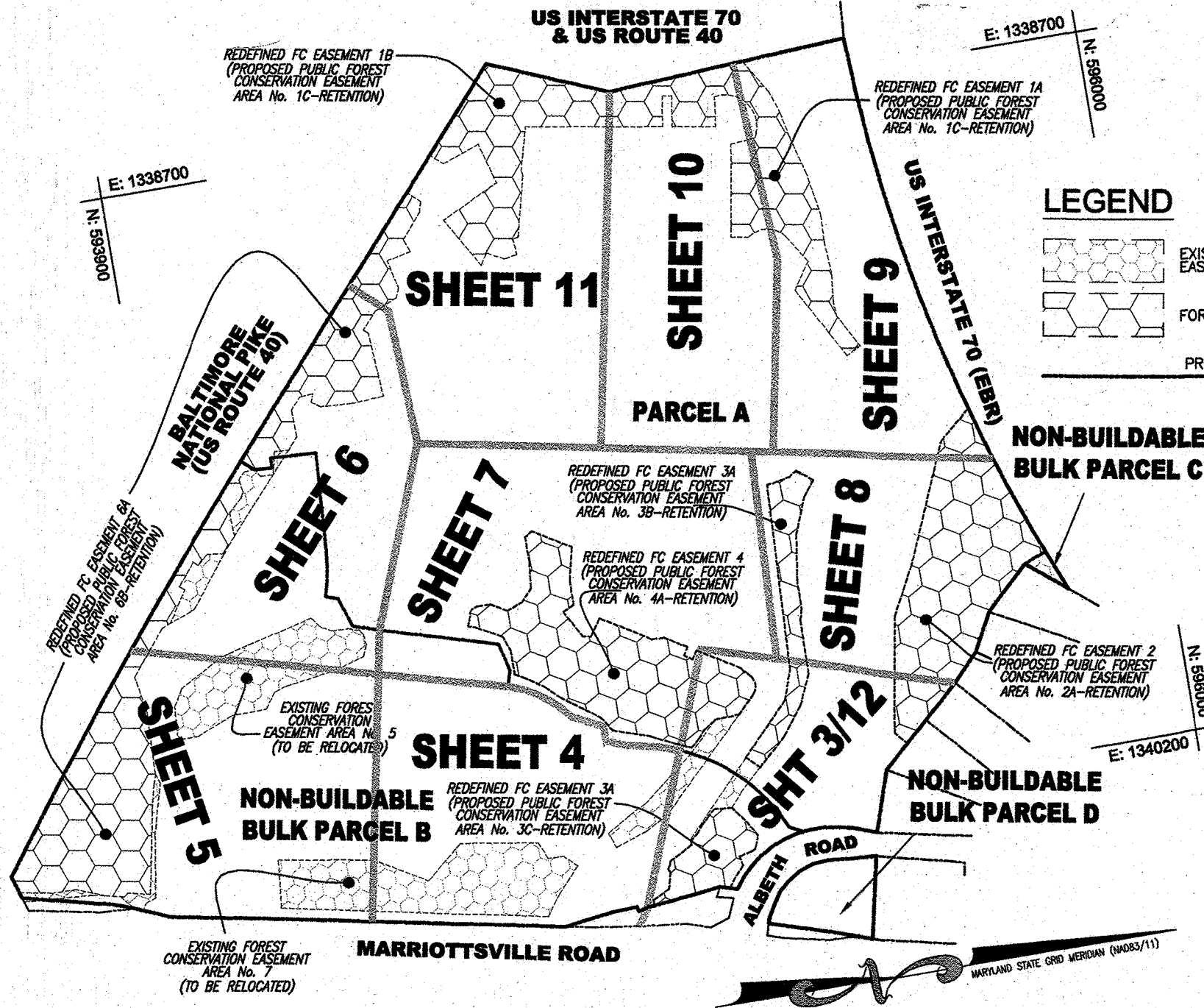
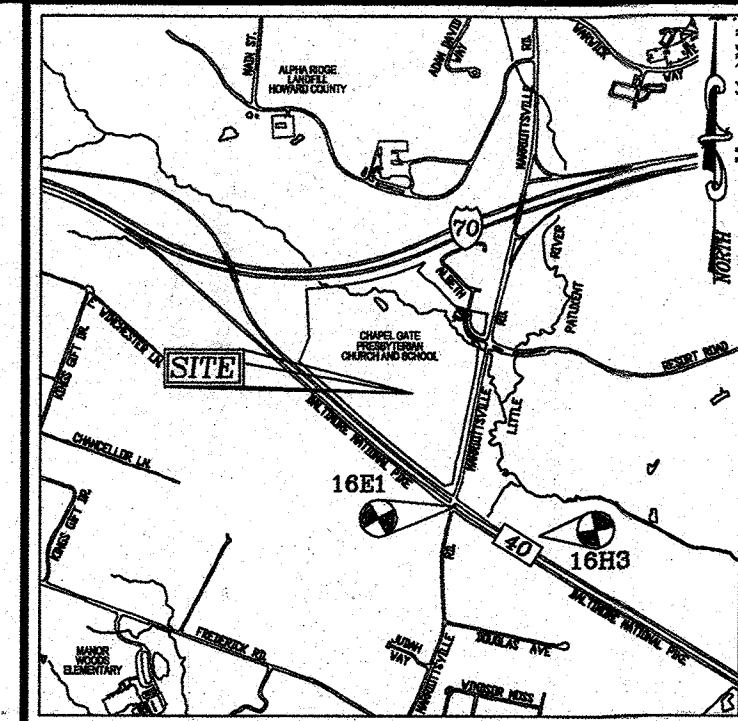


GENERAL NOTES

- THE SUBJECT PROPERTY IS ZONED "CEF-M" & R-20 PER ZONING BOARD DECISION AND ORDER FOR CASE ZB1105-M, APPROVED ON NOVEMBER 6, 2017 AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 16E1 AND 16H3.
- THIS PLAT AND ITS COORDINATES AND DISTANCES SHOWN HEREON ARE BASED UPON A FIELD RUN BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED MAY 2018.
- ALL AREAS ARE MORE OR LESS (+/-).
- SEE PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: BA CASE 86-09E, SDP-88-037, BA CASE 93-07E, SDP-93-128, PLAT 13157, PLAT 15336, TU-01-01, BA CASE 01-23E, WP-03-94, SDP-02-133FC, PLAT 15923-25, SDP-03-122, TU-06-004, SDP-07-133, WP-08-034, PLAT 20074-76, ZB-1105-M, DAP-14-09, WP-19-056, ECP-18-062, S-19-001, P-20-002, F-21-011
- 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. STRUCTURE (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING). DRAINAGE ELEMENTS: -SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE. MAINTENANCE: SUFFICIENT TO INSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT TIME OF ISSUANCE OF BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE ARE EXISTING DWELLINGS/STRUCTURES LOCATED ON PARCEL A 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.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP. PER 16.147(C)(29).
- HOWARD COUNTY ZONING BOARD CASE ZB-1105-M, APPROVED ON NOVEMBER 6, 2017, CONTAINED THE FOLLOWING CONDITION OF APPROVAL: THE PETITIONER SHALL MAKE ANY NECESSARY REVISIONS TO THE PARKING AND TABULATION AT THE SITE DEVELOPMENT PLAN STAGE.
- THE SITE IS NOT LOCATED IN THE HISTORIC DISTRICT OR LISTED ON THE HISTORIC SITES INVENTORY. NO STRUCTURES CURRENTLY EXISTING ON THE SUBJECT PROPERTY ARE OVER 50 YEARS OLD. PLEASE REFER TO SDP-88-037.
- THIS PROJECT, CHAPELGATE DDP # 14-09, HAS BEEN REVIEWED BY THE HOWARD COUNTY DESIGN ADVISORY PANEL (DAP) ON APRIL 9, 2014.
 - THE ENVIRONMENTAL CONCEPT PLAN (ECP-18-062) WAS APPROVED PER LETTER DATED FEBRUARY 21, 2019.
 - THE SKETCH PLAN (S-19-001) WAS APPROVED PER LETTER DATED APRIL 16, 2018.
 - THE PRELIMINARY PLAN (P-20-002) WAS APPROVED PER LETTER DATED FEBRUARY 6, 2020.
- A TRAFFIC STUDY WAS PREPARED BY TRAFFIC GROUP, ENTITLED "TRAFFIC IMPACT ANALYSIS" WAS APPROVED UNDER S-19-001, MARCH 26, 2019.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. WATER SERVICE FOR THIS PROPERTY IS VIA 44-3641-D. SEWER SERVICE IS VIA 24-3447-D.
- THE NOISE STUDY FOR THIS PROJECT WAS PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, DATED JULY 2020, AND WAS APPROVED ON APRIL 19, 2021.
- STORM WATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT OR SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORM WATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT. REFER TO F-21-011
- THIS PROJECT IS SUBJECT TO WP-19-056. ON MARCH 26, 2019; THE PLANNING DIRECTOR APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE TO THE FOLLOWING SECTIONS: SECTION 16.1205(A)(7) REMOVAL OF SPECIMEN TREES 30" IN DIAMETER OR GREATER. THIS REQUEST IS FOR THE REMOVAL OF 27 SPECIMEN TREES (26 TULIP POPLAR AND 1 MAPLE). SECTION 16.120(C)(4) SINGLE FAMILY ATTACHED LOTS MAY BE APPROVED WITHOUT PUBLIC ROAD FRONTAGE, PROVIDED THEY FRONT ON A COMMONLY OWNED AREA CONTAINING A PARKING AREA OR PRIVATE ROAD NOT EXCEEDING A LENGTH OF 200 FEET MEASURED FROM THE EDGE OF THE PUBLIC RIGHT-OF-WAY ALONG THE CENTERLINE OF THE PRIVATE ROAD. THE REQUEST IS TO EXCEED THE 200' LENGTH FROM A PUBLIC ROAD FOR S-19-001 LOTS 14, 15, 46-54, 74-79, AND 82-89. NEW LOT NUMBERS LOTS 16, 17, 48-56, 75-80, AND 83-91. SECTION 16.116 PROTECTION OF WETLANDS, STREAMS, AND STEEP SLOPES - THE REQUEST IS FOR THE DISTURBANCE TO THE 100' STREAM BUFFER AND 25% STEEP SLOPES TO ACCOMMODATE INSTALLATION OF THE PROPOSED PATHWAY SYSTEM. APPROVED AS PART OF THE COMMUNITY ENHANCEMENT REQUIREMENTS PER ZB CASE NO. 1105M. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE IDENTIFIED SPECIMEN TREES MAY BE REMOVED PROVIDED THEY ARE REPLACED AT A 2:1 RATIO WITH 3" CALIPER NATIVE TREES FOR A TOTAL OF 54 REPLACEMENT TREES. A MINIMUM VARIETY OF THREE NATIVE LARGE SHADE TREE SPECIES SHOULD BE USED TO FULFILL THIS REQUIREMENT. THE MITIGATION TREES SHALL BE SHOWN ON FUTURE SUBDIVISION AND DEVELOPMENT LANDSCAPE PLANS AND BONDED AS LANDSCAPE TREES.
 - PROVIDE A CHART ON ALL SUBJECT PLANS TO IDENTIFY THE SPECIMEN TREES PERMITTED TO BE REMOVED AS IDENTIFIED IN THE ALTERNATIVE COMPLIANCE PETITION EXHIBIT ON ALL SUBDIVISION PLAN SUBMISSIONS. ONLY THE SPECIMEN TREES IDENTIFIED IN THE ALTERNATIVE COMPLIANCE PETITION EXHIBIT MAY BE REMOVED.
 - PRIVATE ROADS MUST BE DESIGNED AND CONSTRUCTED TO PUBLIC ROAD STANDARDS.
 - ADDRESS SIGNAGE MAY BE REQUIRED AT THE END OF ALLEYS, AS TO BE DETERMINED BY DEPARTMENT OF FIRE AND RESCUE SERVICES IN FUTURE SUBDIVISION PLAN SUBMISSIONS.
 - ANY TRASH PAD AREAS REQUIRED AT THE END OF PRIVATE ALLEYS MUST BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE D&O CONDITIONS OF APPROVED LISTED IN ZB-1105M.
 - ADD A GENERAL NOTE THAT LOTS 14-15, LOTS 46-54, LOTS 74-79, AND LOTS 82-89 (NEW LOT NUMBERS LOTS 16, 17, 48-56, 75-80, AND 83-91) ARE PERMITTED WITHOUT PUBLIC ROAD FRONTAGE AND TO BE LOCATED ON A PRIVATE ROAD MORE THAN 200' FROM THE PUBLIC ROAD TERMINUS.
 - ENCROACHMENTS INTO THE STEEP SLOPES AND STREAM BUFFERS ARE LIMITED TO THE PURPOSE OF INSTALLING THE TRAIL PATH IN ACCORDANCE WITH THE D&O AND EXHIBITS ASSOCIATED WITH ZB-1105M.
 - LOD FOR PATHWAY CONSTRUCTION WILL BE LIMITED TO THE MINIMUM REQUIRED TO COMPLETE THE WORK.
 - GRADING DETAILS WILL BE PROVIDED TO LIMIT DISTURBANCE TO CRITICAL ROOT ZONES, AND TO KEEP THE WORK AREA TO AN AREA OF MINIMUM DISTURBANCE BY CAREFULLY SELECTING BEST MANAGEMENT CONSTRUCTION METHODS AND EQUIPMENT.
 - EXERCISE EQUIPMENT AND THE REFLECTION/SITTING AREA WILL BE PLACED OUTSIDE STREAM BUFFERS TO THE EXTENT POSSIBLE. REFER TO F-21-011

