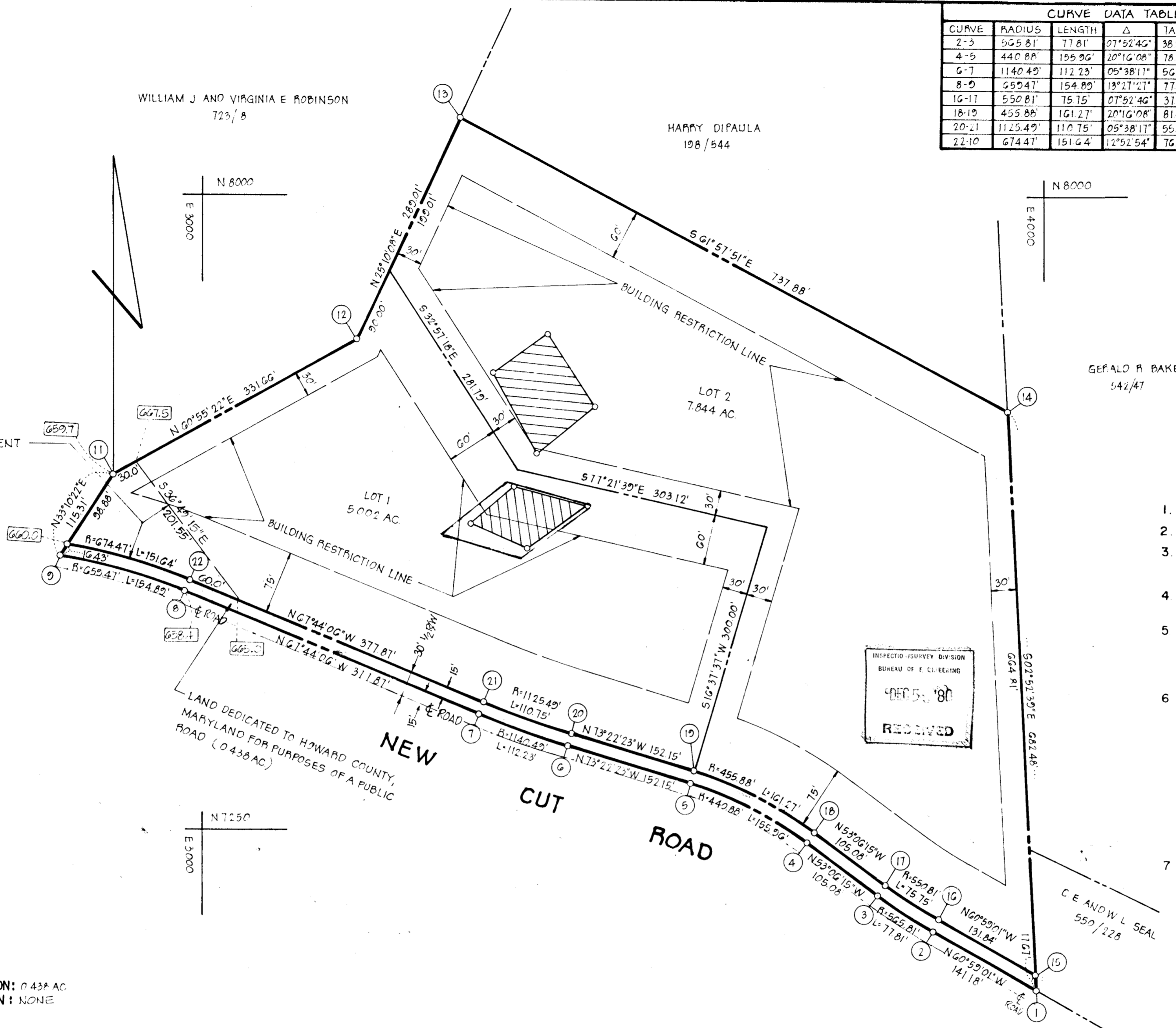
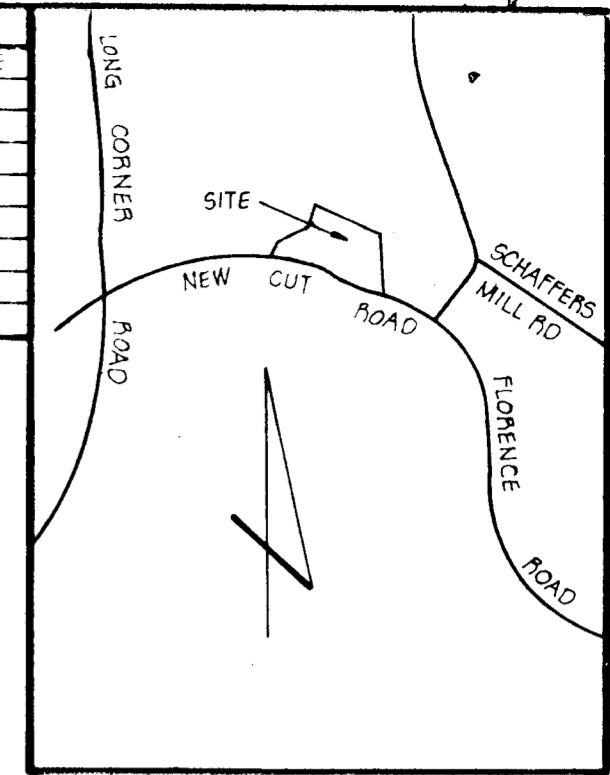


COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	7063.125	3991.902
2	7151.205	3868.440
3	7113.900	3803.225
4	7256.046	3715.174
5	7376.847	3580.542
6	7497.383	3434.854
7	7587.725	3329.073
8	7530.001	2915.376
9	7572.254	1800.485
10	7586.045	2839.472
11	7668.811	2893.577
12	7829.993	3183.436
13	8091.564	3302.348
14	7744.744	3957.641
15	7780.772	3951.014
16	7144.722	3875.724
17	7185.855	3812.214
18	7248.081	3728.112
19	7321.215	3584.234
20	7364.755	3435.146
21	7401.610	3234.756
22	7544.782	2985.055

CURVE DATA TABLE						
CURVE	RADIUS	LENGTH	Δ	TAN	CHD BRG & DISTANCE	
2-3	565.81'	77.81'	07°52'40"	38.91'	N51°02'38"W 77.75'	
4-5	440.88'	159.96'	20°16'08"	78.81'	N63°14'19"W 155.15'	
6-7	1140.49'	112.23'	05°38'11"	56.16'	N70°33'15"W 112.18'	
8-9	659.47'	154.89'	13°21'21"	77.81'	N74°27'49"W 154.54'	
10-11	550.81'	75.75'	07°52'40"	37.93'	S57°02'38"E 75.69'	
18-19	455.88'	161.27'	20°16'08"	81.49'	S63°14'15"E 160.43'	
20-21	1125.49'	110.75'	05°38'11"	55.42'	S70°33'15"E 110.70'	
22-10	674.47'	151.64'	12°52'54"	76.14'	S74°10'33"E 151.32'	



- ### GENERAL NOTES
- TAX MAP: G, PARCEL NO. G3
 - DEED REFERENCE: 859/225
 - COORDINATES SHOWN HEREON ARE BASED ON ASSUMED DATUM
 - SUBJECT PROPERTY ZONED R, PER 10-3-77 COMPREHENSIVE ZONING PLAN
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE
 - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ FT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM
 - ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE SHOWN THUS (o)

AREA TABULATIONS

TOTAL NUMBER OF LOTS: 2
TOTAL AREA OF LOTS: 12.846 AC
TOTAL AREA OF RIGHT-OF-WAY DEDICATION: 0.438 AC
TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE
TOTAL AREA OF PLAT: 13.284 AC

OWNER / DEVELOPER

LEONARD L KOGAN
8630 FENTON STREET
SILVER SPRING, MD 20910

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joseph Fox 9-11-80
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
DIRECTOR DATE

OWNERS STATEMENT

WE, LEONARD L KOGAN, AND NANCY DORRIS KOGAN, 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 OFFICE 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 RIGHT-OF-WAYS 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 AND ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS _____ DAY OF _____

WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF PARCEL 3 DESCRIBED IN A CONVEYANCE FROM THEODORE SHAPIRO AND FRANCES SHAPIRO, HIS WIFE, TO LEONARD LEWIS KOGAN AND NANCY DORRIS KOGAN, HIS WIFE, BY DEED DATED NOVEMBER 25, 1977 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 859 AT FOLIO 225 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartel
WILLIAM G. HARTEL, PLS NO 9436 DATE

RECORDED AS PLAT 4689 ON 10-17-80 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

LEONARD L. KOGAN PROPERTY

LOTS 1 AND 2

4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: MAY, 1980

boender associates engineers
surveyors
planners

SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING
ELLCOTT CITY, MARYLAND 21043
BALTIMORE 301-465-7777 SALISBURY 301-749-1286

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