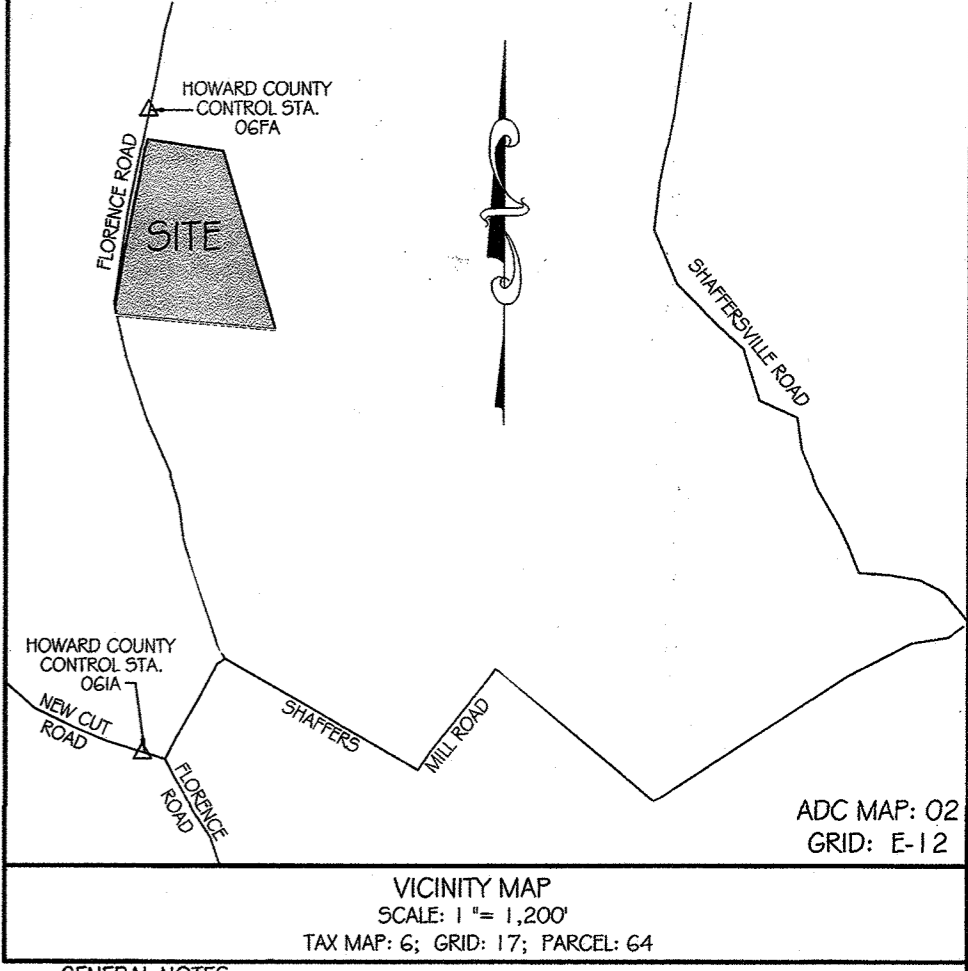
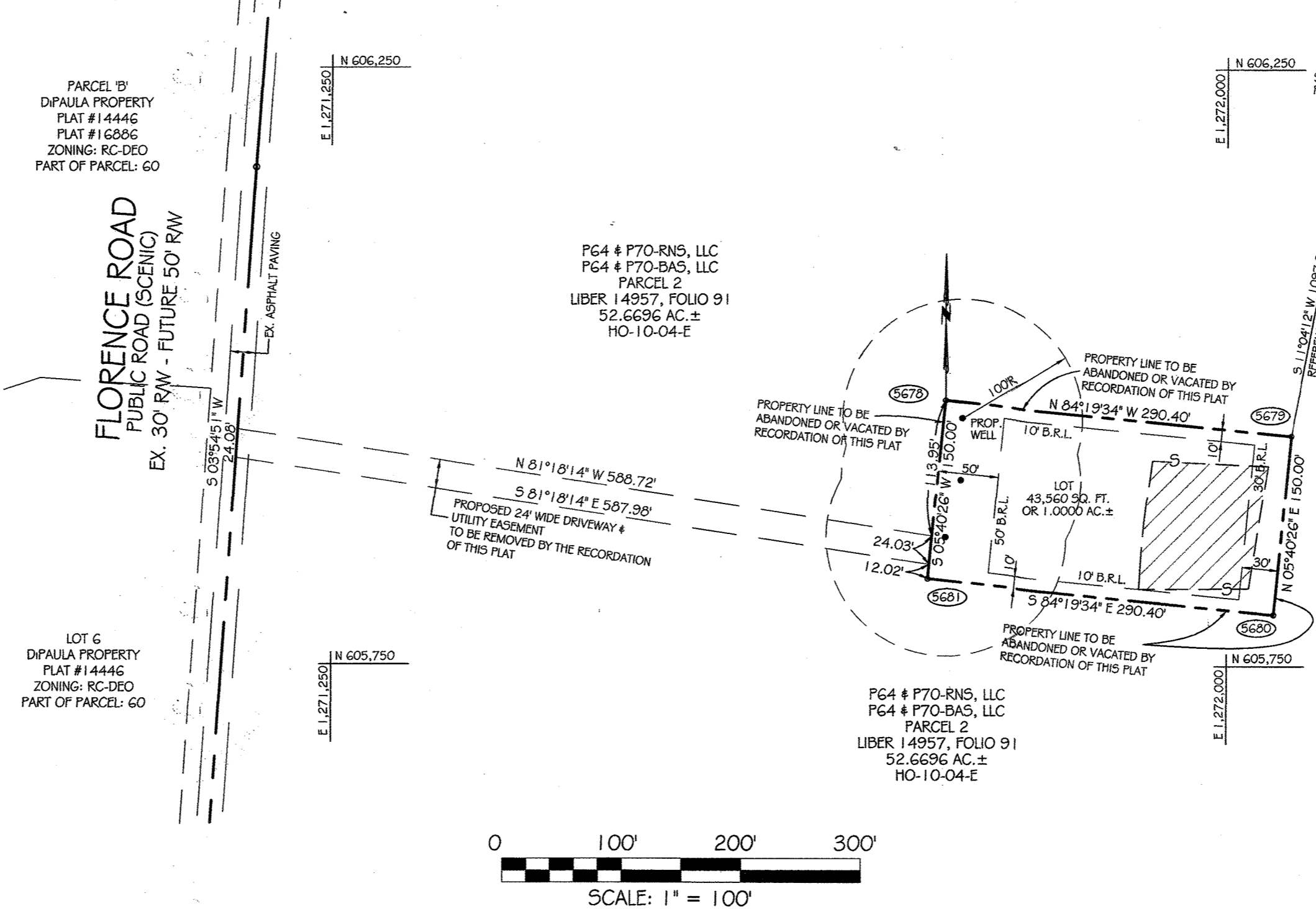
