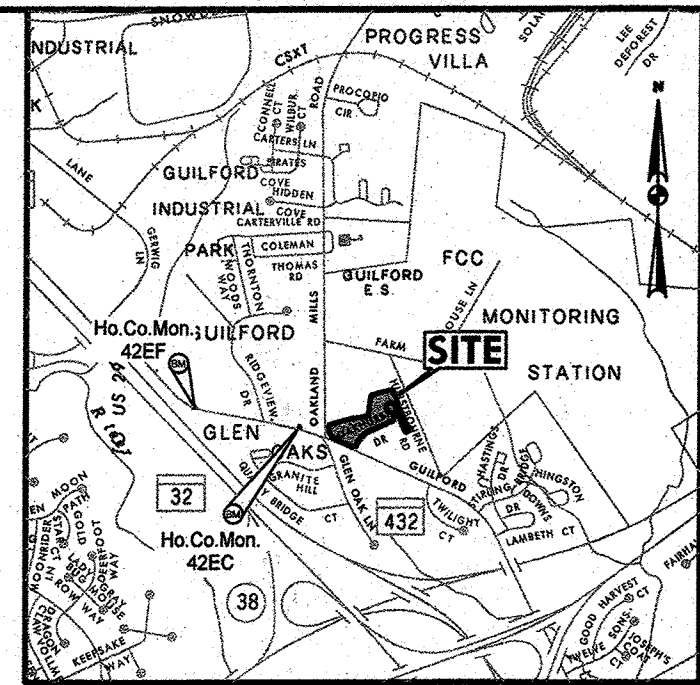


COORDINATE TABLE		
POINT	NORTHING	EASTING
130	545,390.0572	1,361,315.6317
131	545,421.1283	1,361,260.5871
200	545,804.4423	1,361,107.3509
202	545,529.3479	1,360,849.1040
203	545,492.8043	1,360,635.5177
208	545,217.0824	1,360,667.9903
209	545,300.0472	1,360,485.9441
210	545,361.8257	1,360,444.3783
216	545,437.8720	1,360,443.8026
217	545,205.9658	1,360,690.8509
218	545,217.7013	1,360,724.3568
219	545,279.5817	1,360,754.4479
220	545,363.4072	1,360,841.7475
221	545,482.9388	1,361,115.2593
222	545,516.1760	1,361,128.8920
223	545,551.0171	1,361,114.9624
224	545,566.6522	1,361,089.7014
225	545,636.9381	1,361,131.2313
226	545,570.3950	1,361,161.0630
227	545,359.3769	1,361,245.4292
1005	545,748.0793	1,360,878.4414

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD BEARING & DISTANCE	
C1	175.00'	123.58'	40° 27' 39"	64.49'	S 46° 09' 47" W	121.03'
C2	25.00'	36.81'	72° 54' 22"	18.47'	S 58° 14' 41" W	29.71'
C3	50.00'	218.65'	250° 33' 04"	-	S 30° 34' 40" W	81.64'

