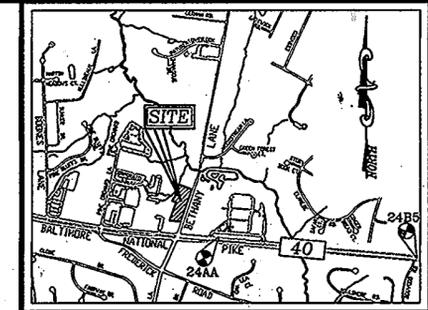


**COORDINATE TABLE**

No.	NORTH	EAST
102	587669.4546	1351776.1426
103	587995.6815	1351819.9113
104	588268.5653	1351931.3996
1003	587652.7175	1351955.8047
1018	588192.7014	1352140.5136
1021	587971.3698	1351878.7353

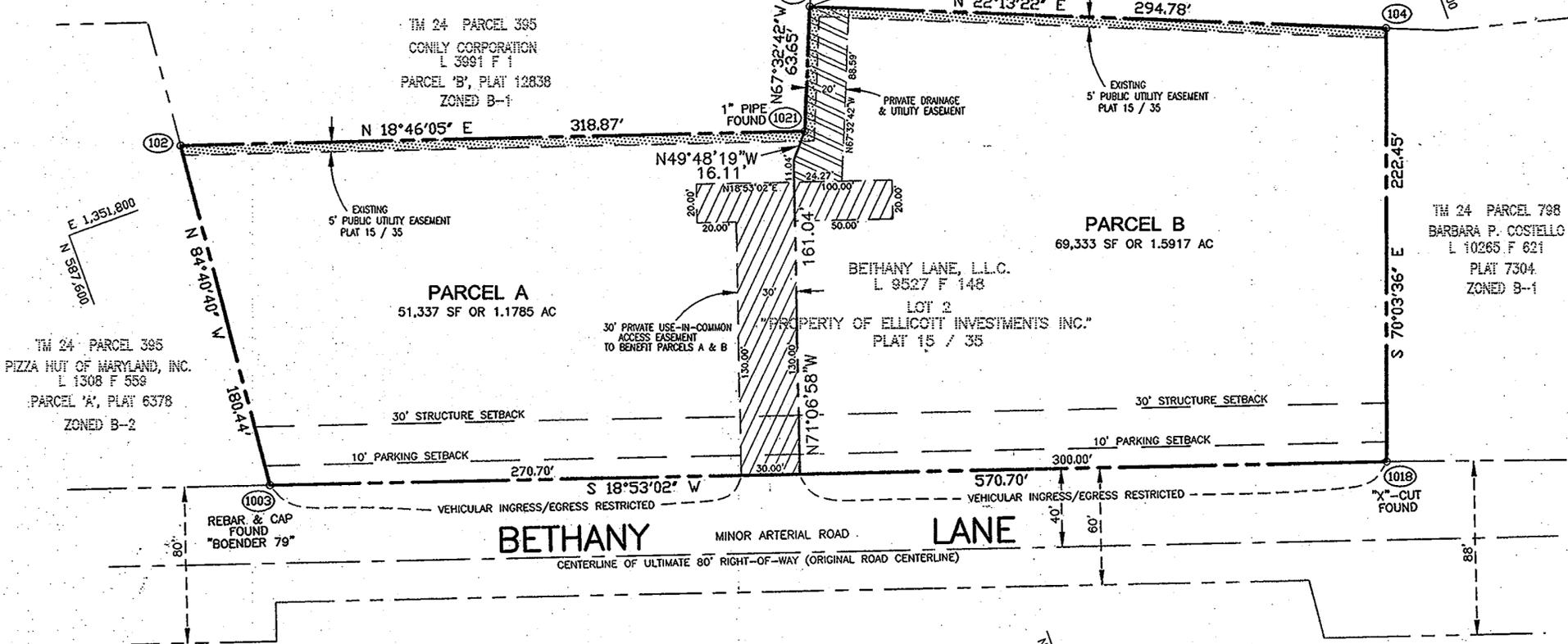


**VICINITY MAP**

SCALE: 1"=2,000'  
ADC MAP : 4815 C-6

**GENERAL NOTES**

- COORDINATES BASED ON MAD '83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY, GEODETIC CONTROL STATION NO. 24AA AND 24BS.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ASSOCIATES, INC. DATED JUNE 2012.
- Ø DENOTES REBAR WITH CAP SET MARKED (PROP.MARK 21204).
- ⊗ DENOTES IRON PIPE OR IRON BAR FOUND.
- ⊙ DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SUBJECT PROPERTY IS ZONED B-1 PER THE FEBRUARY 2, 2004 COMPREHENSIVE ZONING PLAN AND THE COMP LITE ZONING REGULATION AMENDMENTS EFFECTIVE ON JULY 28, 2006.
- THERE IS NO 100 YEAR FLOODPLAIN OR STEEP SLOPES ON SITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- WATER AND SEWER SERVICE WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER IS AVAILABLE UNDER CONTRACT NO.'S 71-W AND 436-W. PUBLIC SEWER IS AVAILABLE UNDER CONTRACT NO. 411-S.
- ALL ENVIRONMENTAL, FOREST CONSERVATION, STORMWATER MANAGEMENT, LANDSCAPING, AFO TRAFFIC STUDY, AND OTHER REQUIREMENTS WILL BE ADDRESSED AT THE TIME OF A NEW SITE DEVELOPMENT PLAN FOR THE UNIMPROVED PARCEL B AND WITH THE RED-LINE REVISION FOR IMPROVING THE EXISTING BUILDING ON PARCEL A.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH PARCEL N, ANY CONVEYANCES OF THE AFORESAID PARCEL N SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID PARCEL N. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL RECORD THE DEED OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO BURIAL GROUNDS OR CEMETERIES LOCATED ON THIS PROPERTY.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OR OTHER REGULATIONS ON THIS PROPERTY MUST COMPLY WITH THE SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT APPLICATIONS.
- THE PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PREVIOUS DPZ FILES: RECORD PLAT - PB 15/1 F 35, F-85-162/PLAT #6318 & SDP-T-1463
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT, NOR ARE THERE ANY HISTORIC STRUCTURES ON SITE.
- EXISTING STRUCTURES LOCATED ON PARCEL A TO REMAIN.
- A USE-IN-COMMON ACCESS EASEMENT MAINTENANCE AGREEMENT SHALL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- A DOI FOR REAL ESTATE TRANSACTIONS ADDRESSING FOREST CONSERVATION OBLIGATIONS FOR THIS PLAT HAS BEEN SUBMITTED.



