

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1990 Replacement Volume, (As Supplemented) as they relate to the Making of This Plat And The Setting of Monumentation Thereon.

Terrell A. Fisher, L.S. #10692
 Registered Land Surveyor
 Date: 4/20/16

Carol J. Sheets
 Trustee
 Date: 3/23/16

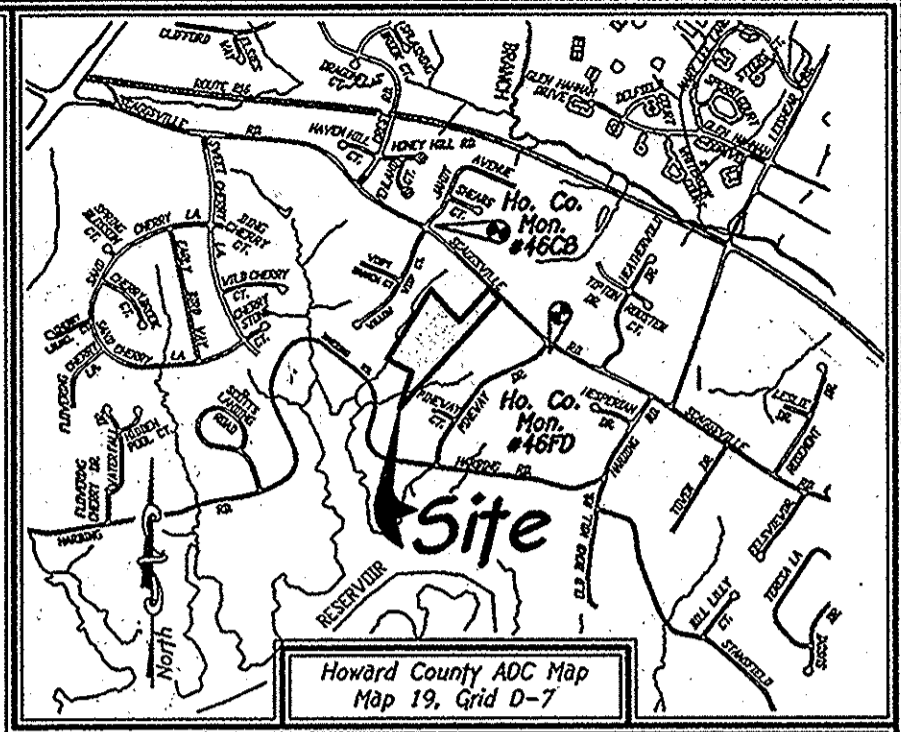
Brian Usher
 Trustee
 Date: 3/23/16

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 Utility And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Parcel 'A'. Any Conveyances Of The Aforesaid Parcel, Developer Shall Execute And Deliver Deeds For The Easements Or Not Expressly Stated In The Deed(s) Conveying Said Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, With A Notes 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(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By 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.

