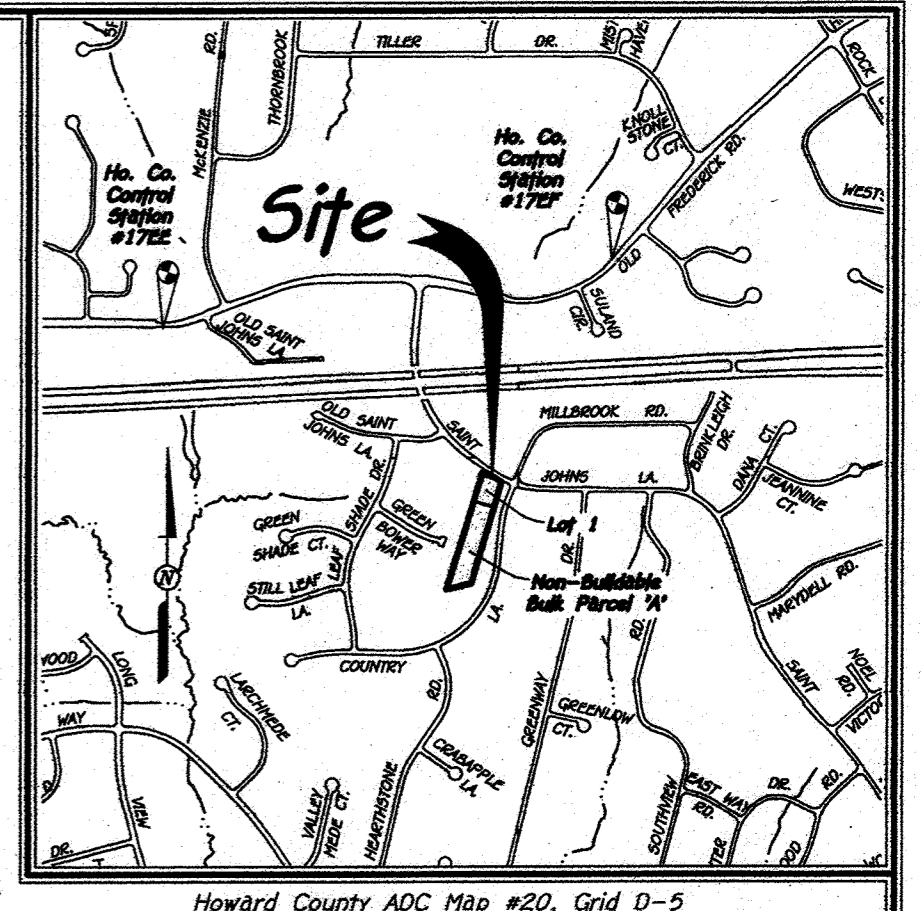