GENERAL NOTES (SEE SHEET TWO FOR CONTINUATION)

- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA), LOCATED IN, ON, OVER AND THROUGH LOTS, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS. 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 HEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), 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 THE 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.
- FLOODPLAINS ARE LOCATED ON SITE.
- THE FLOODPLAIN STUDY FOR THIS PROJECT, PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED SEPTEMBER 2019 (AS REVISED) WAS APPROVED ON JUNE 7, 2021 UNDER FINAL PLAN F-21-011.
- THE ON-SITE FLOODPLAIN BOUNDARIES WERE DELINEATED BASED ON A THE ABOVE REPORT.
- THE DESIGN OF THE STARLIGHT PLACE CULVERT SHALL INCORPORATE THE LATEST DESIGN OF THE MARRIOTTVILLE ROAD CULVERT APPROVED AS PART OF THE CAPITAL PROJECT J-4205 PLAN PREPARED BY JOHNSON, MIRIMAN & THOMPSON, INC.
- WETLANDS AND STREAMS SHOWN ON SITE ARE BASED ON THE DELINEATION PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. C/O MR. JOHN CANOLES, IN A REPORT TITLED WETLAND, FOREST STAND DELINEATION & PRELIMINARY FOREST CONSERVATION PLAN REPORT; DATED JULY 24, 2018 AND UPDATED MARCH 14, 2019. THE WETLANDS REPORT WAS APPROVED ON APRIL 10, 2019, UNDER ECP-18-062. REFERENCE MDE TRACKING NUMBER 201861491.



LEGEND

- EXISTING FOREST CONSERVATION EASEMENT TO BE RELOCATED
- FOREST CONSERVATION EASEMENT
- PROPERTY LINE

CHAPELGATE PRESBYTERIAN CHURCH, INC. FOREST CONSERVATION EASEMENTS

FC#	SDP-02-133 PLATS 15923-25	SDP-07-133 PLATS 20074-76	F-21-014
#1	6.2811 AC		
#1A		1.40 AC	
#1B		1.38 AC	
#1C			3.35 AC
#2	2.5797 AC	2.58 AC	
#2A			2.53 AC
#3	0.3735 AC		
#3A		0.86 AC	
#3B			0.65 AC
#3C			0.52 AC
NON CREDITED			-0.42 AC
#4	0.4309 AC	0.43 AC	
#4A			2.48 AC
#5	1.0790 AC	1.08 AC	0 AC
#6	2.0558 AC	3.44 AC	
#6A			3.77 AC
NON CREDITED			-0.059 AC
#7		1.63 AC	0 AC
TOTALS	12.80 AC	12.80 AC	12.81 AC

SDP-02-133 - ORIGINAL EASEMENTS
SDP-07-133 - AMENDED EASEMENTS
PLANS (F-21-011 & F-21-014):
- RELOCATES PART OF CURRENT FCE#2, #3A, #4, #6A
- RELOCATES ALL OF FCE#5 AND FCE#7

DEVELOPER
SECURITY DEVELOPMENT
8480 BALTIMORE NATIONAL PIKE
SUITE 415
ELLCOTT CITY, MD 21041
410-465-4244
SDCPROPERTIES.COM

OWNER
CHAPELGATE PRESBYTERIAN CHURCH, INC.
2600 MARRIOTTVILLE RD.
MARRIOTTVILLE, MD 21104
(410) 442-5888

AREA TABULATION CHART - ALL SHEETS

	SHEET 3	SHEET 4	SHEET 5	SHEET 6	SHEET 7	SHEET 8	SHEET 9	SHEET 10	SHEET 11	TOTAL
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED										
• BUILDABLE	P/O 1	0	0	P/O 1	P/O 1	P/O 1	P/O 1	P/O 1	P/O 1	1
• NON-BUILDABLE	1 & P/O 1	P/O 1	P/O 1	P/O 1	P/O 1	P/O 1	1	0	0	3
• OPEN SPACE	0	0	0	0	0	0	0	0	0	0
• PRESERVATION PARCELS	0	0	0	0	0	0	0	0	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS										
• BUILDABLE	3.2232 AC.	0	0	3.0782 AC.	8.9928 AC.	5.3621 AC.	6.0039 AC.	6.1649 AC.	7.5775 AC.	40.4027 AC.
• NON-BUILDABLE	2.0138 AC.	6.5294 AC.	8.1894 AC.	3.2285 AC.	0.5642 AC.	0.0532 AC.	0	0	0	20.5784 AC.
• OPEN SPACE	0	0	0	0	0	0	0	0	0	0
• PRESERVATION PARCELS	0	0	0	0	0	0	0	0	0	0
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.3203 AC.	0.0900 AC.	0.0971 AC.	0	0	0	0	0	0	0.5075 AC.
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.5573 AC.	6.6194 AC.	8.2865 AC.	6.3067 AC.	9.5569 AC.	5.4154 AC.	6.0039 AC.	6.1649 AC.	7.5775 AC.	61.4886 AC.

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.

Eric David Salmi 12/7/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Jim S 12/7/2021
JIM S DATE
CHAPELGATE PRESBYTERIAN CHURCH, INC.

PURPOSE NOTE

- THE PURPOSE OF THIS PLAT IS TO:
- SUBDIVIDE TAX MAP 16, PARCELS 110 & 421 TO CREATE PARCEL A AND NON-BUILDABLE BULK PARCELS B, C & D
 - REDEFINE EXISTING FOREST CONSERVATION EASEMENT (RETENTION) AREAS NUMBERS: 1A AND 1B (RENAMED TO 1C), 2 (RENAMED TO 2A), 3A (RENAMED TO 3B AND 3C), 4 (RENAMED TO 4A), AND 6A (RENAMED TO 6B), ALL PREVIOUSLY SHOWN ON PN 20074-20076. SEE KEY MAP ON THIS SHEET FOR OVERVIEW.
 - RELOCATE EXISTING FOREST CONSERVATION EASEMENT (RETENTION) AREA NO. 5 AND A PORTION OF EXISTING FOREST CONSERVATION EASEMENT (RETENTION) AREA NUMBERS 2 AND 4 (PN 15923-15925).
 - RELOCATE EXISTING FOREST CONSERVATION EASEMENT (RETENTION) AREA NO. 7 AND PORTIONS OF EXISTING FOREST CONSERVATION EASEMENT (RETENTION) AREA NUMBERS 3A AND 6A (PN 20074-20076).
 - ABANDON PORTIONS OF EXISTING PUBLIC WATER & UTILITY EASEMENTS
 - CREATE VARIOUS PUBLIC AND PRIVATE EASEMENTS
 - DEDICATE LAND AREA TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (MARRIOTTVILLE ROAD/ALBETH ROAD)

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 12/20/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/23/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/4/22
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CHAPELGATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December, 2021.

[Signature]
CHAPELGATE PRESBYTERIAN CHURCH, INC.

[Signature]
WITNESS:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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.

Eric David Salmi 12/7/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

VOGEL ENGINEERING + TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 25942 ON 1/10/22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION CHAPELGATE
PARCEL A AND NON-BUILDABLE BULK PARCELS B, C & D

A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421 LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
ZONED: CEF-M & R-20
3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=300'
GRAPHIC SCALE 300' 600' 900'

DECEMBER 2021

SHEET 1 OF 13

GENERAL NOTES (CONTINUED FROM SHEET ONE)

26. A FOREST STAND DELINEATION PLAN & REPORT TITLED WETLAND, FOREST STAND DELINEATION & PRELIMINARY FOREST CONSERVATION PLAN... 27. LANDSCAPING AND OPEN SPACE ARE NOT REQUIRED WITH THIS SUBDIVISION PLAT... 28. ON MARCH 13, 2019 THE PLANNING DIRECTOR APPROVED THE REQUESTS TO ALLOW THE AREA #1 STREAM CROSSING... 29. SUMMARY OF PARCEL PURPOSES: PARCEL A IS A RETENTION PARCEL FOR CHAPELGATE PRESBYTERIAN CHURCH... 30. IN ACCORDANCE WITH ZB-1105-M, ATTACHMENT 1; OWNER/DEVELOPER SHALL ENSURE COMPLETION OF CONSTRUCTION OF THE PEDESTRIAN AND BICYCLE LOOP TRAIL... 31. THE MAINTENANCE BUILDING ON PARCEL A IS SERVED BY A SEWAGE DISPOSAL SYSTEM WITH A SEWAGE DISPOSAL AREA FOR FUTURE REPAIRS...

REFER TO TABULATION SHEET 1

CEF-M REGULATIONS:

- A. PERMITTED USES: 1. RELIGIOUS FACILITIES, STRUCTURES AND LAND USE PRIMARILY FOR RELIGIOUS ACTIVITIES 2. SCHOOLS, PRIVATE ACADEMIC, INCLUDING COLLEGES AND UNIVERSITIES... B. ACCESSORY USES: THE FOLLOWING ARE PERMITTED ACCESSORY USES IN THIS CEF-M DISTRICT... C. GENERAL BULK REGULATIONS: 1. MAXIMUM DENSITY: 134 TOTAL RESIDENTIAL UNITS... D. SINGLE FAMILY ATTACHED BULK REGULATIONS: 1. MAXIMUM UNITS PER STRUCTURE: 8 UNITS... E. COMMERCIAL/INSTITUTIONAL: 1. BUILDING SETBACKS: A. FROM THE RESIDENTIAL LOTS: 75'... F. OPEN SPACE (OF TOWNHOUSE DEVELOPMENT PROPERTY) 25%... G. ONSITE AMENITY AREA/RECREATIONAL AREA: 1,000 SF/UNIT... H. MIHU (MODERATE INCOME HOUSING UNITS) 10%

CEF NOTE - ZONING BOARD CASE ZB-1105-M SUMMARY OF COMMUNITY ENHANCEMENTS:

IN ACCORDANCE WITH THE REFERENCED ZONING BOARD DECISION AND ORDER, THE PROPOSED ENHANCEMENTS ARE PROPORTIONATE TO THE SCALE OF THE CEF DEVELOPMENT... INCREASE IN DEVELOPMENT INTENSITY AND IMPACTS ASSOCIATED WITH THE CEF REZONING COMPARED TO THE PREVIOUSLY EXISTING ZONING BASED ON FINDINGS OF FACT 15.A AND 16.C.

ZB-1105-M ATTACHMENT 1 APPROVAL OF COMMUNITY ENHANCEMENTS AND SPECIFIC CONDITIONS OF APPROVAL:

- 1. PETITIONER SHALL ENSURE COMPLETION OF CONSTRUCTION OF PEDESTRIAN AND BICYCLE LOOPED TRAIL IN THE MANNER AS SUBSTANTIALLY SHOWN ON THE DEVELOPMENT CONCEPT PLAN... 2. PETITIONER SHALL ENSURE THAT ITS EXISTING SPORTS FIELDS ARE MADE AVAILABLE FREE OF CHARGE TO THE GENERAL PUBLIC... 3. PETITIONER SHALL ENSURE THAT ALL PICNIC AREAS, PAVILIONS, POCKET PARKS, PARKLAND AND GREEN SPACE AREAS AS SHOWN ON THE DEVELOPMENT CONCEPT PLAN... 4. PETITIONER SHALL ENSURE THAT ALL PICNIC AREAS, PAVILIONS, POCKET PARKS, PARKLAND AND GREEN SPACE AREAS AS SHOWN ON THE DEVELOPMENT CONCEPT PLAN... 5. SUBJECT TO THE AGREEMENT OF COVENANTS AND RESTRICTIONS (PETITIONER'S EXHIBIT #2), AS MAY BE AMENDED FROM TIME TO TIME... 6. THE PETITIONER'S PRIVATE SCHOOL USE SHALL MEET ALL REQUIREMENTS OF APPLICABLE LAW AND NOT EXCEED THE ENROLLMENT OF 500 STUDENTS... 7. THE PETITIONER'S CHILD DAYCARE/NURSERY SCHOOL USE SHALL MEET ALL REQUIREMENTS OF APPLICABLE LAW AND NOT EXCEED THE ENROLLMENT OF 50 STUDENTS... 8. PETITIONER SHALL COORDINATE WITH HOWARD COUNTY OFFICE OF TRANSPORTATION AND THE DEPARTMENT OF PUBLIC WORKS... 9. PETITIONER SHALL COORDINATE WITH HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, THEIR STAFF AND CONSULTANTS(S) AND THE RESIDENTS OF ALBETH HEIGHTS TO INSTALL THE PROPOSED ALBETH HEIGHTS ENTRY PILLARS ON ALBETH ROAD...

