

**Coordinate Table**

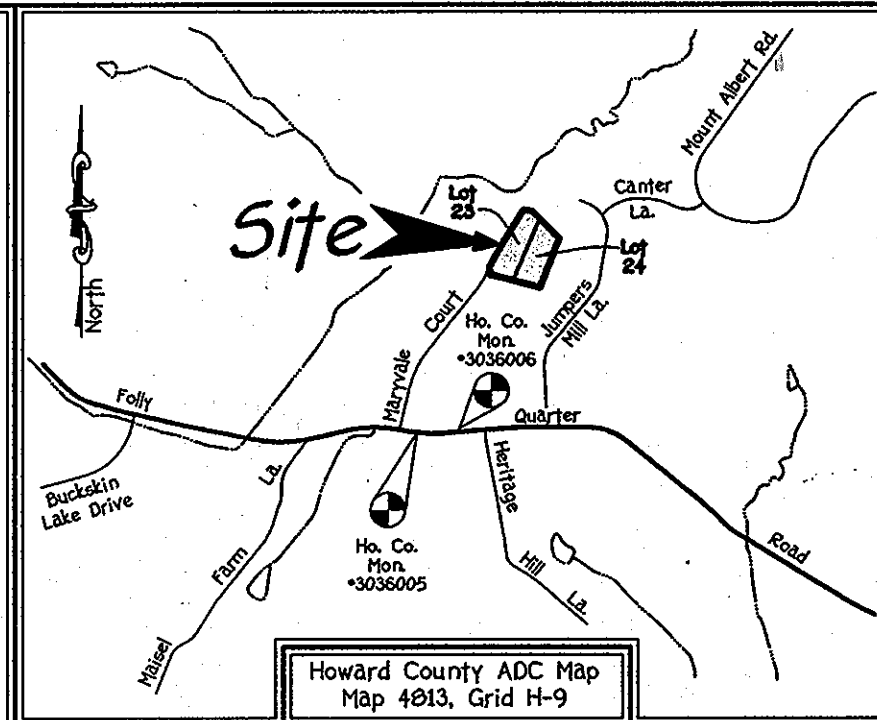
POINT	NORTH	EAST
105	520691.0380	813622.6990
205	520406.3010	813902.4900
319	520044.9000	813172.7940
324	520059.9840	813179.4970
694	520033.7420	813166.6870
696	519898.3520	813701.7800
698	520705.9060	813531.9090
700	520103.8370	813174.1190
1002	520340.4670	813303.1070

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.

*Terrell A. Fisher* 8/31/10 Date  
 Terrell A. Fisher, L.S. #10692 (Registered Land Surveyor)  
*Mark F. Updike* 9-1-10 Date  
 Mark F. Updike, Surveyor  
*Schantz Basir* 9/7/10 Date  
 Schantz Basir, Owner  
*Nasser Basir* 9-7-10 Date  
 Nasser Basir, Owner

**Curve Data Tabulation**

Pnt-Pnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
319-324	100.00'	16.52'	09°28'04"	8.28'	N 23°57'38" E 16.51'
324-700	50.00'	45.76'	52°26'29"	24.63'	N 06°59'33" W 44.18'



