

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	East (meters)
140	553613.3860	1323655.9870	168741.697536	403451.151740
150	552979.1830	1323555.5510	168548.392075	403420.538786
151	553074.0350	1323644.3630	168577.303023	403447.608738
153	553016.8710	1323705.5820	168559.879401	403466.268326
155	553129.5980	1323996.3550	168594.238659	403554.896114
300	553231.9081	1323285.3511	168625.422847	403338.181694
302	553508.8597	1323886.7565	168709.837851	403521.490435
400	553607.9175	1323660.8296	168740.030737	403452.627771

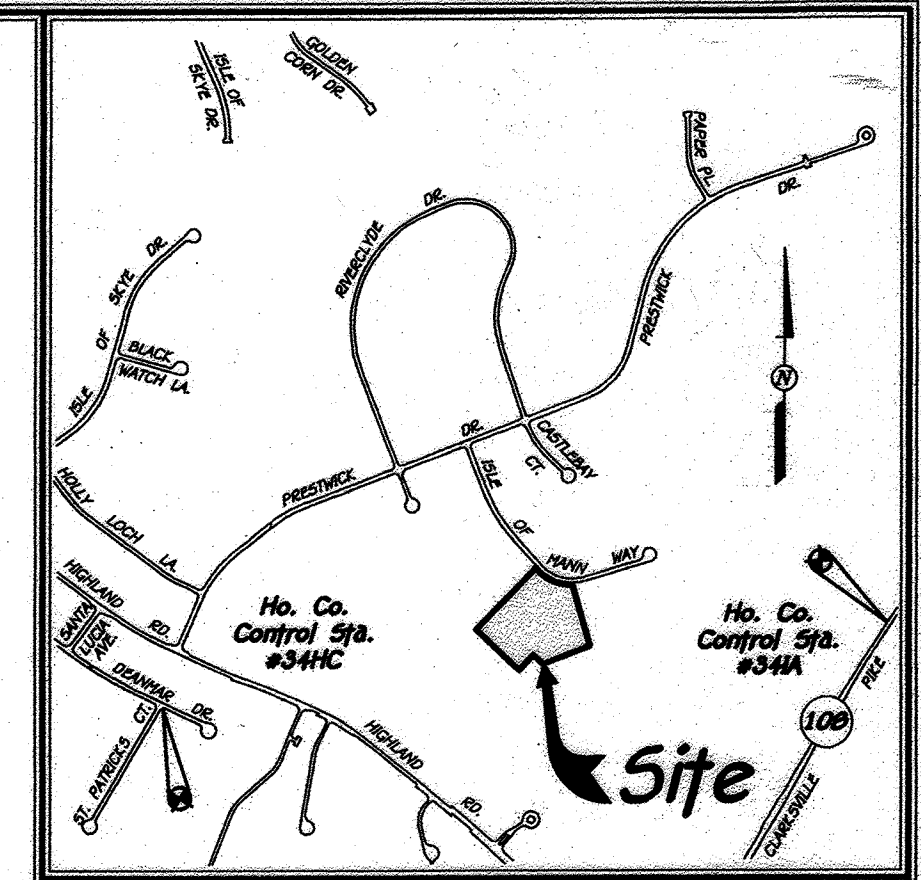
The Requirements S-3-108, The Real Property Article, Annotated Code of Maryland, 1988 Supplement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

*Frank John Mandalansan, II* 10/17/22  
 (Professional Land Surveyor)  
 Date

*John S. Newman* 10/21/22  
 (Professional Land Surveyor)  
 Date

*Stephanie J. Newman* 10/21/22  
 Date

Curve Data Tabulation					
Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
400-302	295.00'	254.51'	49°25'53"	135.78'	S 66°19'30" E 246.69'



- General Notes Continued:**
- This Area Designates A Private Sewerage Disposal Area Containing Sand Mound Systems As Required By The Maryland Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Private Sewerage Disposal Areas 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 Areas. Recordation Of A Modified Easement Shall Not Be Necessary.
  - The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
  - All Wells Have Been Drilled Prior To Final Plat Recordation.
  - Forest Conservation Obligation Was Fulfilled With Koandah Gardens Estates, Lots 16-28 And Preservation Parcel 'A', Recorded As Plat Nos. 15631 Thru 15634 (F-02-04) By Providing 2.09 Acres Forest Retention.
  - A Letter Of Findings Dated September 30, 2022 Prepared By Eco-Science Professionals, Inc. Determined That There Are Wetlands, Wetlands Buffer, Stream And Stream Buffer Located Within The Limits Of Lot 30.