ZB-1105-M ATTACHMENT 2 - JUNE 8, 2017 EMAIL

- EMAIL STATED: "ONE OR MORE ENHANCEMENTS WHICH ARE BENEFICIAL TO THE COMMUNITY THAT EXCEED MINIMUM STANDARDS REQUIRED BY THE COUNTY REGULATIONS." THE PROFFERED ENHANCEMENTS ARE NUMEROUS: (1) THERE IS OVERALL LESS DISTURBANCE OF LAND FOR THE HOUSING PLAN AND THE CREATION OF MORE CREDITED OPEN SPACE, GREATLY EXCEEDING THE MINIMUM REQUIRED IN R-20 OR THE R-ED OPTION... (2) THERE IS A SYSTEM OF CONNECTED GREEN SPACES IN THE PROPOSED HOUSING DEVELOPMENT PLAN THAT, IN AND OF ITSELF, PROVIDES A VERY GREEN DEVELOPMENT INCLUDING OPEN SPACE THAT WILL EXCEED DEVELOPMENT STANDARDS IN THE R-20 AND R-ED OPTION... (3) THE LOOP, WALKING TRAIL AND, WHILE WE DON'T AGREE THIS TO BE THE CASE, WE WILL HAVE THE SECURITY FEATURES TO ENSURE THAT THIS TRAIL WILL NOT BRING CRIME TO THE NEIGHBORHOOD THE LOOP TRAIL WILL CONTAIN... (4) FITNESS STATIONS - WOULD BE TERRIFIC AMENITIES FOR THE USERS OF THE LOOP TRAIL... (5) MEDITATION AREA - WE THINK THIS AREA WELL-SITED... (6) BENCHES FOR THE WEARY... (7) DOG STATIONS FOR PET OWNERS... (8) BKE RACKS FOR THE CYCLISTS IN OUR COMMUNITY... (9) THE PICNIC AREAS THAT ARE GOING TO BE CREATED... (10) THE HOUSING DEVELOPMENT WILL HAVE PAVILIONS THAT PEOPLE CAN USE... (11) THERE ARE NUMEROUS POCKET PARKS DESIGNED THROUGHOUT THE DEVELOPMENT FOR COHESIVENESS AND FUNCTIONALITY AND EXCEED THE ORDINARILY REQUIRED DESIGN STANDARDS FOR R-20 OR R-ED OPTION... (12) THE COMMUNITY COMMERCIAL - AND, YES, THE CHURCH REMAINS COMMITTED TO NOT DOING ANYTHING ON THE COMMUNITY COMMERCIAL WITHOUT THE CONSENT OF OUR NEIGHBORS AND WILL STILL EXECUTE THE COVENANTS TO EASE OUR NEIGHBORS' CONCERNS... (13) BALL FIELDS AND THE PUBLIC'S ACCESS TO THESE BALLFIELDS... (14) PLAYGROUNDS AND THE PUBLIC'S ACCESS TO THESE PLAYGROUNDS... (15) A CROSSWALK ACROSS MARRIOTTVILLE ROAD WHICH CREATES CONNECTIVITY BETWEEN THE EAST AND WEST SIDES OF MARRIOTTVILLE ROAD AT RESORT ROAD - SOMETHING THAT WILL NOT OCCUR OR BE REQUIRED IF THE CURRENT INGRESS/EGRESS FOR CHAPELGATE REMAINS... (16) CREATING THE CONNECTION TO A SIGNALIZED INTERSECTION FOR SAFER INGRESS/EGRESS FOR THE CHAPELGATE COMMUNITY AND EVERY OTHER MOTORIST THAT TRAVELS MARRIOTTVILLE ROAD... (17) CREATION AND PRESERVATION OF RECREATION OPEN SPACE - SUBSTANTIALLY HIGHER THAN THAT REQUIRED FOR THE R-20 ZONE OR R-ED OPTION... (18) COMMUNITY ENTRANCE FEATURE FOR ALBETH HEIGHTS - WE WILL CONSTRUCT THAT WITH THE INPUT OF OUR NEIGHBORS.

ZB-1105-M ATTACHMENT 3

PETITIONER PROPOSES TO AMEND PETITIONER'S EXHIBIT 12 SO AS TO REQUIRE SUBMITTAL OF AN APPROVED STORMWATER MANAGEMENT PLAN TO THE ZONING BOARD PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE RESIDENTIAL PORTION OF THE APPLICATION... PETITIONER BELIEVES IT CAN ENHANCE THE ENVIRONMENTAL STATUS OF THE STREAM SYSTEM AND ESTABLISH YET ANOTHER ENHANCEMENT THAT WILL BENEFIT THE COMMUNITY.

DEVELOPER SECURITY DEVELOPMENT 8480 BALTIMORE NATIONAL PIKE SUITE 415 ELLICOTT CITY, MD 21041 410-465-4244 SDCPROPERTIES.COM

OWNER CHAPELGATE PRESBYTERIAN CHURCH, INC. 2600 MARRIOTTVILLE RD. MARRIOTTVILLE, MD 21104 (410) 442-5888

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.

Eric David Salmi 12/7/2021 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE 12/20/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 12.23.21

DIRECTOR DATE 1/4/22

OWNER'S CERTIFICATE

WE, CHAPELGATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN; 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF Decembee, 2021.

Eric David Salmi 12/7/2021 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

CHAPELGATE PRESBYTERIAN CHURCH, INC.

WITNESSES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339, AND ALL OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS. 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.

Eric David Salmi 12/7/2021 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

VOGEL ENGINEERING

TIMMONS GROUP 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043 P: 410.461.7666 F: 410.461.9961 www.timmons.com

RECORDED AS PLAT No. 25943 ON 1/10/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION CHAPELGATE PARCEL A AND NON-BUILDABLE BULK PARCELS B, C & D

A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421 LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421 ZONED: CEF-M & R-20 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

DECEMBER 2021

POINT	NORTHING	EASTING
211	595,512.6674	1,340,015.6909
212	595,338.4843	1,340,172.1275
213	595,296.3241	1,340,299.8594
214	595,248.7435	1,340,284.6250
215	595,217.3853	1,340,277.9537
216	594,948.5837	1,340,371.5404
217	594,948.5837	1,340,360.6643
218	594,937.4164	1,340,380.3240
219	594,972.3757	1,340,389.1655
220	594,955.2114	1,340,428.1405
221	594,914.5201	1,340,441.2470
222	594,865.5893	1,340,424.9609
223	594,766.0292	1,340,413.3920
224	595,285.8526	1,340,348.7506
225	595,248.9286	1,340,521.1053
226	595,206.9588	1,340,511.6576
227	595,155.9835	1,340,510.4338
228	595,058.4248	1,340,488.4729
229	595,029.8156	1,340,478.9576
230	595,041.2442	1,340,441.8161
231	595,055.9738	1,340,416.2797
232	595,072.9835	1,340,391.3861
233	595,093.2397	1,340,373.7162
234	595,119.5929	1,340,356.6622
235	595,149.8543	1,340,346.2274
236	595,182.1688	1,340,343.2846
237	595,235.7861	1,340,348.1557
238	594,993.5986	1,339,857.1444
239	594,789.4510	1,340,377.2844
240	595,037.5457	1,340,453.8357

LINE	BEARING	LENGTH
R1	N 28°32'43" E	8.21'
R2	R=375.00 L=163.09'	
CHD:	N 53°07'58" E	161.81'
R3	S 49°19'35" E	19.33'
R4	S 10°45'38" W	24.49'
R5	N 79°14'22" W	31.33'
R6	R=381.17 L=117.44'	
CHD:	S 55°02'53" W	116.98'
R7	S 28°32'43" W	56.15'
R8	S 65°05'07" W	3.40'
R9	N 46°30'10" E	15.00'
R10	S 05°35'54" W	39.63'
R11	S 84°24'06" E	20.59'
R12	S 50°01'46" E	17.68'
R13	R=325.00 L=141.42'	
CHD:	S 62°26'11" W	140.31'
R14	N 71°09'47" W	37.30'

NOTE:
REFER TO SHEET 13 FOR LINE TABLE
DETAILING OF FOREST CONSERVATION
EASEMENT AREAS 3B, 3C AND 4A
(F1-F42 AS SHOWN HEREON)

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT TO BE RELOCATED
- FOREST CONSERVATION EASEMENT RETENTION
- EXISTING STREAM CHANGE EASEMENT
- EXISTING PUBLIC WATER & UTILITY EASEMENT
- PORTION OF PUBLIC WATER & UTILITY EASEMENT TO BE ABANDONED
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC RETAINING WALL MAINTENANCE EASEMENT
- PUBLIC 12' TRAIL EASEMENT
- PRIVATE MONUMENT EASEMENT

OWNER
CHAPEL GATE PRESBYTERIAN CHURCH, INC.
2600 MARIOTTSVILLE RD.
MARIOTTSVILLE, MD 21104
(410) 442-5888

DEVELOPER
SECURITY DEVELOPMENT
8480 BALTIMORE NATIONAL PIKE
SUITE 415
ELLCOTT CITY, MD 21041
410-465-4244
SDC PROPERTIES.COM

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	1
• NON-BUILDABLE	1+P/O 1
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	3.2232 AC
• NON-BUILDABLE	2.0138 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.3203 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	5.5573 AC

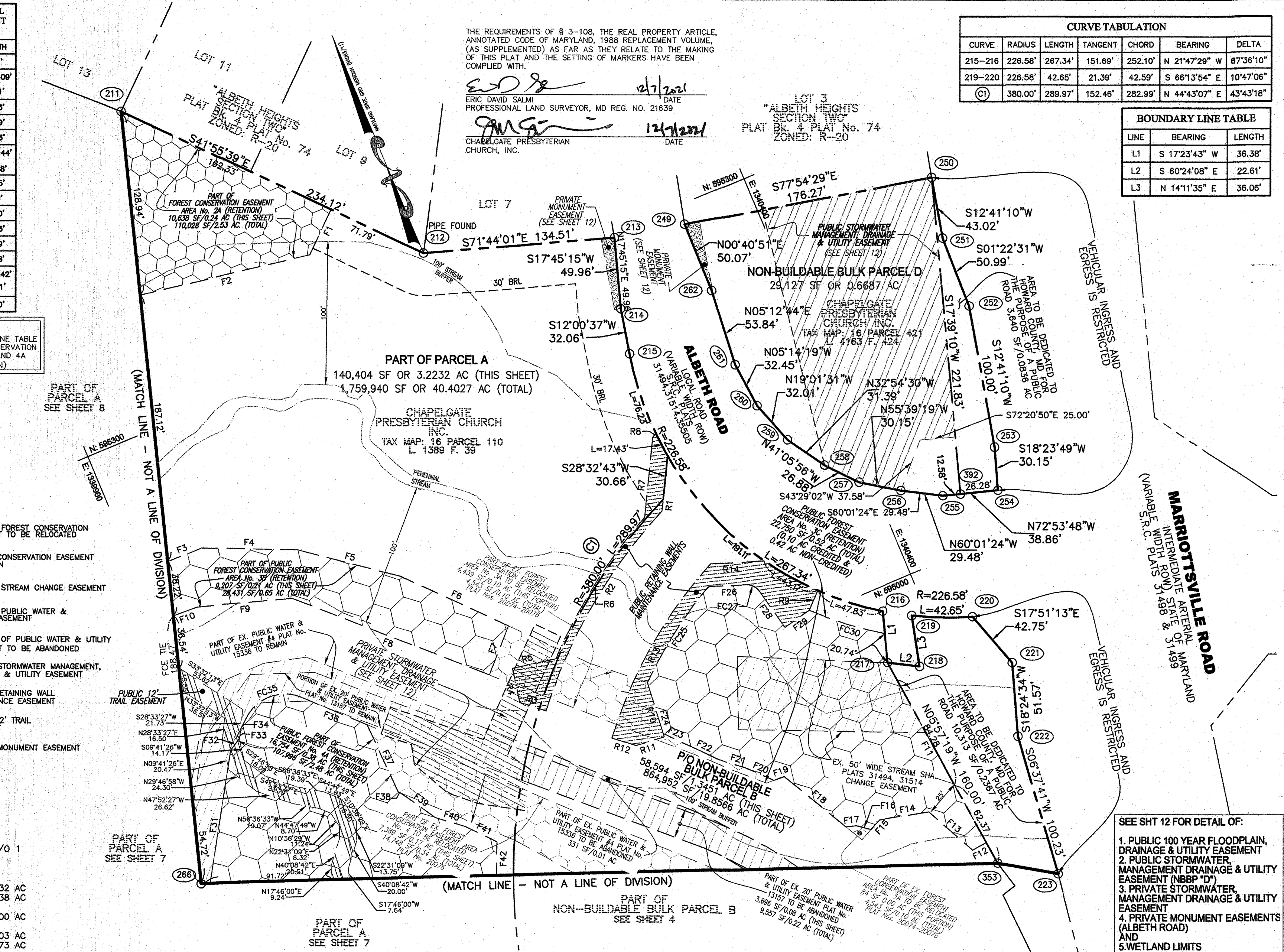
APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 12/26/21
HOWARD COUNTY OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12-23-21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/4/22
DIRECTOR DATE



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.

