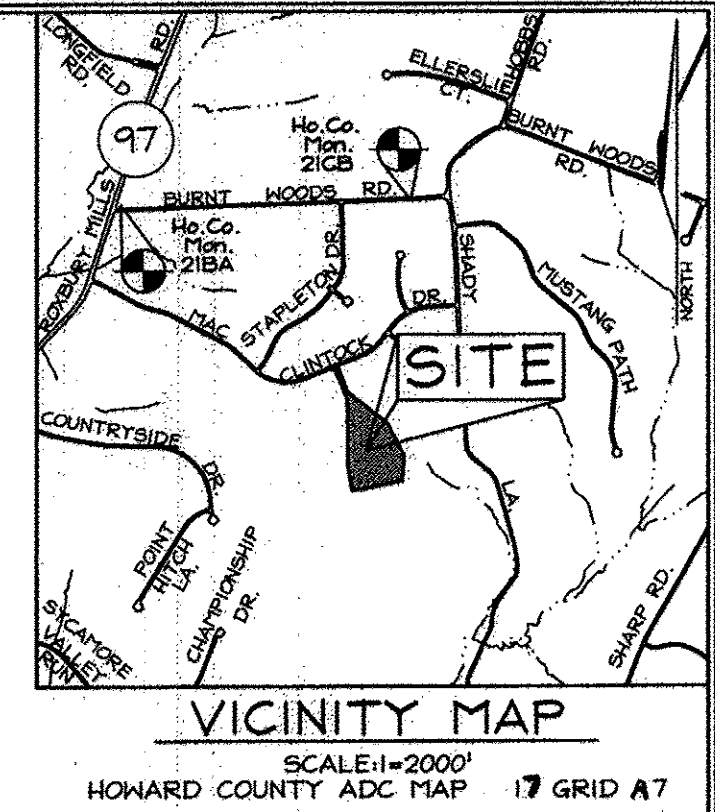


COORDINATE TABLE		
POINT	NORTHING	EASTING
300	586,442.846	1,305,902.983
301	586,433.525	1,305,879.732
306	586,113.529	1,306,008.508
308	585,456.730	1,306,025.359
309	585,864.683	1,306,459.177
310	585,561.016	1,306,623.191
311	585,291.229	1,306,587.157
313	585,167.041	1,306,069.461
317	586,225.087	1,305,990.616
318	585,246.994	1,306,595.419
401	585,351.730	1,306,598.238
402	585,364.368	1,306,500.620
403	585,231.770	1,306,231.196
404	585,191.783	1,306,232.222

