

GENERAL NOTES

- COORDINATES BASED ON NAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATIONS NO. 34HB & 34HC.
- THIS PLAT IS BASED ON A FIELD BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC., DATED APRIL 2013 (MCDANIEL PROPERTY PARCEL B) AND JANUARY 2015 (KOANDAH GARDENS ESTATES PARCEL A).
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH CAP MARKED "PROP MARK 21204" SET.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGLULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED RR-DEO IN ACCORDANCE WITH THE 10/6/13 COMPREHENSIVE ZONING PLAN, BUT WAS PREVIOUSLY SUBDIVIDED AND RECORDED UNDER THE 2/2/04 ZONING REGULATIONS AND THEREFORE THIS SUBDIVISION IS CONSIDERED SUBJECT TO THE 2/2/04 REGULATIONS SINCE IT DOES NOT INCREASE THE NUMBER OF BUILDABLE LOTS.
- THE EXISTING PRESERVATION PARCEL IS IN CONFORMANCE WITH SECTION 105.0.G OF THE HOWARD COUNTY ZONING REGULATIONS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE - 6" OF COMPACTED CRUISER RUN BASE W/ TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10' FOR GRADE CHANGE, AND MINIMUM 45 FOOT TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADINGS);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATION OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE EXISTING WETLANDS, STREAM(S) OR OTHER BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN.
- THERE ARE NO EXISTING DWELLINGS/STRUCTURES (HISTORIC OR OTHERWISE) ON PROPOSED NON-BUILDABLE PRESERVATION PARCEL C OR PROPOSED LOT 9.
- THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON PROPOSED NON-BUILDABLE PRESERVATION PARCEL C OR PROPOSED LOT 9.
- THERE ARE PREVIOUSLY PLATTED FLOODPLAINS, WETLANDS, WETLAND BUFFERS, STREAMS, AND STREAM BUFFERS ON THE SUBJECT PROPERTY (PER PLATS 15631-15634 & PLATS 23440-23442), AS SHOWN HEREON. NO DISTURBANCE IS PROPOSED.
- NO STEEP SLOPES ARE LOCATED ON PROPOSED NON-BUILDABLE PRESERVATION PARCEL C OR PROPOSED LOT 9. THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER FOR LOT 9 WILL BE PROVIDED BY THE EXISTING WELL SITE FROM P-01-003 AND SEPTIC RESERVE AREA A5113710 ARE TO BE REPLACED BY THESE SHOWN HEREON AND ON THE ABOVE REFERENCE PERCOLATION CERTIFICATION PLAN.
- STORM WATER MANAGEMENT FOR LOT 9 HAS BEEN PROVIDED UNDER F-02-04.
- THIS PROJECT IS SUBJECT TO COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- LANDSCAPING HAS BEEN PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. A FINANCIAL SURETY OF \$2,700 FOR THE REQUIRED 9 SHADE TREES WILL BE ADDRESSED AS PART OF THE GRADING PERMIT APPLICATION.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DETERMINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATION OF THIS PROJECT HAS BEEN FULFILLED UNDER F-02-04 AND F14-021.
- HIGHLAND ROAD IS CLASSIFIED AS A MAJOR COLLECTOR.
 - NON-BUILDABLE PRESERVATION PARCEL 'C' HAS ACCESS VIA AN EXISTING "PRIVATE VARIABLE WIDTH USE-IN-COMMON ACCESS EASEMENT FOR LOTS 4-8, NON-BUILDABLE PRESERVATION PARCEL 'A' (PLAT 23440), NON-BUILDABLE PRESERVATION PARCEL 'C', & LOT 1 - KOANDAH GARDENS ESTATES (PLAT 6700), AND DIRECT ACCESS TO ISLE OF MANN WAY IN 2 LOCATIONS.
 - LOT 9 HAS ACCESS TO KOANDAH GARDENS (PUBLIC ACCESS PLACE) VIA AN EXISTING "USE-IN-COMMON ACCESS EASEMENT TO BENEFIT LOT 21, OPEN SPACE LOT 22, & LOT 9 (PLAT 25871).
 - AN "AMENDMENT TO DECLARATION OF PRIVATE USE-IN-COMMON DRIVEWAY AND COMMON MAINTENANCE AGREEMENT" FOR THE SHARED DRIVEWAY WHICH SERVES LOT 21, OPEN SPACE LOT 22 AND LOT 9 (PLAT 25870-25872) HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 20995 FOLIO 392.
- 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 THE LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.