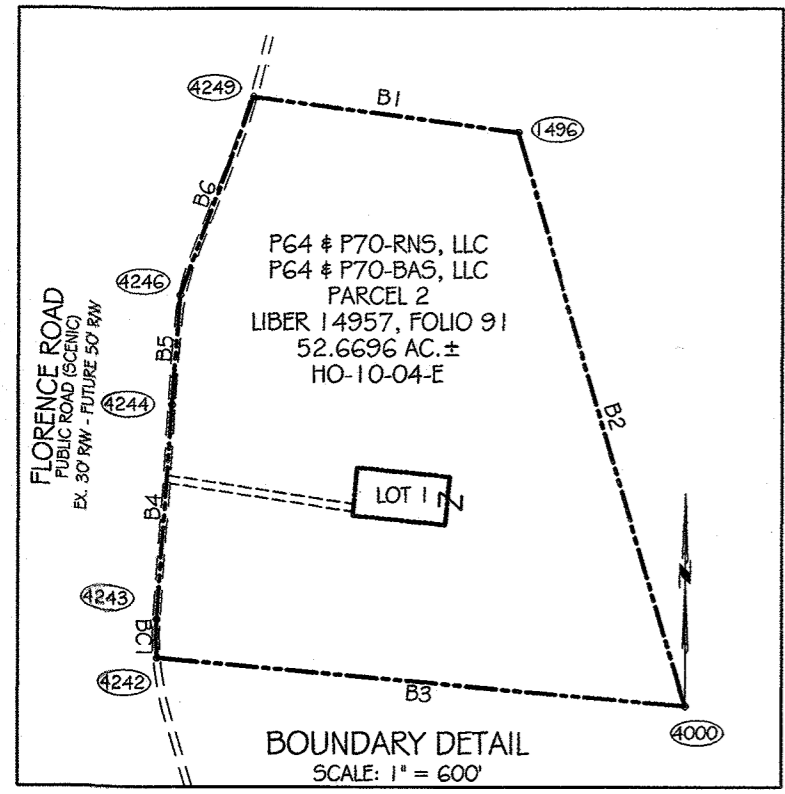


