

COORDINATES			CURVE DATA FOR BOUNDARY OUTLINE						
Point#	Northing	Easting	CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	TANGENT
149C	607019.6068	1272264.5383	BC	1850.00'	121.38'	121.27'	08°10'54"	N 00°10'36" W	60.79'
4000	605226.2687	1272792.7443							
4242	605376.0680	1271141.2474							
4243	605497.3416	1271140.8732							
4244	606166.5040	1271186.6571							
4246	606509.1105	1271211.5549							
4249	607130.5176	1271438.3643							
5678	605971.3737	1271764.8585							
5679	605942.6634	1272053.8358							
5680	605793.3983	1272039.0062							
5681	605822.1085	1271750.0289							

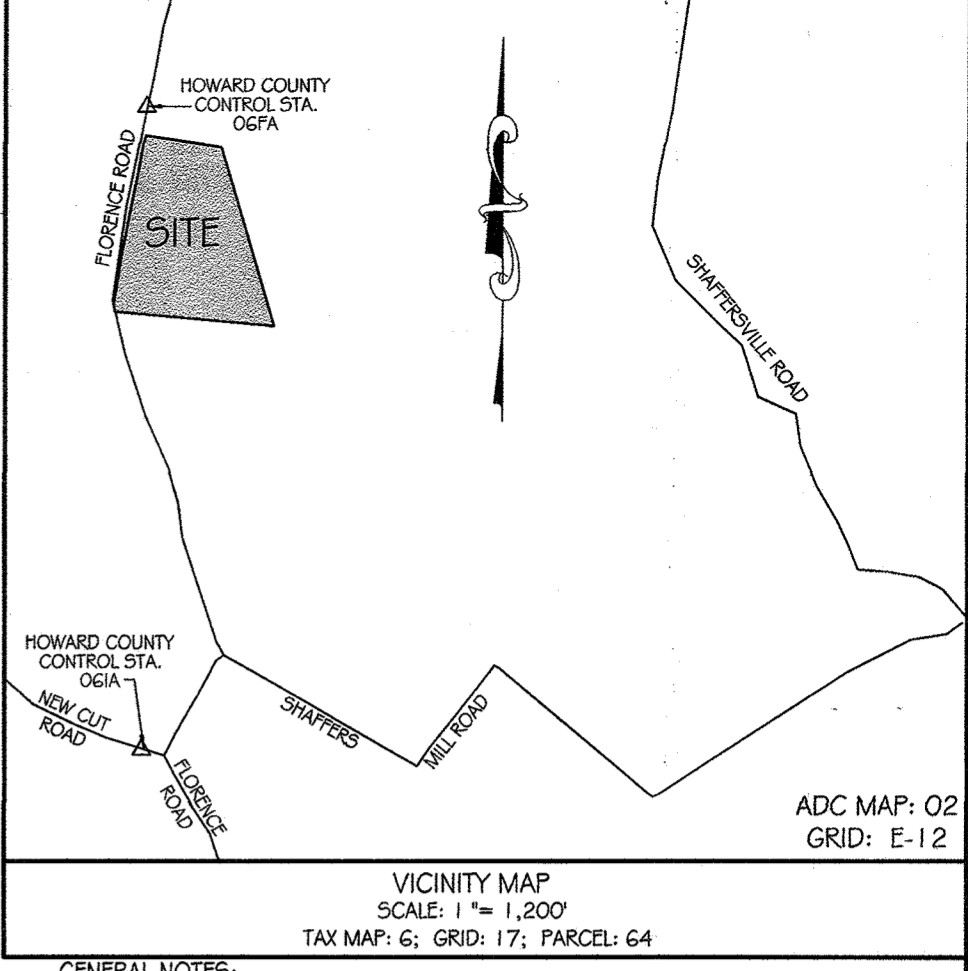
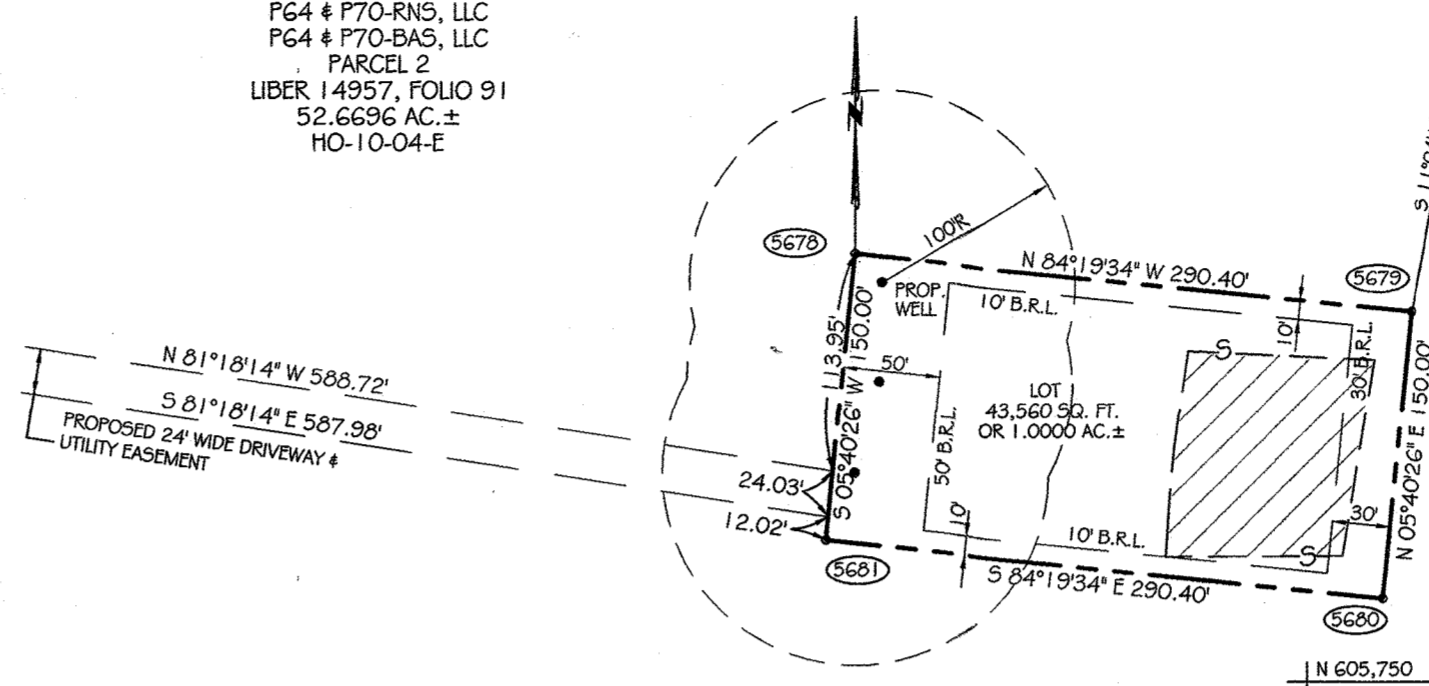
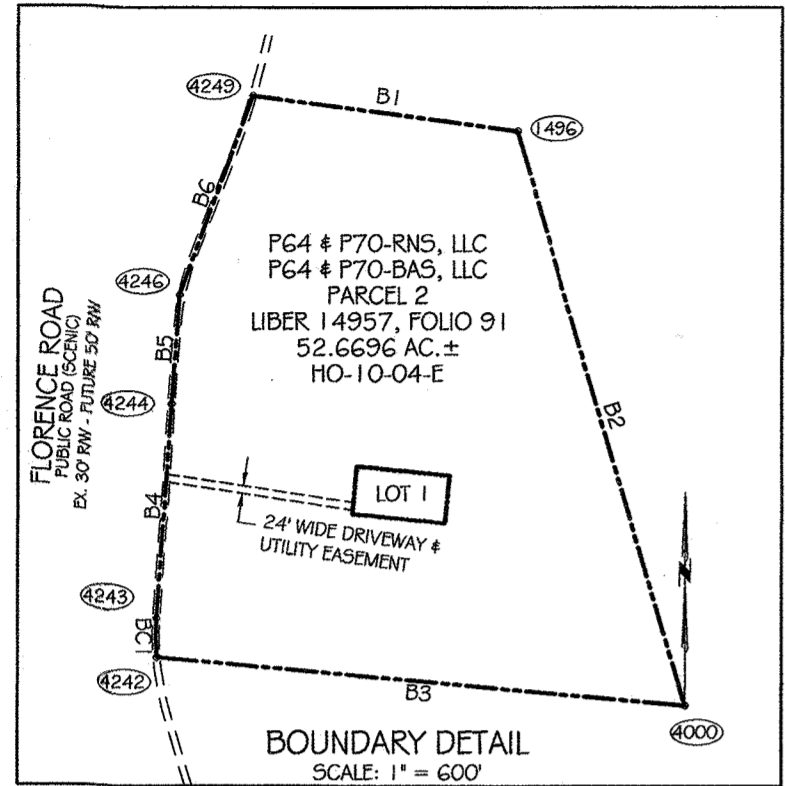
BOUNDARY OUTLINE		
LINE	BEARING	DISTANCE
B1	S 82°21'14" E	833.59'
B2	S 16°24'42" E	1869.51'
B3	N 04°49'02" W	1159.23'
B4	N 03°54'51" E	670.73'
B5	N 04°08'23" E	343.51'
B6	N 20°02'06" E	1661.51'