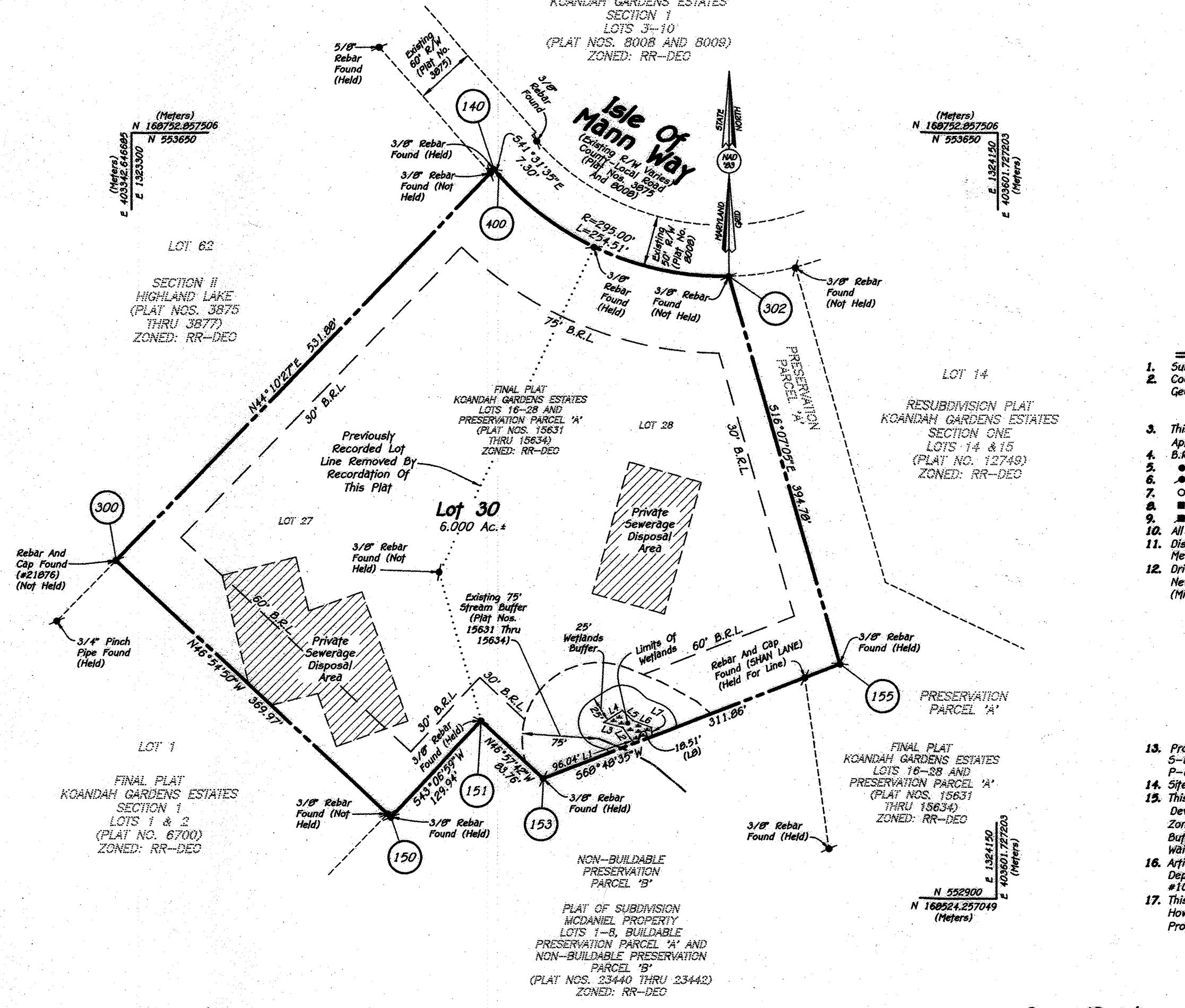
LINE	BEARING	LENGTH
L1	N 41°40'59" W	6.63'
L2	N 34°58'08" W	12.96'
L3	N 75°10'06" W	19.03'
L4	N 57°14'20" E	21.84'
L5	S 46°33'11" E	14.04'
L6	S 68°35'46" E	19.27'
L7	S 07°30'10" E	8.88'
L8	S 68°48'35" W	18.51'

