

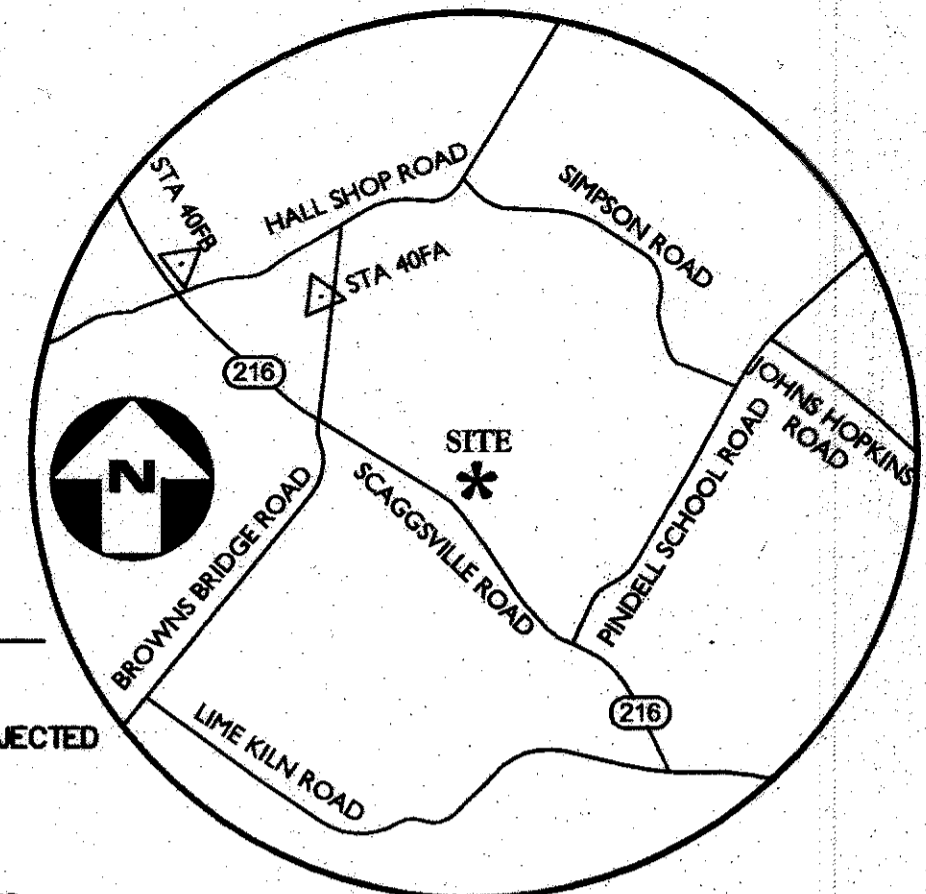
THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Alan R. Dragoo 11/4/16
 ALAN R. DRAGOO DATE
 PROPERTY LINE SURVEYOR
 MARYLAND LIC. NO. 348
 EXP.: 10-13-2018

Donna Kasoff 11/10/16
 TEMPLE ISAAH DATE
 Donna Kasoff

OWNER INFORMATION: TEMPLE ISAAH
 12200 SCAGGSVILLE ROAD
 FULTON, MARYLAND 20759
 (301)317-1101

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	100.00'	85.92'	48° 13' 39"	N 13° 43' 15" W 83.30'
C2	25.00'	23.34'	53° 29' 15"	N 15° 50' 46" W 22.50'
C3	45.00'	40.39'	51° 25' 45"	S 16° 52' 04" E 39.05'
C4	100.00'	69.97'	40° 05' 20"	S 28° 53' 40" W 68.55'
C5	70.00'	48.01'	39° 17' 34"	S 68° 35' 03" W 47.07'
C6	60.00'	43.38'	41° 25' 25"	S 69° 39' 08" W 42.44'
C7	90.00'	62.98'	40° 05' 33"	S 28° 53' 40" W 61.70'
C8	35.00'	31.41'	51° 25' 31"	S 16° 52' 04" E 30.37'
C9	35.00'	32.66'	53° 28' 09"	N 15° 50' 46" W 31.49'
C10	90.00'	77.33'	49° 13' 39"	S 13° 43' 15" E 74.97'



