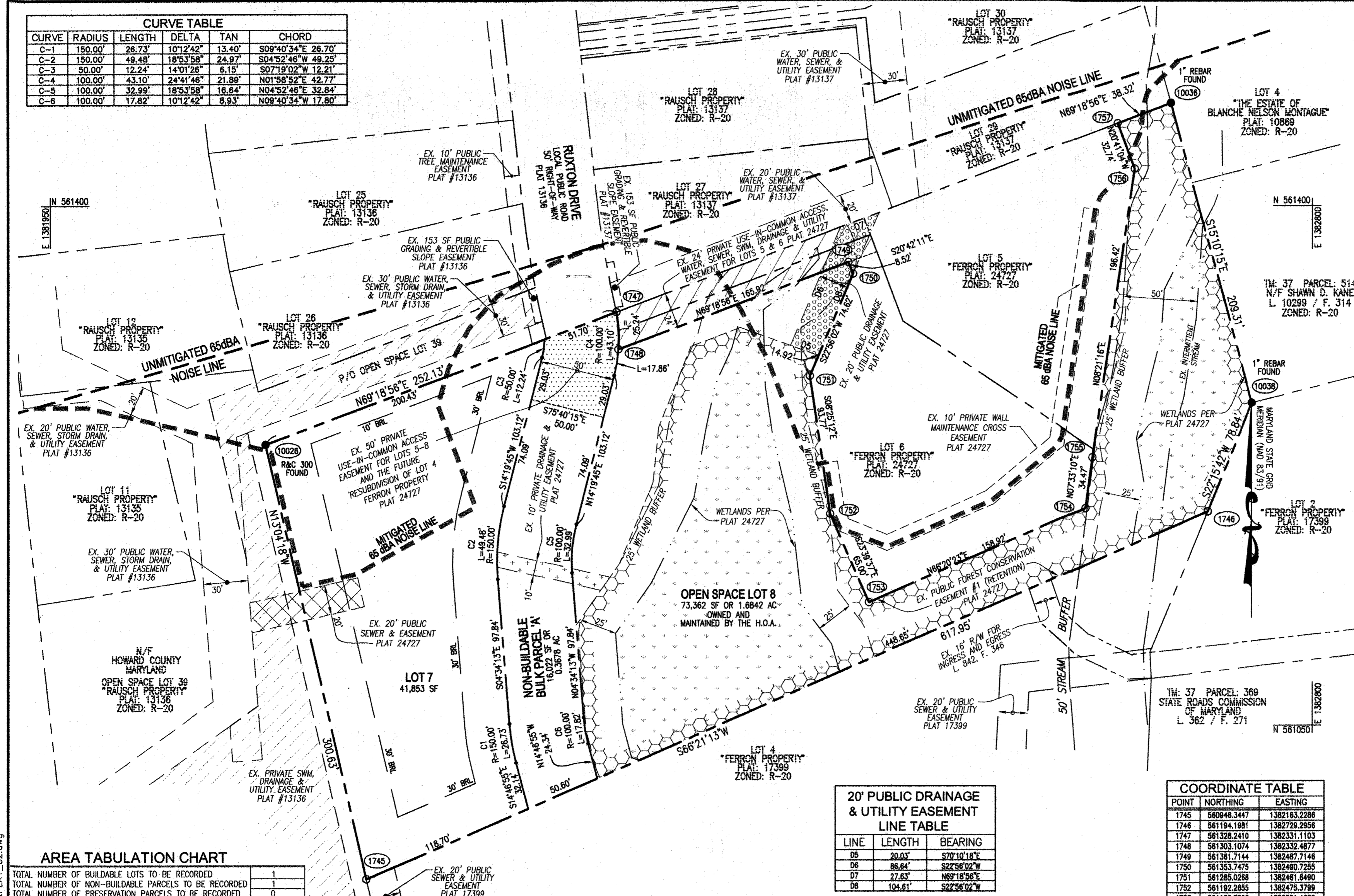




CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-1	150.00'	26.73'	10°12'42"	13.40'	S09°40'34"E 26.70'
C-2	150.00'	49.48'	18°53'58"	24.97'	S04°52'46"W 49.25'
C-3	50.00'	12.24'	14°01'26"	6.15'	S07°19'02"W 12.21'
C-4	100.00'	43.10'	24°41'46"	21.89'	N01°58'52"E 42.77'
C-5	100.00'	32.99'	18°53'58"	16.64'	N04°52'46"E 32.84'
C-6	100.00'	17.82'	10°12'42"	8.93'	N08°40'34"W 17.80'

### LEGEND

- EX. 20' PUBLIC SEWER & UTILITY EASEMENT PN 24727
- EX. 50' PRIVATE USE-IN-COMMON ACCESS EASEMENT PN 24727
- EX. 24' PRIVATE USE-IN-COMMON ACCESS, WATER, SEWER, SWM, DRAINAGE & UTILITY EASEMENT PN 24727
- EX. 10' PRIVATE DRAINAGE & UTILITY EASEMENT PN 24727
- EX. PUBLIC FOREST CONSERVATION EASEMENT (RETENTION) PN 24727
- EX. 20' PUBLIC DRAINAGE & UTILITY EASEMENT PN 24727
- EX. PRIVATE SWM, DRAINAGE & UTILITY EASEMENT PN 13136



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.