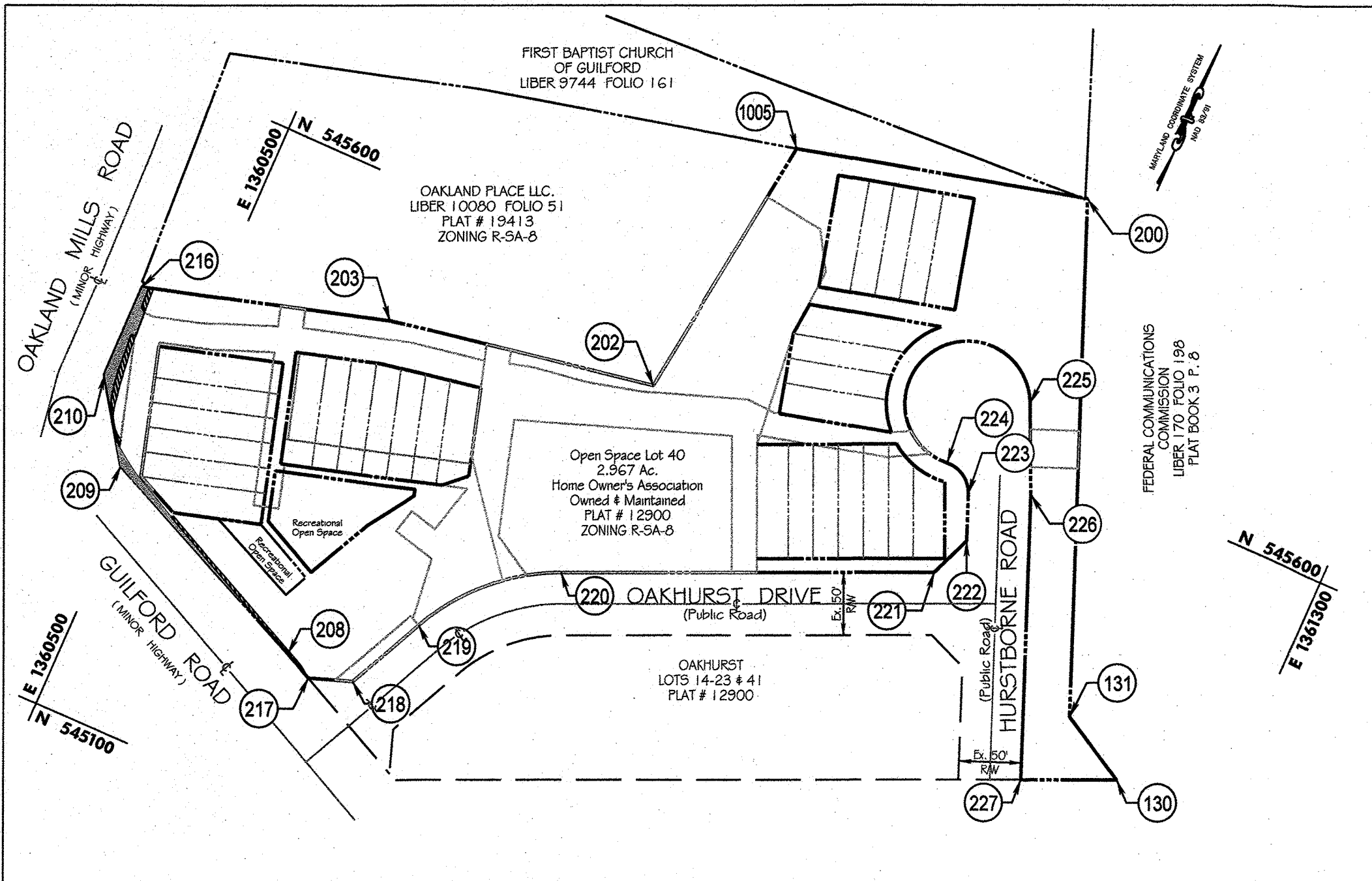
Reservation Of Public Utility Easements

Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area") located in, on, over, and through lots, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description of forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and, in the case of the forest conservation easement(s), upon completion of the Developer's obligation under the Forest Conservation Installation and Maintenance Agreement executed by Developer and the county, and the release of Developer's surety posted with said agreement, the county shall accept the easement and record the deed(s) of easement in the Land Record of Howard County.