VICINITY MAP
 SCALE 1" = 200'
 (ADC MAP 31 GRID D-8)

DEDICATION BY OWNERS

WE TEMPLE ISAAH, BY LYNN ABRAMSON, 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 ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

"WITNESS MY/OUR HANDS THIS 10 DAY OF NOV . 20 16

Donna Kasoff 11/10/16
 TEMPLE ISAAH DATE
 Donna Kasoff

[Signature] 11/10/16
 WITNESS DATE

AREA TABULATIONS

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1
 - A) BUILDABLE: 1
 - B) NON-BUILDABLE: 0
 - C) OPEN SPACE: 0
 - D) PRESERVATION PARCELS: 0
2. TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED: 20.9970 ACRES +/-
 - A) BUILDABLE: 20.9970 ACRES +/-
 - B) NON-BUILDABLE: 0
 - C) OPEN SPACE: 0
 - D) PRESERVATION PARCELS: 0
3. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS: 0
4. TOTAL ARE AOF SUBDIVSION TO BE RECORDED: 20.9970 ACRES +/-

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 12/15/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 3-7-17
 DIRECTOR DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS
 HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 3/6/2017
 HOWARD COUNTY HEALTH OFFICER DATE

NOTES:

1. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY BY HUDKINS ASSOCIATES, INC. 1981 AND EXISTING LAND RECORDS OF HOWARD COUNTY, MARYLAND.
2. THESE COORDINATES ARE BASED ON NAD '83, MARYLAND STATE PLANE COORDINATES SYSTEM AS PROJECTED FROM HOWARD COUNTY CONTROL STATIONS 40FA AND 40FB.
3. DEED REFERENCE: TEMPLE ISAAH- LIBER 5298 FOLIO 386.
4. THE SUBJECT PROPERTY IS ZONED RR-DEO PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
5. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
6. THERE IS AN EXISTING DWELLING/STRUCTURE(S) LOCATED ON LOT 4 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.
7. LANDSCAPING FOR THIS SUBDIVISION WAS PREVIOUSLY APPROVED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN APPROVED UNDER SDP-02-155 IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
8. 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 EASEMENT IS ALLOWED. THIS SITE ADDRESSED THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN PREVIOUSLY APPROVED UNDER SDP-02-155.
9. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET (OR 10,000 SQUARE FEET PER LOT FOR SHARED DRAIN FIELDS ASSOCIATED WITH A SHARED SEWAGE DISPOSAL FACILITY) 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.
10. WAIVER PETITION, WP-01-07 WAS APPROVED ON AUGUST 17, 2000 TO WAIVE SECTION 16.119(f)(3) TO ALLOW A SINGLE USE DRIVEWAY ACCESS ONTO ROUTE 216, A RESTRICTED ROAD FOR LOT 4.
11. BOARD OF APPEALS CASE NO. 99-72E WAS APPROVED ON AUGUST 24, 2000 AND AMENDED ON OCTOBER 3, 2000 TO ALLOW A RELIGIOUS FACILITY, A DAY CARE FACILITY AND A PRIVATE ACADEMIC SCHOOL ON THE SUBJECT PROPERTY.
12. BOARD OF APPEALS CASE NO. 14-005C WAS APPROVED ON MARCH 3, 2016 TO ALLOW A COMMERCIAL COMMUNICATIONS TOWER ON THE SUBJECT PROPERTY.
13. RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS - DEVELOPER RESERVES UNTO ITSELF, IT SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION, LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS/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 EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS 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 DEEDS OF EASEMENT IN LAND RECORDS OF HOWARD COUNTY.
14. PREVIOUS DPZ FILE REFERENCES: F-81-128, F-01-054, F-03-080, WP-01-007, BA-99-72E, SDP-02-155, BA-14-005C.