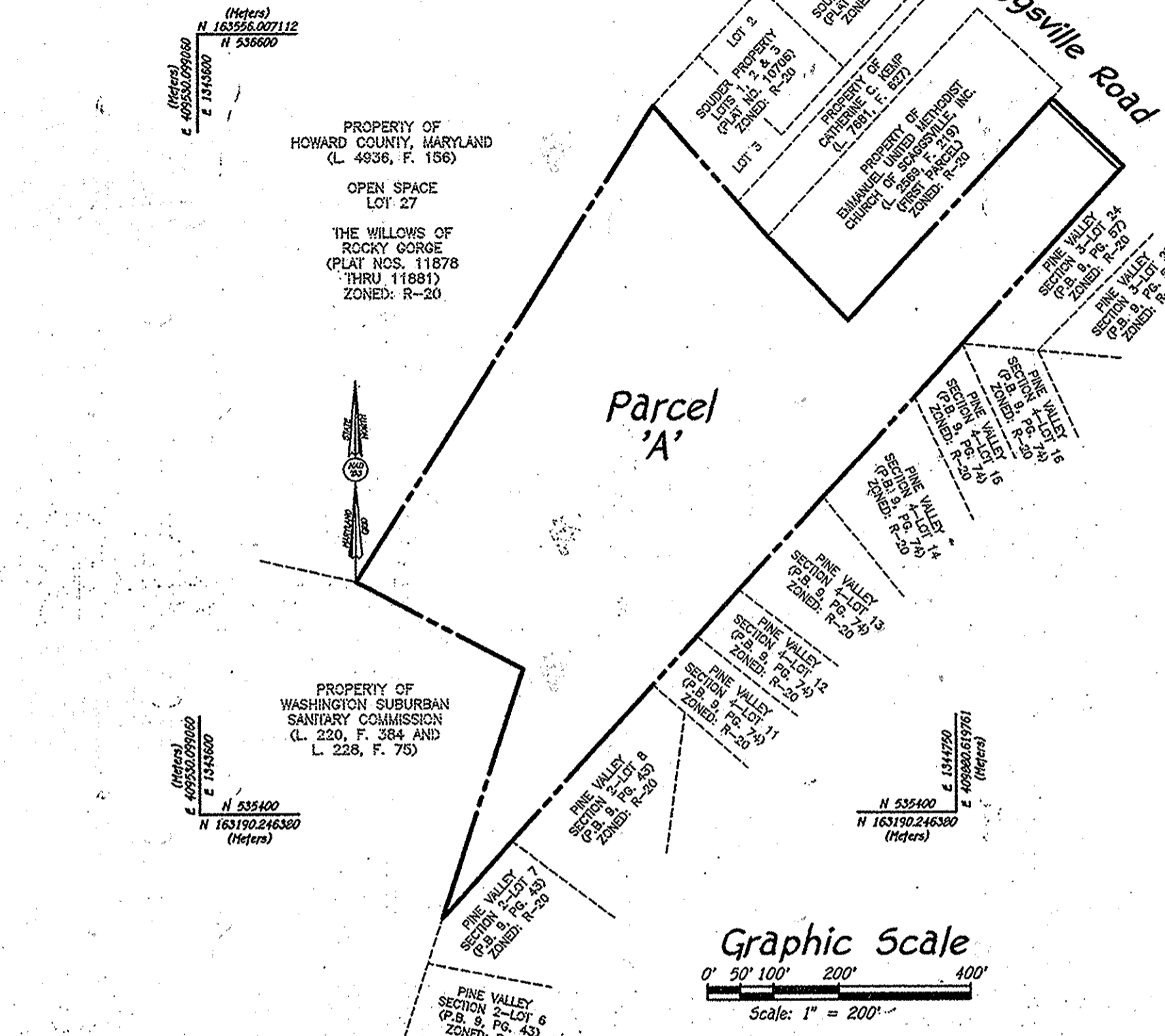
Legend

- Public Forest Conservation Easement
- Public 100 Year Floodplain, Drainage & Utility Easement (0.009 Ac.±)
- Denotes 75' Stream Buffer
- Denotes 100 Year Floodplain Outline
- Denotes 100 Year Floodplain Elevation



General Notes Continued:

- This Plan Is Subject To Previous Department Of Planning And Zoning Cases: BA 90-66&AV Granted On June 4, 1991 With The Following Conditions:
 - The Petitioner Shall Comply With All Applicable Federal, State And County Laws And Regulations.
 - The Petitioner Shall Comply With Testimony Presented And Limit The Hours Of Operation: The First Session Shall Be From 9:00 A.M. To Noon; And The Second Session Shall Be From 12:30 P.M. To 3:30 P.M. On Mondays And Fridays.
 - The Petitioner Shall Submit A Site Development Plan To The Department Of Planning And Zoning ("DPZ") Within Ninety (90) Days Of The Date Of This Order: The Configuration Of The Parking Area Shall Be Determined In Consultation With The DPZ And Department Of Public Works During The Site Development Plan Process.
 - The Eastern Access Entrance Shall Be Limited To Entry Only And The Western Access Limited To Exit Only.
- BA 10-034&AV Granted On June 6, 2011 With The Following Conditions:
 - The Hearing Examiner Is Eliminating The Ingress/Egress Restriction Condition Imposed In Board Of Appeals Case No. 90-66&AV Subject To The Condition That County Staff Determines At The Site Development Plan Stage That It Is Appropriate And Safe To Do So. Should County Staff Make Such Determination, It Shall Establish The Appropriate Internal Circulation For The Uses.
 - The Petitioner Shall Immediately Post Signs And Markers Noting The Ingress/Egress Restrictions And It Shall Educate Parishioners, Parents, Guardians And Community Residents Using The Facilities About The Restrictions. This Signage And Marking Are To Remain In Place Until The County Approves A Site Development Plan Eliminating The Ingress/Egress Restriction. The Petitioner Shall Continue To Use The Internal Circulation Pattern Approved In Prior Decisions And Orders Until The County Approves A Site Development Plan Eliminating The Ingress/Egress Restriction.
 - The Petitioner Is To Install Signage Along The Current Religious Facility Parking Spaces Along The South Property Line Stating The Parking Is Not To Be Used By School Staff Or Persons Dropping Off/picking Up Children From School.
 - The Petitioner Is To Cease Using The Parking Lot As A Bike Exercise Area For Preschoolers.
 - The Hours Of Operation Approved For The Religious Facility Use Are As Follows:
 - Sunday Worship Service Shall Be Held From 9: A.M. To 12:00 P.M. Parishioners Shall Arrive No Earlier Than 7:30 A.M. And Leave The Site No Later Than 2:00 P.M.
 - Staff For The Private Academic School Shall Arrive No Earlier Than 7:30 A.M. And Leave The Site No Later Than 4:00 P.M. They Shall Not Park In The Spaces Closest To The Common Lot Line With The Kempas. Person Dropping Off Children Shall Arrive No Earlier Than 8:30 A.M.
 - During Evening Community Events, All Persons Shall Be Off Site By 10:00 P.M. Any Parking Lot Lighting Shall Be Turned Off By 10:15 P.M.
 - The Hours Of Operation Approved For The Private Academic School Use Are As Follows:
 - First Session (Monday-Friday): 9:00 A.M. To 12:00 P.M.
 - Second Session (Monday-Friday): 12:30 P.M. To 3:30 P.M.
 - The Uses Approved For The Religious Facility Are Worship Services, Religious Education Support Groups, Committee Meetings, Bible Study, Choir Rehearsals, Boy And Girl Scout Troop Assemblies, Yoga Classes, Neighborhood Association Meetings, Fellowship Events For Persons Affiliated With The Church, Youth Events Requiring A Large Space, Bible School And Summer School.
 - No School Use Is Permitted In The Multipurpose Building.
 - The Maximum Number Of Students Permitted To Be Enrolled At Any School Session Is 275, With No More Than 92 Students On Site At Any Time.
 - The Petitioner Is To Install The Landscaping Proposed On The South Side Of The Proposed Multipurpose Building And The Landscaping Deeded As "Replacement Landscaping" No Later Than One Year From The Date Of This Decision Order.
 - The Petitioner Shall Obtain All Building Permits By December 13, 2017, With Substantial Construction In Accordance With The Permits By December 13, 2018.
 - The Petitioner Shall Comply With All Applicable Federal, State, And County Laws And Regulations.
- A Historic Structure Exists On Parcel 'A'; However A Historic District Commission Meeting Is Not Required As Determined By The Resource Conservation Division On February 13, 2015.
- A Pre-Submission Community Meeting Was Held At 6:00 P.M. On Thursday, November 19, 2009 At This Project's Location, Emmanuel United Methodist Church Located 10755 Scaggsville Road, Laurel, Maryland 20723.
- The Traffic Study For This Project Was Prepared By The Traffic Group, Dated June 3, 2015.
- The Existing Cemetery And Grave Sites Have Not And Will Not Be Disturbed Except As Permitted By State Law. No Grading Or Construction Is Permitted Within 10 Feet Of Individual Grave Sites Per Section 16.110(c) Of The Subdivision Regulations.
- No Grading, Removal Of Vegetative Cover Or Trees, Planting And New Structures Shall Be Permitted Within The Limits Of Stream(s), Or Their Required Buffers, Floodplains Or Forest Conservation Easement Areas.
- A Non-Critical 100 Year Floodplain Exists On Site As Delineated In A Floodplain Study Dated August, 2015 And Prepared By Fisher, Collins & Carter, Inc.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122.B. Of The Howard County Code.
- Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- The 40 Foot Setback Approved With BA-10-034 C&V Is For A Reduction Of The Front 50 Foot Setback Associated With The Building Addition Closest To Scaggsville Road Approved With BA-10-034 C&V Approved On June 6, 2011 And Listed As General Note No. 10, BA-10-034 C&V, Item No. 13.



