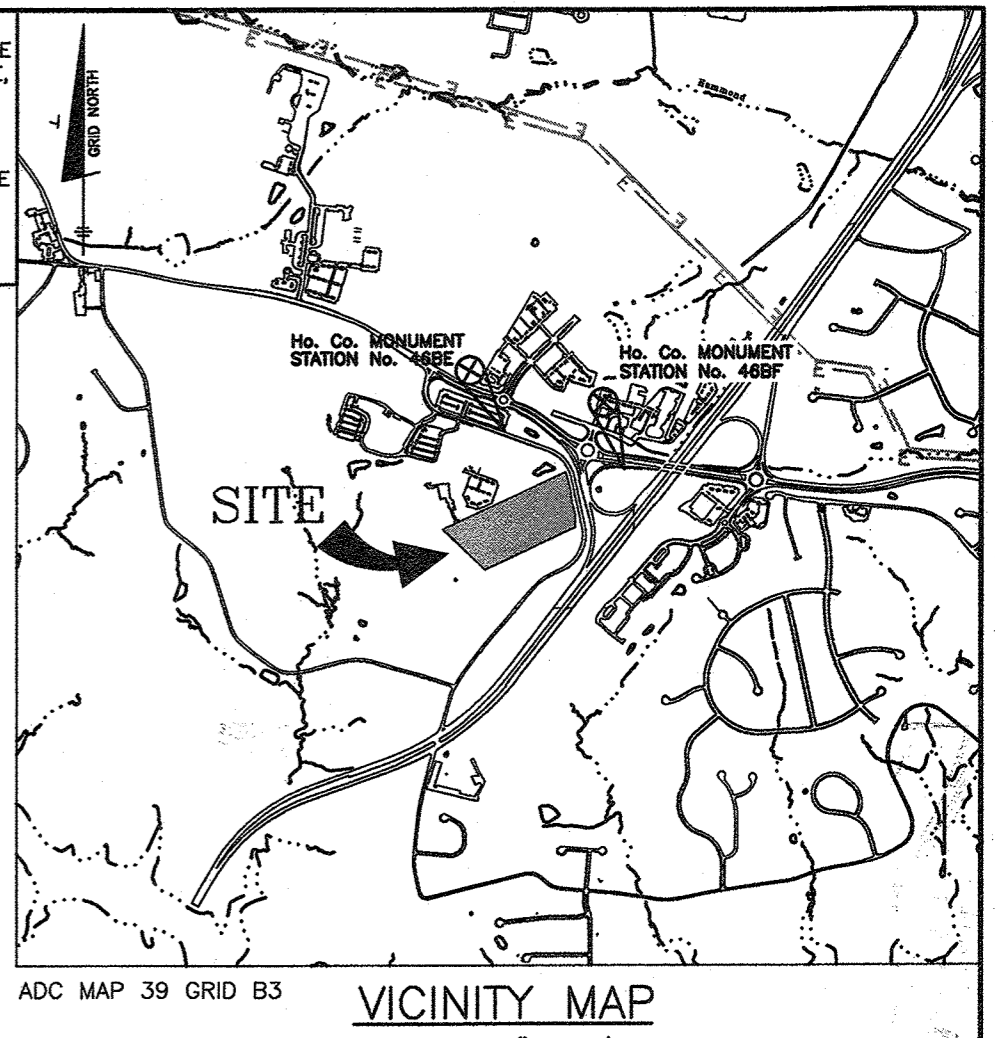


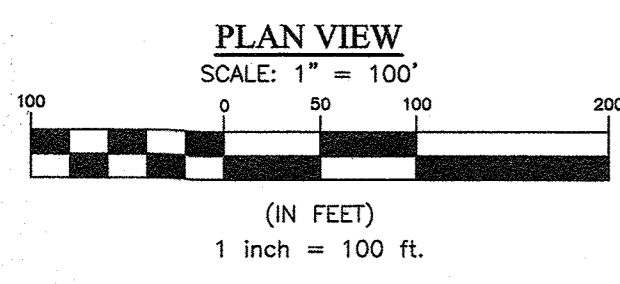
HO. CO. #468E (NAD '83) ELEV. 443.349
 3" STAMPED ALUMINUM DISC SET ON A CONCRETE COLUMN ON NORTH SIDE OF OLD COLUMBIA PIKE, EAST OF THE SCAGGSVILLE PARK AND RIDE.
 E 1,338,643.612' N 538,853.801'

HO. CO. #468F (NAD '83) ELEV. 446.607
 3" STAMPED ALUMINUM DISC SET ON A CONCRETE COLUMN ON THE SOUTH SIDE OF MD 216, AT THE INTERSECTION OF MD-216 EB AND US-29 SB RAMP.
 E 1,340,010.492' N 538,448.152'

BOUNDARY COORDINATES		
POINT #	NORTHING	EASTING
1	537822.1688	1338019.2214
2	537949.0410	1338291.4690
3	538416.8500	1339296.3990
4	538394.5622	1339303.4556
5	538229.5918	1339348.9713
6	538146.7684	1339355.2987
7	537962.3173	1339398.1898
8	537841.5314	1339396.6267
9	537403.4740	1338457.5520



