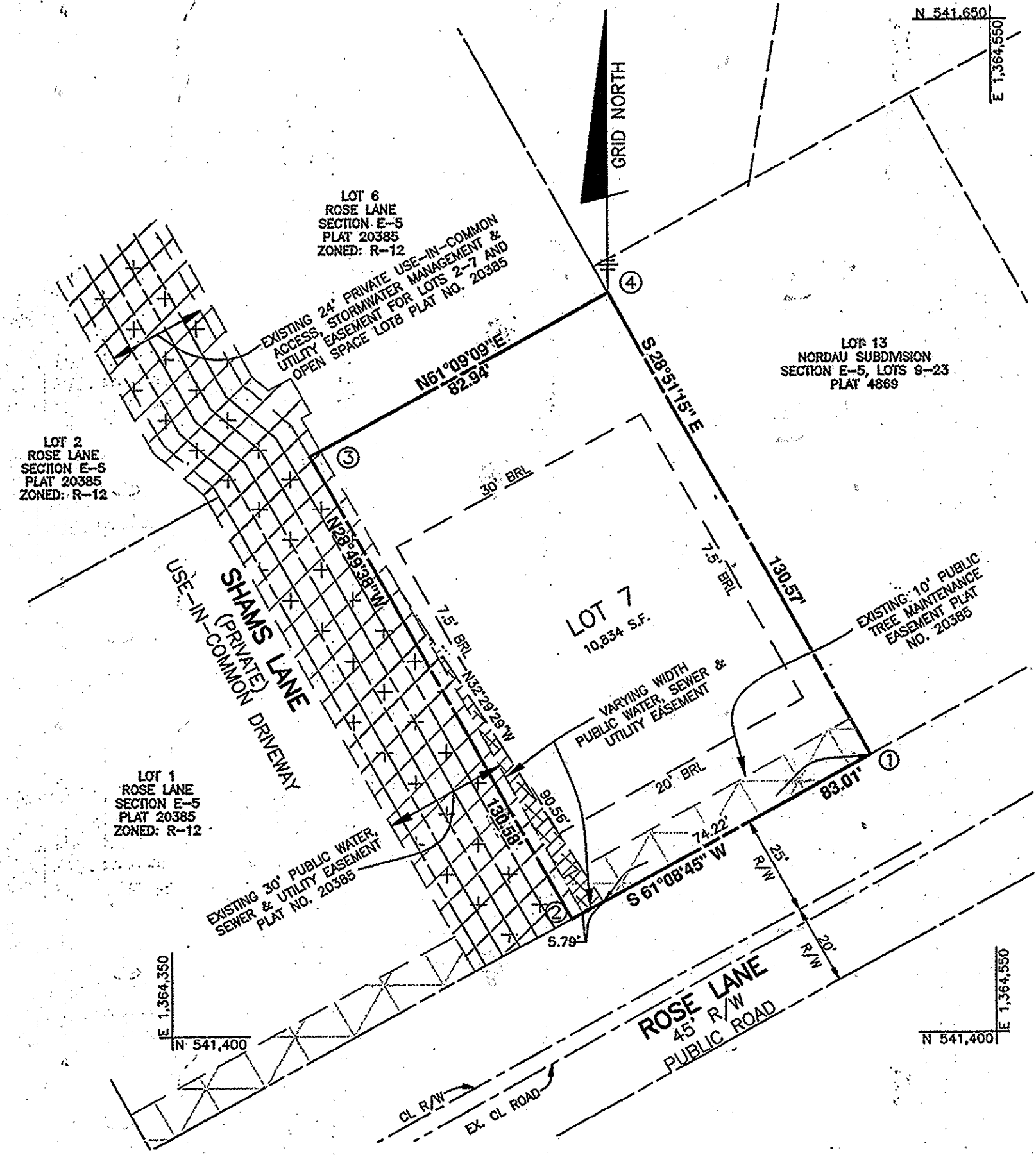
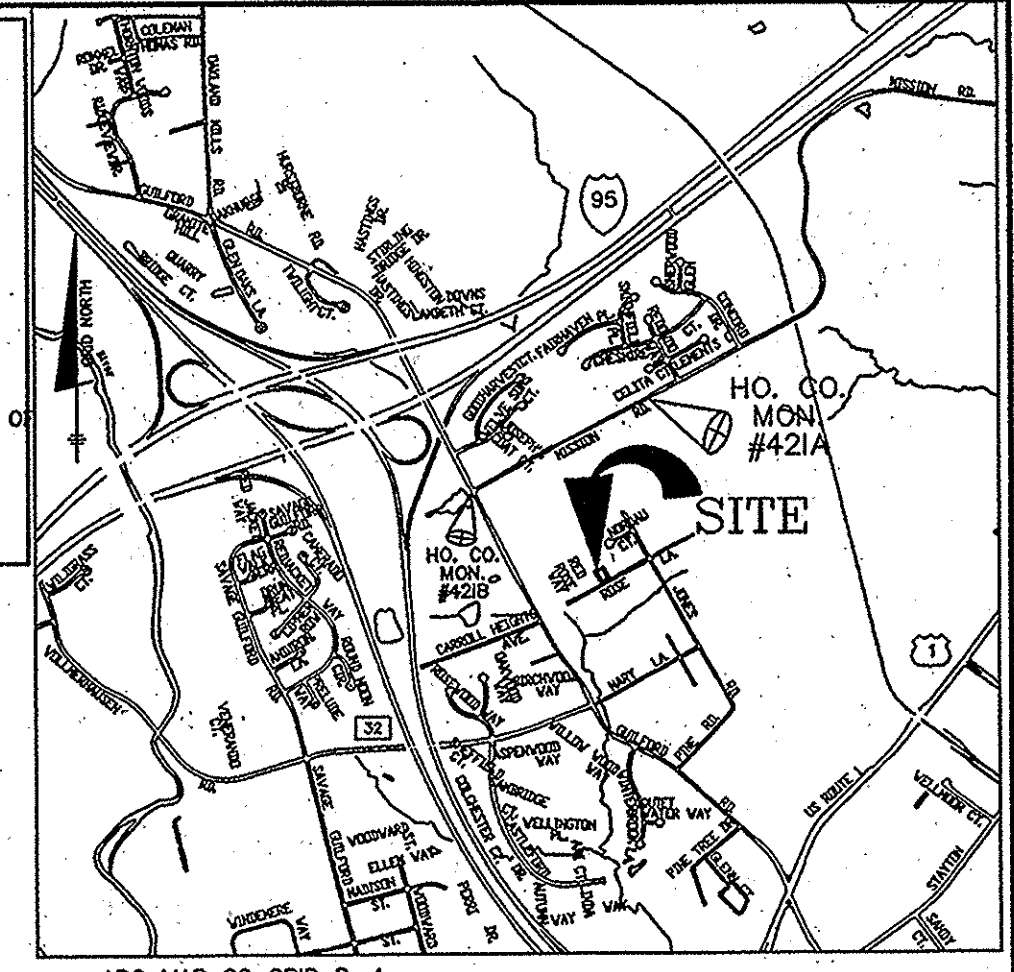