LEGEND

- Existing Stormwater Management Stormwater Management Access, Drainage and Utility Easement
- Existing Public Water, Sewer and Utility Easement
- Existing Tree Maintenance Easement
- Existing forest Conservation Easement
- Denotes 100 YR Floodplain Limits
- Proposed Fee Simple Acquisition
- Proposed Reversible Grading Easement
- Existing Public Sewer and utility Easement



- GENERAL NOTES :**
- The subject property is zoned R-SA-8 per the 10/6/2013 Comprehensive Zoning Plan.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County. Geodetic Station No. 42EC and no. 42EF. (M) Denotes approximate location (see location map).
 - Sta. 42EC N 545,416.990 E 1,360,140.442 Elev. = 365.383 (Sft.)
 - Sta. 42EF N 545,623.351 E 1,359,044.500 Elev. = 347.010 (Sft.)
 - Denotes iron pipe found.
 - Denotes rebar and cap set.
 - ◇ Denotes rebar and cap found.
 - Denotes concrete monument or stone found.
 - Denotes concrete monument set.
 - ▨ Denotes Wetland Areas. Wetland Areas delineated by Exploration Research, Inc.
 - w-w- Denotes Wetland Area Outline.
 - Denotes existing centerline of Stream Channel.
 - wb-wb- Denotes Wetland Buffer outline.
 - sb-sb- Denotes Stream Buffer outline.
 - BRL Denotes Building Restriction Line.
 - This Plat is based on field run Monumented Topographic Survey performed on or about November 12, 2015 by Daniel Consultants, Inc.
 - Distances shown are based on surface measurement and not reduced to NAD '83 and measurement.
 - Lot area is more or less.
 - No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplain and forest conservation easement areas.
 - The Forest Conservation Easement was Approved and Recorded under F-97-107.
 - Forest Conservation and Landscape Surety has been posted together with the developers agreement under F-97-107.
 - Open Space obligations have been fulfilled under F-97-107.
 - Landscaping for this Subdivision was previously provided in accordance with a Certified Landscape Plan approved under F-97-107 in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
 - Previous DFZ File References: SDP-98-036, F-97-107 & F-07-148

The Requirements of 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacment Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

Richard L. Sobott 1/21/21
 Richard L. Sobott
 Professional Land Surveyor # 21308
 Date

Emilee Szabo 1/29/2021
 Emilee Szabo
 Name
 Date

LOCATION MAP
SCALE 1"=100'

AREA TABULATION CHART

a. Total number of lots and/or parcel to be recorded

- Buildable 0
- Non-Buildable 1
- Open Space 0
- Preservation Parcels 0

b. Total area of lots and/or parcels

- Buildable 0
- Non-Buildable 2.967
- Open Space 0
- Preservation Parcels 0

c. Total area of roadway to be recorded including widening strips 0.029 Acres ±

d. Total area of subdivision to be recorded 2.967 Acres ±

DCI
 DANIEL CONSULTANTS, INC.
 CONSULTING ENGINEERS AND PLANNERS
 8950 Rt. 108 E., Suite 229 Columbia, MD. 21045
 Phone: 410-995-0090 Fax: 410-992-7038

OWNER / DEVELOPER
 OAKHURST HOMEOWNERS ASSOCIATION, INC.
 PO Box 417
 Ellicott City, Maryland 21041

The intent and purpose of this Plat of revision is to add a 1,256 sq. ft. (0.029 Acres ±) of Public Sidewalk Fee Simple Acquisition and 756 sq. ft. (0.017 Acres ±) of Reversible Grading Easement.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Richard L. Sobott 5/3/21
 HOWARD COUNTY, PUBLIC WATER & SEWER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Richard L. Sobott 3-31-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Emilee Szabo 5/12/21
 DIRECTOR
 DATE

OWNER'S DEDICATION

OAKHURST NEIGHBORHOOD ASSOCIATION, INC., N. OAKHURST DRIVE, COLUMBIA, MD 21046

WE, OAKHURST NEIGHBORHOOD ASSOCIATION, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENT OF (OR) RIGHT-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 29th DAY OF January 2021