[Signature] 12/7/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

[Signature] 12/7/2021
CHAPEL GATE PRESBYTERIAN CHURCH, INC. DATE

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
215-216	226.58'	267.34'	151.69'	252.10'	N 21°47'29" W	87°36'10"
219-220	226.58'	42.65'	21.39'	42.59'	S 66°13'54" E	10°47'06"
(C)	380.00'	289.97'	152.46'	282.99'	N 44°43'07" E	43°43'18"

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	S 17°23'43" W	36.38'
L2	S 60°24'08" E	22.61'
L3	N 14°11'35" E	36.06'

OWNER'S CERTIFICATE

WE, CHAPEL GATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;

2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;

3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND

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

WITNESS OUR HANDS THIS 7 DAY OF December, 2021.

[Signature]
CHAPEL GATE PRESBYTERIAN CHURCH, INC.

[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4183 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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.

[Signature] 12/7/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLCOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25944 ON 1/10/22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPEL GATE
PARCEL A AND
NON-BUILDABLE BULK PARCELS B, C & D

A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
ZONED: CEF-M & R-20
3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50' GRAPHIC SCALE DECEMBER 2021
50' 0 50' 100' 150'

SHEET 3 OF 13

COORDINATE TABLE		
POINT	NORTHING	EASTING
223	594,766.0292	1,340,413.3920
224	594,666.8741	1,340,398.8208
241	594,575.2847	1,339,865.6569
242	594,699.1597	1,339,952.4911
243	594,761.1939	1,339,982.5043
244	594,763.0566	1,340,014.0055
245	594,824.8952	1,340,035.8023
267	594,206.6821	1,340,307.5935
268	594,308.6544	1,339,793.1987
345	594,913.5675	1,340,061.0448
349	594,610.9913	1,340,387.7427
350	594,712.3862	1,340,374.9372
351	594,767.5045	1,340,372.1519
352	594,770.0725	1,340,382.2114
353	594,789.4510	1,340,377.2644

R/W LINE TABLE		
LINE	BEARING	LENGTH
RW1	N 07°11'53" W	102.20'
RW2	N 02°53'34" W	55.19'
RW3	N 75°40'45" E	10.38'
RW4	N 14°19'15" W	20.00'

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
241-242	240.00'	153.90'	79.70'	151.28'	N 35°01'47" E	36°44'29"
244-245	180.00'	65.94'	33.34'	65.57'	N 19°24'59" E	20°59'17"
245-345	380.00'	92.42'	46.44'	92.20'	N 15°53'25" E	13°58'07"

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT TO BE RELOCATED
- EXISTING PUBLIC WATER & UTILITY EASEMENT
- PORTION OF PUBLIC WATER & UTILITY EASEMENT TO BE ABANDONED
- WETLANDS (NON-TIDAL)
- 100-YEAR FLOODPLAIN & UTILITY EASEMENT
- PRIVATE REVERTIBLE GRADING EASEMENT
- PRIVATE RETAINING WALL MAINTENANCE EASEMENT

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.

Eric David Salmi 12/7/2021
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Paul R. Kline 12/11/2021
 CHAPELGATE PRESBYTERIAN CHURCH, INC. DATE

AREA TABULATION CHART - THIS SHEET

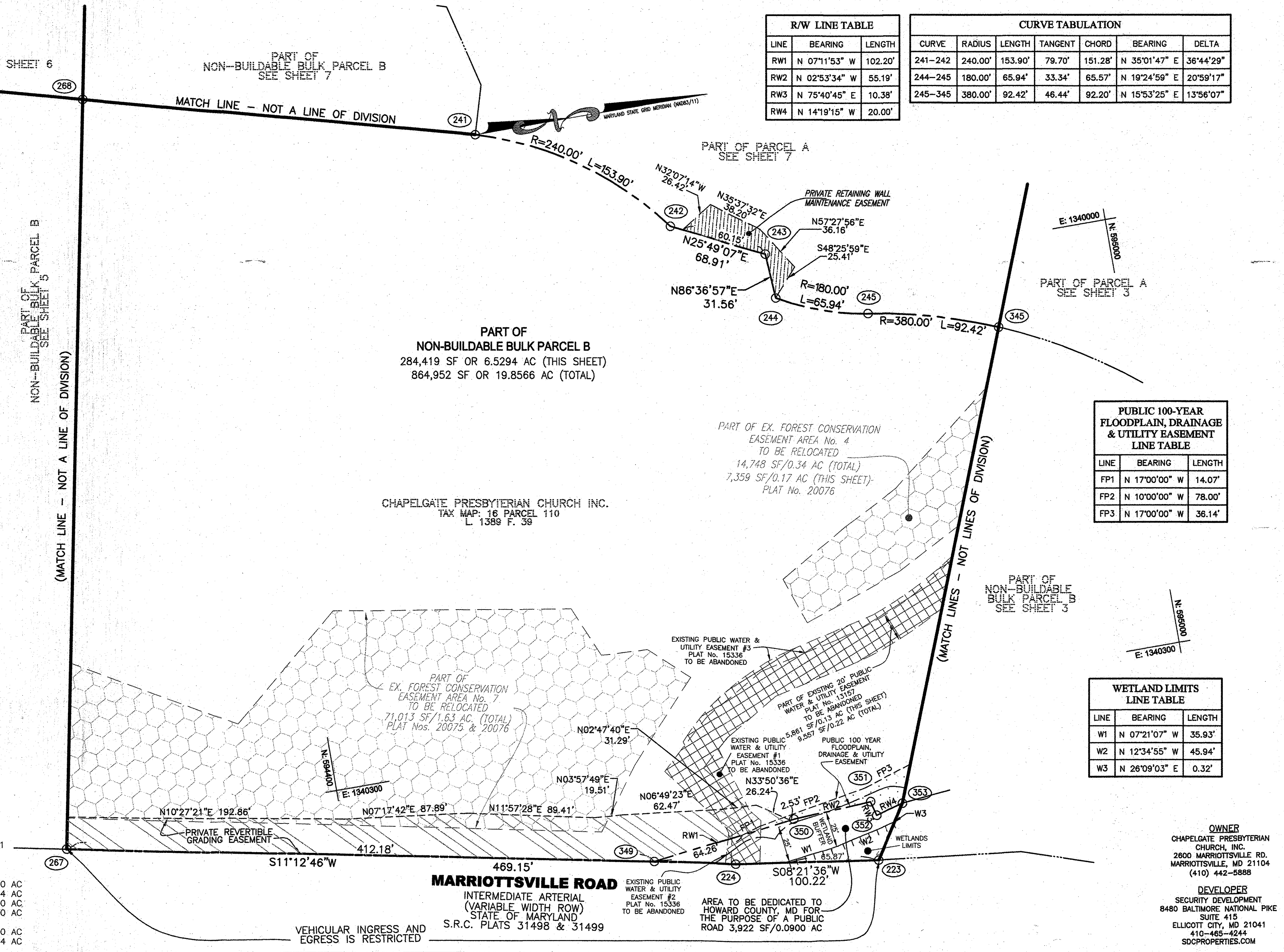
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
• BUILDABLE	P/O 1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	0.0000 AC
• NON-BUILDABLE	6.5294 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0900 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.6194 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY
 HOWARD COUNTY HEALTH DEPARTMENT

Howard County Health Officer 12/10/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Paul R. Kline 12/23/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Paul R. Kline 1/4/22
 DIRECTOR DATE



PUBLIC 100-YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
FP1	N 17°00'00" W	14.07'
FP2	N 10°00'00" W	78.00'
FP3	N 17°00'00" W	36.14'

WETLAND LIMITS LINE TABLE		
LINE	BEARING	LENGTH
W1	N 07°21'07" W	35.93'
W2	N 12°34'55" W	45.94'
W3	N 26°09'03" E	0.32'

OWNER
 CHAPELGATE PRESBYTERIAN CHURCH, INC.
 2600 MARRIOTTVILLE RD.
 MARRIOTTVILLE, MD 21104
 (410) 442-5888

DEVELOPER
 SECURITY DEVELOPMENT
 8480 BALTIMORE NATIONAL PIKE
 SUITE 415
 ELLICOTT CITY, MD 21041
 410-465-4244
 SDCPROPERTIES.COM

OWNER'S CERTIFICATE

WE, CHAPELGATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS;

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December 2021.

Eric David Salmi
 CHAPELGATE PRESBYTERIAN CHURCH, INC.
Paul R. Kline
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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.

Eric David Salmi 12/7/2021
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 75945 ON 11/10/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPELGATE
 PARCEL A AND
 NON-BUILDABLE BULK PARCELS B, C & D

A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
 ZONED: CEF-M & R-20
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
 GRAPHIC SCALE
 DECEMBER 2021
 SHEET 4 OF 13

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
201-270	11,359.16'	541.45'	270.77'	541.39'	N 52°25'26" W	2°43'52"

COORDINATE TABLE		
POINT	NORTHING	EASTING
200	593,490.7584	1,340,160.5705
201	593,467.4648	1,340,083.3994
225	593,784.0600	1,340,223.8140
226	593,713.4042	1,340,194.5141
227	593,637.8951	1,340,189.7392
267	594,206.6821	1,340,307.5935
268	594,308.6544	1,339,793.1987
270	593,797.6161	1,339,654.3213
393	593,482.2392	1,340,132.3465
394	593,684.7232	1,340,182.6205

PRIVATE TEMPORARY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N 22°01'16" E	37.68'
L2	N 39°48'24" W	18.03'
L3	N 12°53'13" E	34.01'
L4	S 85°03'58" E	27.61'
L5	N 27°01'49" E	52.32'
L6	N 11°38'05" E	114.36'
L7	N 78°05'52" W	31.26'
L8	N 11°57'46" E	15.72'
L9	S 76°19'42" E	31.19'
L10	N 11°38'05" E	72.39'
L11	S 78°21'55" E	2.89'

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT TO BE RELOCATED
- FOREST CONSERVATION EASEMENT RETENTION
- 100-YEAR FLOODPLAIN & UTILITY EASEMENT
- PRIVATE REVERTIBLE GRADING EASEMENT
- PRIVATE PERPETUAL EASEMENT
- PRIVATE TEMPORARY EASEMENT

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.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 DATE: 12/23/21

Chapelgate Presbyterian Church, Inc.
 CHAPELGATE PRESBYTERIAN CHURCH, INC.
 DATE: 12/23/21

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	0
• BUILDABLE	P/O 1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	0.0000 AC
• NON-BUILDABLE	8.1894 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0971 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	8.2865 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY
 HOWARD COUNTY HEALTH DEPARTMENT

Howard County Health Officer
 HOWARD COUNTY HEALTH OFFICER
 DATE: 12/23/21

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 12/23/21

Director
 DIRECTOR
 DATE: 12/23/21

OWNER'S CERTIFICATE

WE, CHAPELGATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December, 2021.

Chapelgate Presbyterian Church, Inc.
 CHAPELGATE PRESBYTERIAN CHURCH, INC.
 WITNESS

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1988 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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.