**GENERAL NOTES:**

- DENOTES IRON PIPE (IPF) OR REBAR & CAP (RCF) FOUND  
 ▲ DENOTES TRAVERSE POINT.
- THE PREVIOUS APPLICABLE HO. CO. DPZ FILE REFERENCES FOR THIS PROJECT ARE: F-07-197, SDP-09-051
- COORDINATES SHOWN HEREON ARE BASED ON THE NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS MONUMENTS 412A & 421B, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- THIS PLAT IS BASED ON A MONUMENTED FIELD-RUN BOUNDARY SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR AROUND NOVEMBER, 2008.
- SUBJECT PROPERTY IS ZONED R-12 PER THE 10-06-13 ZONING REGULATIONS.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY OR HISTORIC STRUCTURES LOCATED ON-SITE.
- THERE ARE NO EXISTING WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR 100-YR. FLOODPLAIN ON-SITE.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- BRL INDICATES BUILDING RESTRICTION LINE.
- UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (18" SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE & MIN. 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF 25 GROSS TONS (12.5 LOAD).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
  - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 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 UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE FORESAID LOT/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S) PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES 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 OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE 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.
- THE LOT SHOWN HEREON COMPLES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- THIS PLAT IS SUBJECT TO THE 5th EDITION OF THE HOWARD COUNTY SUBDIVISION REGULATIONS AND THE AMENDED HOWARD COUNTY ZONING REGULATIONS.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS/PARCEL DIVISIONS.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(B)(1)(VII) OF HOWARD COUNTY CODE.

