

Coordinate Tabulation

POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
276	587015.3773	1287863.4100	178922.644850	392541.552497
300	587422.6322	1288292.2320	179046.776402	392672.257646
301	587262.4057	1288444.4002	178997.939246	392718.638623
302	586855.1506	1288015.5783	178873.807644	392587.933432

Legend

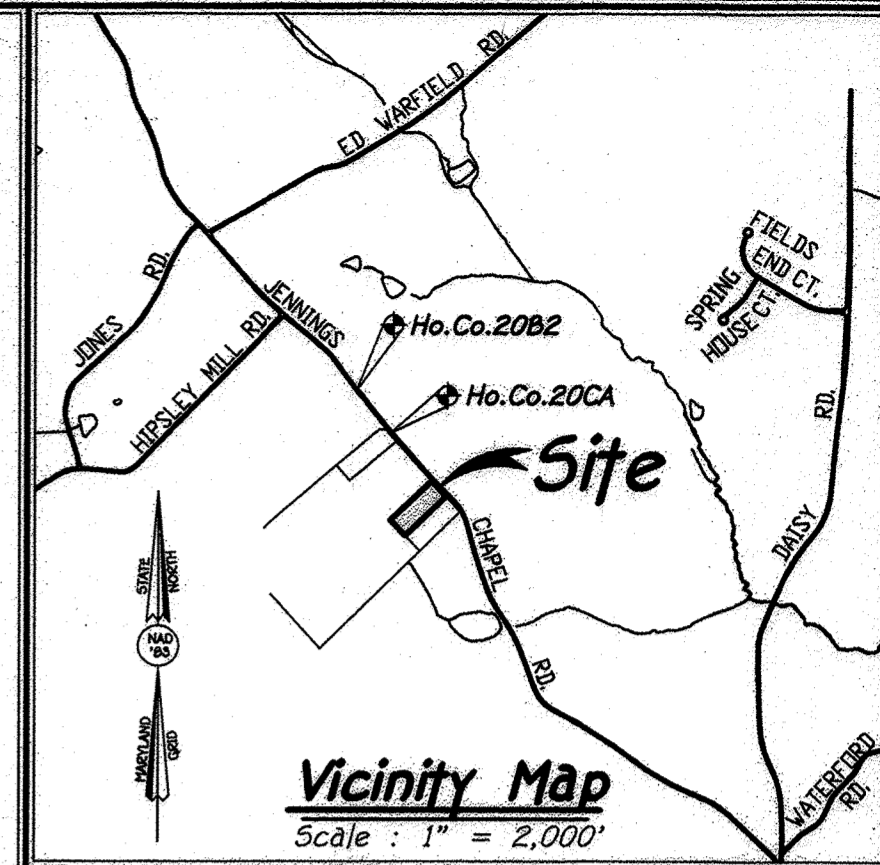
- Existing Private Sewage Disposal Area (Plat No. 10517)
- Existing 20' Private Use-In-Common Driveway Easement For Lots 1 And 2 (Plat No. 10517) And Liber 2632 At Folio 008) Removed By Recordation Of This Plat

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.

Frank J. Mandalansan, II 6/26/24
 Frank J. Mandalansan, II, L.S. No. 21476
 (Registered Professional Land Surveyor) Date

