

**GENERAL NOTES**

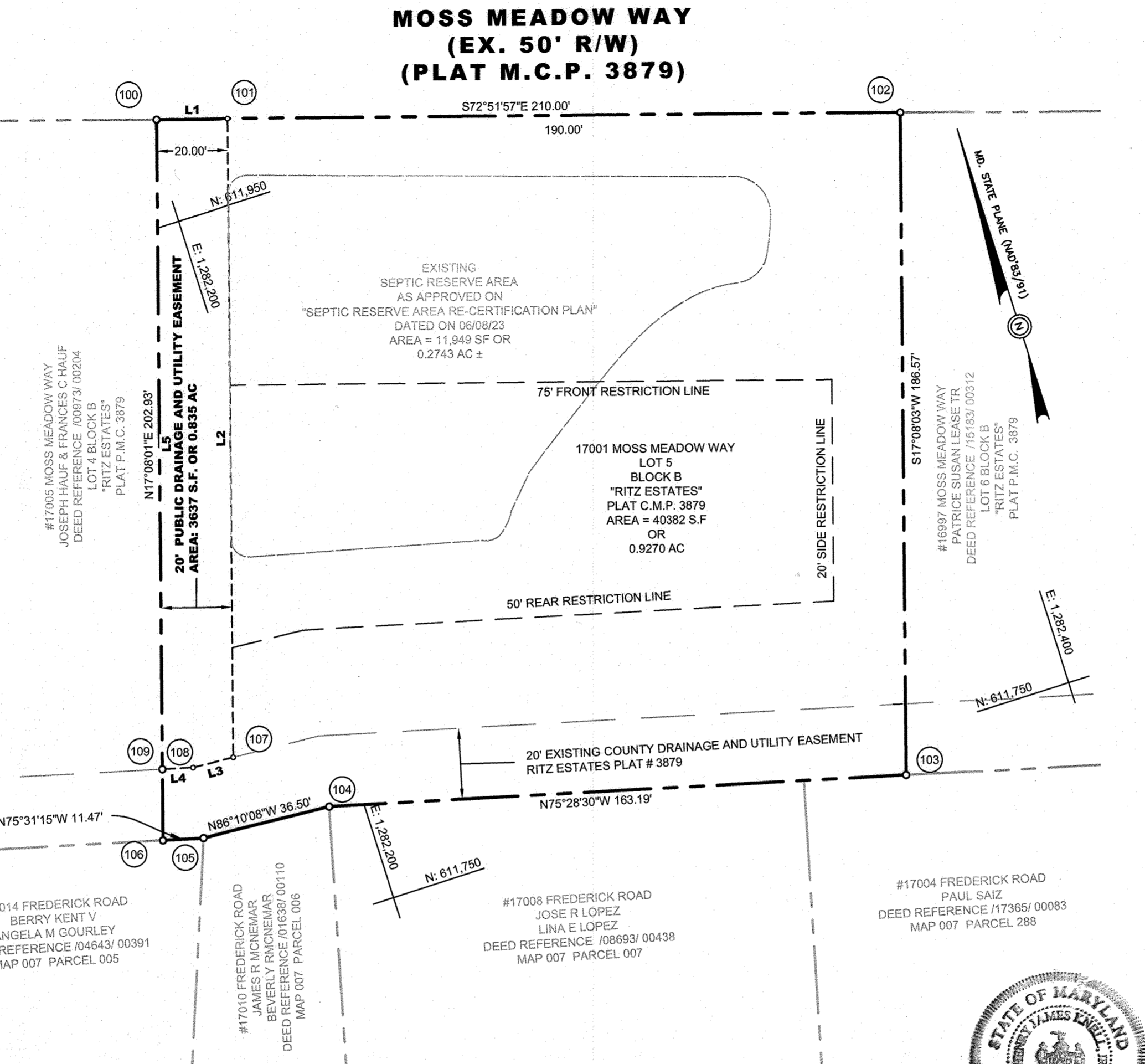
1. THE SUBJECT PROPERTY IS ZONED RC-DEO
2. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
3. BOUNDARY IS BASED ON FIELD SURVEY PERFORMED BY COLBERT MATZ ROZENFELT LLC AND RITZ ESTATES SUBDIVISION PLAT C.M.P. 3879, RECORDED AMONG HOWARD COUNTY RECORDS
4. ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
5. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE NAD 83 MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 07AD AND 02GA WERE USED FOR THIS PROJECT.
6. THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100 YEAR - FLOODPLAIN OR STEEP SLOPES LOCATED WITHIN THE LIMITS OF THR REVISION PLAT
7. THIS PLAT IS EXEMPT FROM THE LANDSCAPE REQUIREMENTS SINCE THIS PLAT OF REVISION DOES NOT CREATE ANY NEW LOTS.
8. THIS PLAT IS EXEMPT FROM HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS SINCE THIS PLAT OF REVISION DOES NOT CREATE ANY NEW LOTS.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERIES ON THE PROPERTY.
10. CURRENT OWNER: MOSS MEADOW, LLC
11. CURRENT DEED OF RECORD: BOOK WAR 21862 PAGE 498

