

GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND THE "COMP LITE" ZONING REGULATIONS AMENDMENTS EFFECTIVE 7/28/06.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH--12' (16' SERVING MORE THAN ONE RESIDENCE)
 - SURFACE--6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
 - GEOMETRY--MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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 DRIVEWAY SURFACE
- MAINTENANCE--SUFFICIENT TO INSURE ALL WEATHER USE.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE PRIVATE
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 12CA & 12CB.
- THE FOREST CONSERVATION EASEMENT ESTABLISHED ON THIS PLAT FULFILLS THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL: NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOT/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- DENOTES REBAR WITH CAP SET
 - DENOTES IRON PIPE OR IRON BAR FOUND
 - DENOTES ANGULAR CHANGE IN BEARING
 - DENOTES STONE OR MONUMENT FOUND
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON "PRESERVATION PARCEL A" THAT IS TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS SITE IS NOT IN THE METROPOLITAN DISTRICT.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY THE RETENTION OF 4.63 ACRES LOCATED ON BUILDABLE PRESERVATION PARCEL A. SURETY IN THE AMOUNT OF \$ 41,470.00 SHALL BE POSTED AS PART OF THE DEVELOPERS AGREEMENT.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT OCTOBER, 2005 BY ROBERT H. VOGEL ENGINEERING, INC.
- NO HISTORIC STRUCTURES EXIST ON THE SUBJECT PROPERTY.
- THE FLOODPLAIN SHOWN HEREON IS BASED ON THE PLAT OF "KOGAN TRUST PROPERTY" PLAT NOS. 4729 AND 10011.

DENSITY TABULATION:

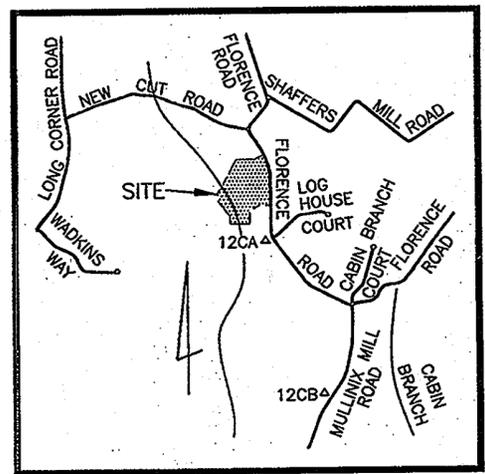
GROSS AREA OF PROJECT:	20.87161 AC
AREA OF 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT:	3.03 AC
AREA OF STEEP SLOPES:	1.86 AC
NET AREA OF PROJECT:	16.00 AC
NUMBER OF ENTITIES PERMITTED BY RIGHT:	20.87/4.25 = 4
MAXIMUM RECEIVING YIELD:	16/2 = 8
NUMBER OF BUILDABLE ENTITIES PROPOSED:	4
NUMBER OF DEO UNITS NEEDED:	0