PARCEL 'B'  
DIPALUA PROPERTY  
PLAT #14446  
PLAT #16806  
ZONING: RC-DEO  
PART OF PARCEL: 60

FLORENCE ROAD  
PUBLIC ROAD (SCENIC)  
EX. 30' RAW - FUTURE 50' RAW

PG4 & P70-RNS, LLC  
PG4 & P70-BAS, LLC  
PARCEL 2  
LIBER 14957, FOLIO 91  
52.6696 AC.±  
HO-10-04-E

LOT G  
DIPALUA PROPERTY  
PLAT #14446  
ZONING: RC-DEO  
PART OF PARCEL: 60

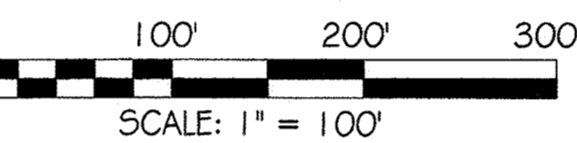


- GENERAL NOTES:
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT REGULATIONS.
  - COORDINATES ARE BASED ON THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. OGFA AND OGIA.
  - 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 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 SYSTEM. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - B.R.L. - REPRESENTS BUILDING RESTRICTION LINES
  - REPRESENTS CONCRETE MONUMENT SET (UNLESS OTHERWISE NOTED)
  - REPRESENTS IRON REBAR SET (UNLESS OTHERWISE NOTED)
  - THE SUBJECT PROPERTY IS ZONED "RC-DEO" PER THE 10/06/13 COMPREHENSIVE ZONING PLAN.
  - DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);
    - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);
    - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' 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 ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED IN OCTOBER, 2010 BY VANMAR ASSOCIATES, INC.
  - AREAS AS STATED ON THIS PLAT ARE TO BE TAKEN AS MORE OR LESS, UNLESS OTHERWISE NOTED.
  - THIS PLAT IS IN COMPLIANCE WITH THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003. DEVELOPMENT OR CONSTRUCTION OF THIS LOT MUST COMPLY WITH THE SETBACK AND BUFFER REGULATION IN EFFECT AT THE TIME OF SUBMISSION OF THE BUILDING/GRADING PERMIT.
  - THERE ARE NO HISTORIC SITES, CEMETERIES OR ENVIRONMENTAL FEATURES ON THIS SUBDIVISION.
  - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR FOREST CONSERVATION, WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES 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 DEED CONVEYING SAID LOTS / PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
  - THE SUBJECT PROPERTY IS AN AGRICULTURAL PRESERVATION SUBDIVISION AND IS LOCATED IN THE GROWTH TIER AREA IV IN ACCORDANCE WITH THE PLAN HOWARD 2030 AND THE MARYLAND SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.
  - THERE ARE NO WETLANDS, STREAMS, FLOODPLAIN OR BUFFERS ON THIS SUBDIVISION PER THE MARYLAND DNR WETLANDS MAP.

GENERAL NOTES (CONT.):

- THE FOLLOWING SETBACKS APPLY TO THE PROPOSED HOUSE ON LOT 1:  
DISTANCE TO WELL: 30' DISTANCE TO SEPTIC: 20'
- PREVIOUS FILE NUMBERS: F-18-085 AND WP-19-008.
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE METROPOLITAN DISTRICT WHERE IT WILL BE SERVED BY PRIVATE WATER AND SEWER.
- NO NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- NO TRAFFIC STUDY IS REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH SECTION 16.1107.(b)(1)(ii).
- LOT 1 IS CREATED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.04.0.E.6 OR 105.0.E.6 OF THE HOWARD COUNTY ZONING REGULATIONS.
- LANDSCAPING REQUIREMENTS FOR THIS LOT IS IN ACCORDANCE WITH THE ALTERNATE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE SUBDIVISION REGULATIONS AND THE LANDSCAPE MANUAL. THE LOT IS LOCATED IN THE INTERIOR OF THE FARM.

- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE USE-IN-COMMON DRIVEWAY AND PUBLIC ROAD RIGHT OF WAY LINE AND NOT ONTO THE SHARED DRIVEWAY.
- THIS PLAT IS SUBJECT TO SECTION 15.514(b) OF THE HOWARD COUNTY CODE AND THE DEED OF EASEMENT WHICH ENCUMBERS THIS PROPERTY IS ENTITLED TO RELEASE ONE UNRESTRICTED LOT FROM THE EASEMENT RESTRICTIONS. ON AUGUST 29, 2014, PG4 & P70 - RNS, LLC AND PG4 & P70 - BAS, LLC. PROPERTY WAS GRANTED APPROVAL BY THE AGRICULTURAL LAND PRESERVATION BOARD TO SITE THE LOT IN THE SHOWN LOCATION.
- THIS PLAT IS SUBJECT TO SECTION 15.515 OF THE HOWARD COUNTY CODE. ON AUGUST 29, 2014, PG4 & P70 - RNS, LLC AND PG4 & P70 - BAS, LLC. THE OWNER OF THIS PROPERTY, WAS GRANTED APPROVAL BY THE HOWARD COUNTY AGRICULTURAL LAND PRESERVATION BOARD TO EXCHANGE LAND UNDER EASEMENT FOR LAND NOT UNDER EASEMENT WITH PATRICK FAMILY LIMITED PARTNERSHIP, II, THE OWNER OF AN ADJACENT PROPERTY. AS A RESULT, THE ONE UNRESTRICTED LOT THE PG4 & P70 PROPERTY WAS ENTITLED TO HAS BEEN USED AND THE PROPERTY HAS NO FURTHER SUBDIVISION RIGHTS. THIS PLAT IS NOT SUBJECT TO THE FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1202(b)(1)(w) OF THE HOWARD COUNTY CODE WHICH STATES THAT AGRICULTURAL PRESERVATION SUBDIVISIONS ARE EXEMPT.
- LOT FRONTAGES ARE IN ACCORDANCE WITH SECTION 16.1202(c)(2)(vi) OF THE SUBDIVISION REGULATIONS. PUBLIC ROAD FRONTAGE IS NOT REQUIRED FOR AGRICULTURAL PRESERVATION SUBDIVISION LOTS AS LONG AS THEY ARE SERVED BY A USE-IN-COMMON DRIVEWAY.
- WP-19-008 ALTERNATE COMPLIANCE APPLICATION FOR SECTION 16.1202 HAS BEEN APPROVED ON AUGUST 29, 2018 AND IS SUBJECT TO THE FOLLOWING CONDITIONS:
  - INDICATE THIS ALTERNATE COMPLIANCE FILE NUMBER (WP-19-008), ON SHEET 1 OF FINAL PLAN (F-18-085) AND THE FINAL PLAN FOR THE STABLER PROPERTY (F-19-029), INCLUDING SECTION NUMBERS, CONDITIONS OF APPROVAL DATE OF DECISION.
  - ADD A PURPOSE STATEMENT TO THE STABLER PROPERTY FINAL PLAN. \*THE PURPOSE OF THIS PLAT IS TO CREATE THE NEW BUILDING LOT AND THEN IMMEDIATELY VACATE THIS LOT AND TRANSFER THE LOT RIGHT TO PATRICK FAMILY, F-18-085.\*
- IN ACCORDANCE WITH THE PROVISIONS OF STABLER PROPERTY, PLAT TO VACATE, F-19-030 STIPULATING THE IMMEDIATE VACATION OF LOT 1, STABLER PROPERTY, THE FOLLOWING SUPPLEMENT PLANS AND DOCUMENTS ARE NOT REQUIRED FOR THIS SUBMISSION: ENVIRONMENTAL CONCEPT PLAN, LIMITS OF DISTURBANCE, STORM WATER MANAGEMENT, SIGHT DISTANCE EXHIBIT, SCENIC ROAD EXHIBIT, WELL DRILLING AND M.L.H.U. REQUIREMENTS. HEALTH DEPARTMENT WILL NOT APPROVE A BUILDING PERMIT FOR EITHER LOT UNTIL A PERC CERTIFICATION PLAN IS APPROVED SHOWING SEWAGE DISPOSAL AREAS AND WELL AREAS ON EACH LOT AND A WELL HAS BEEN DRILLED AND APPROVED BY THE HEALTH DEPARTMENT ON EACH LOT.