THE REQUIREMENTS § 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.

Eric David Salmi 7/29/2024
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

John P. McDaniel 7/30/2024
 JOHN P. MCDANIEL (LOT 9) DATE
 JOHN P. MCDANIEL (LOT 9) DATE
 PARCEL C HOMEOWNER'S ASSOCIATION, INC. DATE
 (JOHN P. MCDANIEL)

AREA TABULATION CHART	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1	0	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	P/0 1	P/0 1	1
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0	0	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	1 & P/0 1	P/0 1	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.3765 AC.	0.0000 AC.	1.3765 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	13.0277 AC.	15.4985 AC.	28.5262 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	14.4042 AC.	15.4985 AC.	29.9027 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA TO BE RECORDED	14.4042 AC.	15.4985 AC.	29.9027 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

David J. Salmi 7/30/24
 HOWARD COUNTY HEALTH OFFICER DATE

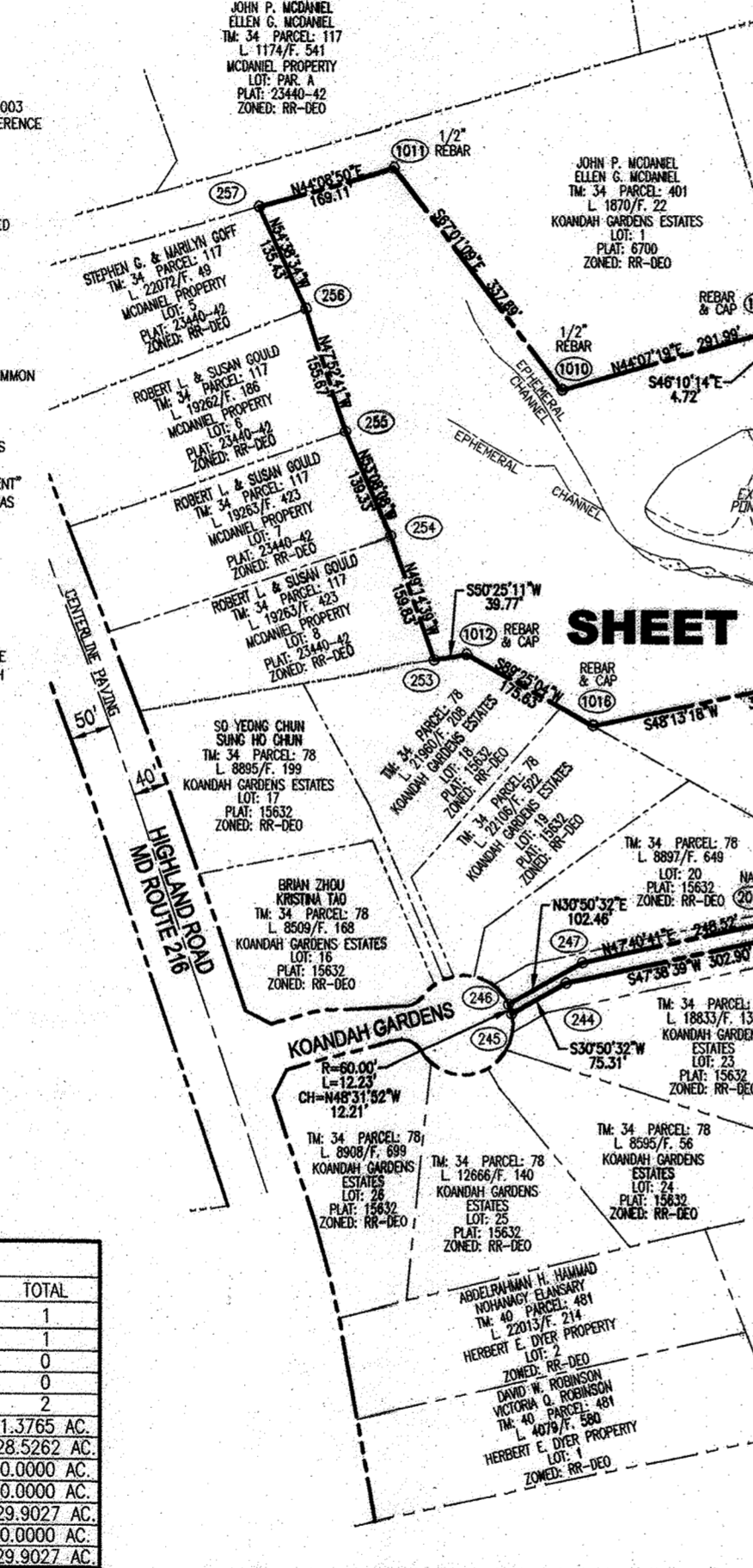
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. McDaniel 8/12/24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

