

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
1	577399.4420	1349956.9690	175991.701905	411467.707087
2A	577292.8790	1350219.3779	175959.221423	411547.689478
6	577293.2155	1349935.8440	175959.324003	411461.268418
7	577257.2280	1350106.8465	175948.355235	411513.389840
8	577305.3112	1349939.3210	175963.010780	411462.327965
9	577286.5850	1350113.0246	175957.303266	411515.272929
10	577265.1138	1350215.0555	175950.758588	411546.372009

The Requirements S 3-106, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Terrell A. Fisher, L.S. #10692 Date 8/6/20
 (Professional Land Surveyor)

Tushar L. Rathod Date 08/02/20
 (Professional Land Surveyor)

Jayashree T. Rathod Date

Legend

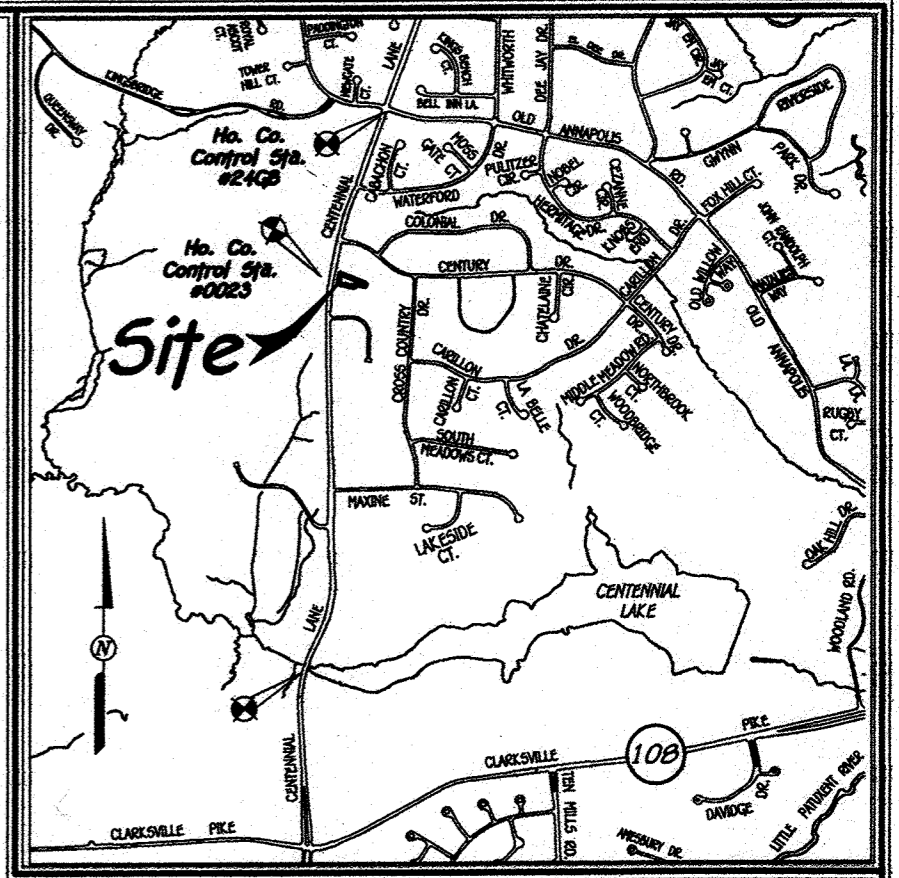
Existing 26' Private Use-In-Common Access, Drainage & Utility Easement For The Use And Benefit Of Lots 1 And 2 (Plat No. 17794)

Existing Unmitigated 65dBA Noise Contour Line (Plat No. 17794)