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.

<i>T. Michael Vansant</i>	4/22/2019
T. MICHAEL VANSANT, Prof. L.S. NO. 21266	DATE
<i>Robert M. Stabler</i>	4/29/19
PG4 & P70-RNS, LLC, OWNER	DATE
<i>Betsy A. Stabler</i>	4/29/19
PG4 & P70-BAS, LLC, OWNER	DATE

AREA TABULATION CHART	
a. Total number of lots and/or parcels to be recorded	
• Buildable	1
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or parcels	
• Buildable	1.0000 Ac.±
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips	0.0000 Ac.±
d. Total area of subdivision to be recorded	1.0000 Ac.±

\* Pre-Submission Community meeting

OWNER / DEVELOPER  
PG4 & P70-RNS, LLC AND PG4 & P70-BAS, LLC  
c/o TIM FEAGA  
P.O. BOX 482  
LISBON, MARYLAND 21765  
(410) 489-7900

PURPOSE NOTE:  
THE PURPOSE OF THIS PLAT IS TO CREATE THE NEW BUILDING LOT AND THEN IMMEDIATELY VACATE THIS LOT IN ACCORDANCE WITH STABLER PROPERTY, PLAT TO VACATE, F-19-030 AND TRANSFER THE LOT RIGHT TO THE PATRICK FAMILY, F-18-085.

APPROVED  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*[Signature]*  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
8/9/19  
DATE  
*[Signature]*  
DIRECTOR  
8-15-19  
DATE

OWNER'S CERTIFICATE  
WE, PG4 & P70-RNS, LLC AND PG4 & P70-BAS, LLC, 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. ALL EASEMENTS OF RIGHTS OF WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.  
WITNESS MY/OUR HANDS THIS 29 DAY OF April, 2019  
*[Signature]*  
PG4 & P70-RNS, LLC, OWNER  
*[Signature]*  
PG4 & P70-BAS, LLC, OWNER

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 DORIS S. DONALDSON AND DOROTHY E. WARFIELD, PERSONAL REPRESENTATIVES OF THE ESTATE OF ALVIN M. MURRAY UNTO PG4 & P70-RNS, LLC AND PG4 & P70-BAS, LLC BY DEED DATED MAY 30, 2013 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 14957 AT FOLIO 91; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21266, EXPIRATION DATE, SEPTEMBER 9, 2019, IN ACCORDANCE WITH COMAR 10.01.02.12  
*[Signature]*  
T. MICHAEL VANSANT, PROF. LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21266  
DATE 4/22/2019

RECORDED AS PLAT NO. 25138 ON 8/14/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.  
AGRICULTURAL PRESERVATION SUBDIVISION PLAT  
LOT 1  
STABLER PROPERTY  
(LIBER 14957 AT FOLIO 91)  
PREVIOUS FILE NUMBERS: WP-19-008, F-18-085  
RELATED FILE NUMBER: F-19-030  
TAX MAP: 6 ELECTION DISTRICT: No. 4 SCALE: 1" = 100'  
GRID NO: 17 HOWARD COUNTY, MARYLAND DATE: APRIL, 2019  
PARCEL NO: 64 EX. ZONING: RC-DEO SHEET 1 OF 1

APPROVED  
FOR PRIVATE SEWER (SUBJECT TO APPROVAL OF A SEWAGE DISPOSAL AREA ON LOT 1) AND PRIVATE WATER (SUBJECT TO SUCCESSFUL WELL CONSTRUCTION)  
HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]*  
HOWARD COUNTY HEALTH OFFICER  
8/1/2019  
DATE

*[Signature]*  
WITNESS  
*[Signature]*  
WITNESS

*[Signature]*  
T. MICHAEL VANSANT, PROF. LAND SURVEYOR  
MARYLAND REGISTRATION NO. 21266  
DATE 4/22/2019

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