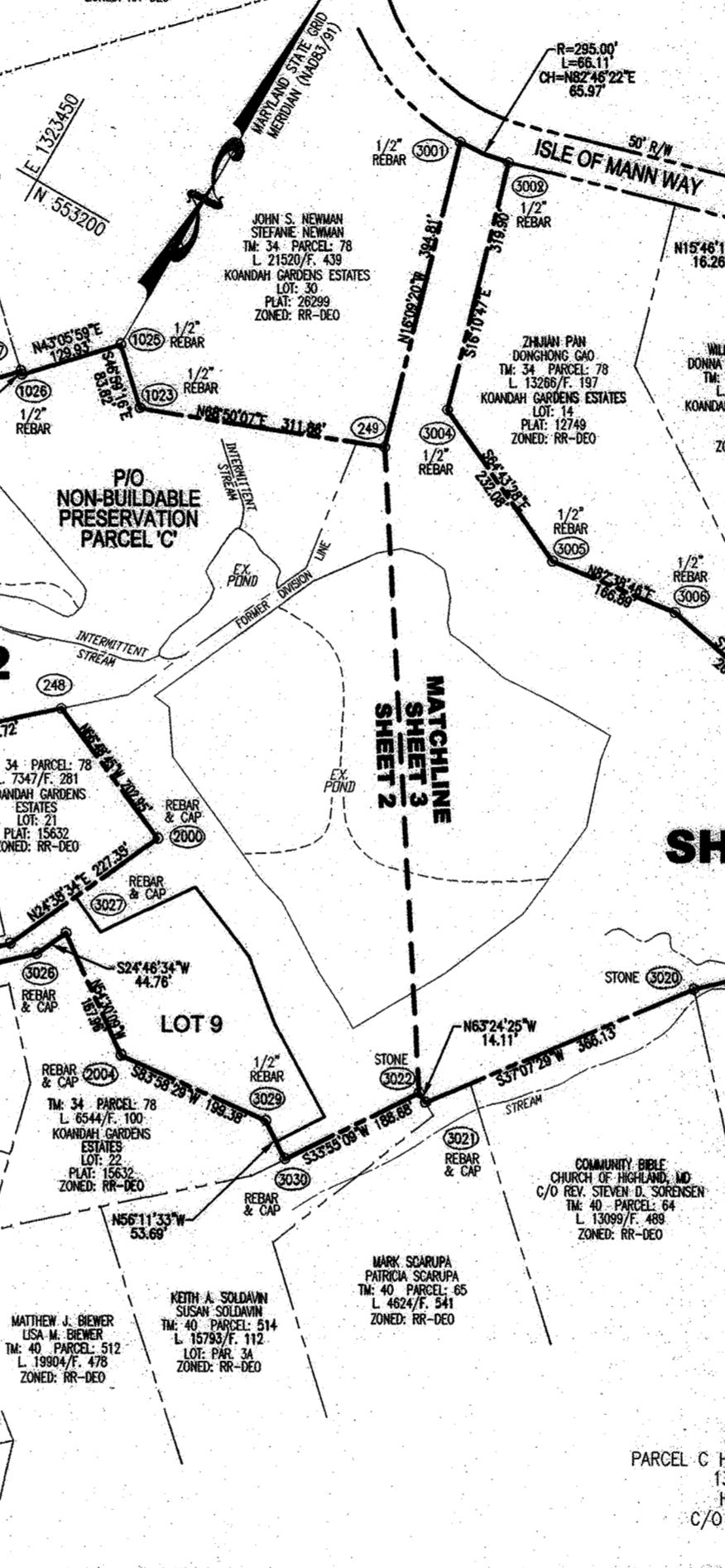
John P. McDaniel 8/12/24
 DIRECTOR DATE

- THE ARTICLES OF INCORPORATION FOR THE PARCEL C HOMEOWNER'S ASSOCIATION, INC. WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON 02/09/2018. RECEIPT NO. D18697292.
- THE PROTECTIVE COVENANTS, INCLUDING COVENANTS GOVERNING THE MAINTENANCE OF NON-BUILDABLE PRESERVATION PARCEL 'C', WERE RECORDED CONCURRENTLY WITH THE RECORDING OF PLAT 25870-25872.
- TRASH AND RECYCLING COLLECTION FOR LOT 9 WILL BE AT KOANDAH GARDENS WITHIN 5' OF THE EDGE OF COUNTY ROADWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF 10,000 SQUARE FEET AS REQUIRED 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 VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE AREA.
- THIS PLAN IS SUBJECT TO WP-133-034. ON OCTOBER 2, 2012, THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE SECTION 16.119(F)(3) WHICH STATES THAT FOR SUBDIVISIONS AND SITE DEVELOPMENT PLANS WITH NO OTHER MEANS OF ACCESS EXCEPT FROM A RESTRICTED ACCESS ROAD, THE DEPARTMENT OF PLANNING AND ZONING MAY APPROVE SINGLE USE-IN-COMMON DRIVEWAY THAT MEETS MINIMUM SHEET DISTANCE REQUIREMENTS AND A