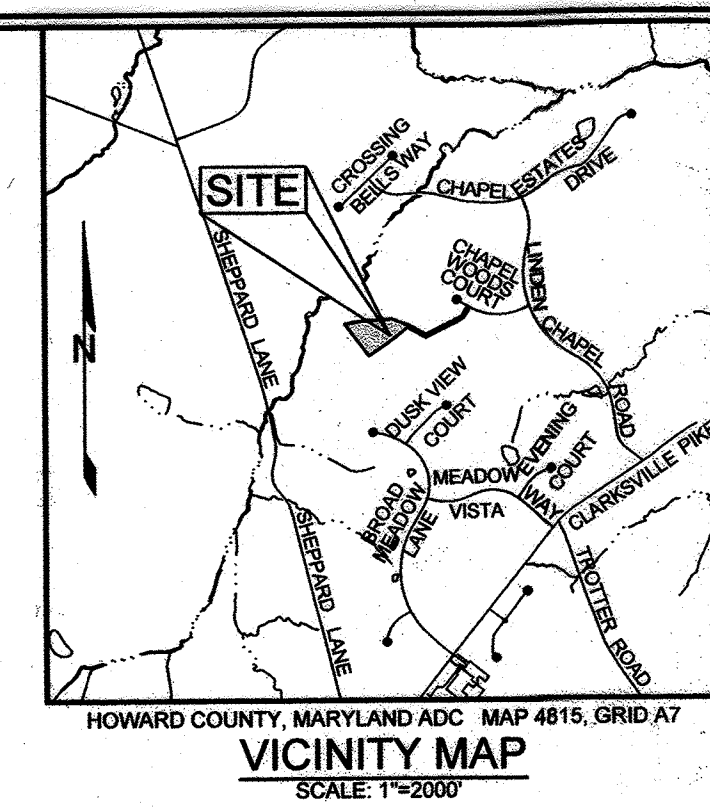
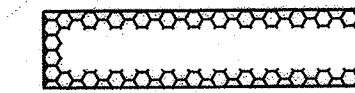


LEGEND

FOREST CONSERVATION
RETENTION EASEMENT



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	100.00'	59.96'	34°21'04"	30.91'	S 46°32'05" W	59.06'
C2	120.00'	74.94'	34°21'04"	38.64'	S 46°32'05" W	73.82'

FOREST CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	LENGTH
L1	S 80°27'14" W	188.73'
L2	S 37°27'41" E	51.63'
L3	S 51°19'26" E	240.41'
L4	S 37°27'41" E	224.85'
L5	N 56°15'13" E	40.28'
L6	S 37°27'41" E	402.79'

GENERAL NOTES

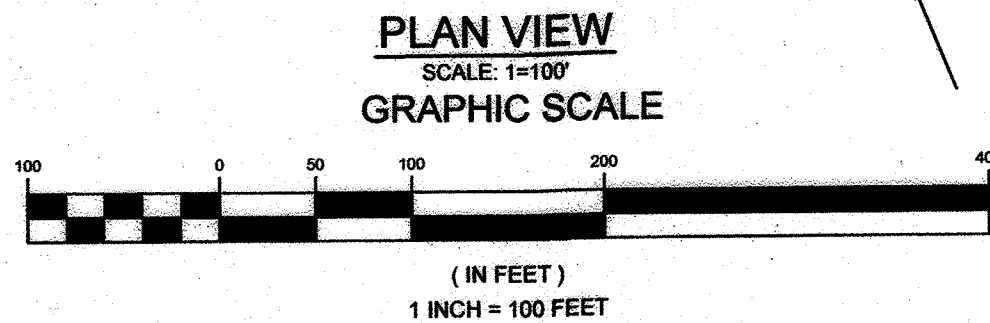
- THIS PROPERTY IS ZONED RC-DEO PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- THE COORDINATE SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODESIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 (2011), AS DETERMINED BY RTN OBSERVATIONS (SMARTNET NORTH AMERICA) ON 7/28/2021
- THE BOUNDARY SHOWN HERE ON IS BASED ON A BOUNDARY SURVEY PERFORMED BY SEG LAND SURVEYING, LLC IN NOVEMBER OF 2021
- PREVIOUS DPZ FILE NUMBER: AA-23-001, WP-24-003
- NO RARE, THREATENED OR ENDANGERED SPECIES, OR THEIR HABITATS, WERE OBSERVED ON THE PROPERTY.
- FOREST IS PRESENT WITHIN THE LIMITS OF THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS WITHIN THE USE IV WATERSHED OF THE MIDDLE PATUXENT RIVER 02-12-11-06-09-61. THIS SITE IS NOT WITHIN A TIER II WATERSHED.
- BRL INDICATES BUILDING RESTRICTION LINE
- ALL AREAS SHOWN HEREON ARE MORE OR LESS
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, UNLESS ALTERNATIVE COMPLIANCE HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
- 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.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION WITH AREAS DEFINED AS FOREST CONSERVATION EASEMENTS.
- NO STOCKPILES, PARKING AREAS, EQUIPMENT CLEANING AREAS, ETC. SHALL OCCUR WITHIN AREAS DESIGNATED AS NON-DISTURBANCE AREAS.
- NO HISTORIC STRUCTURES OR CEMETERIES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- THE SITE CURRENTLY HAS NO IMPROVEMENTS. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF THIS SUBDIVISION WITH RESPECT TO SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS.
- ON AUGUST 3, 2023, WP-24-003 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, THE DIRECTOR OF THE RECREATION AND PARKS AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY FOR A VARIANCE TO SECTION 16.1205(a)(3) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO REMOVE FOUR (4) SPECIMEN TREES TO PROVIDE A SEWAGE DISPOSAL AREA. ON JULY 31, 2023, WP-24-003 WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING FOR AN ALTERNATIVE COMPLIANCE TO SECTION 16.120(b)(4) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PROVIDE ON SITE FOREST CONSERVATION EASEMENT ON A LOT LESS THAN 10 ACRES.
- THE PURPOSE OF THIS PLAT OF EASEMENT IS TO BE IN COMPLIANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION AND THE FOREST CONSERVATION MANUAL BY ON-SITE RETENTION OF 1.6 ACRES. THE BREAK-EVEN POINT FOR THIS PROJECT. THIS EASEMENT IS BEING CREATED TO FULFILL OBLIGATIONS ON THE ASSOCIATED SIMPLIFIED ENVIRONMENTAL CONCEPT PLAN.