Eric David Salmi
 ERIC DAVID SALMI
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

VOGEL ENGINEERING

TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25946 ON 11/10/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

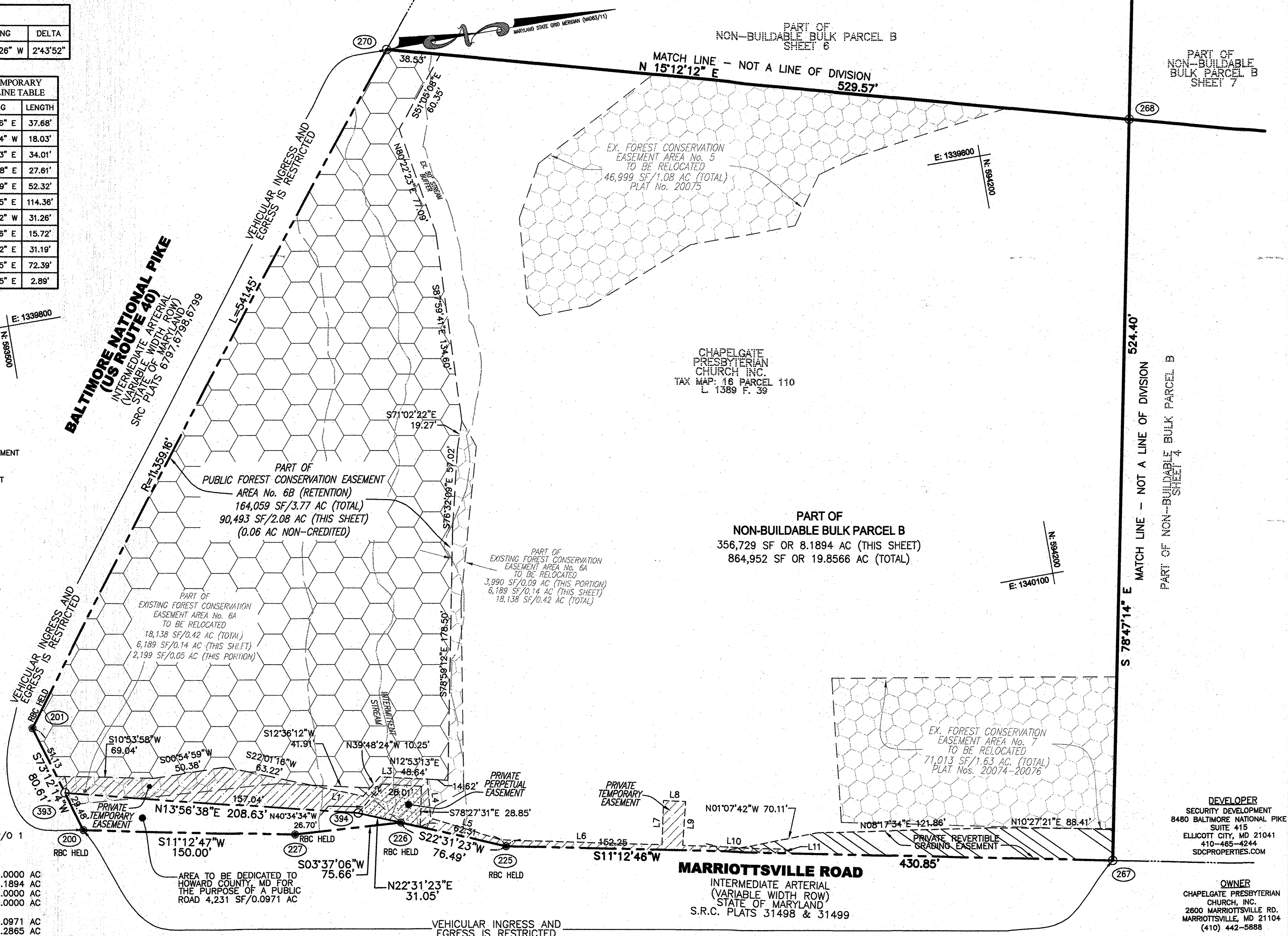
**PLAT OF SUBDIVISION
 CHAPELGATE**
 PARCEL A AND
 NON-BUILDABLE BULK PARCELS B, C & D

A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
 ZONED: CEF-M & R-20
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
 GRAPHIC SCALE
 DECEMBER 2021

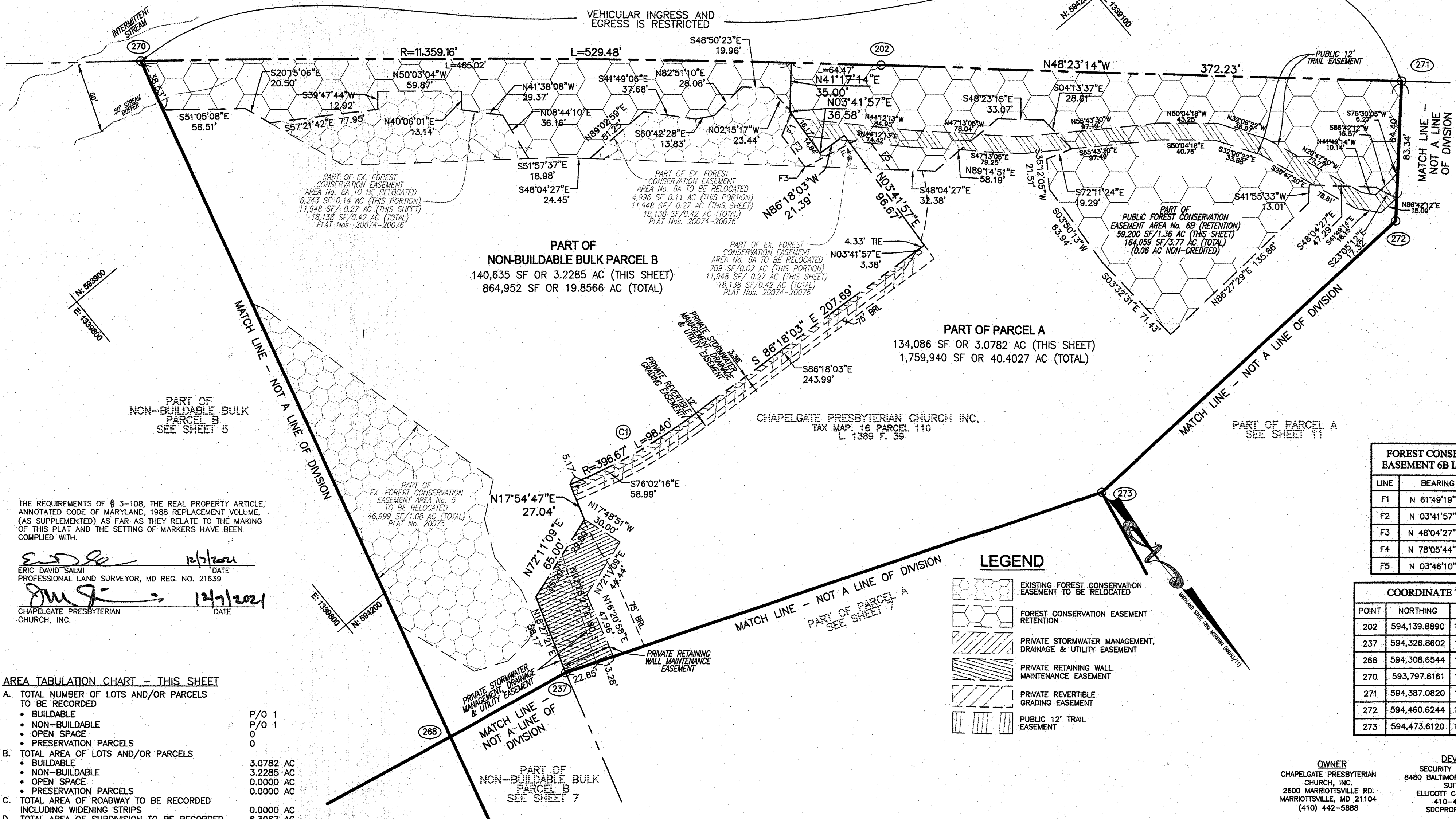
SHEET 5 OF 13



CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
270-202	11,359.16'	529.48'	264.79'	529.44'	N 49°43'22" W	02°40'15"
(C)	396.67'	98.40'	49.46'	98.15'	N 79°11'38" W	14°12'49"

**BALTIMORE NATIONAL PIKE
(US ROUTE 40)**

INTERMEDIATE ARTERIAL
(VARIABLE WIDTH ROW)
STATE OF MARYLAND
SRC PLATS 6797,6798,6799



PART OF EX. FOREST CONSERVATION EASEMENT AREA No. 6A TO BE RELOCATED 6,243 SF / 0.14 AC (THIS PORTION) 11,948 SF / 0.27 AC (TOTAL) 18,138 SF / 0.42 AC (TOTAL) PLAT Nos. 20074-20076

PART OF EX. FOREST CONSERVATION EASEMENT AREA No. 6A TO BE RELOCATED 4,936 SF / 0.11 AC (THIS PORTION) 11,948 SF / 0.27 AC (THIS SHEET) 18,138 SF / 0.42 AC (TOTAL) PLAT Nos. 20074-20076

PART OF NON-BUILDABLE BULK PARCEL B
140,635 SF OR 3.2285 AC (THIS SHEET)
864,952 SF OR 19.8566 AC (TOTAL)

PART OF PARCEL A
134,086 SF OR 3.0782 AC (THIS SHEET)
1,759,940 SF OR 40.4027 AC (TOTAL)

CHAPELGATE PRESBYTERIAN CHURCH, INC.
TAX MAP: 16 PARCEL 110
L 1389 F. 39

FOREST CONSERVATION EASEMENT 6B LINE TABLE		
LINE	BEARING	LENGTH
F1	N 61°49'19" E	18.21'
F2	N 03°41'57" E	27.17'
F3	N 48°04'27" W	1.83'
F4	N 78°05'44" W	47.43'
F5	N 03°46'10" E	30.18'

COORDINATE TABLE		
POINT	NORTHING	EASTING
202	594,139.8890	1,339,250.4003
237	594,326.8602	1,339,701.3606
268	594,308.6544	1,339,793.1987
270	593,797.6161	1,339,654.3213
271	594,387.0820	1,338,972.1044
272	594,460.6244	1,339,039.2862
273	594,473.6120	1,339,324.4702

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT TO BE RELOCATED
- FOREST CONSERVATION EASEMENT RETENTION
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PRIVATE RETAINING WALL MAINTENANCE EASEMENT
- PRIVATE REVERTIBLE GRADING EASEMENT
- PUBLIC 12' TRAIL EASEMENT

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.

Eric David Salmi 12/7/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Eric David Salmi 12/7/2021
CHAPELGATE PRESBYTERIAN CHURCH, INC. DATE

AREA TABULATION CHART - THIS SHEET

- A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED
 - BUILDABLE P/O 1
 - NON-BUILDABLE P/O 1
 - OPEN SPACE 0
 - PRESERVATION PARCELS 0
- B. TOTAL AREA OF LOTS AND/OR PARCELS
 - BUILDABLE 3.0782 AC
 - NON-BUILDABLE 3.2285 AC
 - OPEN SPACE 0.0000 AC
 - PRESERVATION PARCELS 0.0000 AC
- C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS 0.0000 AC
- D. TOTAL AREA OF SUBDIVISION TO BE RECORDED 6.3067 AC

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 12/30/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/23/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/4/22
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CHAPELGATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

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- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December 2021.

[Signature]
CHAPELGATE PRESBYTERIAN CHURCH, INC.
[Signature]
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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Eric David Salmi 12/7/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

VOGEL ENGINEERING

TIMMONS GROUP

3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25947 ON 1/10/22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION
CHAPELGATE
PARCEL A AND
NON-BUILDABLE BULK PARCELS B, C & D**

A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
ZONED: CEF-M & R-20
3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
GRAPHIC SCALE
DECEMBER 2021

SHEET 6 OF 13

MATCH LINE - NOT A LINE OF DIVISION

PUBLIC 12' TRAIL EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
T1	S35°47'02"E	11.01'	T16	R=240.00' I=8.48' CHD= 551'22.34"W 16.98'	
T2	S81°38'12"E	13.77'	T17	N21°13'08"W	6.91'
T3	S59°51'32"E	14.35'	T18	N65°43'25"W	5.39'
T4	S83°52'55"E	16.07'	T19	N89°23'53"W	17.86'
T5	N74°19'12"E	14.77'	T20	N72°58'01"W	10.45'
T6	N50°47'06"E	15.39'	T21	N83°03'46"E	26.65'
T7	N31°09'29"E	18.33'	T22	N03°49'06"W	4.05'
T8	N49°32'07"W	16.81'	T23	N08°54'38"W	13.24'
T9	N33°24'55"W	18.22'	T24	N44°51'13"W	14.93'
T10	N00°59'55"E	8.94'	T25	N75°08'08"W	11.87'
T11	N32°55'53"W	9.74'	T26	S76°10'01"W	13.96'
T12	N38°23'00"W	17.36'	T27	S56°22'14"W	23.79'
T13	S67°07'41"W	31.90'	T28	S59°15'24"W	24.03'
T14	S41°55'45"W	12.81'			
T15	S00°47'46"W	12.73'			

CHAPELGATE PRESBYTERIAN CHURCH INC.
TAX MAP: 16 PARCEL 110
L 1389 F. 39

PART OF PARCEL A
391,725 SF OR 8.9928 AC (THIS SHEET)
1,759,940 SF OR 40.4027 AC (TOTAL)

LEGEND

- FOREST CONSERVATION EASEMENT RETENTION
- EXISTING PUBLIC WATER & UTILITY EASEMENT
- PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE RETAINING WALL MAINTENANCE EASEMENT
- PUBLIC 12' TRAIL EASEMENT

PART OF PARCEL A SEE SHEET 8

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.

