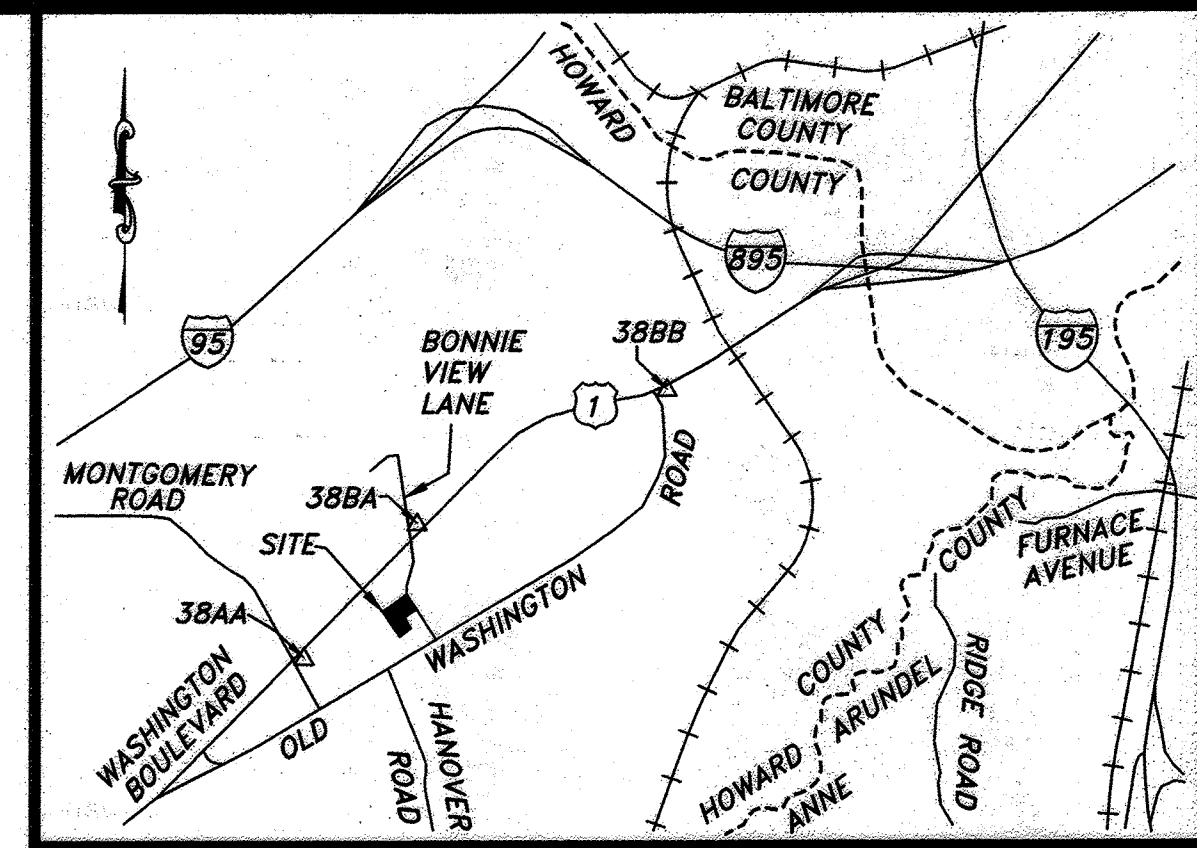


COORDINATE TABLE

#	NORTHING	EASTING
1	561,770.133	1,390,825.913
2	561,634.303	1,390,915.583
3	561,542.422	1,390,776.466
4	561,397.511	1,390,872.366
5	561,263.661	1,390,759.911
6	561,585.010	1,390,546.768

CONTROL STATIONS

#	NORTHING	EASTING	ELEVATION
38AA	561,158.815	1,389,726.426	220.036
38BA	562,553.314	1,390,967.956	166.174
38BB	564,007.645	1,393,649.926	63.655



VICINITY MAP ADC MAP 4937, GRID E7 SCALE: 1" = 2000'

GENERAL NOTES:

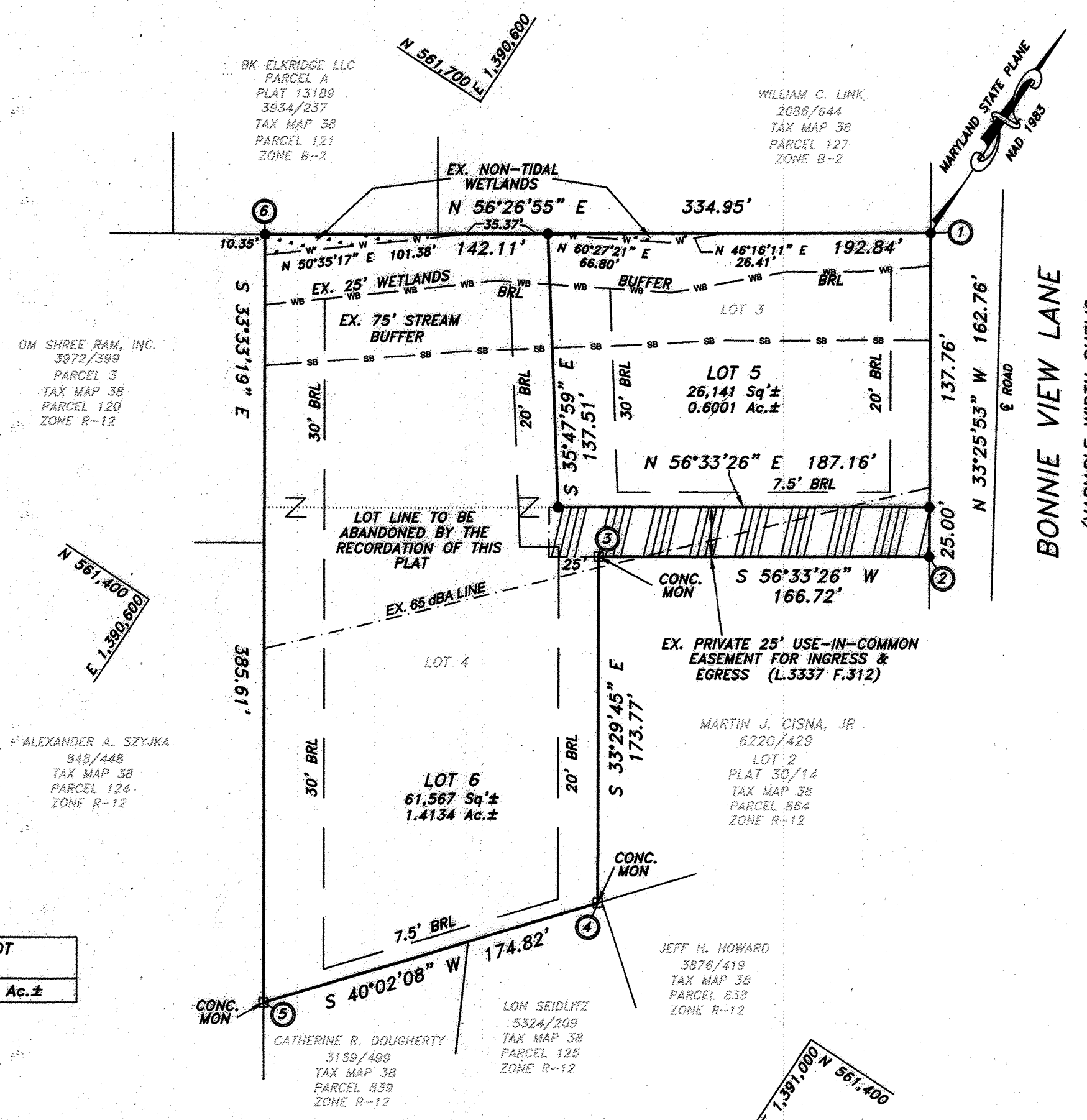
- The coordinates shown hereon are in the Maryland State Plane Coordinate System (NAD83) based on Howard County Control Station Monument Numbers 38AA, 38BA, and 38BB.
- This plan is based on a field run monumented boundary survey performed in May 2023, by NTT Associates, Inc.
- B.R.L. Indicated Building Restriction Lines.
 - Denotes rebar with CORP309 cap est.
 - Denotes iron pipe or iron bar found.
 - Denotes concrete monument found.
- ① Denotes coordinate point number.
- All areas shown hereon are more or less.
- Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width = 12' (18' serving more than one residence)
 - Surface = 6" of compacted crusher run base with tar and chip coating (1 - 1 1/2" min.)
 - Geometry = Max. 15% grade, Max. 10% grade change and Min. 45' turning radius
 - Structures (culverts/bridges) = capable of supporting 25 gross tons (H25 loading)
 - Drainage Elements = safely passing 100-year flood with no more than 1 foot depth over driveway surface
 - Maintenance = sufficient to insure all weather use
- Covenants governing the use-in-common driveway as recorded in the Land Records of Howard County in Liber 3337, folio 312, and shall be privately maintained.
- This plan is exempt from the Forest Conservation requirements because it is a Revision Plat that does not create any new lots, in accordance with Section 16.1202(b)(1)(v) of the Howard County Code.
- This plan is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a Revision Plat that does not create any new lots.
- This plan is exempt from the Open Space requirements because it does not create any additional lots.
- Distances shown are based on surface measurements and are not reduced to NAD83 Grid measurements.
- 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.
- The subject property is zoned "R-12" per the 10/6/2013 Comprehensive Zoning Plan.
- There are existing dwellings on Lots 5 and 6 to remain. No new buildings, extensions or additions to the existing dwelling on Lot 5 or 6 are to be constructed at a distance less than the Zoning Regulations require.
- No historic structures or cemeteries exist on the subject property.
- Prior Department of Planning and Zoning File Numbers F95-08 & F75-14.
- No grading, removal of vegetative cover or trees, paving and new structures shall be permitted within the limits of wetlands, stream(s), or their required buffers, floodplains and forest conservation easement areas.
- Flag and 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 and not onto the pipestem lot driveway.
- Deed reference Liber 3422, folio 414 & Liber 21969, folio 369.
- The lot shown hereon complies with the minimum ownership, width and lot area as required by the Maryland Department of the Environment.
- Prior to the issuance of either a Grading Permit or a Building Permit, Stormwater Management will be required in accordance with the Howard County Design Manual.
- Lots 5 and 6 are currently serviced by Public Water and Public Sewerage systems.
- The useable yard area of the residential structure on Lot 6 shall not encroach on the 65 dBA line.
- Lot 5 and a portion of Lot 6 are in a noise sensitive area and prolonged outdoor exposure may result in hearing impairment.
- The existing 65 dBA Line, 75' Stream Buffer, Non-Tidal Wetlands, 25' Wetlands Buffer, and Private 25' Use-In-Common Easement for Ingress and Egress were derived from prior plat entitled "Norris E. Pool Property" recorded as Plat No. 11386.
- There are no flood plains located on-site as shown on FIRN Panel 2402700180D effective 11/06/2023.
- There are no steep slopes on-site with a contiguous area of 20,000 square feet or greater.