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - A. BUILDABLE: 1
 - B. NON-BUILDABLE: 0
 - C. OPEN SPACE: 0
 - D. PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS
 - A. BUILDABLE: 3.44 AC
 - B. NON-BUILDABLE: 0.0000 AC
 - C. OPEN SPACE: 0.0000 AC
 - D. PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.44 AC

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
2	568,981.2655	1,331,154.5289
3	569,014.1764	1,331,350.2274
4	569,030.5392	1,331,646.7419
5	568,965.9915	1,331,816.0671
6	568,869.9552	1,331,997.8004
7	569,040.8238	1,332,343.6481
8	569,081.4526	1,332,386.5154
9	569,156.5410	1,332,428.7515
20	568,661.5544	1,331,399.5097
21	568,841.4887	1,331,668.8361
22	568,948.5953	1,331,795.3631
23	568,841.8914	1,331,997.4177
25	569,018.4113	1,332,354.7229
28	569,069.1965	1,332,408.3044
29	569,144.2846	1,332,450.5410



THE REQUIREMENTS § 3-108, 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.

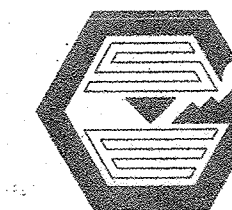
Joel Ellis Brengle
JOEL ELLIS BRENGLE, PROFESSIONAL LAND SURVEYOR
DATE: 12-1-2023

Alhad Chande
ALHAD CHANDE
DATE: 12-1-2023

Karen Z. Chande
KAREN CHANDE
DATE: 12-1-2023

OWNER

ALHAD & KAREN CHANDE
11808 BARE SKY LANE
COLUMBIA, MARYLAND 21044



SEG LAND SURVEYING, LLC

16005 Frederick Road, 2nd Floor Phone: 443.325.5076
Woodbine, Maryland 21797 Fax: 410.696.2022
Email: info@seglandsurveying.com

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

[Signature] 12/14/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12-21-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/21/23
DIRECTOR DATE

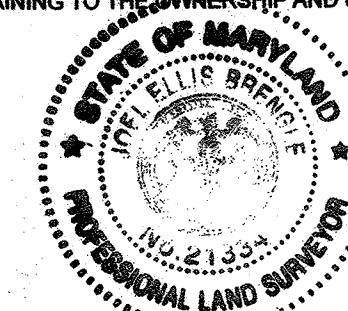
DEDICATION FOR INDIVIDUALS

WE THE PROPERTY OWNERS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN IN CONSIDERATION FOR THE APPROVAL OF THIS PLAT OF FOREST CONSERVATION EASEMENT BY THE DEPARTMENT OF PLANNING AND ZONING, TO ESTABLISH A FOREST CONSERVATION EASEMENT. WITNESS MY HAND THIS DAY OF 2023

[Signature] 12-1-2023 DATE
ALHAD CHANDE WITNESS
[Signature] 12-1-2023 DATE
KAREN Z. CHANDE WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY PROPERTY OWNER, TO PROPERTY BUYER, DATED MONTH DAY YEAR, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER NNN FOLIO NNN, AND ALL OF THE LAND CONVEYED BY PROPERTY OWNER, TO PROPERTY BUYER, DATED MONTH DAY YEAR AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD. IN LIBER NNN FOLIO NNN, AND THAT ALL THE 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. THIS DRAWING IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE, OR TO DEPICT OR NOTE ALL MATTERS AFFECTING THE TITLE PERTAINING TO THE OWNERSHIP AND USE OF THIS PROPERTY



[Signature] 12-1-2023 DATE
JOEL ELLIS BRENGLE, PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 21334

RECORDED AS PLAT NUMBER 20485 ON 11/17/2024 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF EASEMENT
MALLAN'S PROPERTY**

LOT 2

A REVISION OF LOT 2, MALLAN'S PROPERTY,
PLAT 8787, TAX MAP 29, PARCEL 36
5TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

SCALE: 1"=100'
DATE: DECEMBER 1, 2023

SHEET 1 OF 1