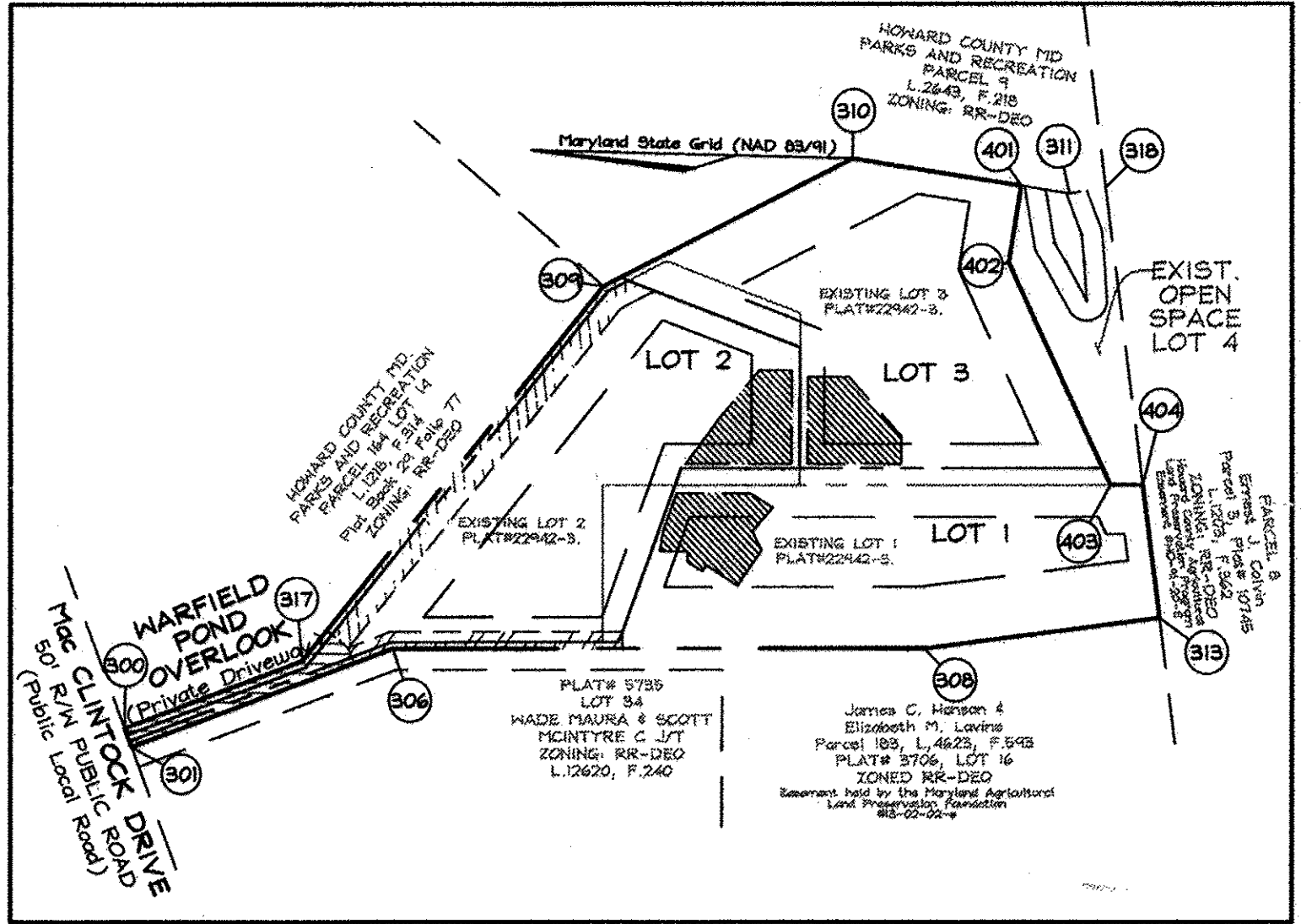
MINIMUM LOT SIZE CHART			
LOT NUMBER	GROSS AREA (ac)	PIPESTEM AREA (ac)	MINIMUM LOT SIZE (ac)
1	3.124±	0.115±	3.009±
2	3.109±	0.043±	3.066±
3	3.178±	0.163±	3.015±

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 1-3, any conveyances of the aforesaid lots shall be subject to easements herein reserved, whether or not expressly stated in deed(s) conveying said lot(s). Developer shall execute and deliver deeds for easements herein reserved to Howard County, with a Metes and Bounds Description. Upon completion of the public utilities and their acceptance by Howard County, the county shall accept the easements and record the deed(s) of easement in the land records of Howard County."



- General Notes continued...
- Water and sewer service to these lots is provided by private well and septic.
 - Landscaping for this subdivision was previously provided in accordance with a certified Landscape Plan approved under F-08-158 in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
 - A Use-in-Common Access Maintenance Agreement has been recorded among the land records of Howard County in Liber 15742 Folio 094.
 - This final plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Amended Zoning Regulations per Council Bill No. 75-2003. Development or construction on this property 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 applications.
 - Stormwater Management Recharge (Rev.) and Water Quality (WQv) have been provided through the use of the Rooftop and Non-Rooftop Disconnects. These stormwater management practices are subject to change should the design at plot plan stage significantly differs from the approved landscaping and schematic grading plan on file with the Department of Planning and Zoning under F-08-158 plot no. 22942-3.
 - The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment.
 - This Plat is not within the Metropolitan District.
 - Areas shown are more or less (±).
 - Wetlands delineation and report prepared by Exploration Research, Inc.
 - This project is in conformance with the latest Howard County Standards unless waivers have been approved.
 - There is an existing dwelling/structure on lots 1 and 3 to remain. No new buildings, extensions or additions to the existing dwellings are to be constructed at a distance less than the zoning regulation requirements.
 - Forest Conservation obligations in accordance with Section 16.1202 of Howard County Code and Forest Conservation Manual were met under F-08-158 and recorded on plat no. 22942-3.
 - There are no historic structures or cemeteries on site.
 - Previous Howard County file numbers: WP-08-87, F-76-34, F-08-158, WP-11-46, WP-12-050, WP-14-009.