General Notes:

- Subject Property Zoned R-20 Per The 10/06/13 Comprehensive Zoning Regulations.
- Coordinates Based On NAD '83 Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 46CB And 46FD.
 Station No. 46CB N 637,123.0059 E 1,344,291.3697 Elev. = 394.760
 Station No. 46FD N 535,892.9109 E 1,345,540.0095 Elev. = 380.053
- This Plat Is Based On A Field Run Monumented Boundary Survey Dated January, 2009 And Updated On December, 29, 2010 By Shanaberger & Lane.
- 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 Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 100".
- Denotes Concrete Monument Or Stone Found.
- All Lot/Parcel Areas Are More Or Less (*).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- There Is A Portion Of An Existing Cemetery Located On This Site. The Existing Cemetery Has Been Delineated On The Cemetery Documentation And Accommodation Plan Dated December, 2001 And Approved By The Planning Board On January 10, 2002.
- There Is An Existing Building (Church) On This Site To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling, Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations And The 10/06/13 Zoning Regulations. Development Or Construction On These Lots Or Parcels Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of A Building Or Grading Permit.
- Previous Department Of Planning And Zoning File Numbers: BA 10-034&AV, BA 90-66&AV, SDP-92-027, SCF-18-083, SDP-19-087, SDP-16-033.
- There Are No Wetlands, And/OR Their Buffers On This Site Based On A Report By Exploration Research, Inc.
- The Forest Conservation Requirements Per Section 16.1200 Of The Howard County Code And The Forest Conservation Manual For This Subdivision Has Been Fulfilled By Providing 3.61 Acres Of On-Site Forest Retention (Including 0.09 Acres Of Floodplain) Within Forest Conservation Easement No. 1. There Is No Surety Required For On-Site Forest Retention. The Forest Conservation Easement Has Been Established 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 Are Allowed. This Property Is Subject To The Establishment Of A Retention Bank Of 3.184 Acres In Size. This Forest Retention Bank Area Is Identified As Forest Conservation Easement Nos. 2 And 3 As Shown On This Plat To Be Recorded.
- This Plan Has Been Prepared In Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual. Financial Surety For The Required 27 Shade Trees, 25 Evergreen Trees And 5 Shrubs Has Been Posted As Part Of The Developers Agreement In The Amount Of \$12,000.00 With The Developers Agreeing For SDP-15-067.
- Stormwater Management Will Be Provided By An Existing Infiltration Chamber Proposed Under SDP-92-27 And Two (M-6) Micro-Bioretenation Proposed Under This Site Plan. Stormwater Management Is In Accordance With The M.D.E. Stormwater Design Manual, Volumes I & II, Revised 2002. All Of The Proposed SSM Devices Will Be Privately Owned And Maintained By The Property Owner.
- This Property Is Located Within The Metropolitan District. Public Water Will Be Provided For This Site By Contract No. 354-W. Public Sewer Will Be Provided For This Site By Contract No. 529-S.
- This Plat Is Subject To WP-16-033 Which On November 10, 2015 The Planning Director Approved A Request To Waive Section 16.1205(a)(7) And 16.1205(a)(10) Which Requires The Retention Of Specimen Trees (30' dbh Or Greater) That Are Not Contained Within Other Priority Forest Retention Areas As Outlined In Section 16.1205(a)(1-10). A Waiver To Section 16.110(c) Which Prohibits Grading Or Construction Shall Be Permitted Within 30 Feet Of A Cemetery Boundary Or Within 10 Feet Of Individual Grave Sites. Approval Is Subject To The Following Conditions:
 - Waiver Approval Is Limited To The Removal Of Specimen Trees As Depicted On The Waiver Exhibit. Any Proposal To Remove Additional Specimen Trees Will Require A New Waiver Request Or An Amendment To This Waiver Request.
 - A Minimum Of 10 Additional, Native, 2-3" Caliper Trees Shall Be Provided On Site As Part Of The Mitigation For The Specimen Tree Removal. This Mitigation Will Be Addressed With The Project, Known As "Emmanuel United Methodist Church" And Will Be In Addition To Any Required Landscape Or Forest Conservation Plantings. The Mitigation Will Be Shown On The Associated Landscape Plan And Surety For These Additional Trees Will Be Required As Part Of The Site Development Plan (SDP-16-087).
 - Grading And Construction Shall Be The Least Necessary And Shall Be No Closer Than 17 Feet From The Cemetery Boundary. Any Proposal To Increase The Impact On Site Will Require An Additional Waiver Petition To Be Submitted Or A Reconsideration Of This Waiver Petition File.