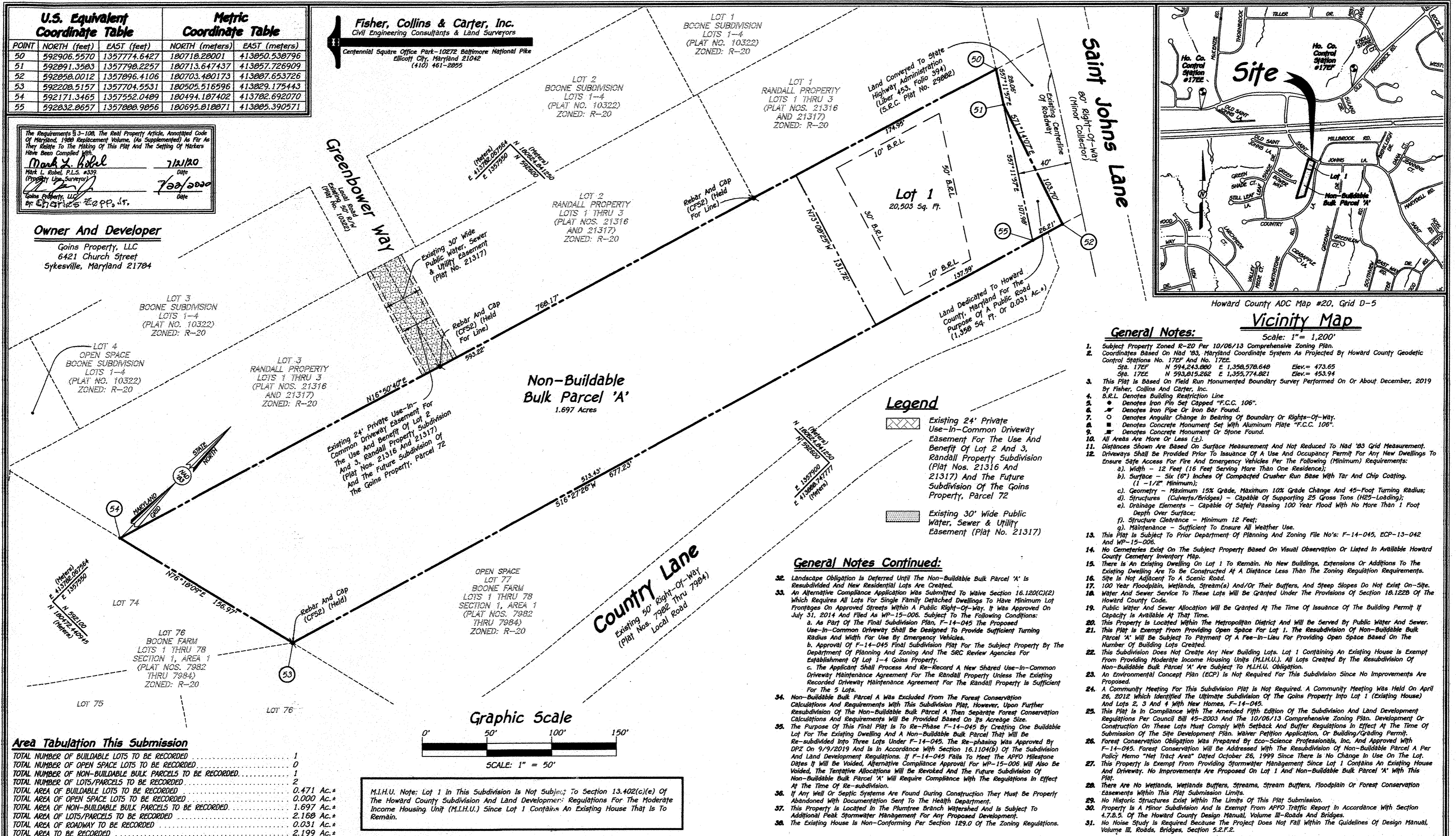


