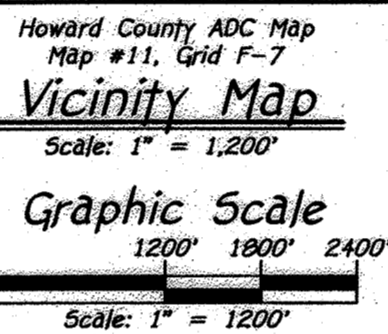
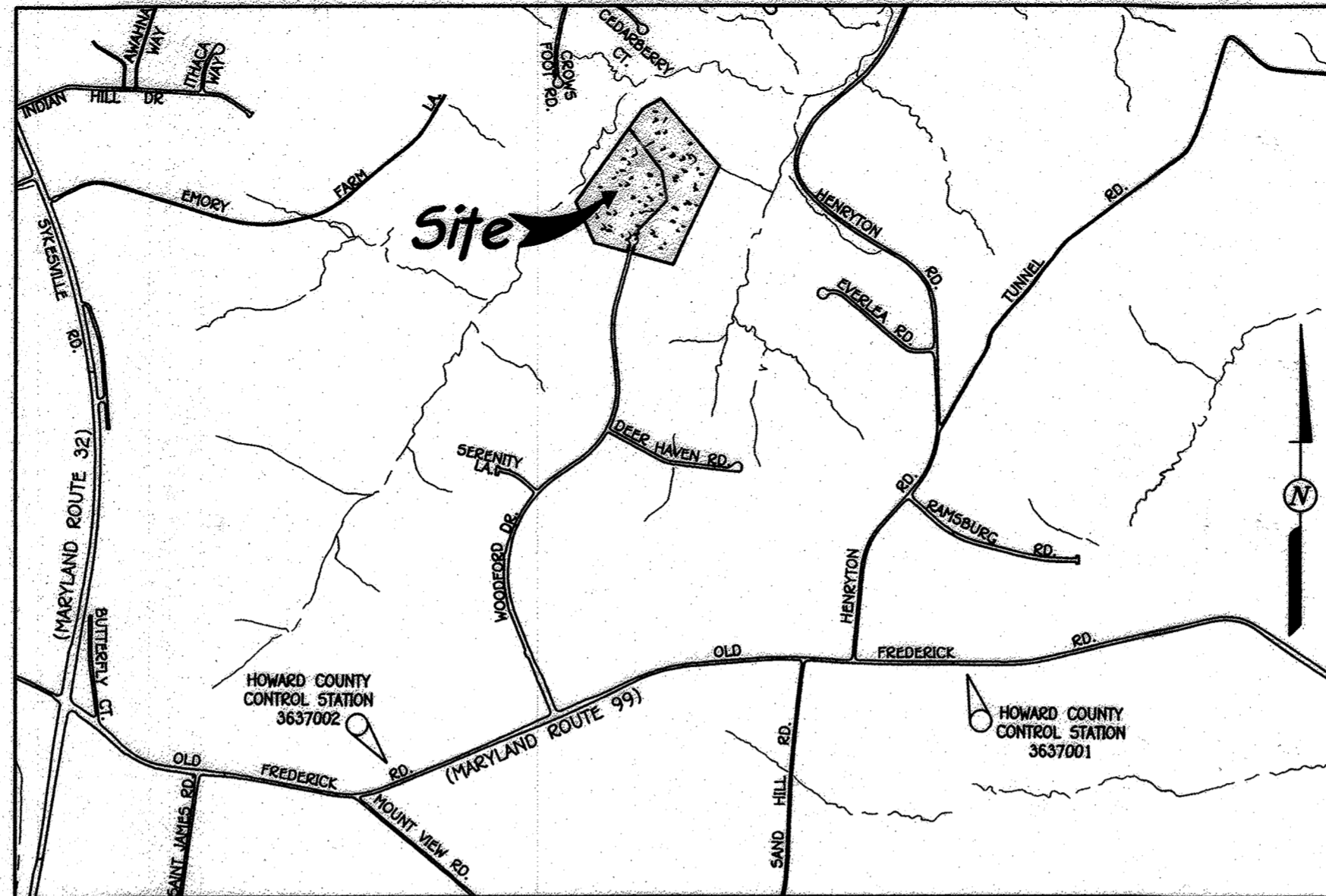


U.S. Equivalent Coordinate Table		
POINT	NORTH	EAST
1	545120.354	819274.824
169	545295.482	818629.445
195	546403.753	819027.312
199	546486.427	819170.376
575	545929.064	819654.799
577	545633.297	818474.728
777	545259.532	818954.680
779	545275.375	818967.552
780	545272.473	818906.383
783	545292.629	818903.157
905	545223.867	818893.359
988	545210.773	818941.615