WAIVER TO SECTION 16.120(C)(2) WHICH REQUIRES ALL LOTS, PRESERVATION PARCELS OR BULK PARCELS FOR SINGLE-FAMILY DETACHED DWELLINGS TO HAVE MINIMUM LOT FRONTS ON APPROVED STREETS WITHIN A PUBLIC RIGHT-OF-WAY WHICH PROVIDES ACCESS TO THE PROPERTY.

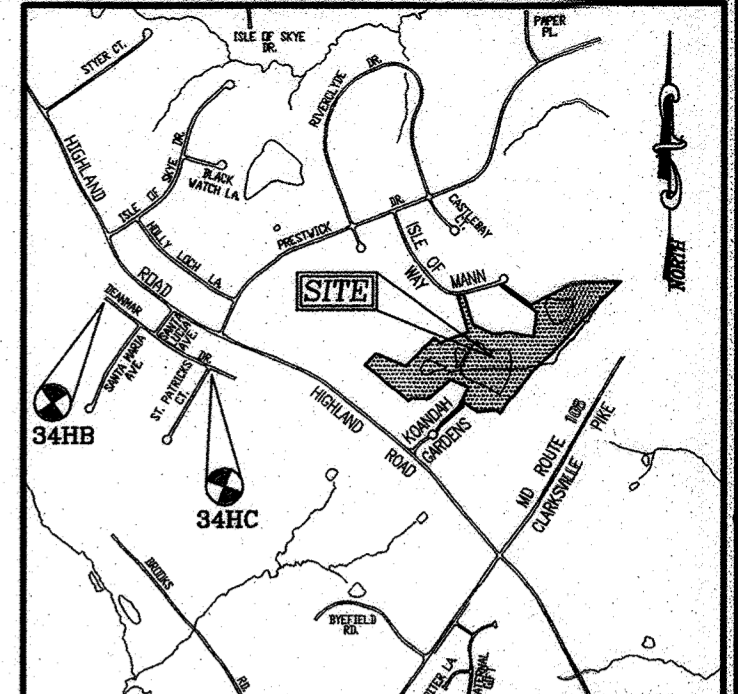
- THE APPLICANT MUST APPLY FOR AND RECEIVE APPROVAL FOR A DESIGN MANUAL WAIVER TO ALLOW MORE THAN 6 USERS ON A USE-IN-COMMON DRIVEWAY FOR PROPOSED LOTS 4 THROUGH 8, BUILDABLE PRESERVATION PARCEL 'A' AND LOT 1 OF THE KOANDAH GARDENS ESTATES.
- AT THE SUBDIVISION PLAN REVIEW STAGE, THE PROPOSED USE-IN-COMMON DRIVEWAYS SHALL BE DESIGNED TO PROVIDE SUFFICIENT TURNING RADIUS AND WIDTH FOR USE BY EMERGENCY VEHICLES AND COMPLY WITH THE MINIMUM DESIGN MANUAL SIGHT DISTANCE CRITERIA ON HIGHLAND ROAD.
- COMPLIANCE WITH ATTACHED CONDITIONS / COMMENTS FROM THE DEVELOPMENT ENGINEERING DIVISION.
- THE OWNER/DEVELOPER IS STRONGLY ENCOURAGED TO MAINTAIN THE EXISTING CHERRY TREES AND PADDOCK FENCING ALONG HIGHLAND ROAD. LANDSCAPING (REQUIRED) AND ENHANCED BUFFERS AND FENCING AS DISCUSSED BY THE HDC SHOULD BE SHOWN ON THE PRELIMINARY EQUIVALENT SKETCH PLAN SHEET.