U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
50	592906.5570	1357774.6427	180718.28001	413850.538796
51	592891.3503	1357798.2257	180713.647437	413857.726909
52	592858.0012	1357896.4106	180703.480173	413887.653726
53	592208.5157	1357704.5531	180505.516596	413829.175443
54	592171.3465	1357552.0489	180494.187402	413782.692070
55	592832.8657	1357888.9856	180695.818871	413885.390571

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2895

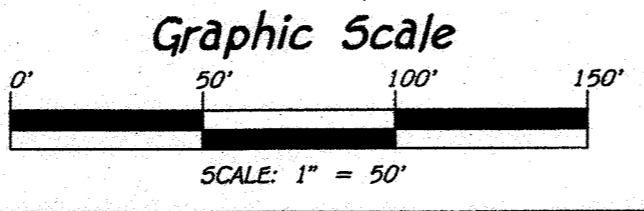
The Requirements 3-106, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.
Mark L. Robel 7/21/20
Date
Mark L. Robel, P.L.S. #339
(Professional Land Surveyor)
7/22/2020
Date
Goins Property, LLC
By: Charles E. Zapp, Jr., Sr.

Owner And Developer
Goins Property, LLC
6421 Church Street
Sykesville, Maryland 21784



- General Notes:** Scale: 1" = 1,200'
- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On NAD 83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 172F And No. 172E.
Sta. 172F N 594,243.060 E 1,358,578.648 Elev. = 473.65
Sta. 172E N 593,815.262 E 1,355,774.821 Elev. = 453.94
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About December, 2019 By Fisher, Collins And Carter, Inc.
 - B.R.L. Denotes Building Restriction "F.C.C. 106".
 - Denotes Iron Pin Set Capped "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 Aluminum Plate "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - All Areas Are More Or Less (±).
 - Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
 - Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
a). Width - 12 Feet (16 Feet Serving More Than One Residence);
b). Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating (1 - 1/2" Minimum);
c). Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
d). Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
e). Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
f). Structure Clearance - Minimum 12 Feet;
g). Maintenance - Sufficient To Ensure All Weather Use.
 - This Plat Is Subject To Prior Department Of Planning And Zoning File No's: F-14-045, ECP-13-042 And WP-15-006.
 - No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
 - There Is An Existing Dwelling On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
 - Site Is Not Adjacent To A Scenic Road.
 - 100 Year Floodplain, Wetlands, Streams) And/Or Their Buffers, And Steep Slopes Do Not Exist On-Site.
 - Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
 - Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
 - This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.
 - This Plat Is Exempt From Providing Open Space For Lot 1. The Resubdivision Of Non-Buildable Bulk Parcel 'A' Will Be Subject To Payment Of A Fee-In-Lieu For Providing Open Space Based On The Number Of Building Lots Created.
 - This Subdivision Does Not Create Any New Building Lots. Lot 1 Containing An Existing House Is Exempt From Providing Moderate Income Housing Units (M.I.H.U.). All Lots Created By The Resubdivision Of Non-Buildable Bulk Parcel 'A' Are Subject To M.I.H.U. Obligation.
 - An Environmental Concept Plan (ECP) Is Not Required For This Subdivision Since No Improvements Are Proposed.
 - A Community Meeting For This Subdivision Plat Is Not Required. A Community Meeting Was Held On April 26, 2012 Which Identified The Ultimate Subdivision Of The Goins Property Into Lot 1 (Existing House) And Lots 2, 3 And 4 With New Homes, F-14-045.
 - 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.
 - Forest Conservation Obligation Was Prepared By Eco-Science Professionals, Inc. And Approved With F-14-045. Forest Conservation Will Be Addressed With The Resubdivision Of Non-Buildable Parcel A Per Policy Memo "Net Tract Area" Dated October 26, 1999 Since There Is No Change In Use On The Lot.
 - This Property Is Exempt From Providing Stormwater Management Since Lot 1 Contains An Existing House And Driveway. No Improvements Are Proposed On Lot 1 And Non-Buildable Bulk Parcel 'A' With This Plat.
 - There Are No Wetlands, Wetlands Buffers, Streams, Stream Buffers, Floodplain Or Forest Conservation Easements On This Plat Submission.
 - No Historic Structures Exist Within The Limits Of This Plat Submission.
 - Property Is A Minor Subdivision And Is Exempt From APFO Traffic Report In Accordance With Section 4.7.B.5. Of The Howard County Design Manual, Volume III-Roads And Bridges.
 - No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.