CURVE DATA

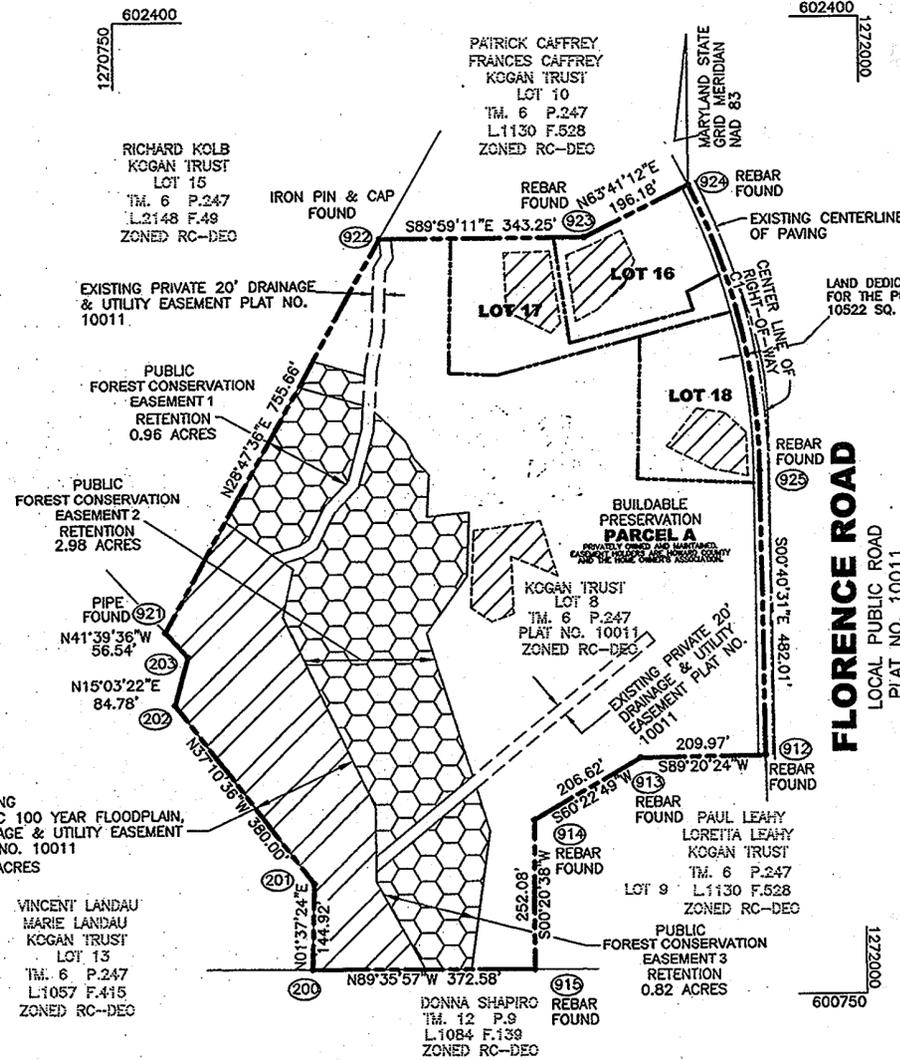
CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	502.73'	1123.46'	255.65'	25°38'21"	S13°27'14"E 498.55'

COORDINATE LIST

POINT	NORTH	EAST
200	600798.66372	1271069.99063
201	600943.52557	1271074.09579
202	601246.30010	1270844.47092
203	601328.16980	1270866.49365
912	601152.67784	1271833.84936
914	601150.25947	1271623.69771
914	601048.13747	1271444.07471
915	600796.05801	1271442.56149
921	601370.41091	1270828.91094
922	602032.64080	1271192.87304
923	602032.55938	1271536.12179
924	602119.52157	1271711.97418
925	601634.65370	1271827.96843



VICINITY MAP
SCALE 1" = 200'
ADC MAP 2E13



GENERAL NOTES (CONT'D)