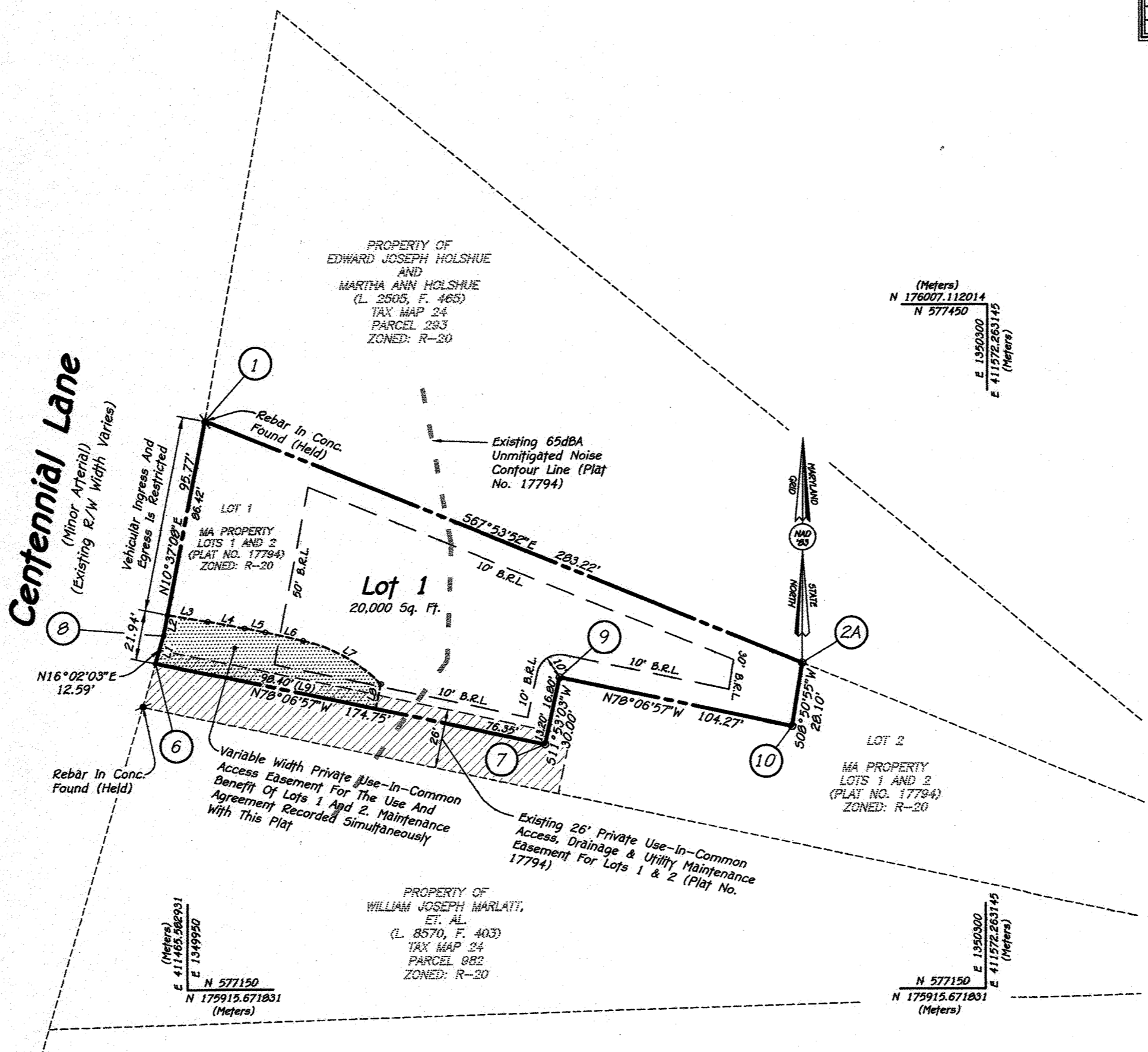
Variable Width Private Use-In-Common Access Easement For The Use And Benefit Of Lots 1 And 2, MA Property.

Variable Width Private Use-In-Common Access Easement Line Chant Tabulation

Line	Bearing	Length
L1	N 18°02'03" E	12.59'
L2	N 10°37'02" E	9.33'
L3	S 80°19'44" E	17.80'
L4	S 79°19'43" E	16.59'
L5	S 78°49'06" E	9.33'
L6	S 77°07'52" E	16.92'
L7	R=69.00'	L=39.63'
CHD	S 60°40'41" E	39.09'
LB	S 11°53'03" W	11.04'
LB	N 78°06'57" W	98.40'



- General Notes Continued:**
- This Plat Is Exempt From Forest Conservation With Section 16.1202(b)(1)(vii) Of The Howard County Code And Forest Conservation Manual Since It Is A Revision Plat That Does Not Create Any New Lot Or Parcel Divisions.
 - This Property Is Not Adjacent To A Scenic Road.
 - 100 Year Floodplain, Wetlands, Stream(s) And/Or Their Buffers, And Steep Slopes Do Not Exist On-Site.
 - This Property Is Served By Existing Public Water Contract No. 163-W And Existing Public Sewer Contract No. 20-1291-5.
 - This Property Is Located Within The Metropolitan District.
 - Stormwater Management Is Not Required, No New Structures Are Proposed Under This Plan.
 - This Plan Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations, 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.
 - This Plat Is Exempt From APPO Traffic Report Since It Is A Revision Plat That Creates No Additional Buildable Lots Or Parcels.
 - The Existing 65 dBA Unmitigated Noise Contour Line Drawn On This Plat Is Advisory As Required By The Howard County Design Manual, Chapter 5, Revised February, 1992, And Cannot Be Considered To Exactly Locate The 65 dBA Noise Exposure. The 65 dBA Noise Line Was Established By Howard County To Alert Developers, Builders And Future Residents That Areas Beyond This Threshold May Exceed Generally Accepted Noise Levels Established By The U.S. Department Of Housing And Urban Development.
 - The Variable Width Private Use-In-Common Access Easement And Maintenance Agreement For The Use And Benefit Of Lots 1 And 2, MA Property, Is Recorded Simultaneously With This Plat.
 - No Historic Structures Exist Within The Limits Of This Plat Submission.
 - Open Space Obligation Has Been Provided By A Fee-In-Lieu Payment In The Amount Of \$1,500.00 With F-04-090.