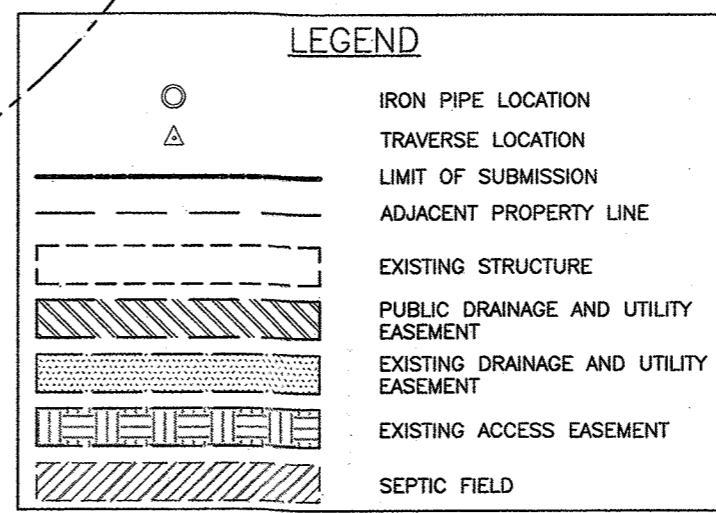
- GENERAL NOTES** SCALE: 1"=2000'
- SUBJECT PROPERTY ZONED RR-DEO PER COMPREHENSIVE ZONING PLAN EFFECTIVE 10-6-13.
 - THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENT BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vii) OF THE HOWARD COUNTY CODE.
 - BRL DENOTES BUILDING RESTRICTION LINE.
 - SEPTIC AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MD STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE THIS AREA IS 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 AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - THIS PLAT IS BASED ON PREVIOUSLY RECORDED PLAT No. 5961 AND BOUNDARY LOCATIONS PERFORMED BY BENCHMARK ENGINEERING, INC. IN MAY, 2016.
 - ALL LOT AREAS ARE MORE OR LESS (+/-).
 - NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM SYSTEM BUFFERS UNLESS APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING.
 - 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 LOCATED IN, ON, OVER, AND THROUGH THE LOT, 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 FROM EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF 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 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.
 - THERE ARE EXISTING STRUCTURES TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
 - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE NEW LOTS/PARCEL DIVISIONS.



AREA TABULATION CHART	
1) TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	1
BUILDABLE	0
NON-BUILDABLE	0
OPENSOURCE	0
2) TOTAL AREA OF PARCELS	16.02 AC.
BUILDABLE	0
NON-BUILDABLE	0
OPENSOURCE	0
3) TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0
4) TOTAL AREA OF SUBDIVISION TO BE RECORDED	16.02 AC.

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	287.46'	23.38'	4°39'39"	11.70'	S17°34'07"E	23.38'
C2	955.92'	120.88'	7°14'42"	60.52'	S00°44'29"W	120.80'

TRAVERSE COORDINATES (NAD'83)		
POINT #	NORTHING	EASTING
102	538311.2380	1338202.6500
103	538236.0180	1338152.0720
104	538221.7560	1338164.3790
105	537949.0410	1338291.4690



BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELlicOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CVLENGINEERING.COM

OWNER:
 EVERGREEN STABLES FARM, LLC
 8250 OLD COLUMBIA RD
 FULTON, MD 20759
 301-725-0442

THE PURPOSE OF THIS PLAT IS TO RECORD A PUBLIC DRAINAGE AND UTILITY EASEMENT.

RECORDED AS PLAT NO. 24888 ON 11/19 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS.
 HOWARD COUNTY HEALTH DEPARTMENT
Howard County Health Officer 12/20/18
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.
Chief, Development Engineering Division 12-28-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Director 1-07-19
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2019 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS ALL OF LAND ACQUIRED BY EVERGREEN STABLES FARM, LLC FROM GEORGE D. WEISMAN, JR. AND DIANA M. COSGRAY, TRUSTEES UNDER THE WEISMAN LIVING TRUST BY DEEDS DATED JULY 31, 2017 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND, NUMBER 17734 AT FOLIO 213 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
Donald A. Mason 8-13-18
 DONALD A. MASON PROFESSIONAL LAND SURVEYOR MD NO. 21320 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

OWNER'S DEDICATION
 EVERGREEN STABLES FARM, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS 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, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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 RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF AUGUST, 2018.
Tiffany Andrews 8/13/18
 EVERGREEN STABLES FARM, LLC DATE
 TIPPANY ANDREWS SOLE MEMBER
Witness 8-13-18
 WITNESS DATE

PROJECT: REVISION PLAT SOPER PROPERTY LOT 10 PREVIOUSLY RECORDED AS SOPER PROPERTY LOT 10 PLAT #5961
 LOCATION: TAX MAP: 46 - GRID: 03 - PARCEL: 332 ZONED: RR-DEO ELECTION DISTRICT NO. 5 HOWARD COUNTY, MARYLAND
 DATE: AUGUST, 2018 PROJECT NO. 2761
 SCALE: AS SHOWN SHEET 1 OF 1

F-19-035