

| U.S. Equivalent Coordinate Table |              | Metric Coordinate Table |                |               |
|----------------------------------|--------------|-------------------------|----------------|---------------|
| POINT                            | NORTH (feet) | EAST (feet)             | NORTH (meters) | EAST (meters) |
| 302                              | 557642.7691  | 1386097.6340            | 169969.85962   | 422483.403810 |
| 303                              | 557502.4198  | 1386142.1990            | 169951.460239  | 422496.975098 |
| 304                              | 557499.3024  | 1386029.4994            | 169926.127224  | 422462.636343 |
| 305                              | 557559.6596  | 1385904.9744            | 169944.522977  | 422449.065096 |

The Requirements S.3-108, The Real Property Article, Annotated Code of Maryland, 1988 Supplement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Frank J. Manalansan, II* 7/1/22  
 (Land Surveyor) #21476  
 Date

*Surinder Singh* 06/30/22  
 (Land Surveyor) #21476  
 Date

H5 Homebuilder, LLC  
 By: Surinder Singh, Member

- General Notes Continued:**
- This Plan Is Exempt From Perimeter Landscaping In Accordance With Section 16.124 Of The Howard County Code And Landscape Manual. Since It Is A Plat Of Resubdivision To Revise Property Lines And Does Not Create Any Additional Building Lots.
  - This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/6/2015 Comprehensive Zoning Plan. 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 Building/Grading Permit.
  - A Community Meeting Was Not Conducted For This Resubdivision Plat.
  - No Dwelling Or Accessory Structures Exist On Lots 310 Thru 312.
  - Refuse Collection, Snow Removal And Road Maintenance Are Provided At The Public Road Right Of Way And Not Onto The Public Driveway.
  - The Project Requires Approval From The Maryland Aviation Administration. This Document Will Be Provided Prior To The Issuance Of A Building Permit.