- THIS PLAN IS SUBJECT TO A DESIGN MANUAL WAIVER OF DESIGN MANUAL VOLUME II, SECTION 2.6.A. TO ALLOW MORE THAN 6 USERS TO SHARE A SINGLE USE-IN-COMMON DRIVEWAY. ON JANUARY 3, 2013, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST BASED UPON JUSTIFICATION PROVIDED IN THE WAIVER REQUEST LETTER AND THE FACT THAT THE GRANTING OF SAID REQUEST WILL NOT IMPACT THE COUNTY'S EXISTING AND FUTURE INFRA-STRUCTURE SYSTEMS.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- SAND MOUND DESIGN PLANS FOR LOT 9 MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT PRIOR TO RELEASE OF BUILDING PERMIT.



COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
244	552154.9391	1323712.3686	2000	552560.3094	1323995.6820
245	552020.7656	1323673.2875	2001	552353.6653	1323800.8863
246	552028.3639	1323664.6064	2004	552302.1248	1324091.7006
247	552186.3378	1323717.1372	2001	552508.7035	1323886.7037
248	552640.2206	1323809.1223	3002	553517.0029	1323927.1513
249	553129.4889	1323996.5559	3004	553209.7738	1324041.2821
250	553632.1925	1324349.1917	3005	553110.6870	1324251.1506
251	553420.1613	1324644.5101	3008	553132.0456	1324416.6713
252	553629.0710	1323058.0297	3007	553084.0482	1324267.2776
253	552412.7339	1323378.5884	3008	553345.9004	1324704.9209
254	552517.0783	1323275.5159	3009	553611.2773	1324336.0908
255	552620.6973	1323146.0421	3010	553626.9284	1324331.6405
256	552705.0798	1323030.8789	3015	553637.6572	1324511.0844
257	552783.4469	1322920.1278	3017	552936.8108	1324885.6551
1010	552772.8660	1323348.8847	3020	552735.3573	1324673.4670
1011	552804.7876	1323037.9094	3021	552443.4353	1324462.4901
1012	552438.0778	1323409.2453	3022	552449.7508	1324439.8745
1016	552439.8672	1323554.8640	3026	552359.0105	1323835.0070
1023	553016.8917	1323705.2308	3027	552309.8505	1323954.9608
1025	553074.0670	1323644.4441	3029	552323.0530	1324289.9762
1026	552979.1996	1323555.6695	3030	552293.1800	1324334.5872
1027	552982.4710	1323552.2616	3038	553168.7048	1325106.5572