- LANDSCAPING IS PROVIDED IN ACCORDANCE WITH A LANDSCAPE PLAN INCLUDED WITH THE ROAD CONSTRUCTION DRAWINGS FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL SURETY WAS POSTED WITH THE OPW. DEVELOPER'S AGREEMENT FOR 25 SHADE TREES, IN THE AMOUNT OF \$6,900.00.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM ROAD RIGHT OF WAY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10000 SQUARE FEET (OR 10000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.05). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS 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 EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- WETLAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY, 2006.
- A FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC., DATED FEBRUARY, 2006, AND WAS SUBMITTED WITH SP-06-020.
- STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY RAINGARDENS AND GRASS CHANNELS FOR WQV AND REV. CPV IS NOT REQUIRED FOR THIS PROJECT. STORMWATER MANAGEMENT IS TO BE PRIVATELY MAINTAINED.
- THIS SUBDIVISION COMPLIES WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND ZONING REGULATIONS (CB-45-2003) AS AMENDED BY COUNCIL BILL 75-2003.
- THE ARTICLES OF INCORPORATION FOR THE HOME OWNERS ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 10/02/2012 AS DEPT 10 D14077245
- THIS SUBDIVISION PLAN IS SUBJECT TO PREVIOUS DPZ FILES, F-89-83, VP-80-81, F-81-17, SP-06-020, WP-09-024, WP-12-065, WP-12-159, WP-11-70.
- BUILDABLE PRESERVATION PARCEL 'A' IS TO BE PRIVATELY OWNED AND MAINTAINED, WITH THE HOME OWNERS ASSOCIATION AND HOWARD COUNTY TO BE THE EASEMENT HOLDERS. BUILDABLE PRESERVATION PARCEL 'A' IS ENCUMBERED WITH AN EASEMENT AGREEMENT. THE AGREEMENT OUTLINES THE RESTRICTIONS, PERMITTED USES, AND WAS RECORDED WITH THE ORIGINAL PLAT OF EASEMENT.
- REFERENCE WP-09-024 APPROVED OCTOBER 7, 2008 TO WAIVE SECTION 16.144(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO EXTEND THE 45 DAY RESUBMISSION DEADLINE TO NOVEMBER 20, 2008.
- TO THE BEST OF THE OWNER'S KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON THE SUBDIVISION PARCEL.
- THIS PROJECT IS SUBJECT TO WP-11-070, APPROVED 11/19/10, WP-12-005, APPROVED 11/21/11 AND WP-12-159, APPROVED 5/22/12 TO WAIVE SECTIONS 16.144 (P) AND (Q) AND TO EXTEND SUBMISSION DEADLINES.

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.

Thomas M. Hoffman 12-20-12
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD. REG. NO. 267

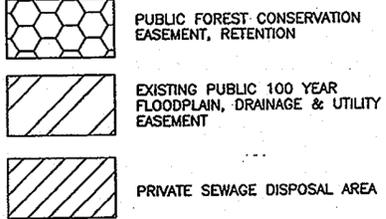
William S. Devereux 12-20-12
WILLIAM S. DEVEREUX
DATE

Cindy A. Devereux 12-20-12
CINDY A. DEVEREUX
DATE

ROBERT H. VOGEL ENGINEERING, INC.
8407 MAIN STREET
ELLCOTT CITY, MARYLAND 21043
410-461-7666

TOTAL TABULATIONS

TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	3
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS	20.6300 Ac.±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
TOTAL AREA OF ROADWAY INCLUDING WIDENING STRIPS	0.2415 Ac.±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	20.8715 Ac.±



OWNER/DEVELOPER
WILLIAM S. DEVEREUX
1850 SW FLORENCE ROAD
MT. AIRY, MD 21771
301-831-5141

PURPOSE
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 8 SHOWN ON THE PLAT OF KOGAN TRUST PROPERTY PLAT NO. 10011 INTO 3 LOTS AND 1 BUILDABLE PRESERVATION PARCEL, TO CREATE THE FOREST CONSERVATION EASEMENT SHOWN AND PROVIDE RIGHT-OF-WAY DEDICATION.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

B. Wilson for Maurea Roseman 4/1/2012
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William S. Devereux 2/7/13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Ken Shindler 5/02/13
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, WILLIAM S. DEVEREUX AND CINDY A. DEVEREUX, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 20TH DAY OF December, 2012.

William S. Devereux
WILLIAM S. DEVEREUX

Megan Brett
WITNESS

Cindy A. Devereux
CINDY A. DEVEREUX

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT LAND DESCRIBED IN CONVEYANCE FROM CHARLES P. BARGER AND JANE B. BARGER TO WILLIAM S. DEVEREUX AND CINDY A. DEVEREUX BY DEED DATED OCTOBER 17, 2000 AND RECORDED IN LIBER 5238 FOLIO 311 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

Thomas M. Hoffman 12-20-12
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD. REG. NO. 267



