

CURVE DATA

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CH. LENGTH
C1	175.00	136.88	44°48'52"	72.16	N 17°50'47" E	133.42

COORDINATES

PT. #	NORTH	EAST
46	603438.9897	1270708.7434
47	603036.0605	1270709.4189
48	602933.2568	1270929.9520
49	603174.5480	1271149.4206
50	603091.5477	1271105.8021
51	603409.6148	1271346.9365
52	603307.8408	1271287.5435
53	603390.4806	1271356.9820
54	603041.0490	1271381.0691
55	602888.9758	1271607.9690
56	603182.2176	1271789.6119
61	603168.2519	1271790.1660
62	603154.8692	1271789.6497
65	603055.2219	1271748.7246
69	603757.6795	1270708.2092
159	603768.7011	1270712.6161

NOTE:
COORDINATES AND GRID TICS SHOWN HEREON ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

OWNERS

LOT 1
LAURA BETH KANE & GRANVILLE KANE
9528 GLEN RIDGE DRIVE
LAUREL, MD 20723

LOT 3
JEFFREY T. McALISTER & LINDA G. McALISTER
2610 MULLINX MILL ROAD
MOUNT AIRY MD. 21771

LOT 4
GERALD R. BAKER & SHIRLEY A. BAKER
C/O JEFF McALISTER
2610 MULLINX MILL ROAD
MOUNT AIRY MD. 21771

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	3.2917 Ac.±	0.2765 Ac.±	3.0152 Ac.±
4	4.4598 Ac.±	0.1381 Ac.±	4.3217 Ac.±

TABULATION OF REVISION PLAT:

- A. Total number of lots and/or parcels to be recorded:
Buildable.....3
- B. Total area of lots and/or parcels:
Buildable.....10.8297 Ac.±
- C. Total gross area of subdivision to be recorded.....10.8297 Ac.±

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.

