iron pipe or iron bar found.  
⊙ Denotes angular change in bearing of boundary or right-of-way.  
□ Denotes stone or monument found.  
① Denotes coordinate point number.
- All areas shown hereon are more or less.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum:  
a. Width = 12' (18' serving more than one residence);  
b. Surface = 6" of compacted crusher run base w/tar and chip coating (1-1/2" min.);  
c. Geometry = Max. 15% grade, max. 10% grade change and min. 45' 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 one foot depth over driveway surface;  
f. Maintenance = sufficient to insure all weather use.
- This plat is exempt from the Forest Conservation requirements because it is a revision plat that does not create any new lots in accordance with Section 16.1202(b)(1)(v) of the Howard County Code.
- This plat is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a revision plat that does not create any new lots.
- Distances shown are based on surface measurements and are not reduced to NAD83 Grid measurements.
- Development or construction on these lots must comply with setback and buffer regulations in effect at the time of submission of the site development plan, waiver petition application, or building/grading permit.
- This property is zoned "RC-DEO" per the 10/6/2015 Comprehensive Zoning Plan.
- There is an existing dwelling on Lot 4 to remain. There are no existing dwellings on Lot 5. No new buildings, extensions or additions to the existing dwelling(s) are to be constructed at a distance less than the zoning regulation requirements.
- No historic structures or cemeteries exist on the subject property.
- There are no flood plains located on-site as shown on FIRM Panel 24027C00350, effective 11/6/2013.
- There are no steep slopes on-site with a contiguous area of 20,000 s.f. or greater.
- This area designates a Private Sewage Disposal Easement of at least 10,000 square feet as required by the Maryland State Department of the Environment for Individual Sewage Disposal. Improvements of any kind in this area are Restricted Until Public Sewerage is available. This area shall become null and void upon connection to a Public Sewerage System. The County Health Officer shall have the authority to grant adjustments to the Private Sewerage Disposal Area. Recordation of a Modified Sewerage Disposal Area Plat shall not be necessary. Shown hereon scaled from Plat Number 8471.
- Previous Department of Planning and Zoning File Number F-89-72.
- There are no streams, wetlands nor their buffers located on Lots 4 and 5.
- This lot line relocation results in an equal exchange of land area between lots 4 & 5.
- Lot 5 is not approved for development by the Health Department until a well is drilled and certified. A

**OWNER/DEVELOPER**

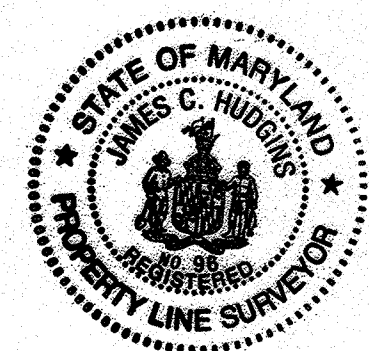
WILLIAM A. BATES & VICTORIA E. LEVY  
2552 FLAG MARSH ROAD  
MOUNT AIRY, MARYLAND 21771  
PHONE: (240) 409-6142

**TOTAL AREA TABULATION**

NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF LOTS TO BE RECORDED	2
AREA OF BUILDABLE LOTS TO BE RECORDED	5.94 Ac
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0 Ac
AREA OF LOTS TO BE RECORDED	5.94 Ac
AREA OF ROADWAY TO BE RECORDED	0.0 Ac
AREA TO BE RECORDED	5.94 Ac

**LEGEND**

- PRIVATE SEWAGE DISPOSAL EASEMENT, PLAT 8471
- USE-IN-COMMON ACCESS AREA FOR LOTS 1 & 2 TO BE ABANDONED BY THE RECORDATION OF THIS PLAT
- 24 FOOT WIDE PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 4 & 5
- LOT LINE TO BE REMOVED BY THE RECORDATION OF THIS PLAT



**OWNER'S CERTIFICATE**

WE, WILLIAM A. BATES AND VICTORIA E. LEVY OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED OF THE STREETS AND/OR ROADS, FLOOD PLAINS, 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; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.  
WITNESS OUR HANDS THIS 3<sup>RD</sup> DAY OF FEBRUARY, 2021

*William A. Bates* 2-3-2021  
WILLIAM A. BATES (OWNER) DATE  
*Victoria E. Levy* 2-1-2021  
VICTORIA E. LEVY (OWNER) DATE  
*James C. Hudgins* 2-3-2021  
WITNESS DATE  
*Phyllis A. Taylor* 2/1/21  
WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAN SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF LOTS 1 & 2, OF THE "BATES PROPERTY" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBER 8471, AND IS THE SAME LAND CONVEYED TO WILLIAM A. BATES BY DEED DATED SEPTEMBER 3, 2014 AND RECORDED IN LIBER 15776 AT FOLIO 170.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*J. Carl Hudgins* 2/4/2021  
J. CARL HUDGINS  
PROPERTY LINE SURVEYOR #96  
EXPIRATION DATE: 3/11/2022 DATE

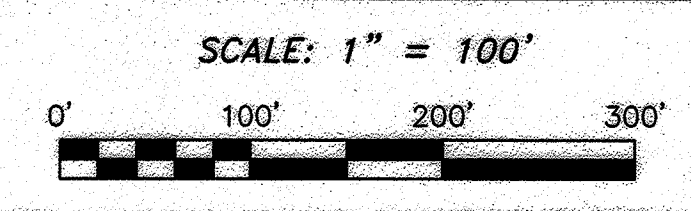
**PURPOSE NOTE:**

THE PURPOSE OF THIS PLAT IS TO (1) RELOCATE THE PROPERTY LINE BETWEEN LOTS 1 AND 2 TO ELIMINATE THE ENCROACHMENT OF THE DWELLING ONTO OLD LOT 1, (2) TO RELOCATE THE VEHICULAR INGRESS AND EGRESS RESTRICTION ALONG OLD FREDERICK ROAD, AND (3) TO RELOCATE THE USE-IN-COMMON ACCESS EASEMENT AREA TO THE LOCATION OF THE EXISTING DRIVEWAY.

RECORDED AS PLAT No. 25711 ON 4-21-21  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**RESUBDIVISION PLAT**

**BATES PROPERTY**  
LOTS 4 & 5  
A REVISION OF LOTS 1 AND 2 OF THE "BATES PROPERTY"  
PREVIOUSLY RECORDED AS PLAT NUMBER 8471, F-89-72.  
PARCEL 73; TAX MAP 8; GRID 9  
3rd ELECTION DISTRICT HOWARD COUNTY, MD.  
ZONED: RC-DEO SHEET 1 OF 1  
AUGUST 18, 2020 MISC 13667



NTT Associates, Inc.  
16205 Old Frederick Rd.  
Mt. Airy, Maryland 21771  
Phone: (410) 442-2031  
Fax: (410) 442-1315  
www.nttsurveyors.com