- GENERAL NOTES**
- The subject property is zoned RR-DEO per the 10/06/13 Comprehensive Zoning Plan.
 - Coordinates based on NAD '83, Maryland Coordinate System as projected by Howard County, Geodetic Control Stations no. 21BA and no. 21CB. Denotes approximate location (see vicinity map).
 - Denotes iron pipe found.
 - Denotes rebar and cap set.
 - Denotes rebar found.
 - Denotes rebar and cap found.
 - Denotes concrete monument or stone found.
 - Denotes concrete monument set.
 - Denotes Public Forest Conservation Easement. 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 Easements are allowed off site on Open Space Lot 4.
 - Denotes Wetland Areas. Wetland areas delineated by Exploration Research Inc. off site Open Space Lot 4.
 - Denotes Wetland Area outline off site Open Space Lot 4.
 - Denotes Wetland Buffer outline off site Open Space Lot 4.
 - This area designates a private sewage easement of at least 10,000 square feet 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 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 adjustments to the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
 - BRL Denotes Building Restriction Line.
 - This plat is based on field run Monumented Boundary Survey performed on or about March, 2007 By FSH Associates, Inc. All lot areas are more or less (+/-).
 - 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 onto the pipestem lot driveway.
 - Driveway(s) 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 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 14% 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 driveway surface;
 - Maintenance - sufficient to ensure all weather use
 - There is no 100-Year Floodplain on site.
 - Open space provided under F-08-158 plat no. 22942-3.
- See this sheet for continuation...

AREA TABULATION CHART

- Total number of Buildable Lots to be recorded: 3
- Total area of Buildable Lots to be recorded: 9.411 Acres±
- Total area of subdivision to be recorded: 9.411 Acres±

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

<i>Mohammad Najib Roshan</i>	1/23/18
Mohammad Najib Roshan (Pro. Land Surveyor #11049)	Date
<i>Ashley M. Gasch</i>	1/21/18
Ashley M. Gasch	Date
<i>Douglas E. Gasch</i>	1/21/18
Douglas E. Gasch	Date
<i>Dana H. Roscoe</i>	1/21/2018
Dana H. Roscoe	Date
<i>George S. Roscoe</i>	1-21-18
George S. Roscoe	Date

PROFESSIONAL CERTIFICATION

I hereby certify that these documents were prepared by me or under my responsible charge, and that I am a duly licensed land surveyor under the laws of the State of Maryland, License No. #11049, Expiration Date: 2/10/2019.

PURPOSE NOTE

The purpose of this plat of revision is to depict lot line adjustments between existing Lot 1, 2 and 3; and revise the Building Restriction Lines for Lot 1.

OWNERS:

LOT 1: GEORGE & DANA ROSCOE
3410 Warfield Pond Overlook
Glenwood, Maryland 21738-9626
Phone No.: (410) 489-5615

LOTS 2 & 3: DOUGLAS E. & ASHLEY M. GASCH
3411 Warfield Pond Overlook
Glenwood, Maryland 21738-9626
Phone No.: (301)362-0700

FSH Associates
Engineers Planners Surveyors
6339 Howard Lane Elkridge, MD 21075
Tel:410-567-5200 Fax:410-796-1562
E-mail: info@fisher.com

Howard County Health Department
APPROVED: For Private Water and Sewage Systems

Maura Rottman 2/9/2018
Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning

Jim Murray 2/16/18
Chief, Development Engineering Division

Jim Murray 2/23/18
Director

OWNER'S CERTIFICATE

We, George S. Roscoe and Dana H. Roscoe, Douglas E. Gasch and Ashley M. Gasch, owners of the properties 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 road 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 said Easements and Rights-of-Way.