Jeffery W. Elkins 9/24/2021
JEFFERY W. ELKINS, PROF. LAND SURVEYOR,
MARYLAND LICENSE NO. 21512

Laura Kane 9/30/21
LAURA BETH KANE, OWNER

Kerry Granville Kane 9/30/21
GRANVILLE KANE, OWNER

Jeffrey T. McAlister 9/28/2021
JEFFREY T. McALISTER, OWNER

Linda G. McAlister 9/28/21
LINDA G. McALISTER, OWNER

Shirley A. Baker 9/28/21
SHIRLEY A. BAKER, OWNER

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

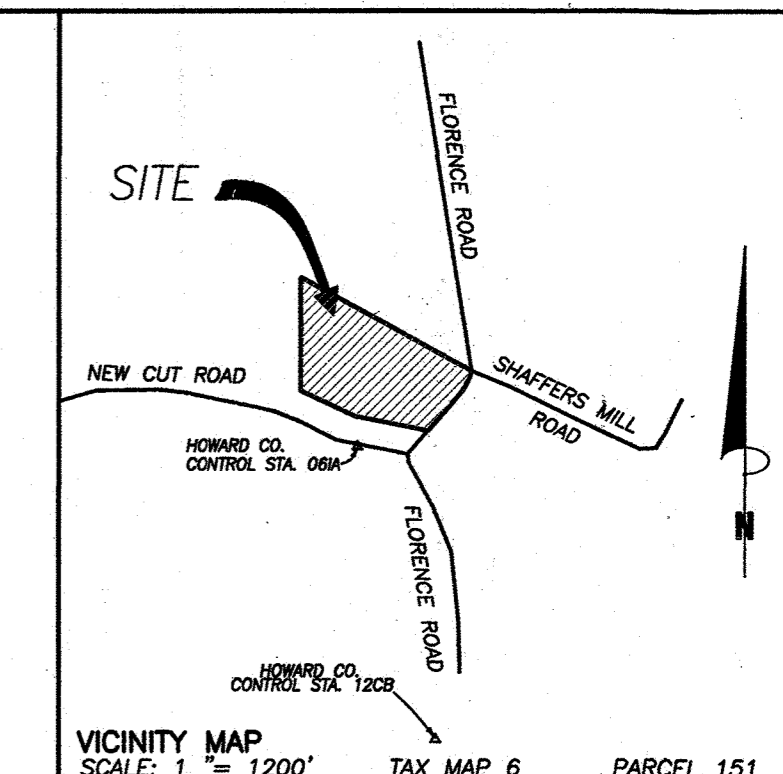
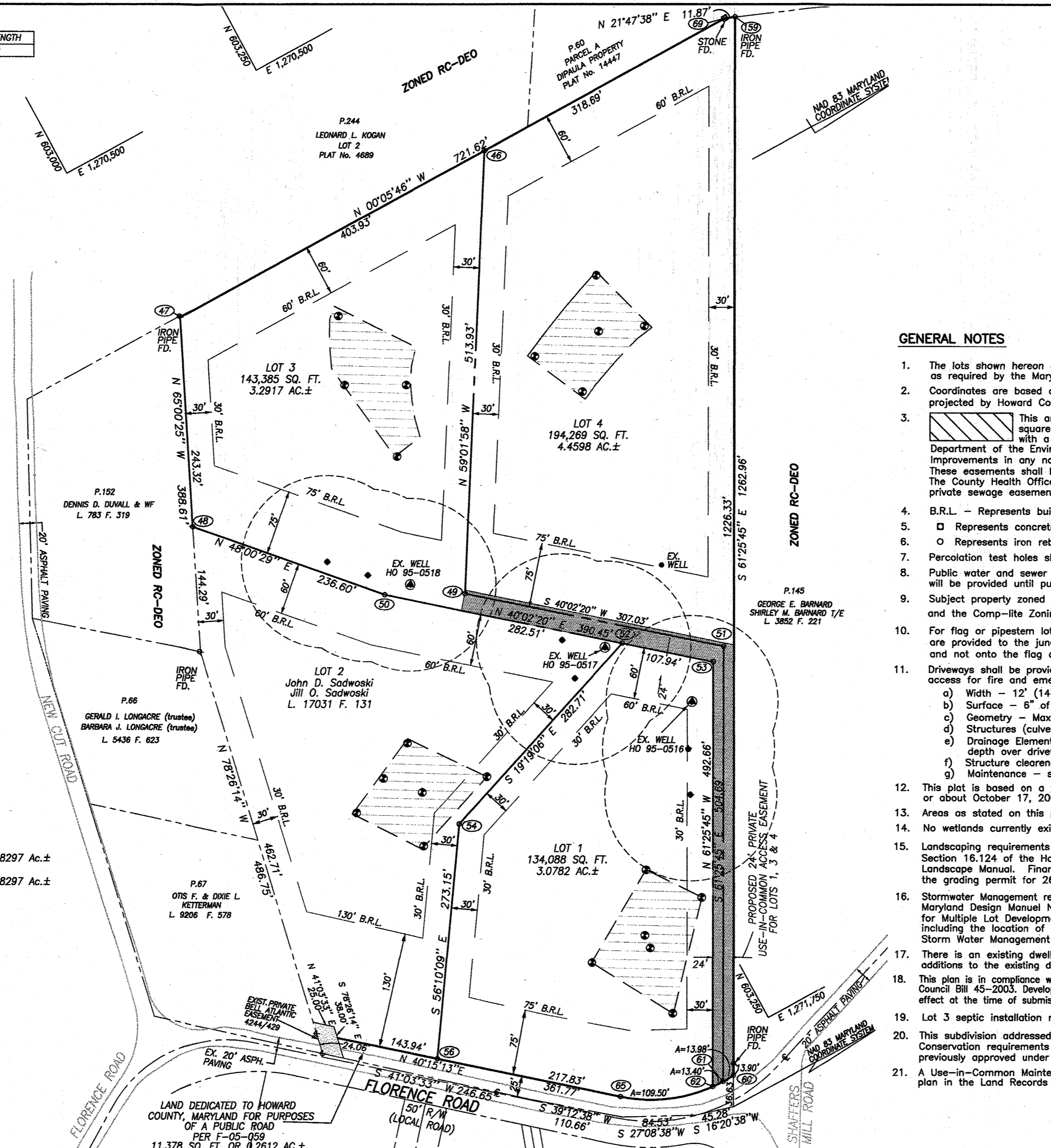
[Signature] 10/25/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11/1/21
CHIEF, DEVELOPMENT ENGINEERING DATE