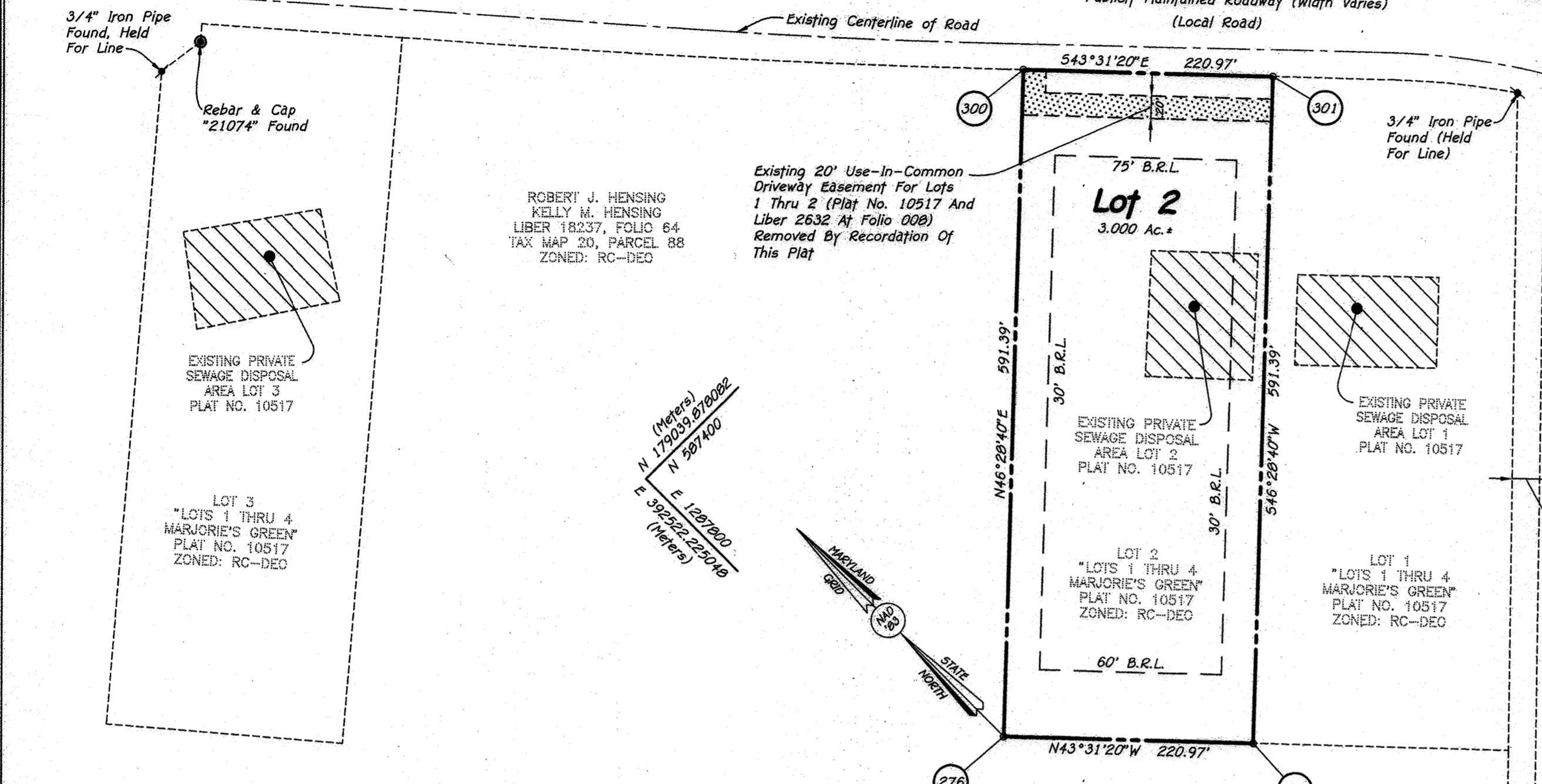
Joan Varga 6/26/24
 Joan Varga, Owner Date

Allan Rosenberger 6/26/24
 Allan Rosenberger, Owner Date



Jennings Chapel Road

Publicly Maintained Roadway (Width Varies)
 (Local Road)



ROBERT J. HENSING
 KELLY M. HENSING
 LIBER 18237, FOLIO 64
 TAX MAP 20, PARCEL 88
 ZONED: RC-DEO

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General Notes:

- Subject Property Zoned RC-DEO Per The 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 20CA And No. 20B2.
 Station No. 20CA North 587,916.0945 East 1,287,859.6466
 Station No. 20B2 North 588,346.3043 East 1,287,505.5941
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About April, 2013 By Fisher, Collins & Carter, Inc.
- B.R.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set With Cap "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Cap "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Lot Areas Are More Or Less (*).
- Distances Shown Are Based On NAD '83 Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- Articles Of Incorporation For The Existing Marjorie's Green Homeowners' Association, Inc. Were Filed With Maryland State Department Of Assessments And Taxation On September 8, 1992, Receipt No. 173947. Articles Of Dissolution For The Marjorie's Green Homeowners' Association, Inc. Were Filed With The Maryland State Department Of Assessments And Taxation On May 13, 2013, Receipt No. D034 99084.
- Previous Department Of Planning And Zoning File Nos.: WP-92-93, F-92-100 And F-14-007.
- This Plat Is Exempt From The Requirements Of Section 16.1202(b)(1)(vi) Of The Howard County Code For Forest Conservation Because It Is A Plat Of Revision And No New Lots Are Being Created.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. 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.
- Lot 2 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 2 Contains An Existing Dwelling To Remain.
- No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
- This Property Is Located Outside The Metropolitan District.
- Lot 2 Is Served By Private Well And Private Septic Facility.
- No Historic Structures Are Located On This Site And The Site Is Not Adjacent To A Designated Scenic Road.
- This Area Designates An Existing Private Sewage Disposal Area Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage Disposal (COMAR 26.04.03). Improvements Of Any Nature In This Area Are Restricted Until Public Sewage Is Available. These Private Sewerage Disposal Areas Shall Become Null And Void Upon Connection To A Public Sewage System. The County Health Officer Shall Have The Authority To Grant Variances For Encroachments Into The Private Sewage Disposal Area. Recordation Of A Modified Private Sewage Disposal Area Shall Not Be Necessary.