OWNER

JOHN WARREN MERSON III
5960 BONNIE VIEW LANE
ELKRIDGE, MARYLAND 21075
TAX ID 01-265989
TAX MAP 38, PARCEL 864
LOT 4, PLAT NUMBER 11386
LIBER 3422, FOLIO 414
ZONE: R-12
PHONE NUMBER: 443-864-0183

OWNER

JUDY M. MERSON
5950 BONNIE VIEW LANE
ELKRIDGE, MARYLAND 21075
TAX ID 01-184733
TAX MAP 38, PARCEL 864
LOT 3, PLAT NUMBER 11386
LIBER 21969, FOLIO 369
ZONE: R-12
PHONE NUMBER: 410-796-2838



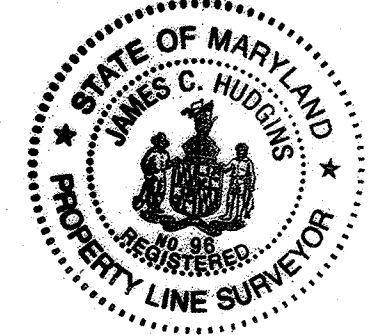
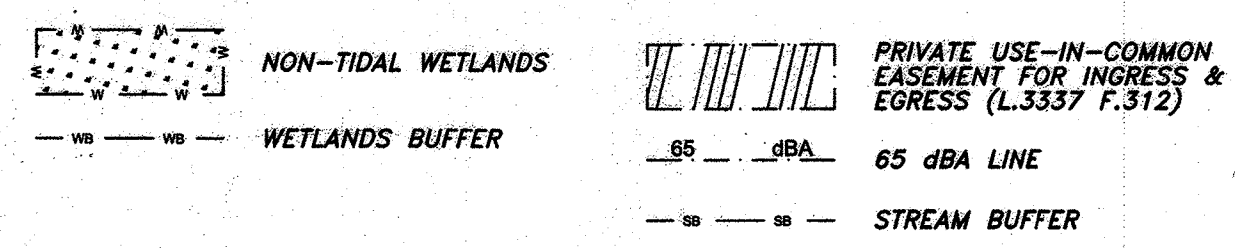
MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	MIN. LOT AREA
6	1.4134 Ac.±	0.0957 Ac.±	1.3177 Ac.±