[Signature] 11/8/21
DIRECTOR DATE



GENERAL NOTES

- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
- Coordinates are based on NAD 83 Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 061A & 120B.
- This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain lines associated with a shared sewage disposal facility) as required by Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). Improvements in any nature in this area are restricted until public sewage is available. These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant adjustments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- B.R.L. - Represents building restriction line
- Represents concrete monument set (unless otherwise noted)
- Represents iron rebar set (unless otherwise noted)
- Percolation test holes shown hereon have been field located and shown thus ⊕
- Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
- Subject property zoned 'RCDEO' per 10/06/13 comprehensive zoning plan, and the Comp-lite Zoning Amendments effective 7/28/06.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way line only and not onto the flag or pipestem lot driveway.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (14' serving more than one residence).
 - Surface - 6" of compacted crusher run base w/tar and chip coating.
 - Geometry - Max. 15% grade, max. 10% grade change and min. 45' turning radius.
 - Structures (culvert/bridges) - capable of supporting 25 gross tons (H25 loading).
 - Drainage Elements - capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances - minimum 12 feet.
 - Maintenance - sufficient to insure all weather use.
- This plat is based on a field run monumented boundary survey performed on or about October 17, 2006 by, Vanmar Associates, Inc.
- Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
- No wetlands currently exist on this subdivision and the subdivision does not lie within
- Landscaping requirements for these lots shall be provided in accordance with the provisions of Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. Financial surety for the required Perimeter Landscaping ~~was~~ posted with the grading permit for 26 shade trees in the amount of \$7,800 under F-05-059, a flood hazard area.
- Stormwater Management requirement for Lots 1, 2 & 3 is provided under sections 5.3 and 5.6 of the 2000 Maryland Design Manual Non Rooftop Disconnection Credit and Environmentally Sensitive Development Credit for Multiple Lot Development. At the building permit stage, lot grading and site of impervious areas including the location of the proposed house and driveway shall be per the approved Storm Water Management Exhibit. There is an existing dwelling on Lot 4.
- There is an existing dwelling/structure located on Lot 4 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require
- This plan is in compliance with the amended fifth edition of the Subdivision and Land Development regulations per Council Bill 45-2003. Development or construction of this lot must comply with the setback and buffer regulation in effect at the time of submission of the building/grading permit.
- Lot 3 septic installation required prior to building permit signature due to random excessive rock pockets
- This subdivision addressed the requirements of section 16.1200 of the Howard County Code for Forest Conservation requirements per Section 16.1200 of the Howard County Code for Forest Conservation plan previously approved under F-05-059.
- A Use-in-Common Maintenance Agreement for Lot 1, 3 and 4 shall be recorded simultaneously with this plan in the Land Records office for Howard County.

PURPOSE STATEMENT
THE PURPOSE OF THIS REVISION PLAT IS TO REVISE THE 24' PRIVATE USE-IN-COMMON EASEMENT FOR LOTS 3-4 ON AN EXISTING RECORDED PLAT, TO LOTS 1, 3 & 4 TO ALLOW LOT 1 TO CONNECT TO THE PRIVATE USE-IN-COMMON DRIVEWAY.

OWNER'S CERTIFICATE

WE, SHIRLEY A. BAKER, JEFFREY T. McALISTER AND LINDA G. McALISTER, AND LAURA BETH KANE AND GRANVILLE KANE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, 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 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER 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 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 ERECTED ON OR OVER THE SAID EASEMENTS AND AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 30th DAY OF September, 2021.

Laura Kane WITNESS
LAURA BETH KANE, OWNER

Kerry Kane WITNESS
GRANVILLE KANE, OWNER

Linda G. McAlister WITNESS
LINDA G. McALISTER, OWNER

Shirley A. Baker WITNESS
SHIRLEY A. BAKER, OWNER

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY GERALD R. BAKER TO GERALD R. BAKER (DECEASED) AND SHIRLEY A. BAKER, BY DEED DATED NOVEMBER 18, 1994, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3599 FOLIO 296, AND BY GERALD R. BAKER AND SHIRLEY A. BAKER TO JEFFREY T. McALISTER AND LINDA G. McALISTER BY DEED DATED AUGUST 13, 2007, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 10869 FOLIO 542, AND BY JEFFREY T. McALISTER AND LINDA G. McALISTER TO LAURA BETH KANE AND KERRY GRANVILLE KANE BY DEED DATED AUGUST 13, 2021, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 20918 FOLIO 106, AND 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.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A FULLY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21512, EXPIRATION DATE AUGUST 4, 2023, IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN COMAR 09.03.06.12.

Jeffery W. Elkins 9/24/2021
JEFFERY W. ELKINS, PROF. LAND SURVEYOR,
MARYLAND LICENSE NO. 21512

RECORDED AS PLAT NO. 25911 ON 11-16-21 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISION PLAT
LOTS 1, 3 & 4
MOCKINGBIRD FOREST

TAX MAP: 6 ELECTION DISTRICT: FOURTH SCALE: 1"=100'
GRID NO: 24 HOWARD COUNTY, MARYLAND DATE: OCTOBER, 2006
PARCEL NO: 151 EX. ZONING: RCDEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751