General Notes (Cont.):

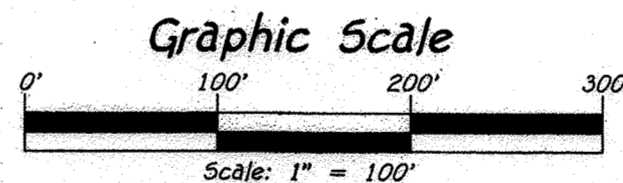
- The Lots Shown Hereon Comply With The Minimum Ownership Width and Lot Area As Required By The Maryland State Department Of The Environment.
- On November 14, 2023 The Howard County Department Of Planning And Zoning Approved A Waiver From Design Manual, Volume III, Complete Streets And Bridges, Section 2.5.E. Sight Distance (Section 2.1.E.3) To Allow Use Of Stopping Sight Distance Instead Of Intersection Sight Distance.
 Subject To:
 1). Submission Of Revision Plat To Remove Existing 20 Foot Wide Use-In-Common Driveway Easement From Lot 2.
 2). Include General Note For Design Manual Approval On Revision Plat.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461 - 2895

Area Tabulation

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.000 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	3.000 Ac.*

Owners/Developer
 Joan Varga And
 Allan Rosenberger
 3396 Jennings Chapel Road
 Woodbine, MD 21797-7615



General Notes Continued This Sheet

Purpose Statement

The Purpose Of This Plat Is To Remove An Existing 20' Private Use-In-Common Driveway Easement For Lots 1 And 2, As Shown On A Plat Entitled "Lots 1 Thru 4, Marjorie's Green" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 10517.

APPROVED: For Private Water And Private Sewerage Systems
 Howard County Health Department.

[Signature] 7/10/24
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 7.15.24
 Chief, Development Engineering Division Date

[Signature] 7/20/24
 Director Date

Owner's Certificate

We, Joan Varga And Allan Rosenberger, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision; And In Consideration Of The Approval Of This Plat By The Department Of Planning And Zoning Establish The Minimum Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision.

Witness My Hand This 26th Day of June, 2024.

[Signature]
 Joan Varga
 Joan Varga
 Witness

[Signature]
 Allan Rosenberger
 Allan Rosenberger
 Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Was 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; That It Is A Subdivision Of All Of The Lands Conveyed By Willis Lambert Cissel, Jr. and Marjorie S. Cissel to Joan Varga and Allan Rosenberger by Deed Dated January 30, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17449, Folio 82; Also Being Lot 2, As Shown On A Plat Entitled "Lots 1 Thru 4, Marjorie's Green" And Recorded Among The Land Records As Plat No. 10517; And That The Requirements Are In Place Or Will Be In Place Prior To The Acceptance Of The Subdivision By Howard County As Shown, In Accordance With The Requirements Of The Maryland Code Of Maryland, As Amended.

[Signature] 6/26/24
 Frank J. Mandalansan, II, Land Surveyor No. 21476 Date
 Expiration Date: July 14, 2025

RECORDED AS PLAT No. 2161616 ON 8.5.24
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Revision
 Marjorie's Green
 Lot 2**

(Being A Revision To Lot 2, As Shown On A Plat Entitled "Lots 1 Thru 4, Marjorie's Green" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 10517)

Zoned: RC-DEO

Tax Map: 20 Parcel: P/O 125 Grid: 4
 Fourth Election District - Howard County, Maryland

Date: April 2, 2024 Scale: As Shown Sheet 1 of 1