Emilee Szabo
 (OWNER'S SIGNATURE) 1/29/2021
 DATE

Emilee Szabo, President
 OWNER'S NAME (PRINTED)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AS PER INTENTION; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SDG GROUP, INC. TO OAKHURST NEIGHBORHOOD ASSOCIATIONS, INC. BY DEED DATED JULY 05, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5138, FOLIO 281 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK M.D.R. 19064 & 19065 AND THAT ALL MONUMENT ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Richard L. Sobott
 RICHARD L. SOBBOTT
 (MARYLAND PROFESSIONAL LAND SURVEYOR # 21308) 1/21/21
 DATE

RECORDED AS PLAT No. 25782 ON 1-28-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

OAKHURST - OPEN SPACE LOT 40

ZONING R-SA-8
 TAX MAP 42, GRID 17, PARCEL 69
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
 DATE: SEPTEMBER 04, 2018
 SHEET 1 OF 2
 SDP-98-036

The Requirements of 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacment Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

Richard L. Sobott
 Richard L. Sobott
 (Professional Land Surveyor # 21308) 1/21/21
 Date

Emilee Szabo
 Emilee Szabo
 Name 1/29/2021
 Date

**TAX MAP 42, PARCEL 69
 OAKHURST NEIGHBORHOOD ASSOCIATIONS, INC.
 L. 5138 F. 281**

LINE	BEARING	DISTANCE
L1	N 00°19'47" W	76.05'
L2	N 74°00'41" E	5.58'
L3	S 03°27'37" E	16.34'
L4	S 50°12'43" E	4.97'
L5	S 03°22'05" E	20.03'
L6	S 89°34'19" W	3.56'
L7	S 03°23'25" E	25.66'
L8	R = 142.94' L = 36.37'	
L9	CHD=S 10°44'59" W	36.27'
L10	N 33°59'11" W	27.96'

FEE SIMPLE ACQUISITION
 768 SQ. FT. OR 0.018 ACRES±
 SHOWN THUS: [Pattern]

LEGEND

- Existing Stormwater Management, Stormwater Management Access, Drainage and Utility Easement [Pattern]
- Existing Public Water, Sewer and Utility Easement [Pattern]
- Existing Tree Maintenance Easement [Pattern]
- Existing forest Conservation Easement [Pattern]
- Denotes 100 YR Floodplain Limits [Pattern]
- Proposed Fee Simple Acquisition [Pattern]
- Proposed Revertible Grading Easement [Pattern]

**TAX MAP 42, PARCEL 69
 OAKHURST NEIGHBORHOOD ASSOCIATIONS, INC.
 L. 5138 F. 281**

LINE	BEARING	DISTANCE
A	N 74°00'41" E	3.71'
B	S 03°27'04" E	20.56'
C	N 50°12'43" W	4.97'
D	N 03°27'37" W	16.34'

REVERTIBLE GRADING EASEMENT
 67 SQ. FT. OR 0.002 ACRES±
 SHOWN THUS: [Pattern]

**TAX MAP 42, PARCEL 69
 OAKHURST NEIGHBORHOOD ASSOCIATIONS, INC.
 L. 5138 F. 281**

LINE	BEARING	DISTANCE
E	N 89°34'19" E	3.56'
F	S 03°22'05" E	9.26'
G	S 06°46'29" E	30.18'
H	S 09°26'33" E	20.88'
I	R = 32.00' L = 26.11'	
J	CHD=S 35°49'33" E	25.40'
K	S 15°59'40" E	6.48'
L	N 33°59'11" W	26.53'
M	R = 142.94' L = 36.37'	
N	CHD=N 10°44'59" W	36.27'
O	N 03°23'25" W	25.66'

REVERTIBLE GRADING EASEMENT
 320 SQ. FT. OR 0.007 ACRES±
 SHOWN THUS: [Pattern]

**TAX MAP 42, PARCEL 69
 OAKHURST NEIGHBORHOOD ASSOCIATIONS, INC.
 L. 5138 F. 281**

LINE	BEARING	DISTANCE
O	S 25°35'37" W	2.00'
P	S 63°57'02" E	30.06'
Q	S 64°23'54" E	127.77'
R	S 53°15'34" E	10.38'
S	S 70°49'24" W	0.11'
T	N 65°31'40" W	55.74'
U	N 68°53'23" W	112.20'