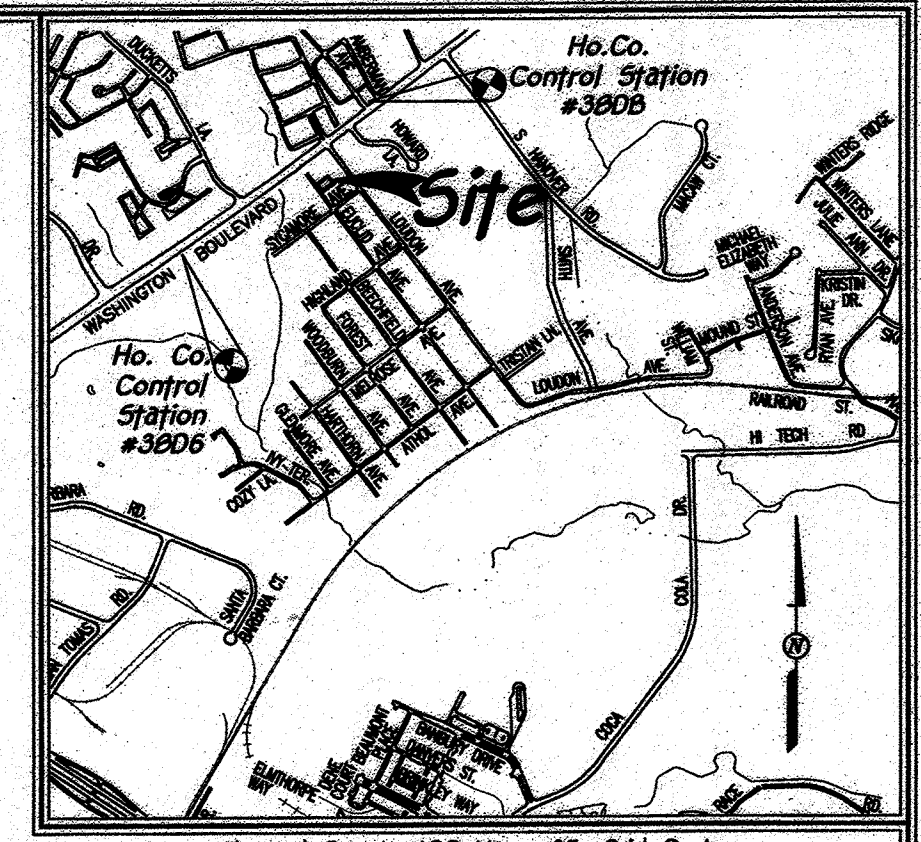
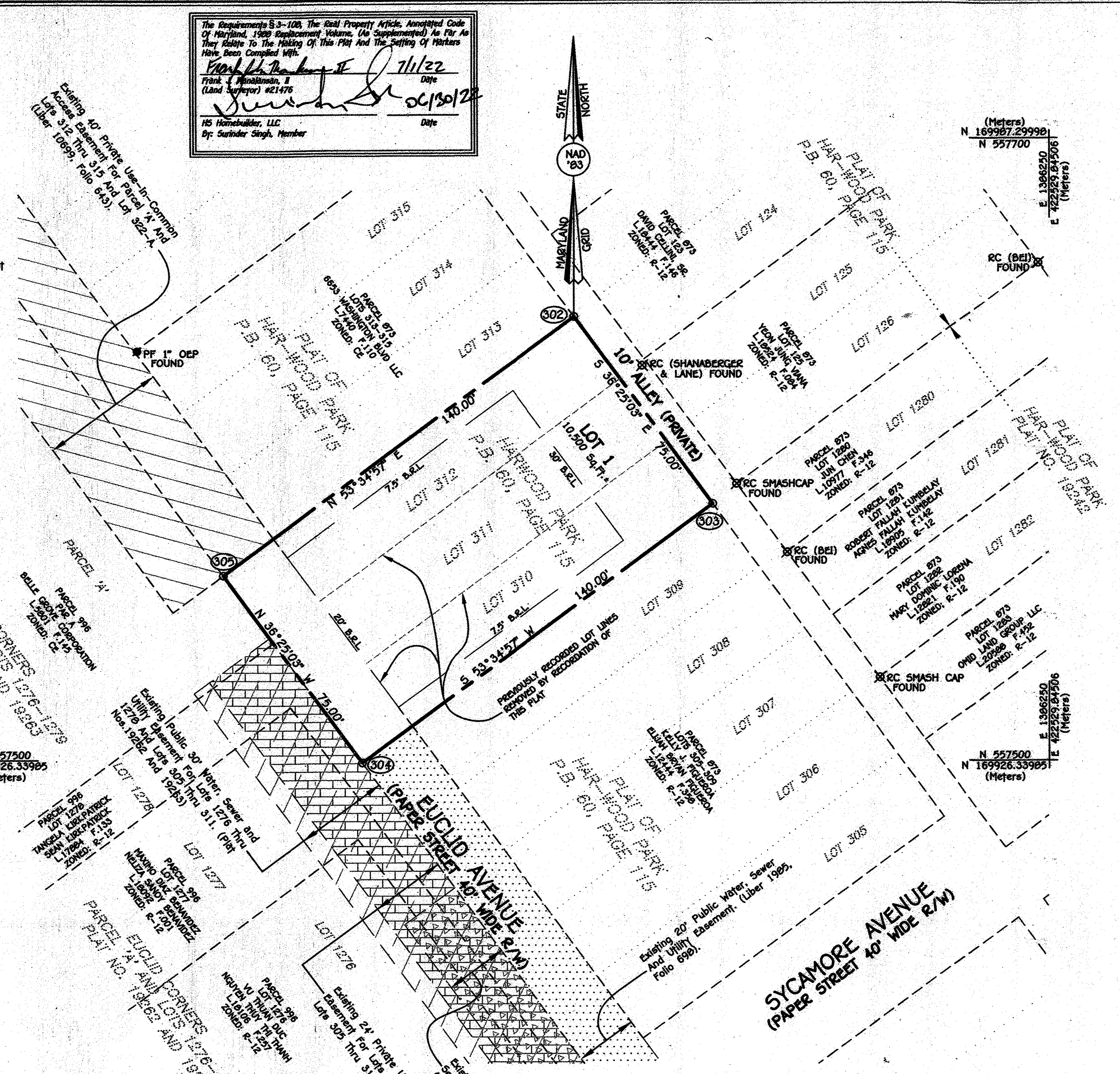
**Legend**

- Existing Public 30' Water, Sewer and Utility Easement For Lots 1276 Thru 1278 And Lots 305 Thru 311. (Plat Nos. 19282 And 19263).
- Existing 40' Private Use-In-Common Access Easement For Parcel 'A' And Lots 312 Thru 315 And Lot 322-A. (Liber 10699, Folio 643).
- Existing 20' Public Water, Sewer And Utility Easement. (Liber 1985, Folio 698).
- Existing 20' Public Water, Sewer And Utility Easement. (Liber 1985, Folio 702).
- Existing 24' Private Use-In-Common Access Easement For Lots 1276 Thru 1278 And Lots 305 Thru 311. (Liber 10798, Folio 471).