**BENCH MARKS**  
 HO. CO. #421A  
 HOWARD COUNTY CONTROL No. 3241001  
 CONCRETE MONUMENT WEST SIDE OF MISSION ROAD 74.3' NORTH OF BG&E POLE #297906 AND 39.2' WEST OF G&B #137114  
 N 543,390.386 E 1,364,912.655  
 ELEV. 312.67  
 HO. CO. #421B  
 HOWARD COUNTY No. 3241002 CONCRETE MONUMENT SOUTH SIDE OF GUILFORD ROAD OPPOSITE OF MISSION ROAD 42.2' SOUTHWEST OF DRAIN INLET 19.4' SOUTHEAST OF BG&E POLE No. 271362 AND 16.3' EAST OF GUY WIRE.  
 N 542,366.879 E 1,363,076.003  
 ELEV. 283.12



**BOUNDARY COORDINATES**

POINT #	NORTHING	EASTING
1	541468.8407	1364519.7696
2	541428.7824	1364447.0669
3	541543.1778	1364384.1069
4	541583.1971	1364456.7587

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.

*Donald Mason* 4-27-16  
 DONALD A. MASON DATE  
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG NO. 21320  
 FOR BENCHMARK ENGINEERING, INC. MD REG NO. 351

*Emery Hassan* 4/28/16  
 EMERY HASSAN DATE  
 OWNER

- LEGEND**
- ③ DESIGNATES COORDINATE
  - [Hatched Box] EXISTING PUBLIC WATER & SEWER EASEMENT
  - [Crossed Box] EXISTING PRIVATE USE IN COMMON EASEMENT
  - [Xed Box] EXISTING 10' PUBLIC TREE MAINTENANCE EASEMENT
  - [Grid Box] PUBLIC WATER, SEWER & UTILITY EASEMENT

**TOTAL TABULATION THIS SUBDIVISION**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE:	1
NON-BUILDABLE:	0
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE:	0.25 AC.±
NON-BUILDABLE:	0 AC.
OPEN SPACE:	0 AC.
PRESERVATION PARCELS:	N/A
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0 AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	0.25 AC.±

**BENCHMARK ENGINEERING, INC.**  
 ENGINEERS • LAND SURVEYORS • PLANNERS  
 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043  
 (P) 410-465-6105 (F) 301-710-5888  
 (F) 410-465-6844  
 WWW.BEI-CVILENGINEERING.COM

**OWNERS**  
 EMERY HASSAN  
 7815 SHAMS LANE  
 JESSUP, MARYLAND 20794  
 301-755-3847

THE SOLE AND ONLY PURPOSE OF THIS REVISION PLAT IS TO ADD A PUBLIC WATER, SEWER AND UTILITY EASEMENT ACROSS LOT 7 THAT WAS PREVIOUSLY RECORDED UNDER PLAT No. 20385 (F-07-197).

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:  
 HOWARD COUNTY HEALTH DEPARTMENT

*Maureen Rossman* 5/20/2016  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Phil Edelman* 5-27-16  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Kent S. ...* 5-31-16  
 DIRECTOR DATE

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY SAYED HASSAN AND SONA HASSAN TO EMERY HASSAN BY DEED DATED OCTOBER 29, 2012 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14459, FOLIO 055; 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 AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.

*Donald A. Mason* 4-27-16  
 DONALD A. MASON DATE  
 PROFESSIONAL LAND SURVEYOR MARYLAND REG. No. 21320  
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No. 351

**OWNER'S DEDICATION**

EMERY HASSAN, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, 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, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 28th DAY OF April, 2016.

*Emery Hassan* 4/28/16  
 SIGNATURE OF OWNER DATE  
 EMERY HASSAN

*Phil Edelman* 4/28/16  
 WITNESS DATE

RECORDED AS PLAT 23796  
 ON 6/3/16 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT

**ROSE LANE**  
 SECTION E-5  
 LOT 7

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 TAX MAP No. 42 SCALE: AS SHOWN  
 PARCELS: 240 DATE: APRIL, 2016  
 BLOCK: 24 SHEET: 1 OF 1  
 ZONED: R-12