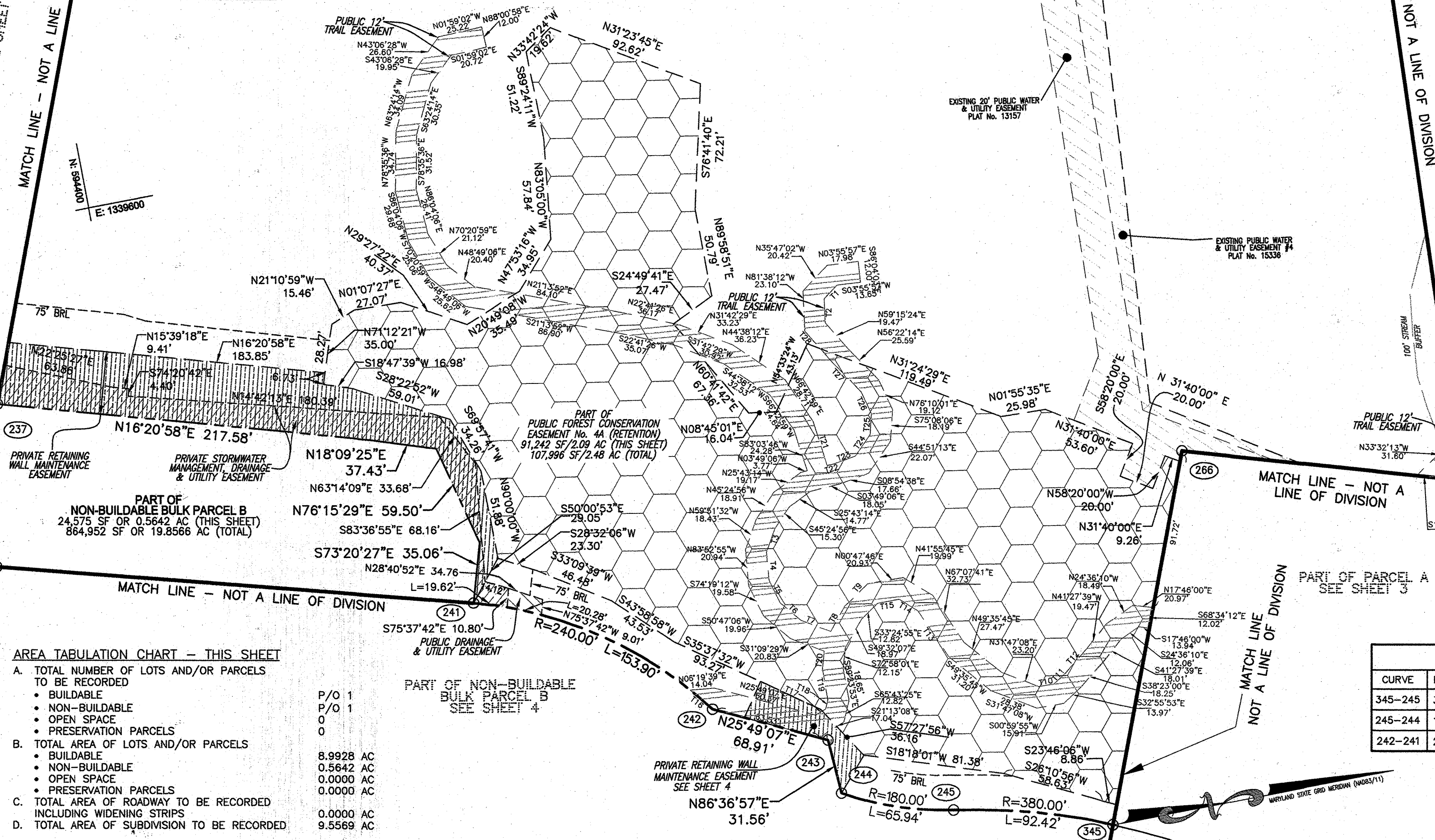
E. S. Dole 12/7/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
DMG 12/7/2021
DATE
CHAPELGATE PRESBYTERIAN CHURCH, INC.

COORDINATE TABLE

POINT	NORTHING	EASTING
237	594,326.8602	1,339,701.3606
241	594,575.2847	1,339,865.6569
242	594,699.1597	1,339,952.4911
243	594,761.1939	1,339,982.5043
244	594,763.0566	1,340,014.0055
245	594,824.8952	1,340,035.8023
266	594,993.5986	1,339,857.1444
268	594,308.6544	1,339,793.1987
273	594,473.6120	1,339,324.4702
274	595,170.2584	1,339,461.3891
275	595,149.1740	1,339,904.6640
345	594,913.5675	1,340,061.0448

CURVE TABULATION

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
345-245	380.00'	92.42'	46.44'	92.20'	S 15°53'25" W	13°56'07"
245-244	180.00'	65.94'	33.34'	65.57'	S 19°24'59" W	20°59'17"
242-241	240.00'	153.90'	79.70'	151.28'	S 35°01'47" W	36°44'29"



AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1	P/O 1
• BUILDABLE	0	0
• NON-BUILDABLE	0	0
• OPEN SPACE	0	0
• PRESERVATION PARCELS	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	8.9928 AC	0.5642 AC
• BUILDABLE	0.0000 AC	0.0000 AC
• NON-BUILDABLE	0.0000 AC	0.0000 AC
• OPEN SPACE	0.0000 AC	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	9.5569 AC	

PART OF NON-BUILDABLE BULK PARCEL B
24,575 SF OR 0.5642 AC (THIS SHEET)
864,952 SF OR 19.8566 AC (TOTAL)

PART OF NON-BUILDABLE BULK PARCEL B
SEE SHEET 4

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY
HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/23/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 1/4/22
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CHAPELGATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December 2021.
[Signature]
CHAPELGATE PRESBYTERIAN CHURCH, INC.
[Signature]
WITNESS:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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.

E. S. Dole 12/7/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: JANUARY 03, 2022
VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21104
P: 410.461.7466 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25949 ON 1/10/22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPELGATE
PARCEL A AND
NON-BUILDABLE BULK PARCELS B, C & D

A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
ZONED: CEF-M & R-20
3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
GRAPHIC SCALE
DECEMBER 2021

SHEET 7 OF 13

LINE	BEARING	LENGTH
W1	S 57°05'25" E	10.79'
W2	S 15°40'48" E	22.49'
W3	S 26°55'01" E	42.63'
W4	S 25°52'07" E	52.84'
W5	S 57°44'43" E	19.00'
W6	N 88°31'55" E	32.72'
W7	S 79°14'57" E	22.24'
W8	S 35°52'56" E	29.01'
W9	N 87°12'34" E	15.05'
W10	N 81°54'49" E	22.05'
W11	S 81°11'58" E	28.95'
W12	N 87°51'03" E	17.12'
W13	S 69°18'31" E	33.17'
W14	N 69°09'15" E	23.88'
W15	S 89°39'35" E	21.60'
W16	S 79°06'42" E	14.83'
W17	S 79°54'27" E	20.34'
W18	N 69°32'35" E	19.24'
W19	N 43°09'34" E	25.58'
W20	N 89°48'30" E	26.60'
W21	S 29°14'00" E	15.94'
W22	S 69°20'57" E	20.05'
W23	S 68°19'57" E	0.63'
W24	N 79°51'39" W	4.76'
W25	S 76°56'01" W	28.88'
W26	N 65°32'03" W	22.36'
W27	N 60°02'13" W	28.68'
W28	S 85°57'37" W	34.16'
W29	N 78°48'10" W	26.68'
W30	N 54°32'51" W	30.50'
W31	N 44°47'48" W	34.58'
W32	N 60°24'37" W	27.90'
W33	N 39°49'44" W	28.14'
W34	N 38°47'26" W	20.74'
W35	N 57°35'44" W	21.75'
W36	N 85°47'27" W	26.06'
W37	S 89°42'07" W	25.21'
W38	N 85°12'25" W	33.50'
W39	N 89°56'32" W	37.28'
W40	S 89°07'41" W	18.07'
W41	N 70°35'02" W	20.94'
W42	N 62°02'15" W	26.93'

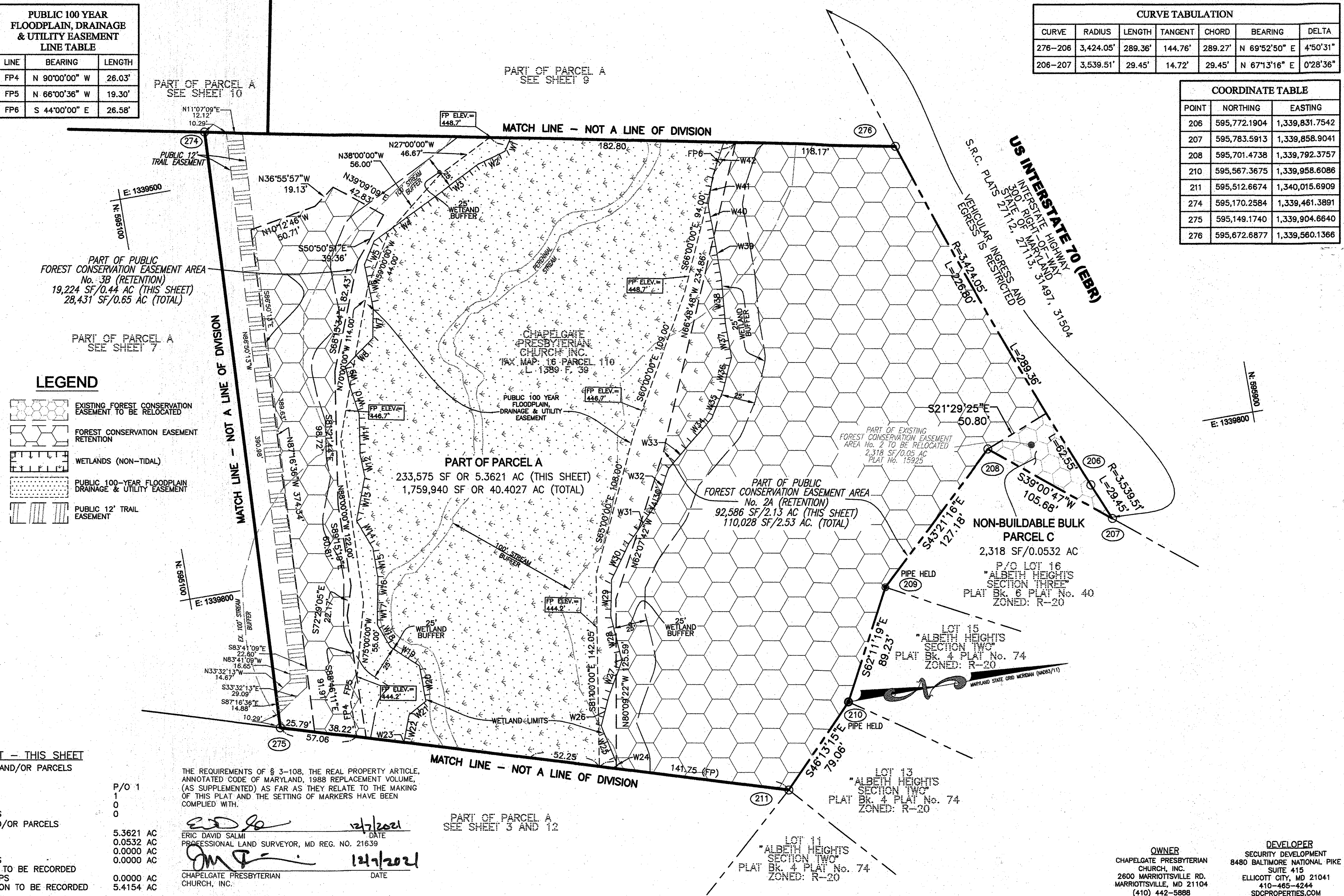
LINE	BEARING	LENGTH
FP4	N 90°00'00" W	26.03'
FP5	N 66°00'36" W	19.30'
FP6	S 44°00'00" E	26.58'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
276-206	3,424.05'	289.36'	144.76'	289.27'	N 69°52'50" E	4°50'31"
206-207	3,539.51'	29.45'	14.72'	29.45'	N 67°13'16" E	0°28'36"

POINT	NORTHING	EASTING
206	595,772.1904	1,339,831.7542
207	595,783.5913	1,339,858.9041
208	595,701.4738	1,339,792.3757
210	595,567.3675	1,339,958.6086
211	595,512.6674	1,340,015.6909
274	595,170.2584	1,339,461.3891
275	595,149.1740	1,339,904.6640
276	595,672.6877	1,339,560.1366

LEGEND

- EXISTING FOREST CONSERVATION EASEMENT TO BE RELOCATED
- FOREST CONSERVATION EASEMENT RETENTION
- WETLANDS (NON-TIDAL)
- PUBLIC 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT
- PUBLIC 12' TRAIL EASEMENT



AREA TABULATION CHART - THIS SHEET

DESCRIPTION	AMOUNT
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
• BUILDABLE	1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	5.3621 AC
• NON-BUILDABLE	0.0532 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	5.4154 AC

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.