Curve Data Tabulation					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
779-777	25.00'	21.03'	48°11'23"	11.18'	S39°05'42"W. 20.41'
780-783	25.00'	21.03'	48°11'23"	11.18'	N09°05'42"W. 20.41'
783-779	50.00'	241.19'	276°22'47"		

GENERAL NOTES

- THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE PRIVATE DISPOSAL AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER HAS THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE DISPOSAL AREA. RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- SUBJECT PROPERTY ZONED RR-DEO PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT NOVEMBER 29, 1988 BY FISHER, COLLINS & CARTER, INC. - ELLICOTT CITY, MARYLAND.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO THE MARYLAND STATE GRID SYSTEM.
- THERE IS AN EXISTING DWELLING ON LOT NO. 45 TO REMAIN. BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THERE ARE NO EXISTING DWELLINGS/ STRUCTURES ON LOT 46.
- ALL LOT AREAS SHOWN HEREON ARE MORE OR LESS (+).
- PLAT SUBJECT TO PRIOR DEPARTMENT OF PLANNING AND ZONING FILE NOS. S-88-78, P-88-86, F-90-24, WP-88-159, VP-78-68 & F-78-194.
- PROPERTY IS SUBJECT TO WP88-159 TO ALLOW FOR CONSTRUCTION OF A CUL-DE-SAC GREATER THAN 1200 L.F.
- THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM AND DERIVED FROM THE FOLLOWING HOWARD COUNTY CONTROL STATIONS:
STA 3637002 N 540927.825 E 817102.691
STA 3637001 N 541868.316 E 821311.065
- DENOTES IRON PIN OR IRON PIPE FOUND (PLAT NO. 9489)
- DENOTES CONCRETE MONUMENT (PLAT NO. 9489) SET.
- NO CEMETERIES EXIST ON THE SUBJECT PROPERTY BASED ON VISUAL OBSERVATION OR LISTED IN AVAILABLE HOWARD COUNTY CEMETERY INVENTORY MAP.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. 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, ALTERNATIVE COMPLIANCE APPLICATION OR BUILDING/ GRADING PERMIT.
- LANDSCAPING HAS BEEN SATISFIED WITH SPRING VALLEY CHASE, F-90-024.
- THIS PLAN IS EXEMPT FROM FOREST CONSERVATION WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL SINCE IT IS A RESUBDIVISION THAT DOES NOT CREATE ANY ADDITIONAL LOTS.

The Requirements S-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.

Frank John Manalansan II 4/10/23
Frank John Manalansan, II, L.S. #21476
(Professional Land Surveyor)

Susan D. Baker 4/6/2023
By: Susan D. Baker, Trustee
Susan D. Baker Revocable Trust

M. Linda Martinak 4/8/2023
By: M. Linda Martinak, Trustee
M. Linda Martinak Revocable Trust

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLICOTT CITY, MARYLAND 21042
(410) 461 - 2855

OWNER
LOT 21 (LIBER 21268, FOLIO 71)
SUSAN D. BAKER, TRUSTEE
SUSAN D. BAKER REVOCABLE TRUST
M. LINDA MARTINAK, TRUSTEE
M. LINDA MARTINAK REVOCABLE TRUST
12217 WOODFORD DRIVE
MARRIOTTSVILLE, MARYLAND 21104-1462

OWNER
LOTS 20, 22, 23 AND 24 (LIBER 6035, FOLIO 164)
SUSAN D. BAKER, TRUSTEE
SUSAN D. BAKER REVOCABLE TRUST
12217 WOODFORD DRIVE
MARRIOTTSVILLE, MARYLAND 21104-1462

DEVELOPERS
SUSAN D. BAKER, TRUSTEE OF THE SUSAN D. BAKER REVOCABLE TRUST &
M. LINDA MARTINAK, TRUSTEE OF THE M. LINDA MARTINAK REVOCABLE TRUST
12217 WOODFORD DRIVE MARRIOTTSVILLE, MARYLAND 21104

AREA TABULATION FOR ALL SHEETS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF LOTS TO BE RECORDED.....	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	21.543 AC.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.000 AC.*
TOTAL AREA OF LOTS TO BE RECORDED.....	21.543 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.000 AC.*
TOTAL AREA OF SUBDIVISION TO BE RECORDED.....	21.543 AC.*

Purpose Statement
The Purpose Of This Revision Plat Is To Combine Lots 20-21 Into Lot 45 And Lots 22-24 Into Lot 46.

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

Michael J. Quinn 7/6/23
Howard County Health Officer
Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 7/11/23
Chief, Development Engineering Division
Date

[Signature] 7/13/23
Director
Date

Owner's Certificate
We, Susan D. Baker, Trustee of the Susan D. Baker Revocable Trust and M. Linda Martinak, Trustee of the M. Linda Martinak Revocable Trust, 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 Hand This 10th Day of April, 2023.