Point#	Northing	Easting
1496	607019.6068	1272264.5383
4000	605226.2687	1272792.7443
4242	605376.0680	1271141.2474
4243	605497.3416	1271140.8732
4244	606166.5040	1271186.6571
4246	606509.1105	1271211.5549
4249	607130.5176	1271438.3643
5678	605971.3737	1271764.8585
5679	605942.6634	1272053.8358
5680	605793.3983	1272039.0062
5681	605822.1085	1271750.0289

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	TANGENT
BC1	1850.00'	121.38'	121.27'	08°10'54"	N 00°10'36" W	60.79'

LINE	BEARING	DISTANCE
B1	S 82°21'14" E	833.59'
B2	S 16°24'42" E	1262.51'
B3	N 84°19'34" W	11553.28'
B4	N 03°54'51" E	670.73'
B5	N 04°09'23" E	343.51'
B6	N 20°03'06" E	1661.51'

PARCEL 'B'  
DIPAUJA PROPERTY  
PLAT #1444G  
PLAT #1680G  
ZONING: RC-DEO  
PART OF PARCEL: 60



- 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.  
STA. OGFA N 606,746.162 E 1,271,284.439 (6FT.)  
STA. OGIA N 602,649.507 E 1,271,163.363 (6FT.)
- 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:  
1) WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE);  
2) SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.);  
3) GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;  
4) STRUCTURES (CULVERTS / BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (125 LOADING);  
5) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;  
6) 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.
- WF-19-008 ALTERNATIVE COMPLIANCE APPLICATION FOR SECTION 16.12B (PRE-SUBMISSION COMMUNITY MEETING REQUIREMENT) HAS BEEN APPROVED ON AUGUST 29, 2018 AND IS SUBJECT TO THE FOLLOWING CONDITIONS:  
1. INDICATE THIS ALTERNATE COMPLIANCE FILE NUMBER (WF-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 AND DATE OF DECISION.  
2. ADD A PURPOSE STATEMENT TO THE STABLER PROPERTY FINAL PLAN. THE PURPOSE OF THIS PLAT IS TO VACATE THE EXISTING STABLER PROPERTY, LOT 1 AND THE 24-FOOT WIDE DRIVEWAY & UTILITY EASEMENT. THIS LOT IS BEING VACATED TO ALLOW THE TRANSFER LOT RIGHTS TO THE PATRICK FAMILY, F-18-085.
- PREVIOUS FILE NUMBERS: WF-19-008, F-18-085, F-19-029
- HEALTH DEPARTMENT WILL NOT APPROVE A BUILDING PERMIT UNTIL A WELL HAS BEEN DRILLED AND APPROVED BY THE HEALTH DEPARTMENT.

THE REQUIREMENTS § 3-106, 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.

*T. Michael Vansant* 4/22/2019  
T. MICHAEL VANSANT, Prof.L.S. NO. 21266 DATE

*Robert M. Stabler*  
PG4 & P70-RNS, LLC, OWNER DATE

*Betsy A. Stabler*  
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. ±
e. Total area of subdivision to be vacated	1.0000 Ac. ±

APPROVED  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 8/9/19  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 8/15/19  
DIRECTOR DATE

APPROVED  
FOR PRIVATE SEWER AND PRIVATE WATER (SUBJECT TO SUCCESSFUL WELL CONSTRUCTION)  
HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 8/1/2019  
HOWARD COUNTY HEALTH OFFICER 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

*[Signature]*  
WITNESS

*[Signature]*  
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 DORIS S. DONALDSON AND DOROTHY E. WARFIELD, PERSONAL REPRESENTATIVES OF THE ESTATE OF CALVIN 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 21.266.01.

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

RECORDED AS PLAT NO. 2019-01919 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT TO VACATE  
LOT 1  
STABLER PROPERTY  
(LIBER 14957 AT FOLIO 91)

PREVIOUS FILE NUMBERS: WF-19-008, F-18-085, F-19-029

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

**VANMAR ASSOCIATES, INC.**  
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