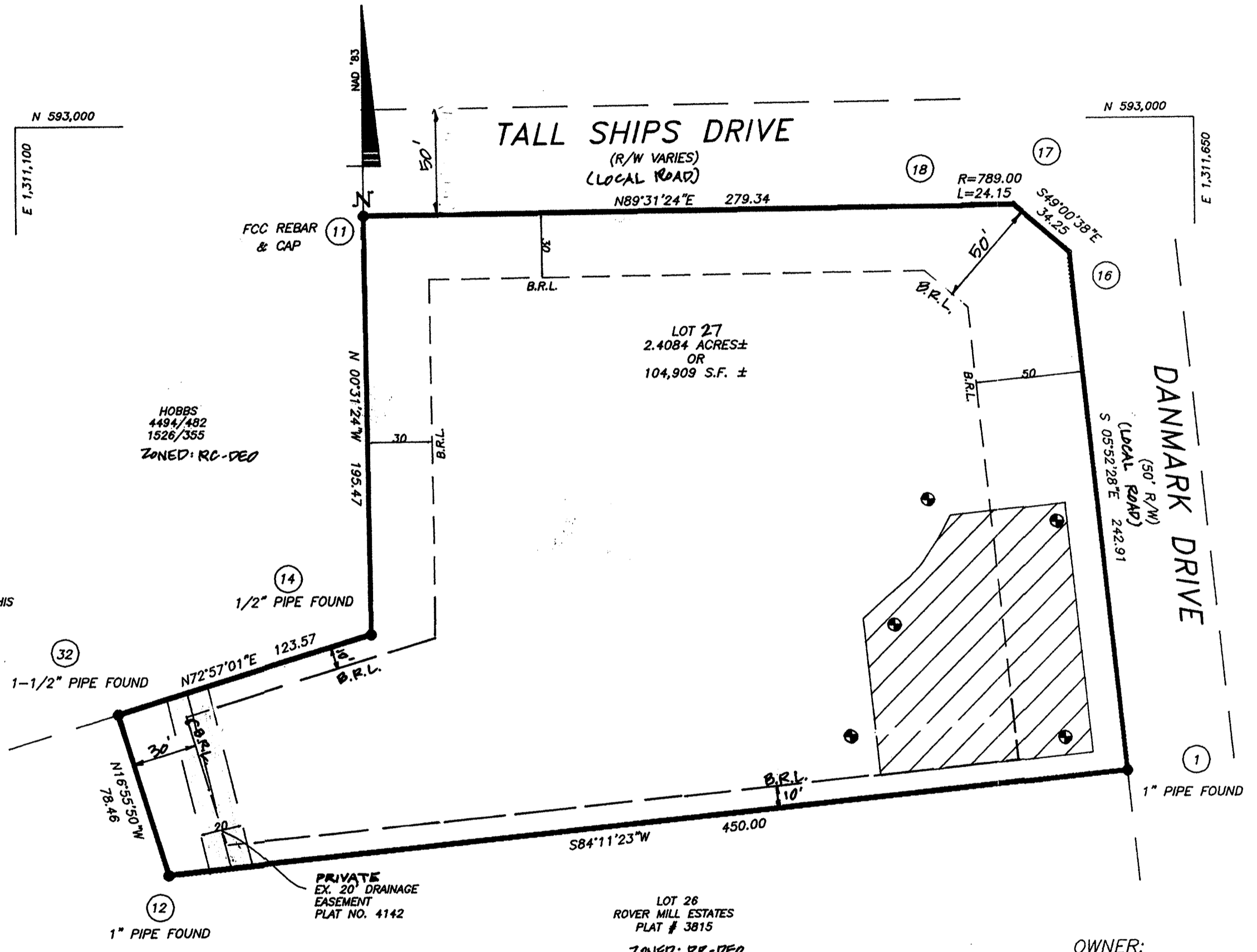
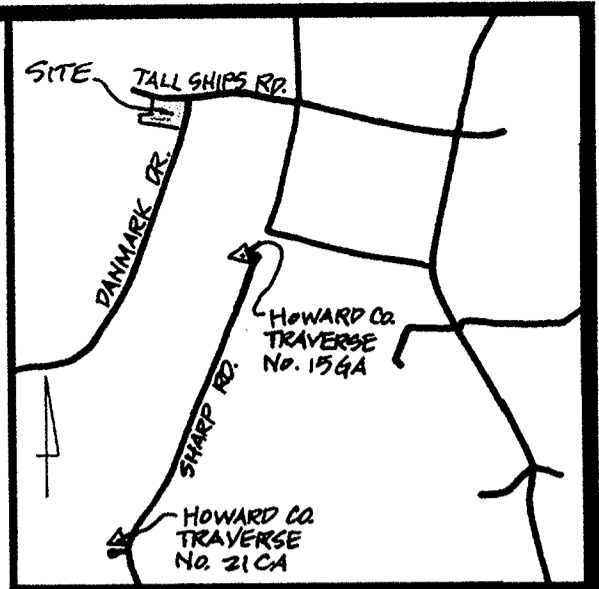


NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 21CA & 15GA
- SUBJECT PROPERTY ZONED "RR-DEO" PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- 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 PLAN AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.  
*Scott Shanaberger* 1/9/02  
 G. SCOTT SHANABERGER DATE
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- DESIGNATES IRON PIN & CAP OR IRON PIPE FOUND  
 DESIGNATES PERCOLATION TEST LOCATION
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN DECEMBER OF 2001.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- STORMWATER MANAGEMENT FOR THIS LOT WAS PROVIDED WITH F-77-148.
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
 A.) WIDTH - 12 FEET (14 FEET IF SERVING MORE THAN 1 RESIDENCE)  
 B.) SURFACE - SIX (6) INCHES OF COMPACTED "CRUSHER RUN" BASE WITH A "TAR AND CHIP" COATING (1-1/2" MINIMUM).  
 C.) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 30-FOOT TURNING RADIUS.  
 D.) STRUCTURES - (CULVERTS AND BRIDGES) CAPABLE OF SUPPORTING TWENTY-FIVE (25) GROSS TONS (H-25 LOADING).  
 E.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.  
 F.) STRUCTURE CLEARANCE - MINIMUM 12 FEET.  
 G.) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE IS AN EXISTING STRUCTURE ON LOT 27 (SPRING HOUSE) TO REMAIN. NO NEW BUILDINGS, ADDITIONS, OR EXTENSIONS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- THIS PLAN IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE IT IS A PLAT OF REVISION. NO ADDITIONAL LOTS ARE BEING CREATED.
- THIS PLAN IS EXEMPT FROM LANDSCAPE REQUIREMENTS BECAUSE NO NEW LOTS ARE BEING CREATED.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). 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.
- THIS PROPERTY IS IN THE "NO PLANNED SERVICE AREA" ON THE MASTER PLAN FOR PUBLIC WATER & SEWER
- THIS PLAT CONFORMS TO THE 5TH EDITION OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.

COORDINATES				
NO.	NORTH (F)	EAST (F)	NORTH (M)	EAST (M)
1	592695.5978	1311616.0783	180653.9795	399781.3802
12	592650.0421	1311168.3946	180640.0941	399644.9260
32	592725.1057	1311145.5447	180662.9735	399637.9613
14	592761.3355	1311263.6809	180674.0164	399673.9699
11	592956.8007	1311261.8952	180733.5943	399673.4290
18	592959.1244	1311541.2249	180734.3026	399758.5649
17	592959.6947	1311565.3656	180734.4764	399765.9290
16	592937.2303	1311591.2174	180727.6299	399773.8026

CURVE DATA						
FROM	TO	RADIUS	ARC	DELTA	TAN	CHORD BEARING & DIST.
18	17	789.00'	24.15'	01°45'13"	12.08'	N88°38'48"E 24.15'



TABULATION OF FINAL PLAT

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	1
B. TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE	2.4084 ACRES±
C. TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0 ACRES ±
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	2.4084 ACRES±

OWNER:  
 CHARLES COPE  
 620 COVENTRY ROAD  
 TOWSON, MD 21286

CONTRACT PURCHASER:  
 CRAIG LONG  
 4905 BRANHOPE LANE  
 ELLICOTT CITY, MD 21043

THE PURPOSE OF THIS PLAT OF REVISION IS TO SHOW LOT 27 AS A BUILDABLE LOT. THE "NON BUILDABLE" DESIGNATION HAS BEEN REMOVED FROM LOT 27.

RECORDED AS PLAT # 15284 ON 2/28/02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

APPROVED: FOR PRIVATE WATER & PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT  
*Ray Brown* 2/9/02  
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING  
*Charles N. Cope* 2/25/02  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Paul Rutter* 2/26/02  
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CHARLES N. COPE CHARITABLE REMAINDER UNITRUST, 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 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 ERRECTED IN OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 9TH DAY OF JANUARY, 2002.

*Charles N. Cope* 1/9/02  
 CHARLES N. COPE CHARITABLE REMAINDER UNITRUST c  
*John Imboden* 1/9/2002  
 WITNESS DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND CONVEYED BY CHARLES N. COPE TO CHARLES N. COPE CHARITABLE REMAINDER UNITRUST BY DEED DATED MAY 10TH, 2001 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5485, FOLIO 676, AND THAT ALL MONUMENTS ARE 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.

*Scott Shanaberger* 1/9/2002  
 G. SCOTT SHANABERGER DATE  
 PROFESSIONAL L.S. #10849

SHANABERGER & LANE  
 8726 TOWN & COUNTRY BLVD.  
 SUITE 201  
 ELLICOTT CITY, MD 21043  
 (410) 461-9563

PLAT OF REVISION  
 LOT 27  
**ROVER MILL ESTATES**  
 (A PLAT OF REVISION OF REVISED PLAT OF ROVER MILL ESTATES, LOT 27, RECORDED AS PLAT # 4141 & 4142)  
 4TH ELECTION DISTRICT, HOWARD COUNTY, MD  
 TAX MAP 15 BLOCK 13 PARCEL 233  
 ZONED: RR-DEO  
 SCALE: 1"=50'  
 DATE: JANUARY 7, 2001.  
 PREVIOUS PLANNING AND ZONING FILE NUMBERS: F-77-148

SHEET 1 OF 1