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	1
TOTAL NUMBER OF NON-BUILDABLE PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
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 PARCELS TO BE RECORDED	11.407 Ac.±
TOTAL AREA OF NON-BUILDABLE PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	11.407 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.031 Ac.±
TOTAL AREA TO BE RECORDED	11.438 Ac.±

Boundary Certification

This Boundary Was Performed Under My Direct Supervision And Review And Complies With Section 09.13.06.12 Of The Maryland Minimum Standards For Surveyors.

G. Scott Shanaberger 4/20/16
 G. Scott Shanaberger, Professional Land Surveyor #10849 Date
 Expiration Date:

Owner And Developer

Emmanuel United Methodist Church Of Scaggsville, Inc.
 c/o Reverend Stephanie Vade
 10755 Scaggsville Road
 Laurel, Maryland 20723
 Ph# 301-725-5200

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2295

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

Radison for Maura Rossman 5/2/2016
 Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chad Clark 5.12.16
 Chief, Development Engineering Division Date

Keith Johnson 5-16-16
 Director Date

Owner's Certificate

Emmanuel United Methodist Church Of Scaggsville, Inc., By Carol Sheets, Trustee, And Brian Usher, Trustee, 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 23 Day Of March, 2016.

Carol J. Sheets
 Emmanuel United Methodist Church Of Scaggsville, Inc.
 By: Carol Sheets, Trustee

Brian Usher
 Emmanuel United Methodist Church Of Scaggsville, Inc.
 By: Brian Usher, Trustee

Robert M. Fink
 Witness

Robert M. Fink
 Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Part Of The Lands Conveyed By The Emmanuel United Methodist Church To Emmanuel United Methodist Church Of Scaggsville, Inc. By Deed Dated June 10, 1992 And Recorded Among The Land Records Of Howard County, Maryland In Liber 2569 At Folio 219; 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 4/20/16
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2017

RECORDED AS PLAT No. 23796 ON 5/20/16
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Emmanuel United Methodist Church
 Parcel 'A' And Forest Retention Bank
 (Being A Subdivision Of Tax Map 46, Tax Parcel No. 98, Liber 2569 At Folio 219)