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 8° 37' 14" E	70.80'
L2	N 61° 18' 59" W	23.62'
L3	N 22° 14' 15" W	47.48'
L4	N 28° 44' 31" E	238.19'
L5	N 23° 39' 05" W	124.91'
L6	N 17° 00' 34" W	54.26'
L7	N 38° 20' 01" W	19.68'
L8	N 10° 53' 31" E	138.32'
L9	N 8° 50' 56" E	77.83'
L10	S 14° 19' 06" E	10.29'
L11	S 8° 50' 56" W	77.83'
L12	S 10° 53' 31" W	138.32'
L13	S 38° 20' 01" E	21.56'
L14	S 17° 00' 34" E	55.56'
L15	S 23° 39' 05" E	129.25'
L16	S 28° 44' 31" W	238.34'
L17	S 22° 14' 15" E	39.16'
L18	S 61° 18' 59" E	27.07'
L19	S 8° 37' 14" W	81.46'

THE PURPOSE OF THIS PLAT IS TO ADD A PRIVATE UTILITY EASEMENT NOT SHOWN ON THE PREVIOUS RECORDED PLAT FOR LOT 4.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY THOMAS J. D'ASTO & JENNIFER D'ASTO TO TEMPLE ISAAH BY DEED DATED DECEMBER 1, 2000 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 5298, FOLIO 386, 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 AMENDED.



Alan R. Dragoo 11/4/16
 ALAN R. DRAGOO DATE
 PROPERTY LINE SURVEYOR
 MARYLAND LIC. NO. 348
 EXP.: 10-13-2018

RECORDED AS PLAT NUMBER 24116
 ON 3/8/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
 LOT 4
CECIL COLE PROPERTY
 12200 SCAGGSVILLE ROAD
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP 40 - GRID NO. 18 - PARCEL 2
 SCALE: 1"=100' DATE: OCTOBER 2016
 DRAWN BY: JLM CHECKED BY: IGM
 PREVIOUS SUBMITTALS: WP 01-07, FB1-128,
 BA CASE NO. 99-72E, F01-54, SDP-02-155,
 F-03-086 AND BA-14-005C
MASER CONSULTING P.A.
 22375 BRODERICK DRIVE, SUITE 110
 STERLING, VIRGINIA 20166
 (703)430-4330

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 PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

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Alan R. Drago 11/4/16
 ALAN R. DRAGO
 PROPERTY LINE SURVEYOR
 MARYLAND LIC. NO. 348
 EXP.: 10-13-2018
 DATE

COORDINATE TABLE		
NUMBER	NORTHING	EASTING
200	545,586.56	1,329,713.50
201	546,836.91	1,329,921.91
202	546,138.94	1,330,430.92
203	546,189.47	1,330,907.68
204	545,213.12	1,330,354.09
205	545,339.19	1,330,165.64

AREA TABULATIONS

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 - PRESERVATION PARCELS: 0
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 - BUILDABLE: 20.9970 ACRES +/-
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- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 20.9970 ACRES +/-

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/15/16
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 3-7-17
 DIRECTOR
 DATE