VICINITY MAP
 SCALE: 1"=2000'
 ADC MAP: 31 GRID NO: B5

OWNER (NBPP 'C')
 PARCEL C HOMEOWNER'S ASSOCIATION, INC.
 13032 HIGHLAND ROAD
 HIGHLAND, MD 20777
 C/O MR. JOHN P. MCDANIEL
 (240) 342-2582

OWNER (LOT 9)
 JOHN P. MCDANIEL
 13032 HIGHLAND ROAD
 HIGHLAND, MD 20777
 (240) 342-2582

PURPOSE NOTE
 THE PURPOSE OF THIS PLAT IS TO REVISE LOT 9 AND NON-BUILDABLE PRESERVATION PARCEL C (PLATS 25870-25872) TO:
 1.) AMEND THE BUILDING RESTRICTION LINES ON LOT 9
 2.) ABANDON THE EXISTING PRIVATE DRIVEWAY EASEMENT FOR LOT 9 LOCATED ON NON-BUILDABLE PRESERVATION PARCEL C AND
 3.) ESTABLISH A NEW PRIVATE DRIVEWAY EASEMENT FOR LOT 9 ACROSS A PORTION OF NON-BUILDABLE PRESERVATION PARCEL C. A "DECLARATION OF PRIVATE EASEMENTS" (NON-BUILDABLE PRESERVATION PARCEL 'C', LOT 9, LOT 21 AND LOT 22) IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN L. 22261 F. 1.

OWNER'S CERTIFICATE

WE, JOHN P. MCDANIEL (LOT 9) AND PARCEL C HOMEOWNER'S ASSOCIATION, INC. (NON-BUILDABLE PRESERVATION PARCEL C), OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 30TH DAY OF JULY 2024.

John P. McDaniel
 JOHN P. MCDANIEL (LOT 9) WITNESS

John P. McDaniel
 JOHN P. MCDANIEL WITNESS

PARCEL C HOMEOWNER'S ASSOCIATION, INC.
 (JOHN P. MCDANIEL)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A REVISION OF (1) PART OF THE LAND CONVEYED BY JOHN P. MCDANIEL AS THE SOLE SURVIVING TENANT BY ENTIRETY (ELLEN G. MCDANIEL BEING DECEASED) BY DEED DATED MARCH 6, 2018, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 20995 FOLIO 366 AND (2) PART OF THE LAND CONVEYED BY JAMES M. SANBORN AND EMILIE S. SANBORN TO JOHN P. MCDANIEL BY DEED DATED DECEMBER 19, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14548 FOLIO 196.

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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2026.

Eric David Salmi 7/29/2024
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

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. 216170 ON 8-30-24
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
MCDANIEL PROPERTY
LOT 9 AND NON-BUILDABLE PRESERVATION PARCEL C

A REVISION TO MCDANIEL PROPERTY LOT 9 AND NON-BUILDABLE PRESERVATION PARCEL 'C', RECORDED AS PLAT NO. 25870-25872
 ZONED: RR-DEO
 DPZ REF'S: F-86-91, VP-86-26, F-87-200, P-87-053, S-87-49, F-90-076, F-94-069, F-95-121, F-97-145, S-99-07, P-01-003, F-02-004, F-02-057, ECP-12-048, SP-13-005, WP-13-034, F-14-021, F-16-053
 TAX MAP: 34 GRID: 22 PARCEL: 117
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 200' FEBRUARY 2024