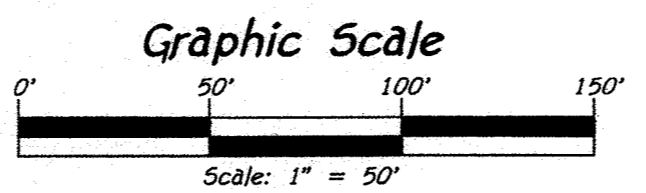


- General Notes:** Scale: 1"=2,000'
- Subject Property Zoned R-20 Per 10/06/13 Comprehensive Zoning Plan.
 - Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 0023 And No. 24GB. Sta. 0023 N 577,373.133 E 1,349,751.23 Elev.= 479.336 Sta. 24GB N 579,069.457 E 1,350,441.86 Elev.= 492.323
 - This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About November, 2003 By Mildenberg, Boender & Associates, Inc. And Identified On A Plat Entitled "MA Property, Lots 1 And 2" And Recorded As Plat No. 17794.
 - B.R.L. Denotes Building Restriction Line.
 - 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:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H29-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearance - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - Property Subject To Prior Department Of Planning And Zoning File No's: F-04-090.
 - 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.
 - This Plat Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because It Is A Revision Plat That Does Not Create Any New Lot Or Parcel Divisions.

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 481-2855

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 PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.459 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.459 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.459 Ac.±



Owner And Developer

Tushar L. Rathod And
 Jayashree T. Rathod
 4329 Centennial Lane
 Ellicott City, Maryland 21042

Purpose Statement

The Purpose Of This Plat Is To (1) Create A Variable Width Private Use-In-Common Access Easement And Maintenance Agreement For The Use And Benefit Of Lots 1 And 2, On Lot 1, MA Property, As Shown On A Plat Entitled "MA Property, Lots 1 And 2" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 17794; (2) Revise Limit Of Vehicular Ingress And Egress Restriction Along Centennial Lane; (3) To Correct The Bearing Label For The N 08°50'55" W, 28.10' Plat Line, As Shown On The Aforesaid Plat No. 17794, To S 08°50'55" W, 28.10'; (4) To Correct The N 11°53'03" W, 30.00' Plat Line, As Shown On The Aforesaid Plat No. 17794, To S 11°53'03" W, 30.00'; And (5) To Correct The Distance Label N 67°53'52" W, 281.25', As Shown On The Aforesaid Plat No. 17794, To S 67°53'52" E, 283.22'.

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

Division for Monica Rossman 8/25/20
 Howard County Health Officer Date

Owner's Certificate

We, Tushar L. Rathod And Jayashree T. Rathod, 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 Building Restriction Lines. All Easements Of (Or) Rights-Of-Way Affecting The Property Are Included In This Plan Of Subdivision. Witness Our Hands This 2ND Day Of AUGUST, 2020.

Tushar L. Rathod
 Tushar L. Rathod
 Witness

Jayashree T. Rathod
 Jayashree T. Rathod
 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 All Of The Lands Conveyed By Jt M. Ma To Tushar L. Rathod And Jayashree T. Rathod By Confirmatory Deed Dated October 26, 2013 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15338 At Folio 219; And Being Lot 1, As Shown On A Plat Entitled "MA Property, Lots 1 And 2" Recorded Among The Aforesaid Land Records As Plat No. 17794; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 8/6/20
 Terrell A. Fisher, Professional Land Surveyor No. 10692 Date
 Expiration Date: December 13, 2021

RECORDED AS PLAT NO. 25547 ON 10/20/2020
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Plat Of Revision
 MA Property
 Lot 1**

(Being A Revision To Lot 1, As Shown On A Plat Entitled "MA Property, Lots 1 And 2" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 17794)

Zoned: R-20
 Tax Map: 24, Grid: 19, Parcel: 1037
 Second Election District - Howard County, Maryland
 Date: February 6, 2020 Scale: As Shown Sheet 1 of 1

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 9/2/20
 Chief, Development Engineering Division Date

Director 9/28/20
 Director Date