Susan D. Baker
By: Susan D. Baker, Trustee
Susan D. Baker Revocable Trust

M. Linda Martinak
By: M. Linda Martinak, Trustee
M. Linda Martinak Revocable Trust

M. Linda Martinak
Witness

Susan D. Baker
Witness

Surveyor's Certificate
I Hereby Certify That The Final Plat Shown Herein Is Correct; That It Is A Re-Subdivision Of (1) All Of The Lands Conveyed By Susan D. Baker, Trustee of the Susan D. Baker Revocable Trust and M. Linda Martinak, Trustee of the M. Linda Martinak Revocable Trust To Susan D. Baker, Trustee of the Susan D. Baker Revocable Trust and M. Linda Martinak, Trustee of the M. Linda Martinak Revocable Trust by Quit Claim Deed Recorded In The Land Records Of Howard County In Liber No. 21268, Folio 71. And (2) All Of The Lands Conveyed By Susan D. Baker To, Susan D. Baker, Trustee of the Susan D. Baker Revocable Trust By Deed Dated February 2, 2002 And Recorded In The Land Records Of Howard County In Liber No. 6035, Folio 0164 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.

Frank John Manalansan II 4/10/23
Frank John Manalansan, II,
Professional Land Surveyor No. 21476
Expiration Date: July 14, 2023

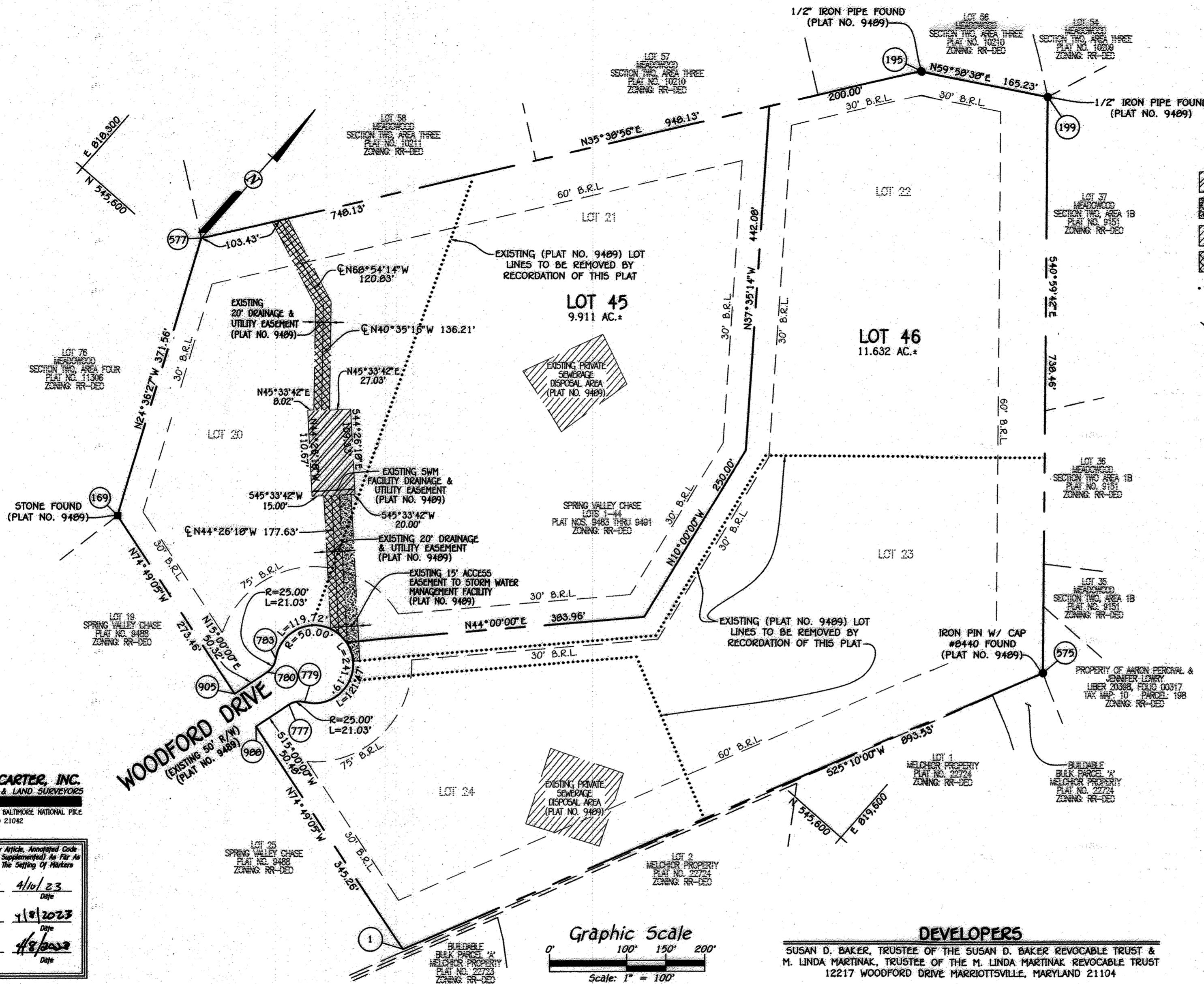


RECORDED AS PLAT No. 26367 ON July 21, 2023
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
SPRING VALLEY CHASE
LOTS 45 AND 46**
(A RESUBDIVISION OF LOTS 20 THRU 24 SPRING VALLEY CHASE
(PLAT No. 9483-9491))