RECORDED AS PLAT No. 22269 ON 5/3/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
KOGAN TRUST PROPERTY
LOTS 16-18 AND BUILDABLE PRESERVATION PARCEL A
A RESUBDIVISION OF LOT 8
OF THE PLAT OF KOGAN TRUST PROPERTY
RECORDED AS PLAT NO. 10011

TAX MAP 6 GRID 23 PARCEL 247
FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
DRZ FILE NO. F-89-83, VP-80-81,
F-81-17, SP-06-020, WP-09-024

SCALE 1" = 200'
DECEMBER 19, 2012

SHEET 1 OF 3

LINE TABLE	
L1	S05°06'30"E 34.06
L2	S31°41'40"W 24.47
L3	S02°05'02"W 105.48
L4	S11°21'00"W 61.19
L5	S03°43'08"W 72.59
L6	S03°43'08"W 32.04
L7	S14°43'27"W 98.09
L8	S43°04'00"W 60.07
L9	S26°32'44"W 65.63
L10	S57°56'06"W 26.20
L11	S73°20'46"W 36.33
L12	N73°20'46"E 49.13
L13	N57°56'06"E 17.87
L14	N26°32'44"E 62.92
L15	N43°04'00"E 57.92
L16	N14°43'27"E 91.12
L17	N03°43'08"E 89.94
L18	N03°43'08"E 63.19
L19	N11°21'00"E 60.80
L20	N02°07'21"E 109.34
L21	N31°41'40"E 22.98
L22	N05°06'30"W 29.19
L23	S74°07'30"E 90.70
L24	S46°08'00"E 71.29
L25	S25°56'44"E 32.86
L26	S41°32'32"W 37.41

WETLAND AREA 1		
WL1-1	N 04°56'04" E	6.40'
WL1-2	N 16°48'58" W	25.55'
WL1-3	N 41°01'00" W	63.55'
WL1-4	N 28°47'36" E	175.86'
WL1-5	S 69°03'51" E	36.45'
WL1-6	S 80°21'10" E	41.28'
WL1-7	S 73°23'18" E	15.41'
WL1-8	S 52°39'59" E	19.41'
WL1-9	S 56°27'15" E	13.30'
WL1-10	S 21°41'44" W	11.45'
WL1-11	S 56°01'51" W	31.71'
WL1-12	S 64°58'46" W	70.74'
WL1-13	S 51°52'17" W	43.17'
WL1-14	S 12°34'50" W	31.04'
WL1-15	S 10°30'49" E	22.06'
WL1-16	S 02°57'51" W	26.42'
WL1-17	S 20°21'15" W	24.05'
WL1-18	S 72°12'06" W	11.68'
0.38 Ac. ±		

WETLAND AREA 2		
WL2-1	N 09°55'02" W	41.33'
WL2-2	N 18°43'40" W	51.34'
WL2-3	N 34°19'00" W	28.23'
WL2-4	N 44°39'38" W	62.27'
WL2-5	N 27°07'13" E	60.11'
WL2-6	N 65°43'33" E	18.31'
WL2-7	S 48°14'39" E	12.75'
WL2-8	S 47°56'53" E	41.97'
WL2-9	S 79°13'26" E	63.06'
WL2-10	N 86°09'44" E	59.31'
WL2-11	S 76°20'12" E	32.66'
WL2-12	S 23°58'04" E	41.88'
WL2-13	S 00°15'40" E	45.01'
WL2-14	S 18°13'35" E	45.96'
WL2-15	S 54°54'09" W	33.61'
WL2-16	S 75°47'24" W	62.20'
WL2-17	S 20°21'15" W	24.05'
0.78 Ac. ±		

WETLAND AREA 3		
WL3-1	N 89°35'57" W	128.72'
WL3-2	N 46°11'25" E	40.91'
WL3-3	N 59°10'56" E	27.41'
WL3-4	N 80°04'43" E	32.47'
WL3-5	S 72°42'23" E	22.25'
WL3-6	S 36°49'28" E	25.12'
WL3-7	S 18°24'46" E	23.33'
0.10 Ac. ±		