TOTAL AREA TABULATION

NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
NUMBER OF LOTS/PARCELS TO BE RECORDED	2
AREA OF BUILDABLE LOTS TO BE RECORDED	2.0135 Ac.±
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 Ac.±
AREA OF LOTS TO BE RECORDED	2.0135 Ac.±
AREA OF ROADWAY TO BE RECORDED	0.0000 Ac.±
TOTAL AREA TO BE RECORDED	2.0135 Ac.±

LEGEND



PURPOSE NOTE:

THE PURPOSE OF THIS PLAT IS TO (1) RELOCATE THE PROPERTY LINE BETWEEN LOTS 3 AND 4.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

Michael J. Davis 7/11/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Cheryl P. ... 7.17.23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

William ... 7/20/23
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, JUDY M. MERSON, JOHN WARREN MERSON, III, AND HEATHER ANN MERSON OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION & IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING & ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS & ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT, & MAINTAIN SEWERS, DRAINS, WATER PIPES, & OTHER MUNICIPAL UTILITIES & SERVICES IN & UNDER ALL STREETS & ROAD RIGHTS-OF-WAY & THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION TO PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, & OPEN SPACE, WHERE APPLICABLE, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT & OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BED 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; (4) THAT NO BUILDING OR SIMILAR STRUCTURE SHALL BE ERRECTED ON OR OVER SAID EASEMENTS & RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 16TH DAY OF JUNE, 2023.
 Judy M. Merson 6/16/23 DATE
 John Warren Merson, III 6/16/23 DATE
 Heather Ann Merson 6/16/23 DATE
 David Carroll 6/16/23 WITNESS DATE
 Daniel Carroll 6/16/23 WITNESS DATE
 David Carroll 6/16/23 WITNESS DATE

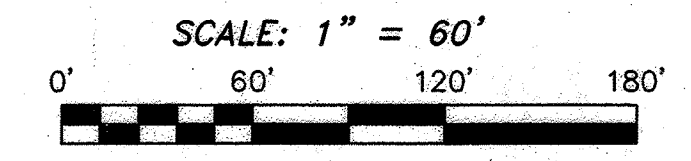
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE FINAL PLAN SHOWN HEREON IS CORRECT; THAT IT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND; THAT IT IS A RESUBDIVISION OF LOTS 3 AND 4 AS SHOWN ON THE PLAT ENTITLED "NORRIS E. POOL PROPERTY" LOTS 3 AND 4, A RESUBDIVISION OF LOT 1 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AS PLAT NUMBER 11386, BEING ALL THE LAND CONVEYED BY JOHN WARREN MERSON, III TO JOHN WARREN MERSON, III AND HEATHER ANN MERSON BY DEED DATED DECEMBER 23, 1994 RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 3422, FOLIO 414 AND ALL THE LAND CONVEYED BY JUDY M. MERSON TO JUDY M. MERSON BY A LIFE ESTATE DEED DATED MAY 9, 2023 RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 21969, FOLIO 369; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS SUBDIVISION. THIS PLAT IS IN ACCORDANCE WITH THE ANNOTATED-CODE OF MARYLAND, AS AMENDED AND ALSO IN ACCORDANCE WITH THE HOWARD COUNTY, MARYLAND SUBDIVISION REGULATIONS.

J. Carl Hudgins 6/16/23 DATE
J. CARL HUDGINS PROPERTY LINE SURVEYOR #96 EXPIRATION DATE: 3/11/2024

RESUBDIVISION PLAT

NORRIS E. POOL PROPERTY
LOTS 5 & 6
A RESUBDIVISION OF LOTS 3 & 4
PLAT NUMBER 11386
DEED LIBER 3422, FOLIO 414 & LIBER 21969, FOLIO 369
TAX MAP 38; GRID 9; PART OF PARCEL 864
1st ELECTION DISTRICT HOWARD COUNTY, MARYLAND
ZONED R-12; PREVIOUS DPZ FILE NUMBERS: F95-08 & F75-14
MAY 30, 2023 SHEET 1 OF 1



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