- General Notes Continued:**
- Landscape Obligation Is Deferred Until The Non-Buildable Bulk Parcel 'A' Is Resubdivided And New Residential Lots Are Created.
 - An Alternative Compliance Application Was Submitted To Waive Section 16.120(C)(2) Which Requires All Lots For Single Family Detached Dwellings To Have Minimum Lot Frontages On Approved Streets Within A Public Right-Of-Way. It Was Approved On July 31, 2014 And Filed As WP-15-006. Subject To The Following Conditions:
a. As Part Of The Final Subdivision Plan, F-14-045 The Proposed Use-In-Common Driveway Shall Be Designed To Provide Sufficient Turning Radius And Width For Use By Emergency Vehicles.
b. Approval Of F-14-045 Final Subdivision Plat For The Subject Property By The Department Of Planning And Zoning And The SRC Review Agencies For Establishment Of Lot 1-4 Goins Property.
c. The Applicant Shall Process And Re-Record A New Shared Use-In-Common Driveway Maintenance Agreement For The Randall Property Unless The Existing Recorded Driveway Maintenance Agreement For The Randall Property Is Sufficient For The 5 Lots.
 - Non-Buildable Bulk Parcel A Was Excluded From The Forest Conservation Calculations And Requirements With This Subdivision Plat. However, Upon Further Resubdivision Of The Non-Buildable Bulk Parcel A Then Separate Forest Conservation Calculations And Requirements Will Be Provided Based On Its Acreage Size.
 - The Purpose Of This Final Plat Is To Re-Phase F-14-045 By Creating One Buildable Lot For The Existing Dwelling And A Non-Buildable Bulk Parcel That Will Be Re-subdivided Into Three Lots Under F-14-045. The Re-phasing Was Approved By OPZ On 9/9/2019 And Is In Accordance With Section 16.1104(b) Of The Subdivision And Land Development Regulations. If F-14-045 Fails To Meet The APFO Milestone Dates It Will Be Voided, Alternative Compliance Approval For WP-15-006 Will Also Be Voided. The Tentative Allocations Will Be Revoked And The Future Subdivision Of Non-Buildable Bulk Parcel 'A' Will Require Compliance With The Regulations In Effect At The Time Of Re-subdivision.
 - If Any Well Or Septic Systems Are Found During Construction They Must Be Properly Abandoned With Documentation Sent To The Health Department.
 - This Property Is Located In The Plumtree Branch Watershed And Is Subject To Additional Peak Stormwater Management For Any Proposed Development.
 - The Existing House Is Non-Conforming Per Section 129.0 Of The Zoning Regulations.



M.I.H.U. Note: Lot 1 In This Subdivision Is Not Subject To Section 13.402(c)(e) Of The Howard County Subdivision And Land Developer's Regulations For The Moderate Income Housing Unit (M.I.H.U.) Since Lot 1 Contains An Existing House That Is To Remain.

Area Tabulation This Submission

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	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.471 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1.697 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	2.168 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.031 Ac.±
TOTAL AREA TO BE RECORDED	2.199 Ac.±

APPROVED: For Public Water And Public Sewerage Systems
Howard County Health Department

By: [Signature] for Maureen Roseman 9/8/2020
Howard County Health Officer *[Signature]* Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 9/28/20
Chief, Development Engineering Division Date

[Signature] 10/14/20
Director Date

Owner's Certificate
Charles E. Zapp, Jr., Manager, Owners Of The Property Shown And Described Hereon, Hereby Adopt This Plan Of Subdivision, And In Consideration Of The Approval Of This Final 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-Way And The Specific Easement Areas Shown Hereon; (2) The Right To Require Dedication For Public Use The Beds Of The Streets And/Or Roads And Floodplains And Open Space Where Applicable And For Good And Other 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 Floodplains, Storm Drainage Facilities And Open Space Where Applicable; (3) The Right To Require Dedication Of Waterways And Drainage Easements For The Specific Purpose Of Their Construction, Repair And Maintenance; And (4) That No Building Or Similar Structure Of Any Kind Shall Be Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 16th Day Of July, 2020.

[Signature]
Goins Property, LLC
By: Charles E. Zapp, Jr., Member

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 Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Rover E. Goins To Goins Property, LLC By Deed Dated October 13, 2018 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18444 At Folio 78; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Mark L. Robel 7/21/20
Mark L. Robel, Property Line Surveyor No. 339 Date
Expiration Date: October 4, 2020

RECORDED AS PLAT No. 25551 ON 10/20/20
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Goins Property
Lot 1 And Non-Buildable Bulk Parcel 'A'
(Being A Subdivision Of Tax Map 17, Tax Parcel No. 72, Liber 18444 At Folio 78)

Zoned: R-20
Tax Map: 17, Grid: 16, Parcel: 72,
Second Election District - Howard County, Maryland
Date: March 19, 2020 Scale: As Shown Sheet 1 Of 1