ROBERT H. VOGEL ENGINEERING, INC.
 8407 MAIN STREET
 ELLICOTT CITY, MARYLAND 21043
 410-461-7666

AREA TABULATION CHART (THIS SHEET)	
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	0
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	1
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	17.3412 Ac. ±
NON-BUILDABLE	0
OPEN SPACE	0
TOTAL AREA OF ROADWAY INCLUDING WIDENING STRIPS	0.1176 Ac. ±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.4588 Ac. ±

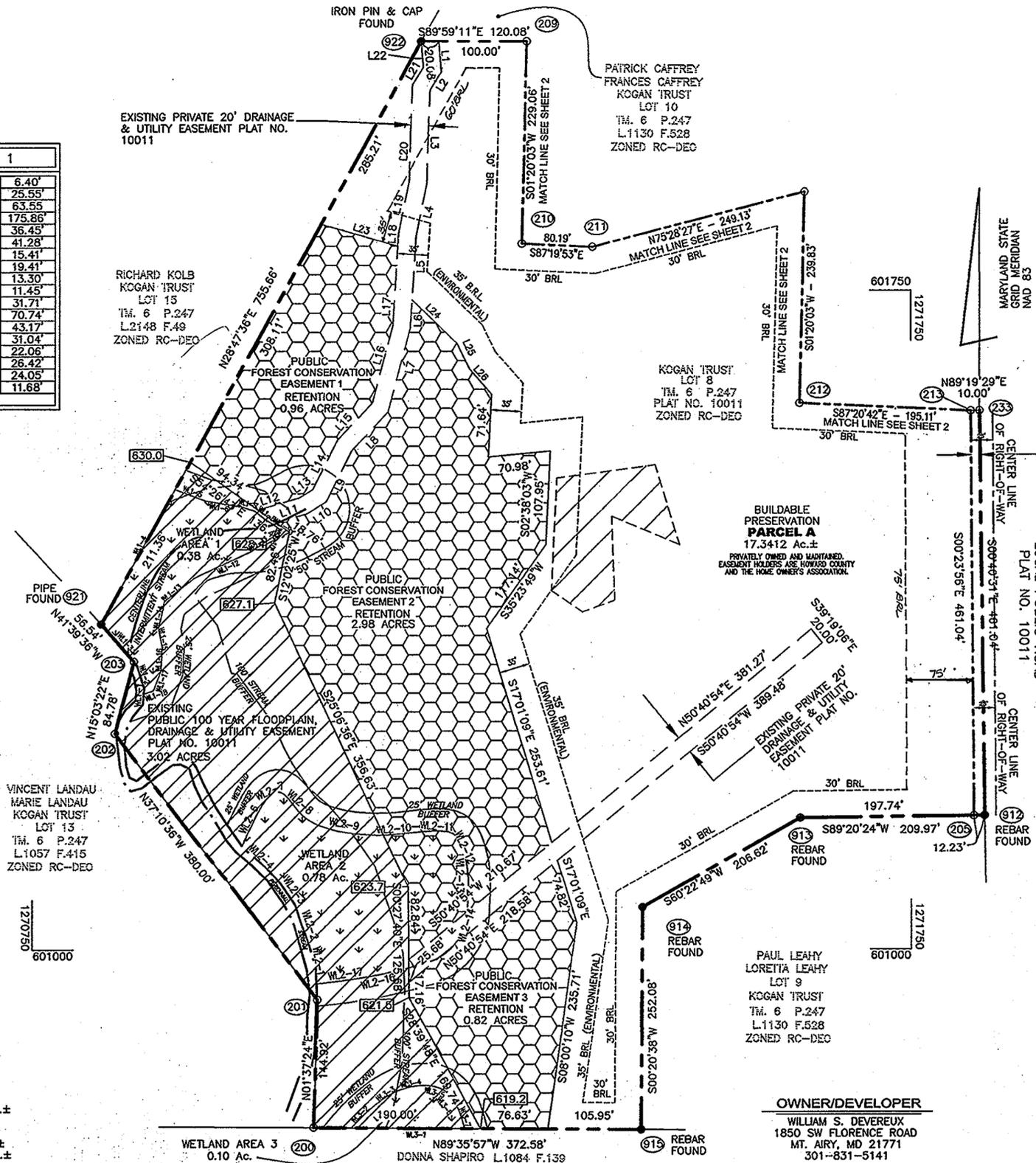
APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT.