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

[Signature] 3/6/2017
 HOWARD COUNTY HEALTH OFFICER
 DATE

DEDICATION BY OWNERS

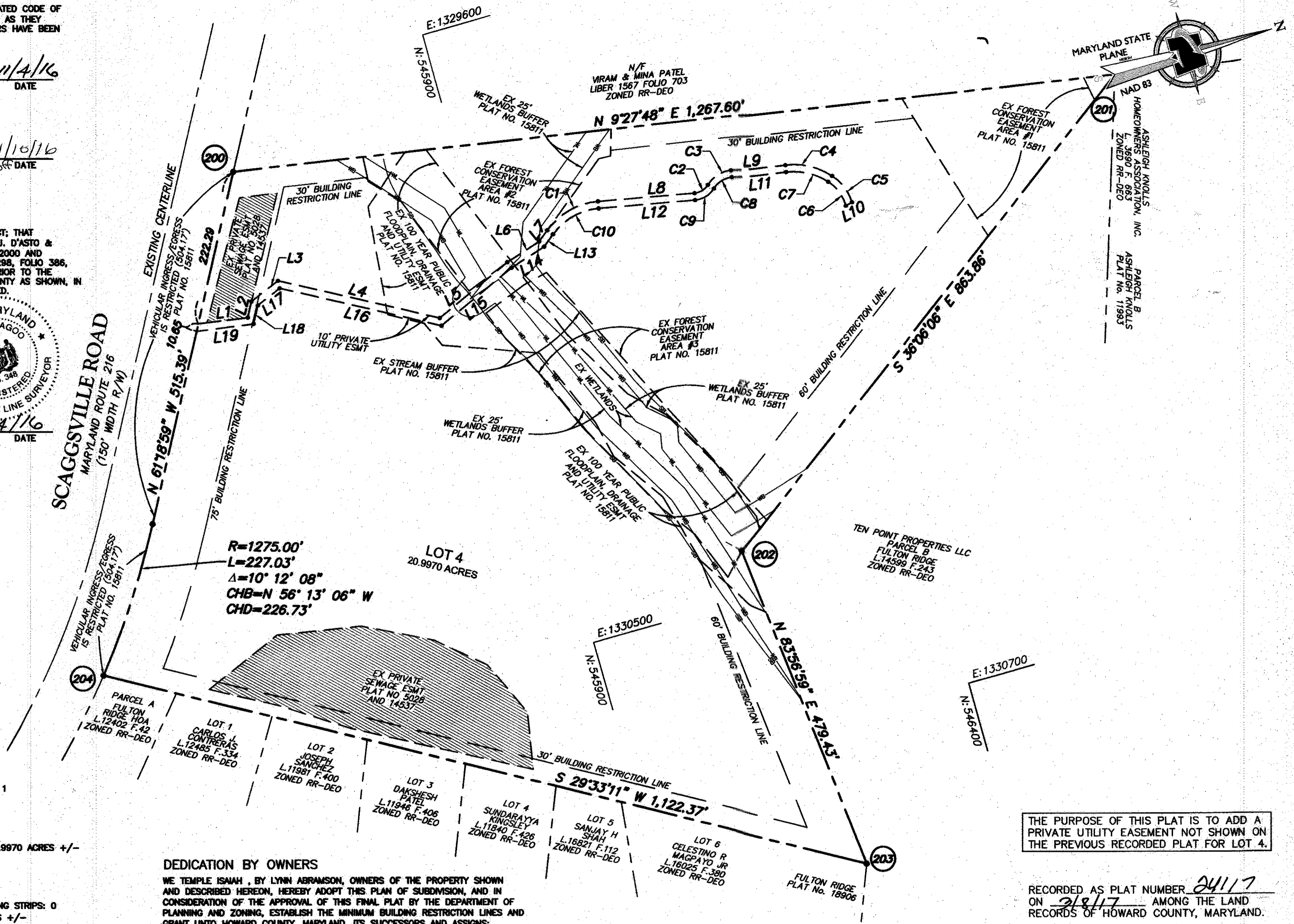
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- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

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[Signature] 11/10/16
 TEMPLE ISAAH
 Donna Kasoff
 DATE

[Signature] 11/10/16
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 DATE

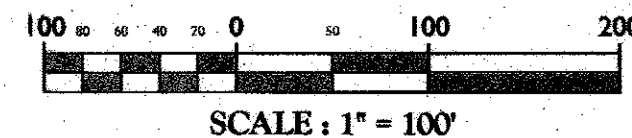


THE PURPOSE OF THIS PLAT IS TO ADD A PRIVATE UTILITY EASEMENT NOT SHOWN ON THE PREVIOUS RECORDED PLAT FOR LOT 4.

RECORDED AS PLAT NUMBER 24117
 ON 2/8/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
 LOT 4
CECIL COLE PROPERTY
 12200 SCAGGSVILLE ROAD
 5TH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 TAX MAP 40 - GRID NO. 18 - PARCEL 2
 SCALE: 1"=100' DATE: OCTOBER 2016
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 22375 BRODERICK DRIVE, SUITE 110
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OWNER INFORMATION: TEMPLE ISAAH
 12200 SCAGGSVILLE ROAD
 FULTON, MARYLAND 20759
 (301)317-1101



F 17-051