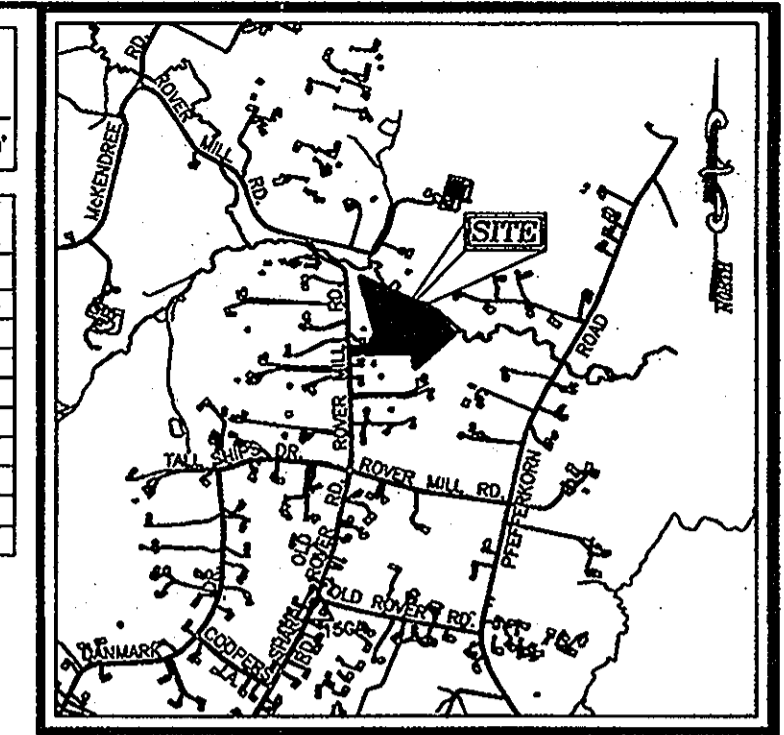


CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD
C-1	12,250.00'	50.00'	25.00'	00°14'02"	N01°47'52"W 50.00'

COORDINATE TABLE

NO.	NORTH	EAST
65	594439.1737	1313170.8800
66	594443.4368	1313342.3070
67	594589.6183	1313436.6878
68	594817.3932	1314062.1107
69	594587.1629	1314222.9307
70	594243.3751	1313829.0299
71	594389.1973	1313172.4487
1602	594405.4250	1313825.0000
1604	595182.5889	1313273.4314



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 4813, GRID 2A & 3A

LEGEND

- EXISTING PUBLIC 100 YR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT *BASED ON HOWARD COUNTY CAPITAL PROJECT (10-1028) * (PLAT 7614)
- 24' USE-IN-COMMON ACCESS EASEMENT
- SEPTIC RESERVE AREA
- FOREST CONSERVATION EASEMENT AFFORESTATION

BEARING TABLE
FOREST CONSERVATION EASEMENT

LINE	LENGTH	BEARING
F-1	165.99	N61°42'42"W
F-2	100.27	N78°07'05"W
F-3	177.37	N58°23'12"E
F-4	9.04	S41°35'06"E
F-5	21.98	S86°53'55"E
F-6	14.13	N50°05'27"E
F-7	14.92	N48°13'42"E
F-8	21.17	N84°29'44"E
F-9	27.08	S83°44'53"E
F-10	27.31	S72°29'15"E
F-11	23.70	S57°02'47"E
F-12	28.26	S58°04'19"E
F-13	27.88	S64°27'44"E
F-14	21.87	S85°54'25"E
F-15	85.40	S65°08'45"E
F-16	195.87	S36°37'50"W
F-17	58.91	N65°04'59"W
F-18	32.65	N61°42'03"W

MINIMUM LOT SIZE CHART

LOT #	GROSS AREA SQ. FT.	PIPESTEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
12	225,661 SF 5.1805 AC	6,512 SF 0.1495 AC	219,149 SF 5.0310 AC
13	230,892 SF 5.3006 AC	5,538 SF 0.1271 AC	225,354 SF 5.1735 AC

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	10.4810 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED	10.4810 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	10.4810 AC

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

Wilton for Maria Rothman 1/18/2013
HOWARD COUNTY HEALTH OFFICER *gn jrb* DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmondson 1-29-13
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Walt Shindler/for 1-30-13
DIRECTOR DATE

OWNER'S CERTIFICATE

I, BRIAN G. ISAAC, OWNER 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 UPON 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-WAYS 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 PLANS 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 PLANS, 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-WAYS. WITNESS OUR HANDS THIS 3RD DAY OF JANUARY, 2013

Brian G. Isaac 1/31/13
BRIAN G. ISAAC DATE

Megan Brett
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND OWNED BY BRIAN G. ISAAC AND SHARON K. RIEMER TO BRIAN G. ISAAC BY DEED DATED JUNE 16, 2009 AND RECORDED IN LIBER 11857 AT FOLIO 44 OF THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

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.

PROFESSIONAL CERTIFICATION: 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, 2012.

Thomas M. Hoffman, Jr. 12-18-12
THOMAS M. HOFFMAN, JR. DATE
PROPERTY LINE SURVEYOR, MD REG. NO. 267

RECORDED AS PLAT No. 20247 ON 2/1/13
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
ROVER MEADOWS
LOTS 12 & 13
A RESUBDIVISION OF LOT 10
ROVER MEADOWS
PLAT 9607
ZONED RR-DEO

TAX MAP 15 - GRID 7 & 13 - PARCEL 116
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' OCTOBER 23, 2012

GRAPHIC SCALE
200 100 50 0 100 200

SHEET 1 OF 1