**Legend**

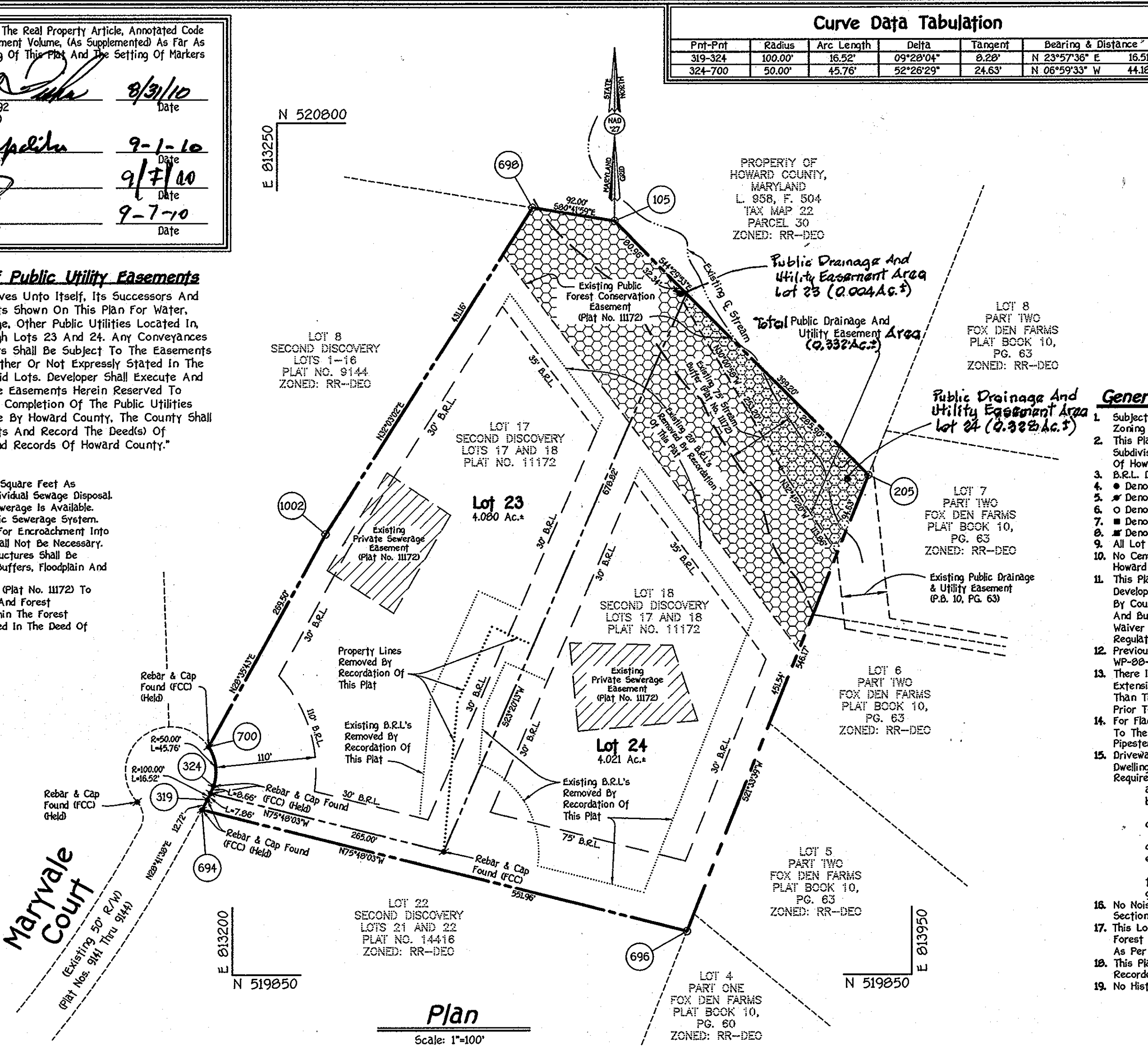
- Existing Public Forest Conservation Easement (Plat No. 11172)
- Property Line To Be Removed By Recordation Of This Plat
- Existing Building Restriction Line Removed By Recordation Of This Plat (Plat No. 11172)
- Public Drainage & Utility Easement

**Reservation Of Public Utility Easements**

"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 lots 23 and 24. Any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deeds conveying said lots. 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 accept the easements and record the deeds of easement in the land records of Howard County."

**General Notes Continued:**

- This Area Designates A Private Sewerage Easement Of 10,000 Square Feet As Required By The Maryland State Department Of The Environment For Individual Sewage 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.
- No 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.
- The Forest Conservation Easement Has Been Established Under F-91-049 (Plat No. 11172) To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And Forest Conservation Act. 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.