*Eric David Salmi* 7/19/2021  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

*Janice C. Montague*  
 JANICE MONTAGUE

*Korey A. Jackson*  
 KOREY JACKSON

*Ernest M. Ferron*  
 ERNEST M. FERRON, JR.

*Janice C. Montague*  
 FERRON PROPERTY HOA  
 AUTHORIZED PERSON

**OWNERS LOT 7**  
 JANICE MONTAGUE AND KOREY JACKSON  
 7004 BARNETT LANE, UNIT 321  
 ELKCRIDGE MD 21075

**OWNER LOT 8**  
 FERRON PROPERTY HOA  
 5864 DEER RIDGE LANE  
 ELKCRIDGE MD 21075  
 410-796-4536

**OWNER NBPP A**  
 ERNEST M. FERRON, JR.  
 3806 CHERRYBROOK ROAD  
 RANDALLSTOWN MD 21133

### 20' PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	LENGTH	BEARING
D5	20.03'	S70°10'18"E
D6	86.84'	S22°56'02"W
D7	27.63'	N69°18'56"E
D8	104.61'	S22°56'02"W

### COORDINATE TABLE

POINT	NORTHING	EASTING
1745	560946.3447	1382163.2286
1746	561194.1981	1382729.2856
1747	561328.2410	1382331.1103
1748	561303.1074	1382332.4877
1749	561361.7144	1382487.7148
1750	561353.7475	1382490.7255
1751	561285.0288	1382461.6490
1752	561192.2655	1382475.3799
1753	561132.7293	1382501.4652
1754	561196.5073	1382647.0298
1755	561230.6750	1382651.5602
1756	561425.0072	1382680.0992
1757	561455.6378	1382668.5344
10028	561239.1848	1382095.2354
10036	561469.1743	1382704.3873
10038	561287.1602	1382759.1626

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

### SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A REVISION OF 1) ALL THAT LAND CONVEYED TO JANICE CECILIA MONTAGUE AND KOREY A. JACKSON BY DEED DATED JULY 2, 2020, AND RECORDED IN LIBER 19515, FOLIO 450; 2) ALL THAT LAND CONVEYED TO FERRON PROPERTY HOMEOWNERS' ASSOCIATION, INC., BY DEED DATED DECEMBER 16, 2016 AND RECORDED IN LIBER 18304, FOLIO 04, AND 3) ALL THAT LAND CONVEYED TO FRANK M. FERRON, JR., BY DEED DATED MARCH 12, 2018 AND RECORDED IN LIBER 18600, FOLIO 331, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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 THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21639, EXPIRATION DATE JANUARY 03, 2022.



*Eric David Salmi* 7/19/2021  
 ERIC DAVID SALMI  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

### OWNER'S CERTIFICATE

WE, JANICE CECILIA MONTAGUE AND KOREY A. JACKSON, ERNEST M. FERRON, JR., AND FERRON PROPERTY HOMEOWNERS' ASSOCIATION, INC., A MARYLAND NOT-FOR-PROFIT CORPORATION, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 22<sup>ND</sup> DAY OF SEPTEMBER, 2021.

*Janice C. Montague*  
 JANICE CECILIA MONTAGUE  
 WITNESS

*Korey A. Jackson*  
 KOREY A. JACKSON  
 WITNESS

*Ernest M. Ferron, Jr.*  
 ERNEST M. FERRON, JR.  
 WITNESS

*Janice C. Montague*  
 FERRON PROPERTY HOMEOWNERS' ASSOCIATION, INC.  
 WITNESS

### AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	1
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	3
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.9608 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.3678 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.8842 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	3.0128 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.
TOTAL AREA TO BE RECORDED	3.0128 AC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT.

*[Signature]* 10/6/21  
 HOWARD COUNTY HEALTH OFFICER AND DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 4.22.25  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION AND DATE

*[Signature]* 4/22/22  
 DIRECTOR AND DATE

K:\Projects\13-28\SURVEY\dwg\RECORD PLATS\PLAT OF REVISION\Lot 7\PLAT\_02.dwg