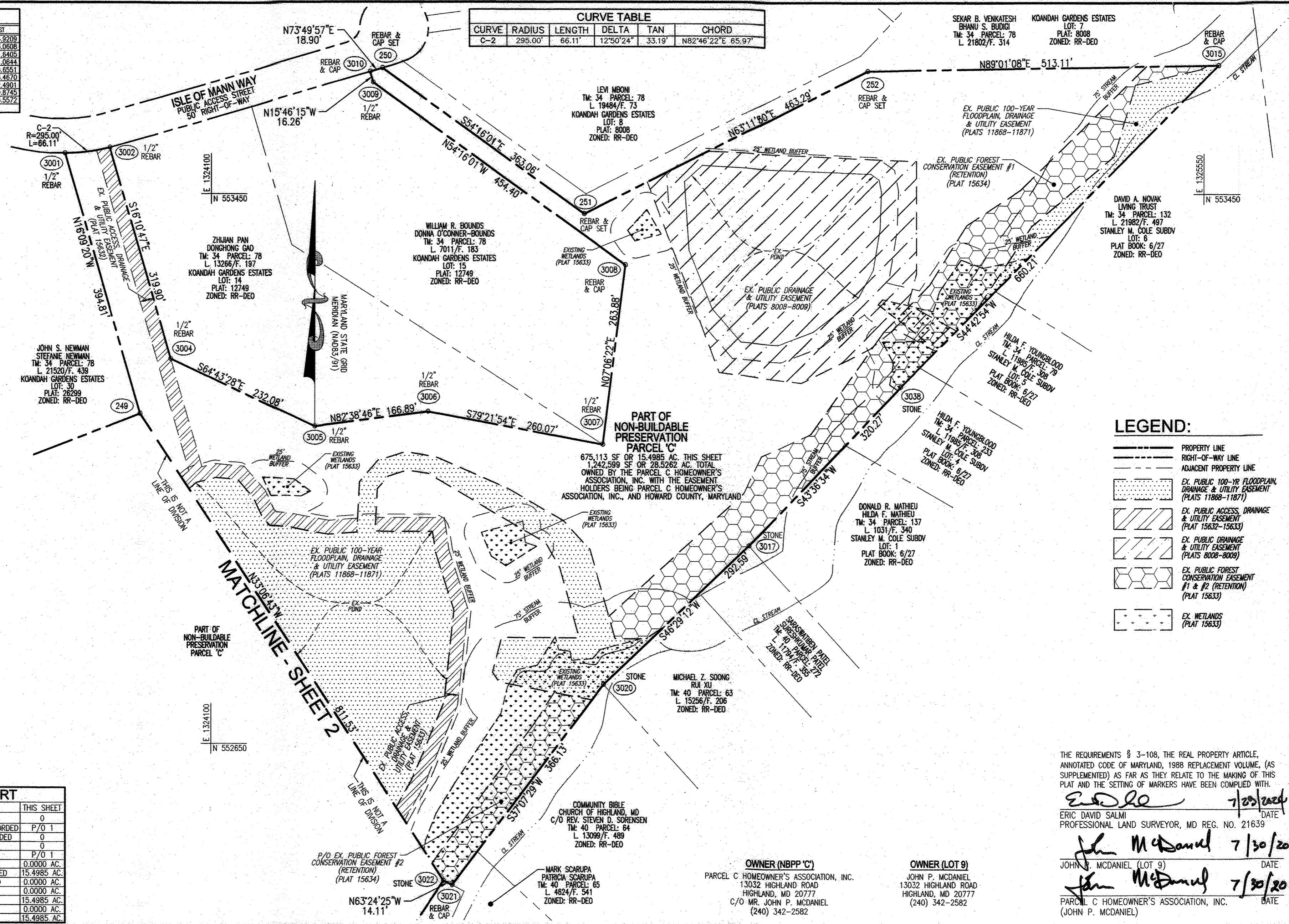
400 200 100 0 200 400
 GRAPHIC SCALE
 SHEET 1 OF 3

COORDINATE TABLE					
NO.	NORTH	EAST	NO.	NORTH	EAST
249	553129.4889	1323996.5559	3008	553345.9004	1324704.9209
250	553632.1925	1324349.7977	3009	553611.2273	1324336.0608
251	553420.1613	1324644.5101	3010	553626.8284	1324331.6405
252	553629.0710	1325058.0297	3015	553637.8572	1325571.0644
3001	553508.7035	1323886.7037	3017	552936.8108	1324885.6551
3002	553517.0029	1323952.1513	3020	552735.3573	1324673.4670
3004	553208.7738	1324041.2921	3021	552443.4353	1324452.4901
3005	553110.6840	1324251.1508	3022	552449.7508	1324439.8745
3006	553132.0436	1324416.6713	3038	553168.7048	1325106.5572
3007	553084.0482	1324672.2776			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD
C-2	295.00'	66.11'	12°50'24"	33.19'	N82°46'22"E 65.97'