**General Notes:**

- Subject Property Zoned RR-DEO Per 2/2/04 Comprehensive Zoning Plan And The "Comp Lite" Zoning Amendments Effective 7/28/05.
- This Plat And The Coordinates Shown Hereon (NAD '27) Are Based On The Plat Meridian Of A Subdivision Entitled "Second Discovery, Lots 17 And 18" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 11172.
- 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 Or Rights-Of-way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Lot Areas Are More Or Less (±).
- No Cemeteries Exist On This Site Based On Both A Site Visit And On An Examination Of The Howard County Cemetery Inventory Map.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 2004 Zoning Regulations As Amended By Council Bill 75-2003. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit And Per The "Comp-Lite" Zoning Regulations Dated July 28, 2006.
- Previous Department Of Planning And Zoning File Numbers: S-08-08, P-09-26, F-09-243, WP-08-136, WP-04-44 And F-94-49.
- There Is An Existing Dwelling/Structure(s) Located On Lot 23 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements. Existing Accessory Structure On Lot 24 Was Removed Prior To Recordation Of This Plat.
- For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings To Ensure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
  - Width - 12 Feet (16 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.
- No Noise Study Is Required For This Project Per Howard County Design Manual, Vol. III, Section 5.2(f).
- This Lot Is Exempt From The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation Because It Is A Plat Of Revision And No Additional Lots Are Being Created As Per Section 16.1202(b)(vii) Of The Howard County Code And Forest Conservation Manual.
- This Plat Is Exempt From Perimeter Landscaping Because This Plat Is A Resubdivision Of Two (2) Recorded Lots And No Additional Lots Are Being Created.
- No Historic Structures Exist On The Subject Property.

**Minimum Lot Size Chart**

Lot No.	Gross Area	Pipestem Area	Minimum Lot Size
24	4.021 Ac.*	0.123 Ac.*	3,898 Ac.*

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	8.101 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	8.101 Ac.*

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

**Owner (Lot 23)**  
 Mark F. Updike  
 12754 Maryvale Court  
 Ellicott City, Maryland 21042-1268  
 Ph: (410)-531-2928

**Owner (Lot 24)**  
 Schantz Basir And Nasser Basir  
 7033 Mink Hollow Road  
 Highland, Maryland 20777-9771  
 Ph: (301)-854-9980

**Purpose Statement**  
 The Purpose Of This Plat Is To (1) Relocate The Common Lot Line Between Existing Lots 17 And 18, As Shown On A Plat Entitled "Second Discovery, Lots 17 And 18" Recorded Among The Land Records Of Howard County, Maryland As Plat No. 11172 And Create Lots 23 And 24, Respectively; (2) Revise The Existing 20' B.R.L. To 35' B.R.L. Adjacent To Existing Forest Conservation Easement; (3) Revise The Front And Side B.R.L. For Lot 24 To Meet The Current Regulations; And (4) To Create A Public Drainage & Utility Easement.

APPROVED: For Private Water And Private Sewerage Systems.  
 Howard County Health Department.

*B. Wilson for Peter Bilensohn* 12/3/2010 Date  
 Howard County Health Officer *g* *g*

APPROVED: Howard County Department Of Planning And Zoning.

*Mark F. Updike* 12/9/10 Date  
 Chief, Development Engineering Division

*Kurt Sheehy* 12/13/10 Date  
 Director

**OWNER'S CERTIFICATE**

We, Mark F. Updike, Schantz Basir And Nasser Basir, 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 Erected On Or Over The Said Easements And Rights-of-way. Witness My Hand This *7th* Day Of *September*, 2010.

*Mark F. Updike* Witness  
*Schantz Basir* Owner  
*Nasser Basir* Owner

**SURVEYOR'S CERTIFICATE**

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct; That It Is A Subdivision Of All The Lands Conveyed By William W. Aitchison To Mark F. Updike By Deed Dated April 20, 1994 And Recorded Among The Land Records Of Howard County, Maryland In Liber 3246 At Folio 190; And All Of The Lands Conveyed By Mark F. Updike To Schantz Basir And Nasser Basir By Deed Dated July 21, 2010 And Recorded Among The Aforesaid Land Records In Liber 12589 At Folio 318; And That All Monuments Are In Place Or Will Be In Place Prior To The Acceptance Of The Streets In The Subdivision By Howard County, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher* 8/31/10 Date  
 Terrell A. Fisher, Professional Land Surveyor No. 10692

RECORDED AS PLAT No. 21408 ON 12/17/10  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Second Discovery**  
 Lots 23 And 24

A Resubdivision Of Lots 17 And 18, As Shown On A Plat Entitled "Second Discovery, Lots 17 And 18" And Recorded Among The Land Records Of Howard County, Maryland As Plat No. 11172.

Zoned: RR-DEO  
 Tax Map: 22, Grid: 17, Parcel: P/O 45  
 Third Election District - Howard County, Maryland

Date: August 31, 2010 Scale: As Shown Sheet 1 of 1

K:\Drawings 6\6475 second discovery\dwg\6475-1 Record Plat-Lots 23 and 24.dwg, 9/17/2010 8:23:13 AM, dstrrett, 1:1