**WELL AND SEPTIC SYSTEM NOTES**

1. THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE 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 SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
2. THE LOT SHOWN HEREIN COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

**AREA TABULATION CHART - THIS SUBMISSION**

<b>TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:</b>	
BUILDABLE :	1
OPEN SPACE:	0
BUILDABLE PRESERVATION PARCELS:	0
NON-BUILDABLE PRESERVATION PARCELS:	0
NON-BUILDABLE BULK PARCELS:	0
<b>TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED</b>	
BUILDABLE	2.92
OPEN SPACE	0.00
BUILDABLE PRESERVATION PARCEL:	0.00
NON-BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE BULK PARCELS	0.00
<b>TOTAL AREA OF ROADWAY TO BE RECORDED</b>	
(INCLUDING WIDENING STRIPS)	0.00
<b>TOTAL AREA OF LOT REVISION TO BE RECORDED</b>	2.92



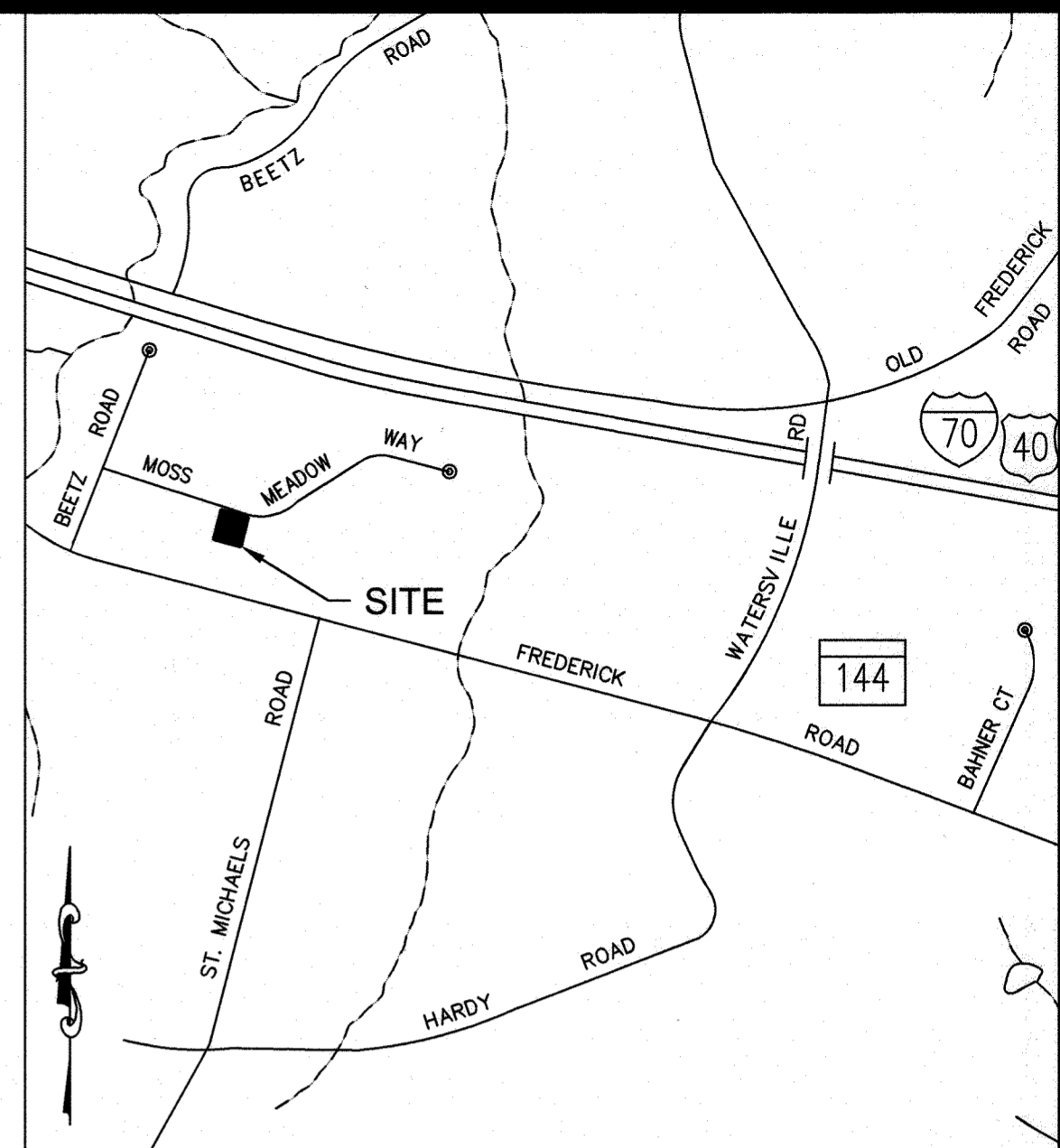
POINT #	NORTHING	EASTING
100	611,979.1186'	1,282,202.7203'
101	611,973.2264'	1,282,221.8326'
102	611,917.2506'	1,282,403.4000'
103	611,738.9705'	1,282,348.4376'
104	611,779.8879'	1,282,190.4612'
105	611,782.3267'	1,282,154.0427'
106	611,785.1945'	1,282,142.9370'
107	611,801.3848'	1,282,168.8570'
108	611,802.1585'	1,282,157.2348'
109	611,804.3274'	1,282,148.8354'