SEKAR B. VENKATESH BHANU S. BUDIGI
 TM: 34 PARCEL: 78
 L. 21802/F. 314
 ZONED: RR-DEO

KOANDAH GARDENS ESTATES
 LOT: 7
 PLAT: 8008
 ZONED: RR-DEO



LEGEND:

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT PROPERTY LINE
- [Pattern] EX. PUBLIC 100-YR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (PLATS 11868-11871)
- [Pattern] EX. PUBLIC ACCESS, DRAINAGE & UTILITY EASEMENT (PLAT 15632-15633)
- [Pattern] EX. PUBLIC DRAINAGE & UTILITY EASEMENT (PLATS 8008-8009)
- [Pattern] EX. PUBLIC FOREST CONSERVATION EASEMENT #1 & #2 (RETENTION) (PLAT 15633)
- [Pattern] EX. WETLANDS (PLAT 15633)

AREA TABULATION CHART

	THIS SHEET
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	P/O 1
TOTAL NUMBER OF PRESERVATION PARCELS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	P/O 1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	15.4985 AC.
TOTAL AREA OF PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	15.4985 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.
TOTAL AREA TO BE RECORDED	15.4985 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

[Signature] 7/30/24
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 8/15/24
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 8/15/24
 DIRECTOR

OWNER'S CERTIFICATE

WE, JOHN P. MCDANIEL (LOT 9) AND PARCEL C HOMEOWNER'S ASSOCIATION, INC. (NON-BUILDABLE PRESERVATION PARCEL C), OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT 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:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE;
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS OUR HANDS THIS 30th DAY OF JULY 2024.

[Signature]
 JOHN P. MCDANIEL (LOT 9)

[Signature]
 PARCEL C HOMEOWNER'S ASSOCIATION, INC.
 (JOHN P. MCDANIEL)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A REVISION OF (1) PART OF THE LAND CONVEYED BY JOHN P. MCDANIEL AS THE SOLE SURVIVING TENANT BY ENTIRETY (ELLEN G. MCDANIEL BEING DECEASED) BY DEED DATED MARCH 6, 2018, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 20995 FOLIO 366 AND (2) PART OF THE LAND CONVEYED BY JAMES M. SANBORN AND EMILIE S. SANBORN TO JOHN P. MCDANIEL BY DEED DATED DECEMBER 19, 2012 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14548 FOLIO 196.

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, LICENSE NO. 21639, EXPIRATION DATE JANUARY 3, 2026.

[Signature] 7/30/24
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

VOGEL ENGINEERING + TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21103
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT NO. 216172 ON 8-30-24
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
MCDANIEL PROPERTY
LOT 9 AND NON-BUILDABLE
PRESERVATION PARCEL C

A REVISION TO MCDANIEL PROPERTY LOT 9 AND NON-BUILDABLE PRESERVATION PARCEL C, RECORDED AS PLAT NO. 25870-25872
 ZONED: RR-DEO

DPZ REF'S: F-86-91, VP-86-26, F-87-200, P-87-053, S-87-49, F-90-076, F-94-069, F-95-121, F-97-145, S-99-07, P-01-003, F-02-004, F-02-057, EOP-12-048, SP-13-005, WP-13-034, F-14-021, F-16-053

TAX MAP: 34 GRID: 22 PARCEL: 117
 5TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 200' FEBRUARY 2024

200 100 50 0 100 200
 GRAPHIC SCALE

SHEET 3 OF 3

THE REQUIREMENTS § 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.

[Signature] 7/30/24
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

[Signature] 7/30/24
 JOHN P. MCDANIEL (LOT 9) DATE

[Signature] 7/30/24
 JOHN P. MCDANIEL (LOT 9) DATE

PARCEL C HOMEOWNER'S ASSOCIATION, INC. DATE
 (JOHN P. MCDANIEL)

K:\PROJECTS\08-43\SURVEY\0843\SANBORN\RECORD PLAT\PLAT OF REVISION 12-27-23\PP123.dwg