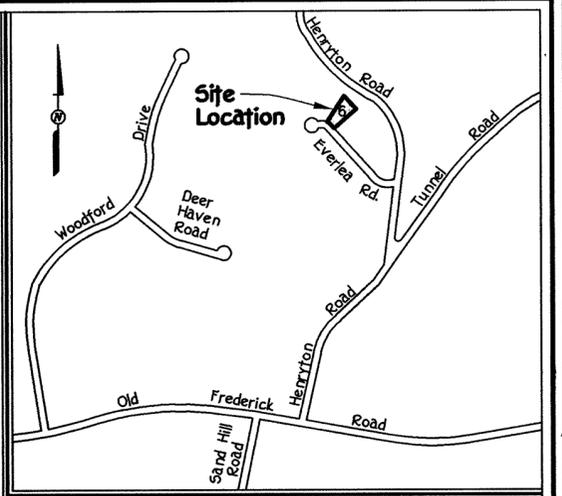
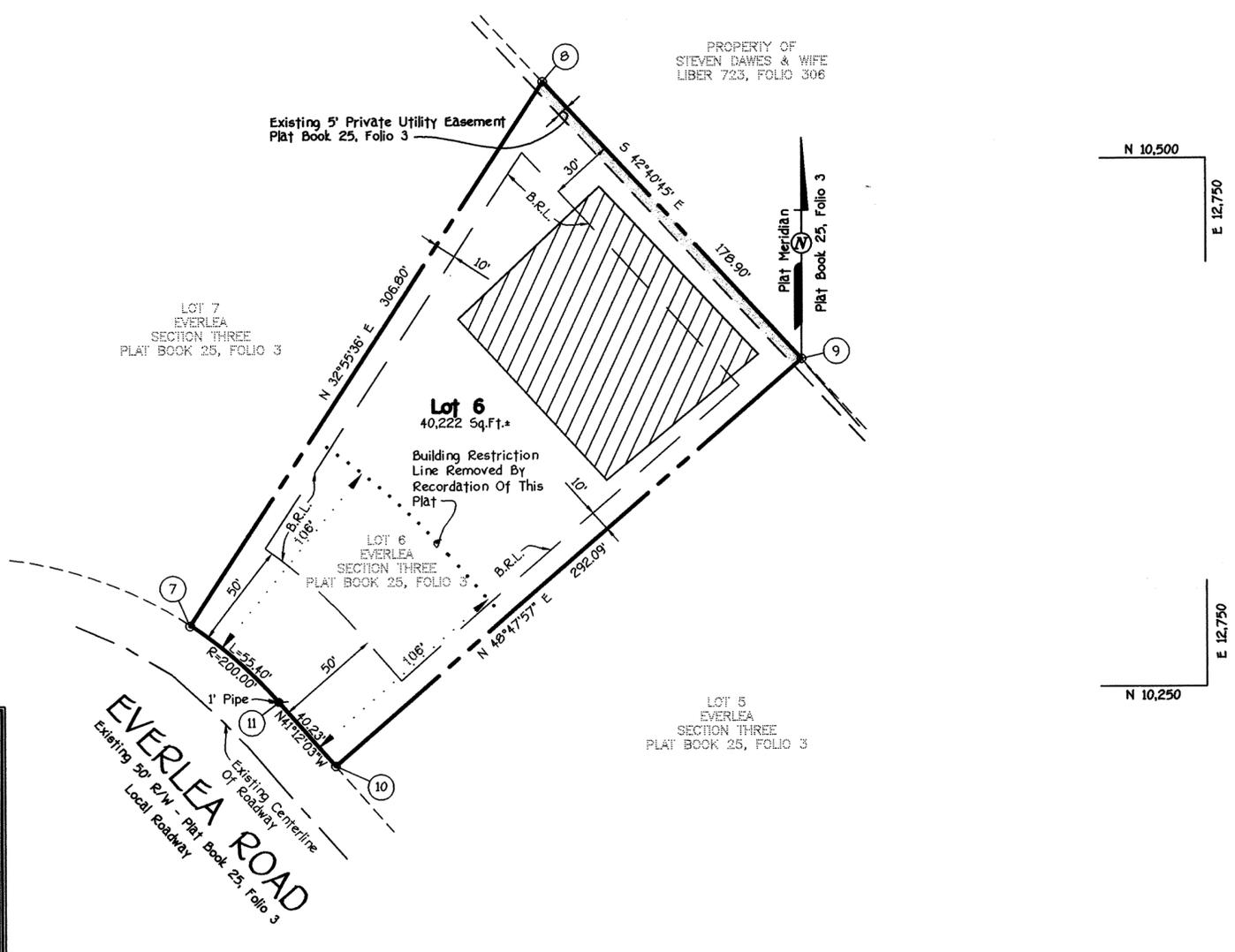
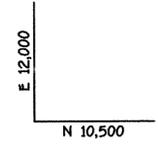