LINE #	BEARING	DISTANCE
L1	S 72° 51' 57" E	20.00'
L2	S 17° 08' 01" W	179.82'
L3	N 86° 11' 30" W	11.65'
L4	N 75° 31' 15" W	8.67'
L5	N 17° 08' 01" E	182.91'

LEGEND:  
 100 PROPERTY CORNER ID  
 ○ PROPERTY CORNER  
 — BOUNDARY LINE  
 - - - EXISTING EASEMENT  
 - - - NEW EASEMENT CREATED  
 - - - BUILDING RESTRICTION LINE (AS SHOWN ON PLAT CM 3879)  
 - - - PRIVATE SEWERAGE EASEMENT



Owner:  
 MOSS MEADOW, LLC  
 16341 PAULOWNIA HILL COURT  
 MOUNT AIRY, MARYLAND 21771  
 Phone No.: (443) 812-4358



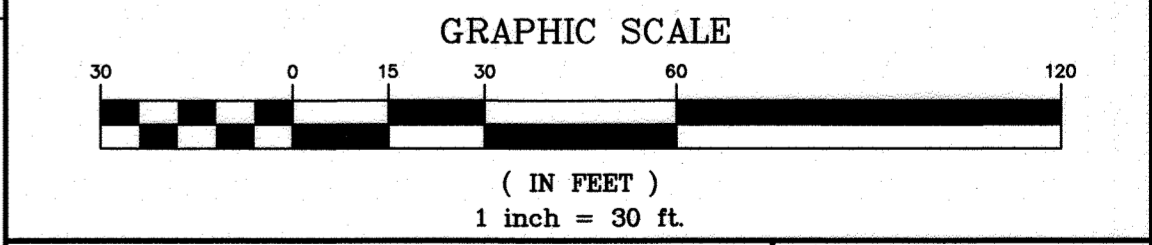
THE REQUIREMENTS 3-108 THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MARKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH

*Henry James Knell, Jr.*  
 HENRY JAMES KNELL, JR.  
 MARYLAND PROPERTY LINE SURVEYOR NO. 484  
 EXPIRATION/RENEWAL DATE: 01-15-2025  
 DATE: 12-18-23

**PURPOSE NOTE**  
 THE PURPOSE OF THAT PLAT IS TO CREATE AND DEDICATE A 20' STORM DRAIN EASEMENT AND TO SHOW APPROVED SEPTIC RESERVE AREA AS SHOWN ON "SEPTIC RESERVE AREA RE-CERTIFICATION PLAN" DATED 06/08/23.

RECORDED AS PLAT No 26494 ON 1-26-2024  
 AMONG THE LAND RECORDS OF HOWARD COUNTY

**PLAT OF REVISION**  
 LOT 5 BLOCK B "RITZ ESTATES"  
 17001 MOSS MEADOW WAY  
 MOSS MEADOW, LLC  
 DEED REFERENCE BOOK WAR 21862 PAGE 498  
 TAX MAP 7 - GRID 3 - PARCEL 481  
 HOWARD COUNTY, MARYLAND



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT  
*Howard County Health Officer*  
 HOWARD COUNTY HEALTH OFFICER  
 DATE: 1/4/24

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.  
*Chief, Development Engineering Division*  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 1-11-24

*Director*  
 DIRECTOR  
 DATE: 1/23/24

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS DOCUMENT 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, LICENSE NO. 484, EXPIRATION DATE 01-15-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY MOSS MEADOW, LLC BY DEED RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK WAR 21862 PAGE 498.  
*Henry James Knell, Jr.*  
 HENRY JAMES KNELL, JR.  
 MARYLAND PROPERTY LINE SURVEYOR NO. 484  
 EXPIRATION/RENEWAL DATE: 01-15-2025  
 DATE: 12-18-23

**OWNER'S CERTIFICATE**  
 MOSS MEADOW, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF REVISION, AND IN CONSIDERATION OF APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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 THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (3) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.  
*Larry Smith*  
 LARRY SMITH  
 DATE: 12-18-23

**Colbert Matz Rosenfelt, LLC.**  
 Engineers \* Surveyors \* Planners  
 2835 Smith Avenue, Suite G  
 Baltimore, Maryland 21209  
 Telephone (410) 653-3838  
 Facsimile: (410) 653-7953

SCALE:	1" = 30'
DATE:	October 17, 2023
JOB NO.:	2018079
W.O. NO.:	72731
DRAWN:	VEA/TWS/HJK
CHECKED:	GMB
FILE:	2018079 PLAT OF REVISION
DRAWING NUMBER:	

SHEET 1 OF 1