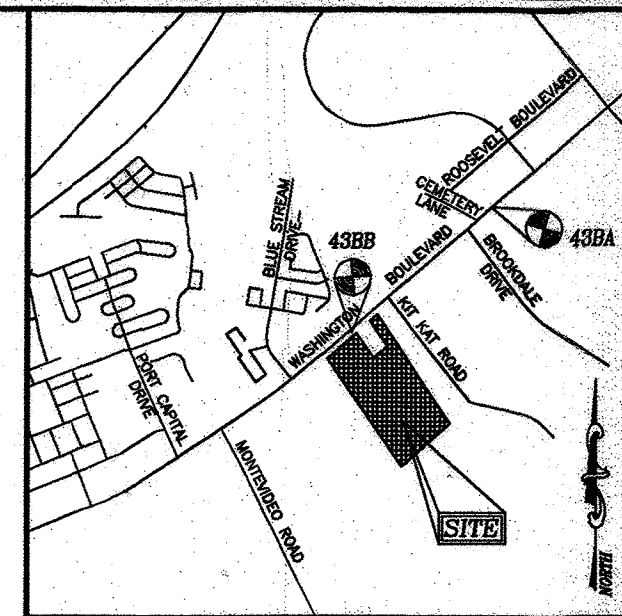


**NOTES**

1. THE BOUNDARY, BEARINGS AND THE COORDINATES SHOWN HEREON ARE BASED UPON HOWARD COUNTY GEODETIC CONTROL (TRAVERSE STA. 2345002 AND 2345006) WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM AS SHOWN ON PLATS 8200 & 7761.
2. THE SUBJECT PROPERTY IS ZONED CE-CLJ PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
3. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN THE CASE OF THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
4. THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT/PLAT OF CORRECTION THAT DOES NOT CREATE ANY NEW LOTS / PARCEL DIVISIONS.
5. THIS PLAT 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)(vi) OF THE HOWARD COUNTY CODE.
6. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN, AND FOREST CONSERVATION EASEMENT AREAS.
7. THERE ARE EXISTING STRUCTURES LOCATED ON THE LOT TO REMAIN. NO NEW BUILDINGS, EXTENSIONS, OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.



**VICINITY MAP**  
SCALE: 1"=2000'  
MAP 5054, GRID G2

**LEGEND**

- [Hatched Box] 20' PUBLIC WATER & UTILITY EASEMENT
- [Dotted Box] 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- [Dashed Box] EXISTING EASEMENTS (AS LABELED)

COORDINATE TABLE		
POINT	NORTHING	EASTING
1	488395.4500	864836.3640
2	489460.6058	864103.6790
3	489711.2692	864388.1616
4	489460.6699	864561.8999
5	489579.4509	864696.8540
6	489829.9470	864523.2551
7	489895.9541	864598.3750
8	488816.8610	865313.7102

THE REQUIREMENTS OF § 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.

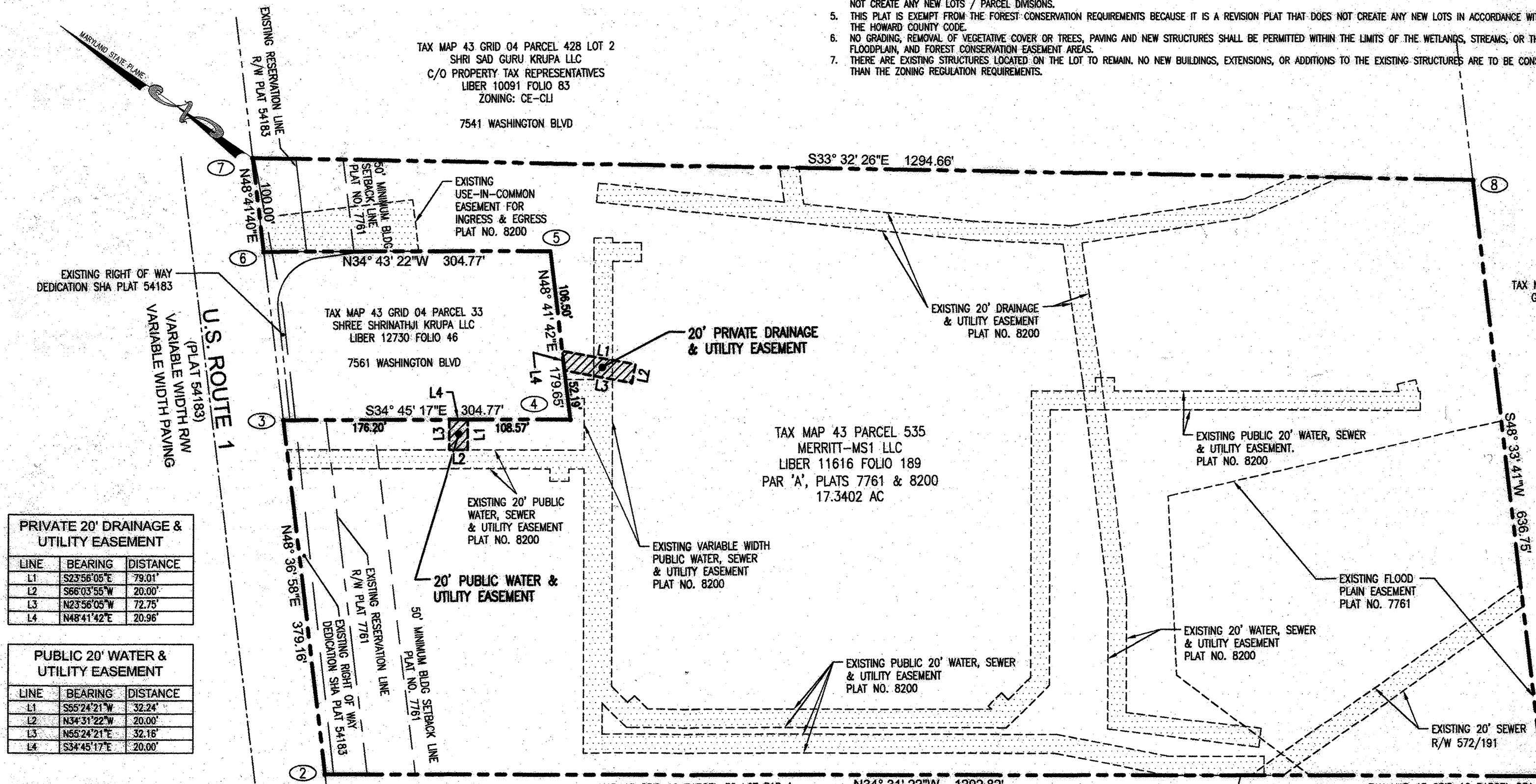
*Thomas M. Hoffman, Jr.* 5/11/23  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267