Witness my hand this 21 day of January, 2018

Ashley M. Gasch
Ashley M. Gasch
Witness

Douglas E. Gasch
Douglas E. Gasch
Witness

Dana H. Roscoe
Dana H. Roscoe
Witness

George S. Roscoe
George S. Roscoe
Witness

SURVEYOR'S CERTIFICATE

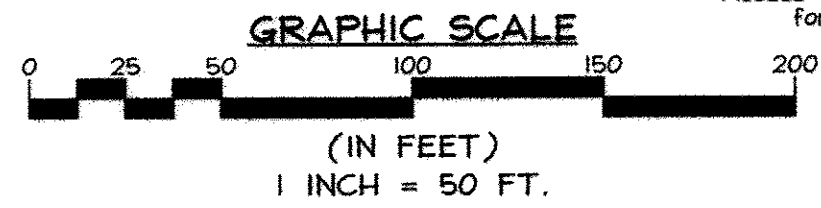
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Aubrey H. Edwards and Yvonne J. Edwards to George S. Roscoe and Dana H. Roscoe by deed dated May 20, 1985 and recorded in the Land Records of Howard County in Liber 1352 Folio 311, Williamsburg Group LLC, a Maryland Limited Liability company to Douglas E. Gasch and Ashley M. Gasch by deed dated November 29, 2016 and recorded in the land records of Howard County in Liber 17294 Folio 316, George S. Roscoe and Dana H. Roscoe to Douglas E. Gasch and Ashley M. Gasch by deed dated July 17, 2017 and recorded among the land records of Howard County in Liber 17709 Folio 385, 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 Code of Maryland, as amended.

Mohammad Najib Roshan 1/23/18
Mohammad Najib Roshan (Pro.) #11049
Date

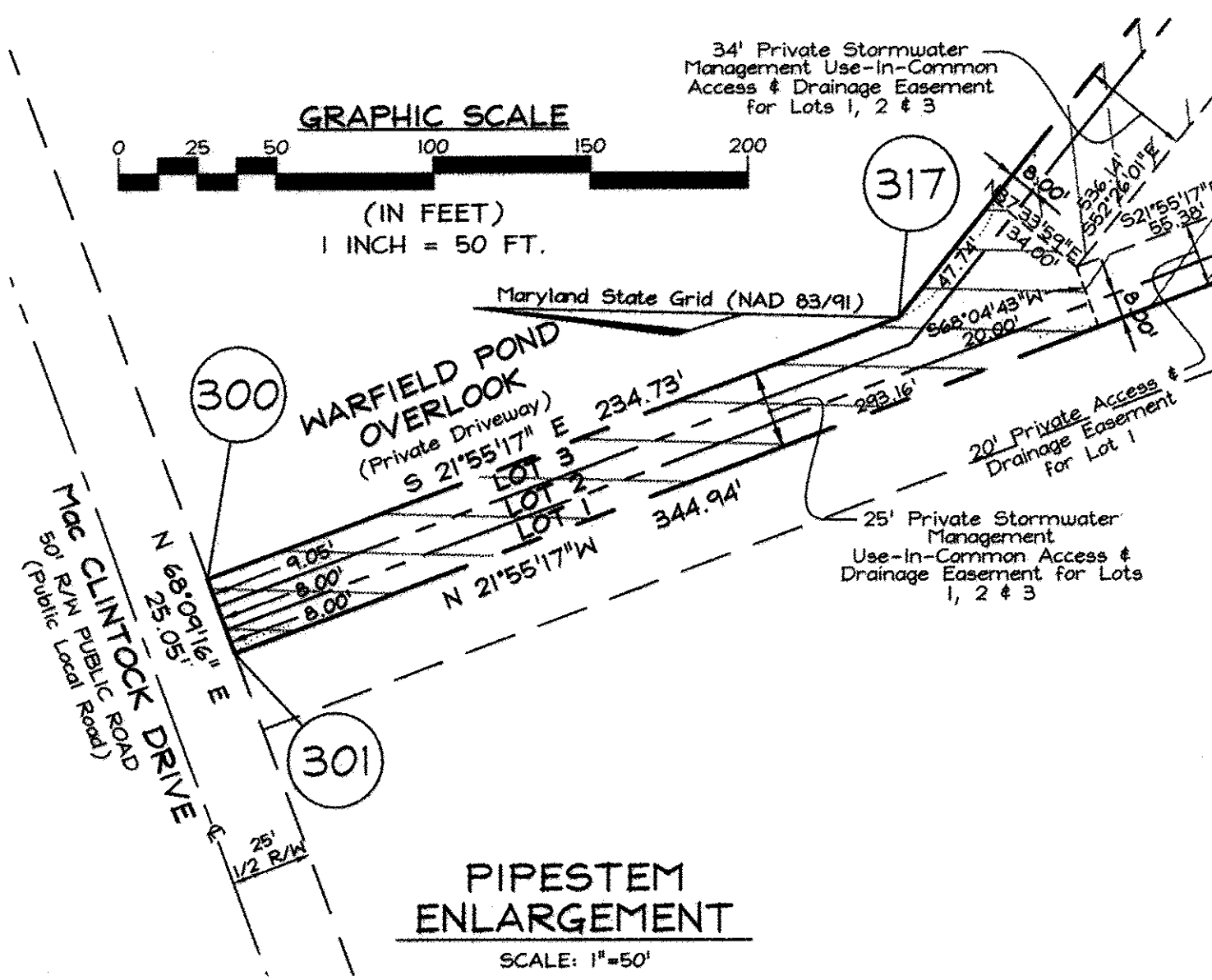
Recorded as Plat No. 84573 on 3/11/18
Among the Land Records of Howard County, Maryland.