Point	North	East
7	10280.02	12271.68
8	10537.54	12438.44
9	10406.02	12559.72
10	10213.62	12339.95
11	10243.89	12313.45

Curve Data Tabulation					
Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing And Distance
11-7	200.00'	55.40'	15°40'20"	27.53'	N49°07'43"W 54.54'



Vicinity Map
Scale: 1"=1200'



General Notes:

- This Area Designates An Existing Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewerage Disposal. Improvements Of Any Nature In This Area Are Restricted Until Public Sewerage Is Available. These Easements 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 Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
- Subject Property Zoned RR-DEO Per 10/18/93 Comprehensive Zoning Plan.
- Coordinates Based On Assumed Datum Established On Prior Recorded Record Plat, "Everlea - Section Three", Recorded As Plat Book 25, Folio 3.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- This Plat Is Based On The Plat Meridian Of A Subdivision Entitled "Everlea Section Three" Recorded As Plat Book 25, Folio 3.
- 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.
- Use-In-Common Driveway(s) Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - Width - 12 Feet (14 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 (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- All Lot Areas Are More Or Less (*).
- Plat Subject To Prior Department Of Planning And Zoning File Nos. F-73-58.

The Requirements S3-108, 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 10/14/99
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)

Bryan S. Coster 10/14/99
Bryan S. Coster
(Owner)

Lisa B. Coster 10/14/99
Lisa B. Coster
(Owner)

The Purpose Of This Plat Is To Revise The Building Restriction Lines From 106 Feet To 50 Feet For The Front Building Restriction Line, To Revise The Sides From 0 Feet To 10 Feet And To Revise The Rear From 0 Feet To 30 Feet To Reflect The Current Comprehensive Zoning Plan For Howard County, Maryland As Adopted By The Zoning Board October 18, 1993 For RR-DEO Zoned Property.

AREA TABULATION FOR THIS SHEET

Total Number Of Buildable Lots To Be Recorded	1
Total Number Of Open Space Lots To Be Recorded	0
Total Number Of Lots To Be Recorded	1
Total Area Of Buildable Lots To Be Recorded	0.923 Ac.*
Total Area Of Open Space Lots To Be Recorded	0.000 Ac.
Total Area Of Lots To Be Recorded	0.923 Ac.*
Total Area Of Roadway To Be Recorded	0.000 Ac.
Total Area To Be Recorded	0.923 Ac.*

Owner and Developer

Mr. Bryan S. Coster And
Mrs. Lisa B. Coster
7785 Chatfield Ave
Ellicott City, Maryland 21042

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELlicOTT CITY, MARYLAND 21042
(410) 461 - 2855

61384 Record Plat LDWG

Approved: For Public Water And Private Sewerage Systems, Howard County Health Department.

Diene H. Matuszko 11/1/99
Howard County Health Officer

Approved: Howard County Department Of Planning And Zoning.

Robert D. Williams 10/21/99
Chief, Development Engineering Division

James S. Smith 11/3/99
Director

OWNER'S CERTIFICATE

Bryan S. Coster And Lisa B. Coster, Owner 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 14th Day Of October, 1999.

Bryan S. Coster
Bryan S. Coster

Lisa B. Coster
Lisa B. Coster

Shirley W. Schanck
Shirley W. Schanck

Shirley W. Schanck
Shirley W. Schanck
Witness

SURVEYOR'S CERTIFICATE

I Hereby Certify That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All Of The Lands Conveyed By John L. Ditzel To Bryan S. Coster And Lisa B. Coster By Deed Dated May 14, 1999 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 4780 At Folio 383, And That All Monuments Are In Place Or Will Be In Place Prior To Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended, And Monumentation Is In Accordance With The Howard County Subdivision Regulations.

Terrell A. Fisher 10/14/99
Terrell A. Fisher, Professional Land Surveyor No. 10692

Recorded As Plat No. 14005 On NOV 4, 1999
Among The Land Records Of Howard County, Maryland

Revision Plat
Lot 6
Everlea
Section Three, Block 'B'

Zoned: RR-DEO
Tax Map: 10 Parcel: 209 Grid: 13
Third Election District Howard County, Maryland

Scale: 1" = 50'
Date: October 14, 1999
Sheet 1 of 1