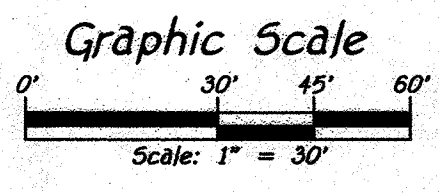
**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

**Area Tabulation This Submission**

|   |            |
|---|------------|
| TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED             | 1          |
| TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED            | 0          |
| TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED | 0          |
| TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED               | 1          |
| TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED               | 0.241 Ac.± |
| TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED              | 0.000 Ac.± |
| TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED   | 0.000 Ac.± |
| TOTAL AREA OF LOTS/PARCELS TO BE RECORDED                 | 0.241 Ac.± |
| TOTAL AREA OF ROADWAY TO BE RECORDED                      | 0.000 Ac.± |
| TOTAL AREA TO BE RECORDED                                 | 0.241 Ac.± |



- General Notes:**
- Subject Property Zoned R-12 Per 10/06/13 Comprehensive Zoning Plan.
  - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 3006 And No. 3008.  
 Sta. 3006 N 557,195.4240 E 1,384,992.3120 Elev. = 174.547  
 Sta. 3008 N 558,427.2820 E 1,386,582.4760 Elev. = 192.132
  - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About September, 2021 By Fisher, Collins And Carter, Inc.
  - B.R.L. Denotes Building Restriction Line
  - Denotes Iron Pin Set Capped "F.C.C. 106".
  - ⊙ Denotes Iron Pipe Or Iron Bar Found.
  - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
  - Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
  - Denotes Concrete Monument Or Stone Found.
  - All Areas Are More Or Less (±).
  - Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
  - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:  
 a). Width - 12 Feet (16 Feet Serving More Than One Residence);  
 b). Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 - 1/2" Minimum);  
 c). Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot 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 1 Foot Depth Over Surface;  
 f). Structure Clearance - Minimum 12 Feet;  
 g). Maintenance - Sufficient To Ensure All Weather Use.
  - Property Subject To Prior Department Of Planning And Zoning File No's: ECP-22-027 and SDP-22-028.
  - To The Best Of Our Knowledge, No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
  - Site Is Not Adjacent To A Scenic Road.
  - This Property Is Located Within The Metropolitan District And Public Water And Sewer Shall Be Utilized Within This Development. Lots To Be Served By Public Water Contract No. 44-1015-D And Public Sewer Contract No. 14-3138-D.
  - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.1225 Of The Howard County Code.
  - Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
  - Site Development Plan Approval By The Department Of Planning And Zoning Is Required Prior To Building Permits Being Issued For The Construction Of Residential Dwellings On These Lots.
  - No Historic Structures Exist Within The Limits Of This Plat Submission.
  - This Plat Is Exempt From Forest Conservation With Section 16.1202(b)(1)(v) Of The Howard County Code And Forest Conservation Manual Since It Is A Resubdivision That Does Not Create Any Additional Lots.



**Owners/Developer**  
 H5 Homebuilder LLC  
 10610 Warburton Court  
 Ellicott City, Maryland 21042  
 Ph# 410-350-6333

**Purpose Statement**  
 The Purpose Of This Plat Is To Resubdivide Lots 310 Thru 312 And 1/2 Euclid Avenue, Paper Street, As Shown On A Recorded Plat Entitled "Plat Of Har-Wood Park" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 60 At Page 115; Creating Lot 1, Harwood Park Overlook

APPROVED: For Public Water And Public Sewerage Systems  
 Howard County Health Department

*Howard County Health Officer* 7/26/22  
 Date

APPROVED: Howard County Department Of Planning And Zoning

*Chief, Development Engineering Division* 8/3/22  
 Date

*Director* 8/19/22  
 Date

**Owner's Certificate**

H5 Homebuilder, LLC, By Surinder Singh, Member, owner of the property shown hereon, hereby adopt this plan of subdivision; and in consideration of the approval of this plat by the Department of Planning and Zoning establish the minimum building restriction lines. All easements of (or) right-of-way affecting the property are included in this plan of subdivision.

"Witness my/our hand this 30th day of JUNE, 2022."

*Surinder Singh*  
 H5 Homebuilder, LLC  
 By: Surinder Singh, Member

*Witness*

**Surveyor's Certificate**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Land Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Kelly J. Figueroa And Elijah Bryan Figueroa To H5 Homebuilder, LLC By Deed Dated March 5, 2021 And Recorded Among The Land Records Of Howard County, Maryland In Liber 20353 At Folio 208; And Being Lots 310 Thru 312, As Shown On A Plat Entitled "Plat Of Harwood Park" Recorded Among The Aforesaid Land Records In Plat Book 60 At Page 115; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Frank J. Manalansan, II* 7/1/22  
 Frank J. Manalansan, II, Land Surveyor No. 21476 Date  
 Expiration Date: July 14, 2023

RECORDED AS PLAT No. 21155 ON 8-19-22  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Harwood Park Overlook**  
 Lot 1

(Being A Resubdivision Of Lots 310 Thru 312 And 1/2 Euclid Avenue, Paper Street, As Shown On A Plat Entitled "Plat Of Har-Wood Park" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 60 At Page 115)

Zoned: R-12  
 Tax Map: 3B, Grid: 13, Parcel: 873  
 First Election District - Howard County, Maryland  
 Date: June 22, 2022 Scale: As Shown Sheet 1 Of 1