PLAT OF REVISION
(Lot Line Adjustment)

G. ROSCOE PROPERTY
LOTS 1, 2 AND 3
(A RESUBDIVISION OF LOT 15, WARFIELD ESTATES, SECTION SEVEN PLAT # 3706 AND G. ROSCOE PROPERTY LOTS 1, 2 AND 3; PLAT # 22942-3)
TAX MAP 21 GRID 04 PARCEL 274
4TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
Date: January 8, 2018
Sheet 1 of 2



Maryland State Grid (NAD 83/91)



PIPESTEM ENLARGEMENT
SCALE: 1"=50'

EASEMENT HATCH LEGEND

- Existing 25' Private Stormwater Management Use-in-Common Access & Drainage Easement for Lots 1, 2, & 3.
- Existing 20' Private Access & Drainage Easement for Lot 1.
- Existing 34' Private Stormwater Management Use-in-Common Access & Drainage Easement for Lots 2 & 3.

The Requirements § 3-108, The Real Property Article, Annotated Code of Maryland, 1999 Replacement Volume, (As supplemented) as far as they relate to the making of this Plat and the Setting of Markers have been complied with.

	1/23/18
Mohammad Najib Roshan (Pro. Land Surveyor #11049)	Date
	1/21/18
Ashley M. Gasch	Date
	1/21/18
Douglas E. Gasch	Date
	1/21/2018
Dana H. Roscoe	Date
	1-21-18
George S. Roscoe	Date

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Howard County Health Department
APPROVED: For Private Water and Sewage Systems

Maura Roszman
Howard County Health Officer
2/3/2018
Date

APPROVED: Howard County Department of Planning and Zoning

David H. Roscoe
Chief, Development Engineering Division
2/16/18
Date

George S. Roscoe
Director
2/23/18
Date

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Witness my hand this 21 day of January, 2018

Ashley M. Gasch

Douglas E. Gasch

Dana H. Roscoe

George S. Roscoe

Joseph S. Fowler
Witness

Joseph S. Fowler
Witness

Joseph S. Fowler
Witness

PROFESSIONAL CERTIFICATION
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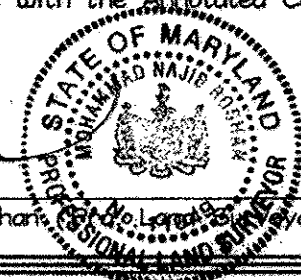
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6339 Howard Lane Elkridge, MD 21075
Tel:410-567-5200 Fax:410-796-1562
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Muhammad Najib Roshan
Pro. Land Surveyor #11049
1/23/18
Date



Recorded as Plat No. 24574 on 3/1/18
Among the Land Records of Howard County, Maryland.

PLAT OF REVISION
(Lot Line Adjustment)
G. ROSCOE PROPERTY
LOTS 1, 2 AND 3
(A RESUBDIVISION OF LOT 15, WARFIELD ESTATES, SECTION SEVEN PLAT # 3706 AND G. ROSCOE PROPERTY LOTS 1, 2 AND 3; PLAT # 22942-3)
TAX MAP 21 GRID: 04 PARCEL 274
4TH ELECTION DISTRICT
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Date: January 8, 2018
Sheet 2 of 2