Barbara M. Rossman 4/11/2013
 HOWARD COUNTY HEALTH OFFICER DATE

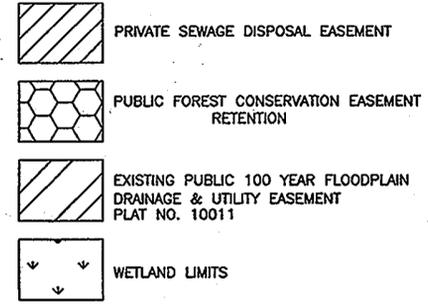
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
 AND ZONING.

William S. Devereux 2/1/13
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Cindy A. Devereux 5/2/13
 DIRECTOR DATE



COORDINATE LIST		
POINT	NORTH	EAST
200	600798.6637	1271069.9906
201	600943.5256	1271074.0958
202	601246.3001	1270844.4709
203	601328.1698	1270866.4936
205	601152.5370	1271821.4240
209	602032.6122	1271312.9534
210	601803.6149	1271307.6200
211	601799.8813	1271387.7252
212	601622.6051	1271623.3091
213	601613.5670	1271818.2142
233	601613.6848	1271828.2156
912	601152.6778	1271833.6494
913	601150.2595	1271623.6977
914	601048.1375	1271444.0747
915	600796.0580	1271442.5615
921	601370.4109	1270828.9109
922	602032.6406	1271192.8730



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.

Thomas M. Hoffman, Jr. 12-20-12
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD REG. NO. 267 DATE

William S. Devereux 12-20-12
 WILLIAM S. DEVEREUX
 DATE

Cindy A. Devereux 12-20-12
 CINDY A. DEVEREUX
 DATE

OWNER/DEVELOPER
 WILLIAM S. DEVEREUX
 1850 SW FLORENCE ROAD
 MT. AIRY, MD 21771
 301-831-5141

PURPOSE
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 8 SHOWN ON THE PLAT OF KOGAN TRUST PROPERTY PLAT NO. 10011 INTO 3 LOTS AND 1 BUILDABLE PRESERVATION PARCEL, TO CREATE THE FOREST CONSERVATION EASEMENT SHOWN AND PROVIDE RIGHT-OF-WAY DEDICATION.

OWNER'S CERTIFICATE

WE, WILLIAM S. DEVEREUX AND CINDY A. DEVEREUX, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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 SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE 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 STREET AND/OR ROADS AND FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 20TH DAY OF December, 2012.

William S. Devereux
 WILLIAM S. DEVEREUX

Cindy A. Devereux
 CINDY A. DEVEREUX

Megan Brett
 WITNESS

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 WITNESS

SURVEYOR'S CERTIFICATE

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I ALSO CERTIFY THAT ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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Thomas M. Hoffman, Jr. 12-20-12
 THOMAS M. HOFFMAN, JR.
 PROPERTY LINE SURVEYOR, MD. REG. NO. 267 DATE



RECORDED AS PLAT No. 20371 ON 5/2/13
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
KOGAN TRUST PROPERTY
 LOTS 16-18 AND BUILDABLE PRESERVATION PARCEL A
 A RESUBDIVISION OF LOT 8
 OF THE PLAT OF KOGAN TRUST PROPERTY
 RECORDED AS PLAT NO. 10011

TAX MAP 6 GRID 23 PARCEL 247
 FOURTH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 DPZ FILE NO. F-89-83, VP-80-81, F-81-17
 SP-06-020, WP-09-024

SCALE 1" = 100' DECEMBER 19, 2012

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