Eric David Salmi 12/7/2021
 ERIC DAVID SALMI, DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

Eric David Salmi 12/7/2021
 ERIC DAVID SALMI, DATE
 CHAPELGATE PRESBYTERIAN CHURCH, INC.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 12/23/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/23/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/4/22
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CHAPELGATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December 2021.

[Signature]
 CHAPELGATE PRESBYTERIAN CHURCH, INC. WITNESS: *[Signature]*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPELGATE PRESBYTERIAN CHURCH, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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.

Eric David Salmi 12/7/2021
 ERIC DAVID SALMI, DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25949 ON 1/10/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPELGATE
 PARCEL A AND
 NON-BUILDABLE BULK PARCELS B, C & D

A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
 ZONED: CEF-M & R-20
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

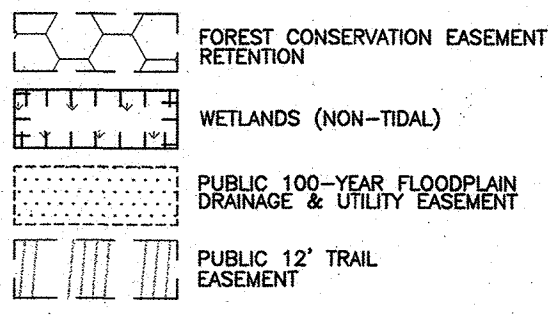
SCALE: 1"=50' GRAPHIC SCALE DECEMBER 2021

SHEET 8 OF 13

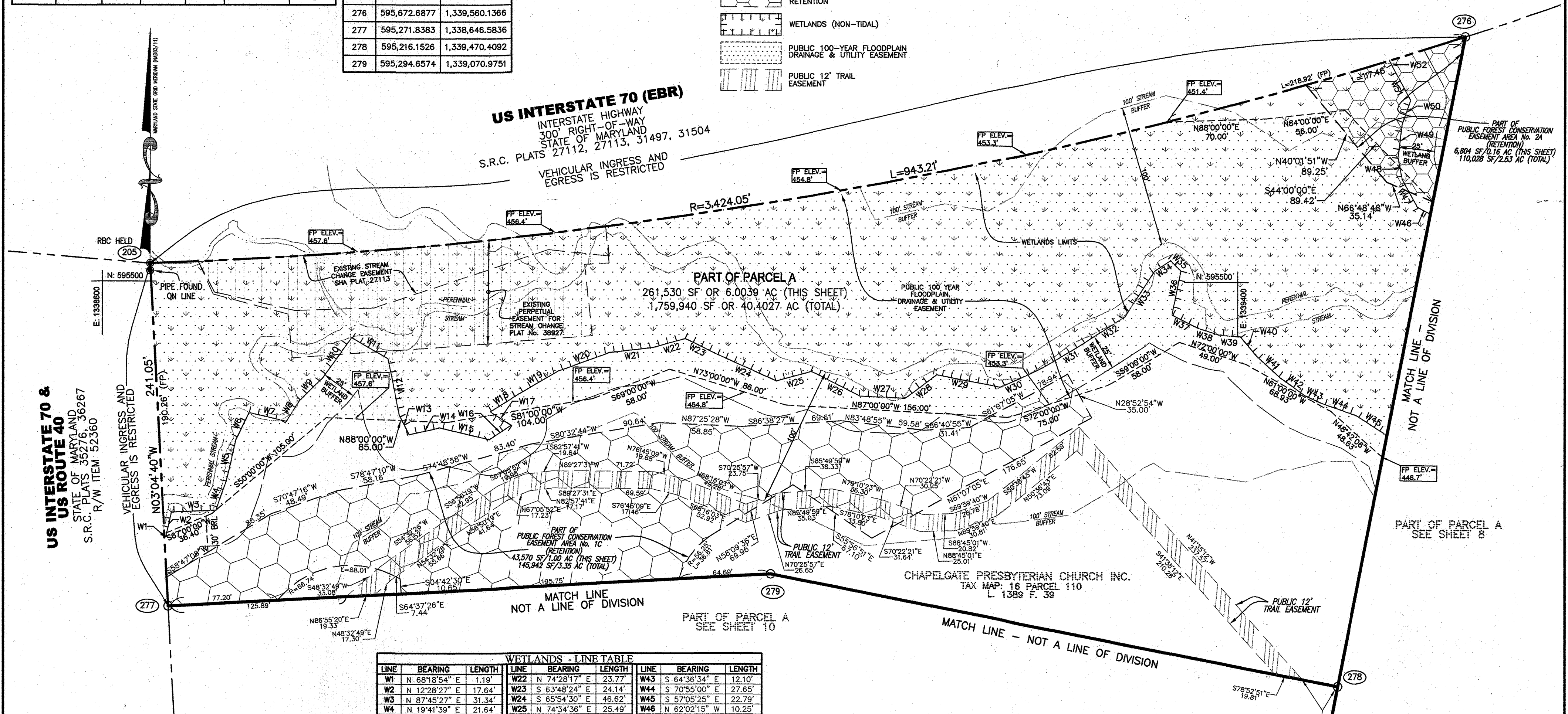
CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
205-276	3,424.05'	943.21'	474.61'	940.23'	N 80°11'35" E	15°46'59"

COORDINATE TABLE		
POINT	NORTHING	EASTING
205	595,512.5379	1,338,633.6414
276	595,672.6877	1,339,560.1366
277	595,271.8383	1,338,646.5836
278	595,216.1526	1,339,470.4092
279	595,294.6574	1,339,070.9751

LEGEND



US INTERSTATE 70 (EBR)
 INTERSTATE HIGHWAY
 300' RIGHT-OF-WAY
 STATE OF MARYLAND
 S.R.C. PLATS 27112, 27113, 31497, 31504
 VEHICULAR INGRESS AND
 EGRESS IS RESTRICTED



**US INTERSTATE 70 &
 US ROUTE 40**
 STATE OF MARYLAND
 S.R.C. PLATS 35276, 36267
 R/W ITEM 52360

PART OF PARCEL A
 261,530 SF OR 6.0039 AC (THIS SHEET)
 1,759,940 SF OR 40.4027 AC (TOTAL)

**PART OF PUBLIC FOREST CONSERVATION
 EASEMENT AREA No. 2A**
 (RETENTION)
 6,804 SF OR 0.16 AC (THIS SHEET)
 110,028 SF OR 2.53 AC (TOTAL)

CHAPEL GATE PRESBYTERIAN CHURCH INC.
 TAX MAP: 16 PARCEL 110
 L 1389 F. 39

WETLANDS - LINE TABLE											
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	N 68°18'54" E	1.19'	W22	N 74°28'17" E	23.77'	W43	S 64°36'34" E	12.10'	W50	N 19°38'27" W	18.18'
W2	N 12°28'27" E	17.64'	W23	S 63°48'24" E	24.14'	W44	S 70°55'00" E	27.65'	W51	N 28°41'07" W	24.92'
W3	N 87°45'27" E	31.34'	W24	S 65°54'30" E	46.62'	W45	S 57°05'25" E	22.79'	W52	N 28°20'17" W	6.65'
W4	N 19°41'39" E	21.64'	W25	N 74°34'36" E	25.49'	W46	N 62°02'15" W	10.25'			
W5	N 13°16'35" E	29.81'	W26	S 63°21'44" E	38.48'	W47	N 28°49'52" W	22.40'			
W6	N 25°39'09" E	21.38'	W27	S 87°08'34" E	31.96'	W48	N 11°10'49" W	15.60'			
W7	S 76°58'23" E	27.03'	W28	N 53°26'42" E	27.74'	W49	N 06°52'06" E	23.52'			
W8	N 32°13'49" E	17.46'	W29	S 79°08'26" E	45.25'	W50	N 19°38'27" W	18.18'			
W9	N 45°33'46" E	22.67'	W30	N 64°43'21" E	32.85'	W51	N 28°41'07" W	24.92'			
W10	N 36°02'10" E	34.71'	W31	N 59°30'44" E	32.29'	W52	N 28°20'17" W	6.65'			
W11	S 60°17'42" E	29.51'	W32	N 56°58'50" E	36.35'						
W12	S 11°26'24" E	40.22'	W33	N 33°00'18" E	37.81'						
W13	S 27°08'23" E	15.39'	W34	N 56°32'37" E	13.48'						
W14	N 77°25'57" E	21.93'	W35	S 45°51'55" E	10.51'						
W15	S 76°40'59" E	35.90'	W36	S 11°38'31" W	31.56'						
W16	N 56°40'12" E	18.24'	W37	S 63°14'12" E	20.66'						
W17	N 56°44'47" W	17.55'	W38	S 72°36'12" E	15.19'						
W18	N 58°54'19" E	22.81'	W39	S 85°22'54" E	15.39'						
W19	N 59°40'40" E	32.42'	W40	S 40°03'47" E	17.41'						
W20	N 70°21'00" E	38.53'	W41	S 47°26'52" E	22.38'						
W21	N 83°20'23" E	30.76'	W42	S 53°37'18" E	21.52'						

AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	6.0039 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.0039 AC

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.

Eric David Salmi 12/7/2021
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639

James R. McLean 12/7/2021
 CHAPEL GATE PRESBYTERIAN CHURCH, INC. DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] For: *[Signature]*
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/23/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/4/22
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CHAPEL GATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December, 2021.

[Signature]
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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.

Eric David Salmi 12/7/2021
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25950 ON 11/01/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF SUBDIVISION
 CHAPEL GATE**
 PARCEL A AND
 NON-BUILDABLE BULK PARCELS B, C & D

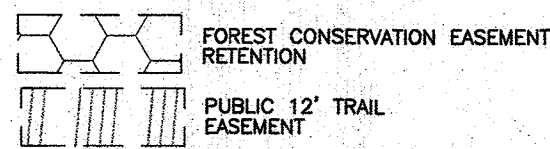
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
 ZONED: CEF-M & R-20
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50' GRAPHIC SCALE DECEMBER 2021