**Legend**

- Limits Of Wetlands
- Previously Recorded Lot Line Removed By Recordation Of This Plat

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors

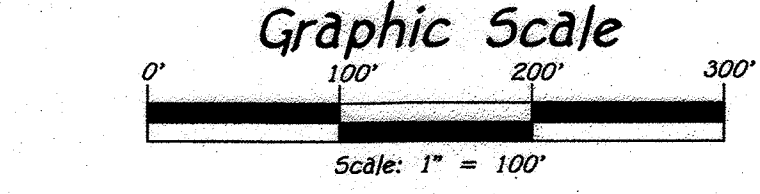
Centennial Square Office Park - 12272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2895



- General Notes:**
- Subject Property Zoned RR-DEO Per 10/06/13 Comprehensive Zoning Plan.
  - Coordinates Based On Nad 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 34A And No. 34HC.  
 Sta. 34A N 553,271.912 E 1,325,838.779 Elev.=471.869  
 Sta. 34HC N 552,735.305 E 1,321,330.290 Elev.=553.050
  - This Plat Is Based On A Field Run Monumented Boundary Survey Performed On Or About April, 13, 2022 By Fisher, Collins & 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 Nos. VP-86-26, 5-87-49, P-87-53, F-87-200, F-88-91, F-90-76, F-95-121, F-97-145, 5-99-07, P-01-003, F-02-004 And F-02-057.
  - Site Is Not Adjacent To A Scenic Road.
  - This Plan Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 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 Or Building/Grading Permit.
  - Articles Of Incorporation For The Homeowners Association, Inc. Were Accepted By The State Department Of Assessments And Taxation Was Filed On 8/29/2002 Filing #1000361987422668.
  - 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 Between Interior Lots Of The Same Subdivision.

**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 PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	6.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	6.000 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	6.000 Ac.*



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

*Stephanie J. Newman* 2/9/23  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning

*Chief, Development Engineering Division* 2/22/23  
 Date

*Director* 3/9/23  
 Date

**Owner's Certificate**

We, John S. Newman And Stephanie J. Newman, Owners Of The Property Shown And Described 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) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision.

Witness My/Our Hand/s This 21 Day Of October, 2022.

*John S. Newman*  
 John S. Newman

*Stephanie J. Newman*  
 Stephanie J. Newman

*William R. Layton*  
 Witness

*Charles L. Smith*  
 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By John P. McDaniel To John S. Newman And Stephanie J. Newman By Deed Dated April 1, 2022 And Recorded Among The Land Records Of Howard County, Maryland In Liber 21520 At Folio 439; And Being Lots 27 And 28, As Shown On Plats Entitled "Final Plat, Koandah Gardens Estates, Lots 16-28 And Preservation Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. 15631 Thru 15634; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Frank John Mandalansan, II* 10/17/22  
 Frank John Mandalansan, II, Professional Land Surveyor No. 21476  
 Expiration Date: July 14, 2023

**Purpose Statement**

The Purpose Of This Plat Is To: (1) Combine Lots 27 And 28, As Shown On Plats Entitled "Final Plat, Koandah Gardens Estates, Lots 16-28 And Preservation Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 15631 Thru 15634, Creating Lot 30; And (2) To Provide Updated Wetlands Determination.

RECORDED AS PLAT No. 21e299 ON 2-13-23  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Resubdivision Plat**  
**Koandah Gardens Estates**  
**Lot 30**

(Being A Resubdivision Of Lots 27 And 28, As Shown On Plats Entitled "Final Plat, Koandah Gardens Estates, Lots 16-28 And Preservation Parcel 'A'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 15631 Thru 15634)

Zoned: RR-DEO  
 Tax Map: 34; Grid: 22; Parcel: 78  
 Fifth Election District - Howard County, Maryland  
 Date: October 17, 2022 Scale: As Shown Sheet 1 Of 1

1/2/2022 2:00:06 PM Engineering\dwg\RECORD PLATS\22006 RESUB PLAT-LOT 30.dwg, RESUB PLAT-LOT 30, 10/17/2022 1:25:17 PM, 1:1