**LEGEND**

- EXISTING 5' PUBLIC UTILITY EASEMENT PLAT 15 / 35
- 30' PRIVATE USE-IN-COMMON ACCESS EASEMENT TO BENEFIT PARCELS A & B
- PRIVATE DRAINAGE & UTILITY EASEMENT

**AREA TABULATION**

NUMBER OF LOTS TO BE RECORDED	2
AREA OF LOTS TO BE RECORDED	2.7702 AC
AREA OF ROADWAY TO BE RECORDED	0.0000 AC
AREA TO BE RECORDED	2.7702 AC

**ROBERT H. VOGEL ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET  
ELLCOTT CITY, MD 21043 TEL: 410-461-7666 FAX: 410-461-8961

**OWNER / DEVELOPER**

BETHANY LANE, L.L.C.  
3258 BETHANY LANE  
ELLCOTT CITY, MD. 20142-2222  
ATTN.: ELWOOD SCAGGS  
443-324-6304

THE REQUIREMENTS §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.* 8-15-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD REG. NO. 267  
*Elwood Scaggs* 8/15/12  
BETHANY LANE, L.L.C. DATE  
ELWOOD SCAGGS, AUTHORIZED PERSON

**PURPOSE**

THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 2 INTO PARCELS A & B AND ADD VARIOUS EASEMENTS FOR THE PURPOSE OF REAL ESTATE TRANSACTION.

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

*W. J. Roseman* 11/19/2012  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING  
AND ZONING

*Robert H. Vogel* 11/6/12  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*Neil Sheehy* 11/21/12  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

WE, BETHANY LANE, L.L.C., OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 OR STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 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 EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 15 DAY OF August, 2012.

*Elwood Scaggs*  
BETHANY LANE, L.L.C.  
ELWOOD SCAGGS, AUTHORIZED PERSON  
*Megan Brett*  
WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LAND CONVEYED BY J. ELWOOD SCAGGS AND DAVID L. SCAGGS TO BETHANY LANE, L.L.C. BY DEED DATED AUGUST 19, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY IN LIBER 9527, FOLIO 148.  
I ALSO CERTIFY 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 LICENCED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2014.

*Thomas M. Hoffman, Jr.* 8-15-12  
THOMAS M. HOFFMAN, JR. DATE  
PROPERTY LINE SURVEYOR, MD. REG. NO. 267



RECORDED AS PLAT No. 22168 ON 12/3/12  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

RESUBDIVISION PLAT OF  
**ELLCOTT INVESTMENTS INC.**  
PARCELS A & B

A RESUBDIVISION OF  
LOT 2, "ELLCOTT INVESTMENTS INC.", PLAT 15/35  
ZONED B-1

TAX MAP No. 24 BLK: 2 PARCEL No. 993  
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE 1" = 50' AUGUST 15, 2012  
GRAPHIC SCALE  
50' 0 50 100 150'

SHEET 1 OF 1