Zoned: R-20
 Tax Map No. 46, Parcel No. 98, Grid No. 11
 Sixth Election District - Howard County, Maryland
 Date: March 23, 2016 Scale: As Shown Sheet 1 Of 2



U.S. Equivalent Coordinate Table		Metric Coordinate Table		
Point	North (feet)	East (feet)	North (meters)	EAST (meters)
7	536225.744	1344466.401	163460.221692	409794.178613
21	536496.714	1344899.561	163524.525434	409926.206091
22	536156.472	1344500.029	163420.819507	409831.250902
24	536487.413	1344291.912	163521.690526	409740.994260
25	535756.561	1343837.763	163298.926391	409602.569368
26	535622.275	1344091.849	163257.995936	409680.014935
27	535240.924	1343967.410	163141.759919	409642.088291
33	536392.652	1348007.505	163492.807315	409959.107442
34	536386.603	1345001.311	163490.683190	409957.189216
35	536490.287	1344893.676	163522.566449	409924.412339

LINE	BEARING	LENGTH
FP1	S89°03'39"E	28.01'
FP2	N87°56'43"E	22.03'
FP3	N77°06'34"E	16.54'
FP4	S96°00'42"E	23.79'
FP5	N64°15'02"E	20.70'
FP6	N63°27'01"E	18.20'
FP7	N84°58'27"E	10.25'
FP8	S42°05'03"W	43.47'
FP9	S77°14'34"W	24.23'
FP10	S70°52'07"W	26.28'
FP11	N88°49'22"W	10.33'
FP12	S74°39'34"W	35.62'
FP13	S82°12'58"W	25.59'
FP14	N10°04'16"E	39.58'

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1928 Replacement Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

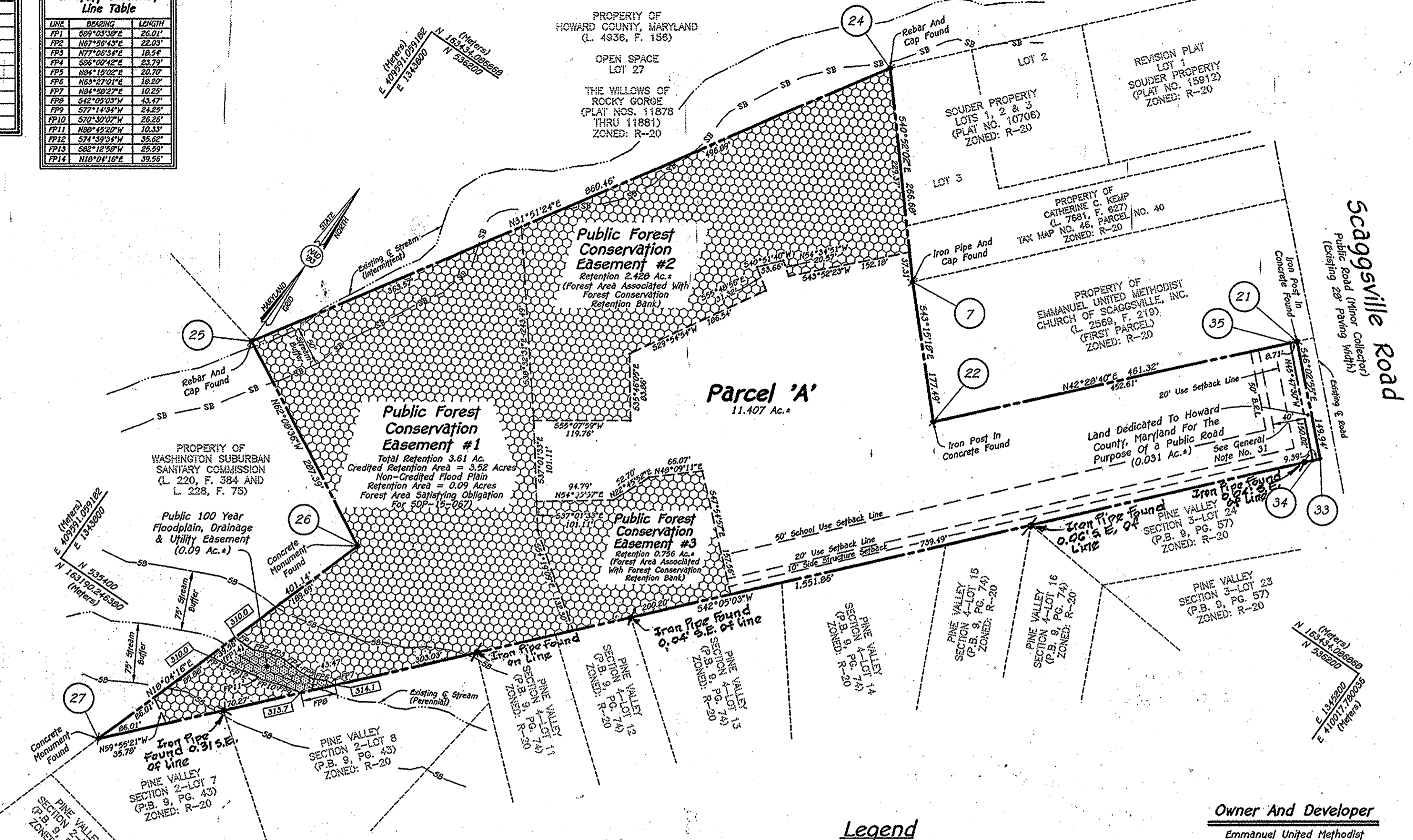
Terrill A. Fisher 4/20/16
Terrill A. Fisher, L.S. #10692
(Registered Land Surveyor)