*Robb Merritt* 5/16/23  
MERRITT-MS1, LLC - AUTHORIZED PERSON DATE  
ROBB MERRITT

**OWNER**  
MERRITT-MS1, LLC  
2066 LORD BALTIMORE DRIVE  
BALTIMORE, MD 21075  
(410) 298-2600

**DEVELOPER**  
SAMSON'S REALTY, LLC  
5128 BRITTEN LANE  
ELLCOTT CITY, MD 21043  
(443) 829-1743

**PURPOSE:**  
THE PURPOSE OF THIS PLAT IS TO CREATE:  
(1) A 20' PUBLIC WATER & UTILITY EASEMENT, AND  
(2) A 20' PRIVATE DRAINAGE & UTILITY EASEMENT



**PRIVATE 20' DRAINAGE & UTILITY EASEMENT**

LINE	BEARING	DISTANCE
L1	S23°58'05"E	79.01'
L2	S68°03'55"W	20.00'
L3	N23°58'05"W	72.75'
L4	N48°41'42"E	20.96'

**PUBLIC 20' WATER & UTILITY EASEMENT**

LINE	BEARING	DISTANCE
L1	S65°24'21"W	32.24'
L2	N34°31'22"W	20.00'
L3	N55°24'21"E	32.18'
L4	S34°43'17"E	20.00'

**AREA TABULATION**

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
- BUILDABLE	1
- NON-BUILDABLE	0
- OPEN SPACE	0
- PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	17.3402 AC.
- BUILDABLE	17.3402 AC.
- NON-BUILDABLE	0 AC.
- OPEN SPACE	0 AC.
- PRESERVATION PARCELS	0 AC.
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.4946 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.8348 AC.

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

*Howard County Health Officer* 10/20/23  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chief, Development Engineering Division* 11-1-23  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Director* 11/13/23  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, MERRITT-MS1, LLC OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS 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 THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 16<sup>TH</sup> DAY OF MAY 2023

*Robb Merritt*  
MERRITT-MS1, LLC - AUTHORIZED PERSON

*Daniel Palace*  
WITNESS  
DANIEL PALACE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED TO MERRITT-MS1, LLC BY DEED DATED FEBRUARY 26, 1997 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 11616, FOLIO 189.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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.

*Thomas M. Hoffman, Jr.* 5/11/23  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
EXPIRATION/RENEWAL DATE: JULY 28, 2024

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 2644c3 ON 11-13-2023  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF REVISION**

A REVISION OF  
"SUBDIVISION OF THE LANDS OF ROBERT SCHATTLNER, JACK B. ROSEN, MERLE S. ROSEN & SAMUEL SCHATTLNER"  
(PLATS 7761 & 8200)

ZONED: CE-CLJ  
TAX MAP 43, GRID 4, PARCEL 535  
1ST ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"= 100' MAY 11, 2023

GRAPHIC SCALE  
100' 0 100' 200' 300'

SHEET 1 OF 1