ZONING: 'RR-DEO'
TAX MAP No. 10, GRID 13, PARCEL No. 119
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MARCH 27, 2023
SHEET 1 OF 2

K:\Drawings\3103001\Albee Farms - Millersfield\Comp\Map\Spring Valley Chase Resub. Plat\Spring Valley Chase Resub. Plat\3/28/2023 11:02:27 AM



- Legend**
- EXISTING SWM FACILITY DRAINAGE & UTILITY EASEMENT (PLAT NO. 9489)
 - EXISTING 15' ACCESS TO STORM WATER MANAGEMENT FACILITY (PLAT NO. 9489)
 - EXISTING PRIVATE SEWERAGE DISPOSAL AREA (PLAT NO. 9489) (SEE GENERAL NOTE #1)
 - EXISTING 20' DRAINAGE & UTILITY EASEMENT (PLAT NO. 9489)
 - EXISTING (PLAT NO. 9489) LOT LINES TO BE REMOVED BY RECORDATION OF THIS PLAT

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461-2255

The Requirements S-3-100, The Real Property Article, Annotated Code of Maryland, 1989 Replacement 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 Manalansan, II 4/10/23
 Frank John Manalansan, II, L.S. #21476
 (Professional Land Surveyor)

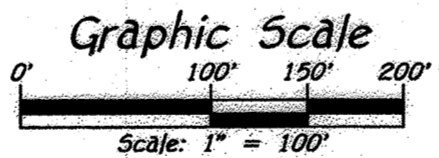
Susan D. Baker 4/8/2023
 By: Susan D. Baker, Trustee
 Susan D. Baker, Revocable Trust

M. Linda Martinak 4/8/2023
 By: M. Linda Martinak, Trustee
 M. Linda Martinak, Revocable Trust

OWNER
 LOT 21 (LIBER 21268, FOLIO 71)
 SUSAN D. BAKER, TRUSTEE
 SUSAN D. BAKER REVOCABLE TRUST
 M. LINDA MARTINAK, TRUSTEE
 M. LINDA MARTINAK REVOCABLE TRUST
 12217 WOODFORD DRIVE
 MARRIOTTSTVILLE, MARYLAND 21104-1462

OWNER
 LOTS 20, 22, 23 AND 24 (LIBER 6035, FOLIO 164)
 SUSAN D. BAKER, TRUSTEE
 SUSAN D. BAKER REVOCABLE TRUST
 12217 WOODFORD DRIVE
 MARRIOTTSTVILLE, MARYLAND 21104-1462

DEVELOPERS
 SUSAN D. BAKER, TRUSTEE OF THE SUSAN D. BAKER REVOCABLE TRUST &
 M. LINDA MARTINAK, TRUSTEE OF THE M. LINDA MARTINAK REVOCABLE TRUST
 12217 WOODFORD DRIVE MARRIOTTSTVILLE, MARYLAND 21104



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

Frank John Manalansan, II 3/6/23
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Chief 7/11/23
 Chief, Development Engineering Division Date

Director 7/13/23
 Director Date

Owner's Certificate

We, Susan D. Baker, Trustee of the Susan D. Baker Revocable Trust and M. Linda Martinak, Trustee of the M. Linda Martinak Revocable Trust, 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 Hand This 10th Day Of April, 2023.

Susan D. Baker
 By: Susan D. Baker, Trustee
 Susan D. Baker Revocable Trust

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 By: M. Linda Martinak, Trustee
 M. Linda Martinak Revocable Trust

Surveyor's Certificate

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Frank John Manalansan, II 4/10/23
 Frank John Manalansan, II,
 Professional Land Surveyor No. 21476
 Expiration Date: July 14, 2023

RECORDED AS PLAT No. 26368 ON July 21, 2023
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
 SPRING VALLEY CHASE
 LOTS 45 AND 46**
 (A RESUBDIVISION OF LOTS 20 THRU 24 SPRING VALLEY CHASE
 (PLAT NO. 9483-9491))

ZONING: 'RR-DEO'
 TAX MAP No. 10, GRID 13, PARCEL No. 119
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 SHEET 2 OF 2