REVERTIBLE GRADING EASEMENT
 369 SQ. FT. OR 0.009 ACRES±
 SHOWN THUS: [Pattern]

**TAX MAP 42, PARCEL 69
 OAKHURST NEIGHBORHOOD ASSOCIATIONS, INC.
 L. 5138 F. 281**

LINE	BEARING	DISTANCE
L10	S 54°05'24" E	16.60'
L11	S 56°32'54" E	13.70'
L12	S 62°59'56" E	44.84'
L13	S 63°58'23" E	112.20'
L14	N 65°31'40" W	169.73'
L15	N 33°59'12" W	19.98'

FEE SIMPLE ACQUISITION
 488 SQ. FT. OR 0.011 ACRES±
 SHOWN THUS: [Pattern]

AREA TABULATION CHART

- a. Total number of lots and/or parcel to be recorded
- Buildable 0
 - Non-Buildable 1
 - Open Space 0
 - Preservation Parcels 0
- b. Total area of lots and/or parcels
- Buildable 0
 - Non-Buildable 2.967
 - Open Space 0
 - Preservation Parcel 0
- c. Total area of roadway to be recorded including widening strips 0.029 Acres±
- d. Total area of subdivision to be recorded 2.967 Acres±

AREA TABULATION (FEE SIMPLE ACQUISITION)
 TOTAL AREA OF PUBLIC SIDEWALK FEE SIMPLE ACQUISITION
 = 768 + 488 (1256 SQ. FT.) 0.029 Acres ±

AREA TABULATION (REVERTIBLE GRADING EASEMENT)
 TOTAL AREA OF REVERTIBLE GRADING EASEMENT
 = 67 + 320 + 369 (756 SQ. FT.) 0.017 Acres ±

OWNER / DEVELOPER
 OAKHURST HOMEOWNERS ASSOCIATION, INC.
 PO Box 417
 Ellicott City, Maryland 21041

The intent and purpose of this Plat of revision is to add a 1,256 sq. ft. (0.029 Acres±) of Public Sidewalk Fee Simple Acquisition and 756 sq. ft. (0.017 Acres ±) of Revertible Grading Easement.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY.

Richard L. Sobott
 HOWARD COUNTY, PUBLIC WATER & SEWER 1/21/21
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 3-31-21
 DATE

Director
 DIRECTOR 3/1/21
 DATE

OWNER'S DEDICATION

OAKHURST NEIGHBORHOOD ASSOCIATION, INC., N. OAKHURST DRIVE, COLUMBIA, MD 21046

WE, OAKHURST NEIGHBORHOOD ASSOCIATION, INC., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAN BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENT OF (OR) RIGHT-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS MY/OUR HANDS THIS 29th DAY OF January 2021

Emilee Szabo
 (OWNER'S SIGNATURE) 1/29/2021
 DATE

Emilee Szabo, President
 OWNER'S NAME (PRINTED)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AS PER INTENTION; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SDC GROUP, INC. TO OAKHURST NEIGHBORHOOD ASSOCIATIONS, INC. BY DEED DATED JULY 05, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5138, FOLIO 281 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN PLAT BOOK M.D.R. 19064 & 19065 AND THAT ALL MONUMENT ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

Richard L. Sobott
 RICHARD L. SOBBOTT
 (MARYLAND PROFESSIONAL LAND SURVEYOR # 21308) 1/21/21
 DATE

RECORDED AS PLAT No. 25781 ON 10-28-21
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

PLAT OF REVISION

OAKHURST - OPEN SPACE LOT 40

ZONING R-SA-8
 TAX MAP 42, GRID 17, PARCEL 69
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN
 DATE: SEPTEMBER 04, 2018
 SHEET 2 OF 2
 SDP-98-036