Carol Sheets 3/23/16
Emmanuel United Methodist Church
Of Scaggsville, Inc.
By: Carol Sheets, Trustee

Brian Usher 3/23/16
Emmanuel United Methodist Church
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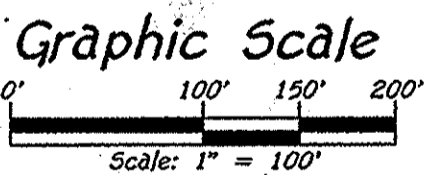
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- Denotes 100 Year Floodplain Elevation

Owner And Developer

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c/o Reverend Stephanie Vader
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APPROVED: For Public Water And Public Sewerage Systems.
Howard County Health Department.

Maureen Roseman 5/2/2016
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Phil P... 5-12-16
Chief, Development Engineering Division

Keith She... 5-16-16
Director

Owner's Certificate

Emmanuel United Methodist Church of Scaggsville, Inc., By Carol Sheets, Trustee, and Brian Usher, Trustee, Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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 23 Day Of March, 2016.

Carol Sheets
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By: Carol Sheets, Trustee

Brian Usher
Emmanuel United Methodist Church Of Scaggsville, Inc.
By: Brian Usher, Trustee

Robert MacF... Witness

Robert MacF... Witness

Surveyor's Certificate

I Herby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Part Of The Lands Conveyed By The Emmanuel Methodist Church To Emmanuel United Methodist Church Of Scaggsville, Inc. By Deed Dated June 10, 1992 And Recorded Among The Land Records Of Howard County, Maryland In Liber 2569 At Folio 219; 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.

Terrill A. Fisher 4/20/16
Terrill A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2017

RECORDED AS PLAT No. 23781 ON 5/20/16
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Emmanuel United Methodist Church
Parcel 'A' And Forest Retention Bank

(Being A Subdivision Of Tax Map 46, Tax Parcel No. 98, Liber 2569 At Folio 219).

Zoned: R-20
Tax Map No. 46, Parcel No. 98, Grid No. 11
Sixth Election District - Howard County, Maryland
Date: March 23, 2016 Scale: 1"=100' Sheet 2 Of 2