 SHEET 9 OF 13

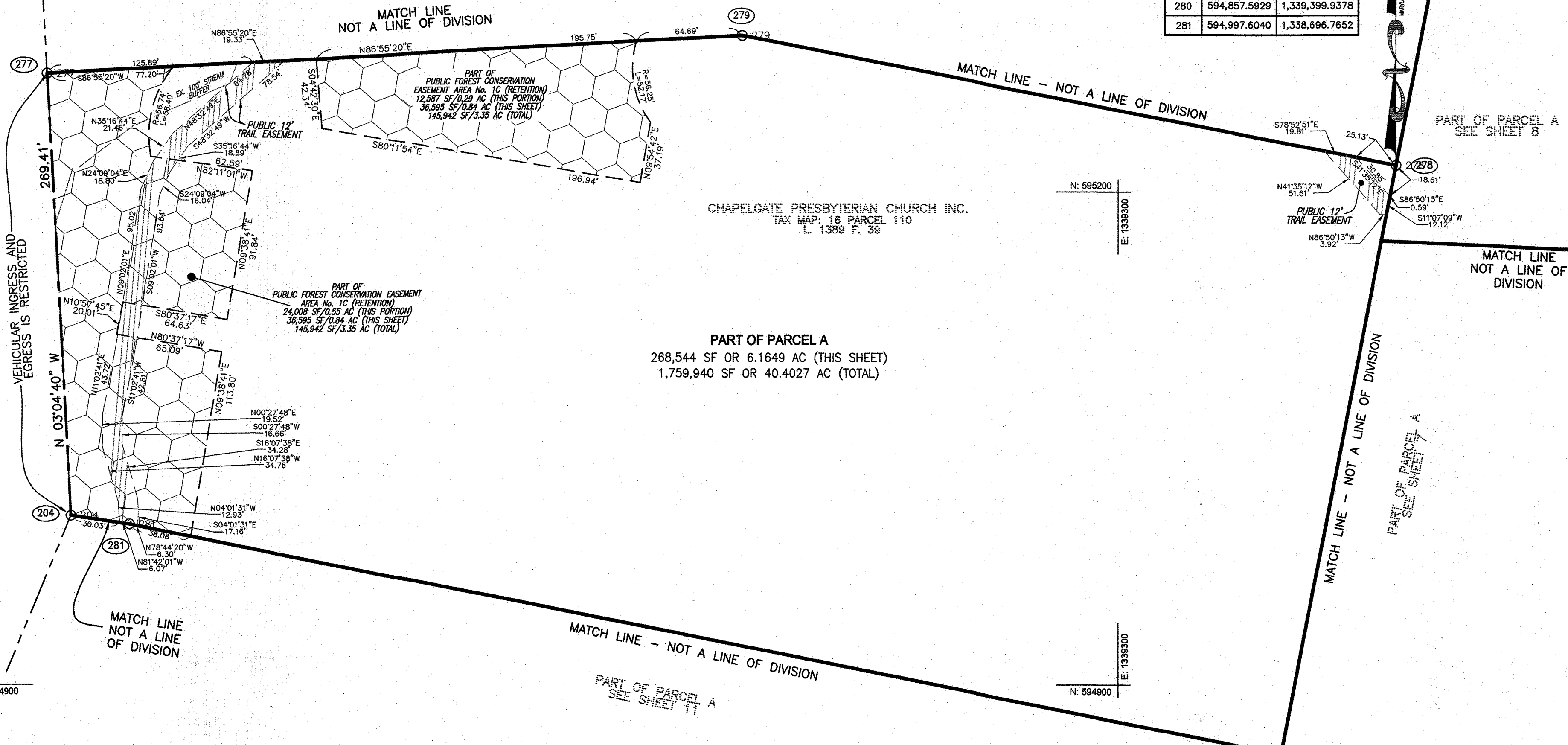
LEGEND



COORDINATE TABLE		
POINT	NORTHING	EASTING
204	595,002.8142	1,338,661.0488
277	595,271.8383	1,338,646.5836
278	595,216.1526	1,339,470.4092
279	595,294.6574	1,339,070.9751
280	594,857.5929	1,339,399.9378
281	594,997.6040	1,338,696.7652

US INTERSTATE 70 & US ROUTE 40
STATE OF MARYLAND
S.R.C. PLATS 35276, 36267
R/W ITEM 52360

VEHICULAR INGRESS AND EGRESS IS RESTRICTED



AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
• BUILDABLE	P/O 1
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	6.1649 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	0.0000 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	
	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	
	6.1649 AC

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.

Eric David Salmi 12/7/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
James R. McLean 1/4/2022
CHAPEL GATE PRESBYTERIAN CHURCH, INC. DATE

OWNER
CHAPEL GATE PRESBYTERIAN CHURCH, INC.
2600 MARRIOTTVILLE RD.
MARRIOTTVILLE, MD 21104
(410) 442-5888

DEVELOPER
SECURITY DEVELOPMENT
8480 BALTIMORE NATIONAL PIKE
SUITE 415
ELLICOTT CITY, MD 21041
410-465-4244
SDCPROPERTIES.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY
HOWARD COUNTY HEALTH DEPARTMENT

[Signature] 12/20/21
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/23/21
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/4/22
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CHAPEL GATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December, 2021.

[Signature]
CHAPEL GATE PRESBYTERIAN CHURCH, INC.

[Signature]
WITNESS:

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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.

Eric David Salmi 12/7/2021
ERIC DAVID SALMI DATE
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25951 ON 1/10/22
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION CHAPEL GATE

PARCEL A AND NON-BUILDABLE BULK PARCELS B, C & D

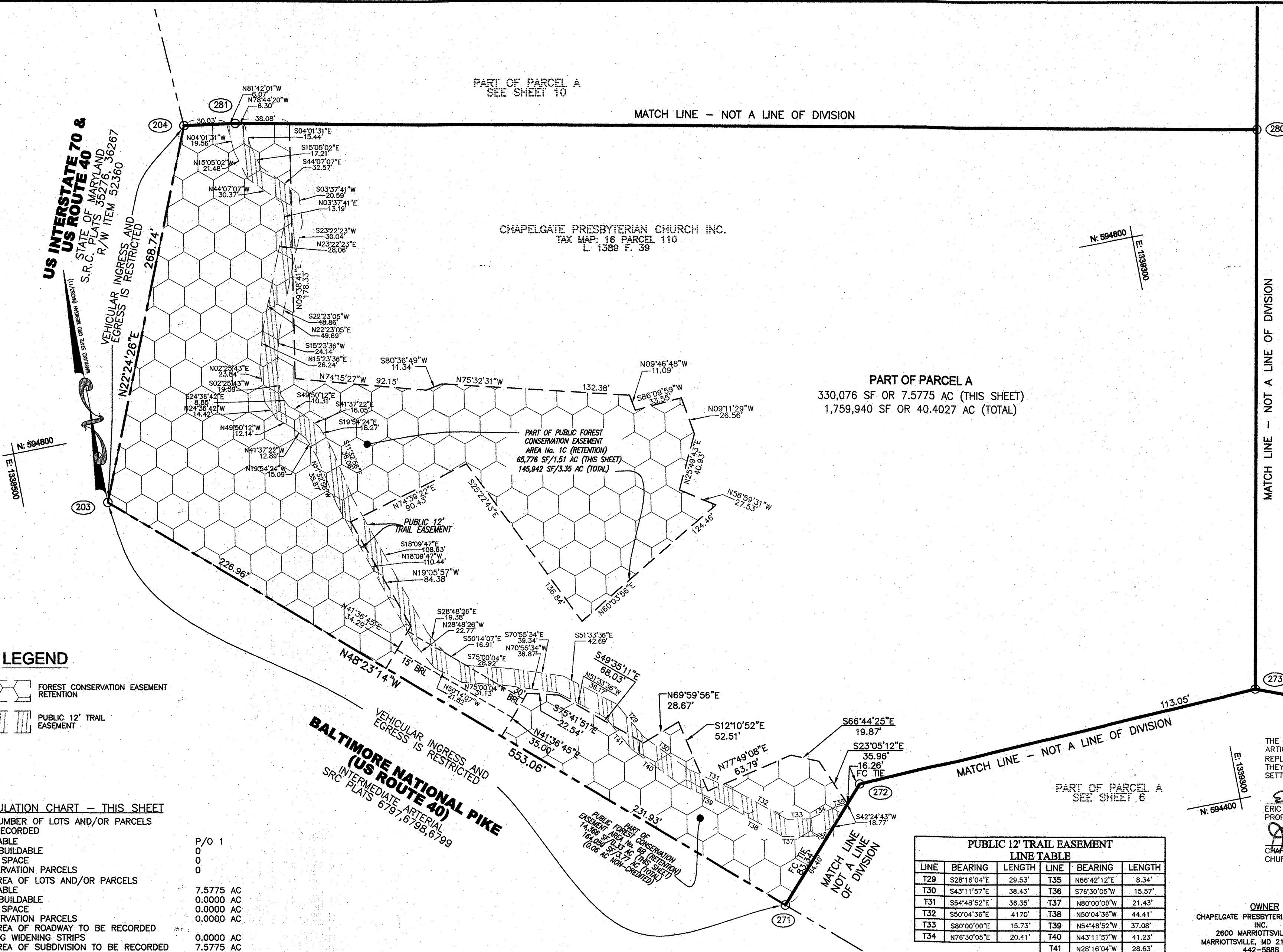
A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421 LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
ZONED: CEF-M & R-20
3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

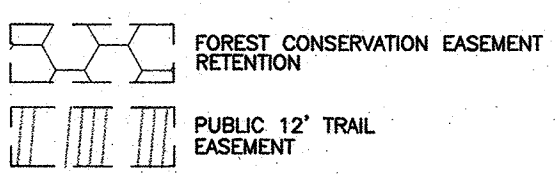
SCALE: 1"=50'
GRAPHIC SCALE
DECEMBER 2021
SHEET 10 OF 13

SAVED: 9/10/2021 9:10 AM
PLOTTER: September 10, 2021
FILE PATH: K:\PROJECTS\13-36\SURVEY\DWG\RECORD PLAT\TBD-PLAT 10-INT\HY4C.DWG

COORDINATE TABLE		
POINT	NORTHING	EASTING
203	594,754.3648	1,338,558.6086
204	595,002.8142	1,338,661.0488
271	594,387.0820	1,338,972.1044
272	594,460.6244	1,339,039.2862
273	594,473.6120	1,339,324.4702
280	594,857.5929	1,339,399.9378
281	594,997.6040	1,338,696.7652



LEGEND



AREA TABULATION CHART - THIS SHEET

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED		P/O
• BUILDABLE	0	1
• NON-BUILDABLE	0	0
• OPEN SPACE	0	0
• PRESERVATION PARCELS	0	0
B. TOTAL AREA OF LOTS AND/OR PARCELS		
• BUILDABLE	7.5775 AC	
• NON-BUILDABLE	0.0000 AC	
• OPEN SPACE	0.0000 AC	
• PRESERVATION PARCELS	0.0000 AC	
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS		
	0.0000 AC	
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED		
	7.5775 AC	

PUBLIC 12' TRAIL EASEMENT LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
T29	S28°16'04"E	29.53'	T35	N86°42'12"E	8.34'
T30	S43°11'57"E	38.43'	T36	S76°30'05"W	15.57'
T31	S54°48'52"E	36.35'	T37	N80°00'00"W	21.43'
T32	S50°04'36"E	41.70'	T38	N50°04'36"W	44.41'
T33	S80°00'00"E	15.73'	T39	N54°48'52"W	37.08'
T34	N76°30'05"E	20.41'	T40	N43°11'57"W	41.23'
			T41	N28°16'04"W	28.63'

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.

Eric David Salmi 12/7/2021 DATE
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Am... 1/4/2022 DATE
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.

OWNER
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.
 2600 MARRIOTTVILLE RD.
 MARRIOTTVILLE, MD 21104 (410) 442-5888

DEVELOPER
 SECURITY DEVELOPMENT
 8480 BALTIMORE NATIONAL PIKE SUITE 415
 ELLICOTT CITY, MD 21041
 410-465-4244
 SDCPROPERTIES.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] Ros 1/4/22 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 1/7/22 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

[Signature] 1/4/22 DATE
 DIRECTOR

OWNER'S CERTIFICATE

WE, CHAPEL GATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December, 2021.

[Signature]
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.

[Signature]
 WITNESS:

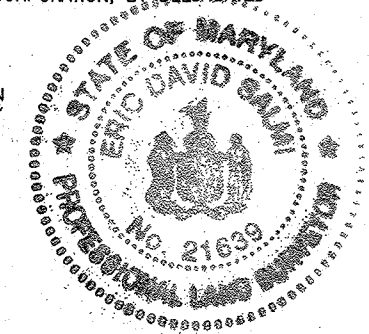
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1987 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

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Eric David Salmi 12/7/2021 DATE
 ERIC DAVID SALMI PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022



VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
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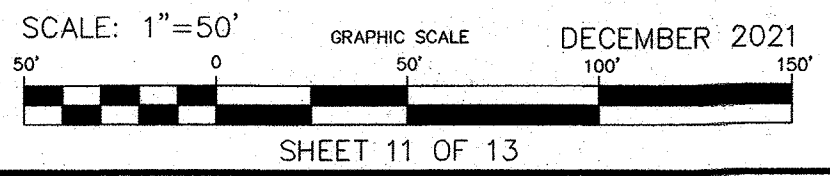
RECORDED AS PLAT No. 25952 ON 1/10/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION CHAPEL GATE

PARCEL A AND NON-BUILDABLE BULK PARCELS B, C & D

A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
 ZONED: CEF-M & R-20
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND


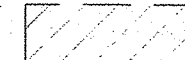

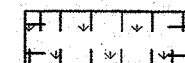

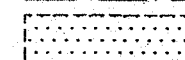



SAVED: 9/10/2021 PLOTTED: September 10, 2021
 FILE PATH: K:\PROJECTS\12-30 SURVEY\DWG\RECORDED PLAT\11-09\FCD\VDLW.DWG

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.

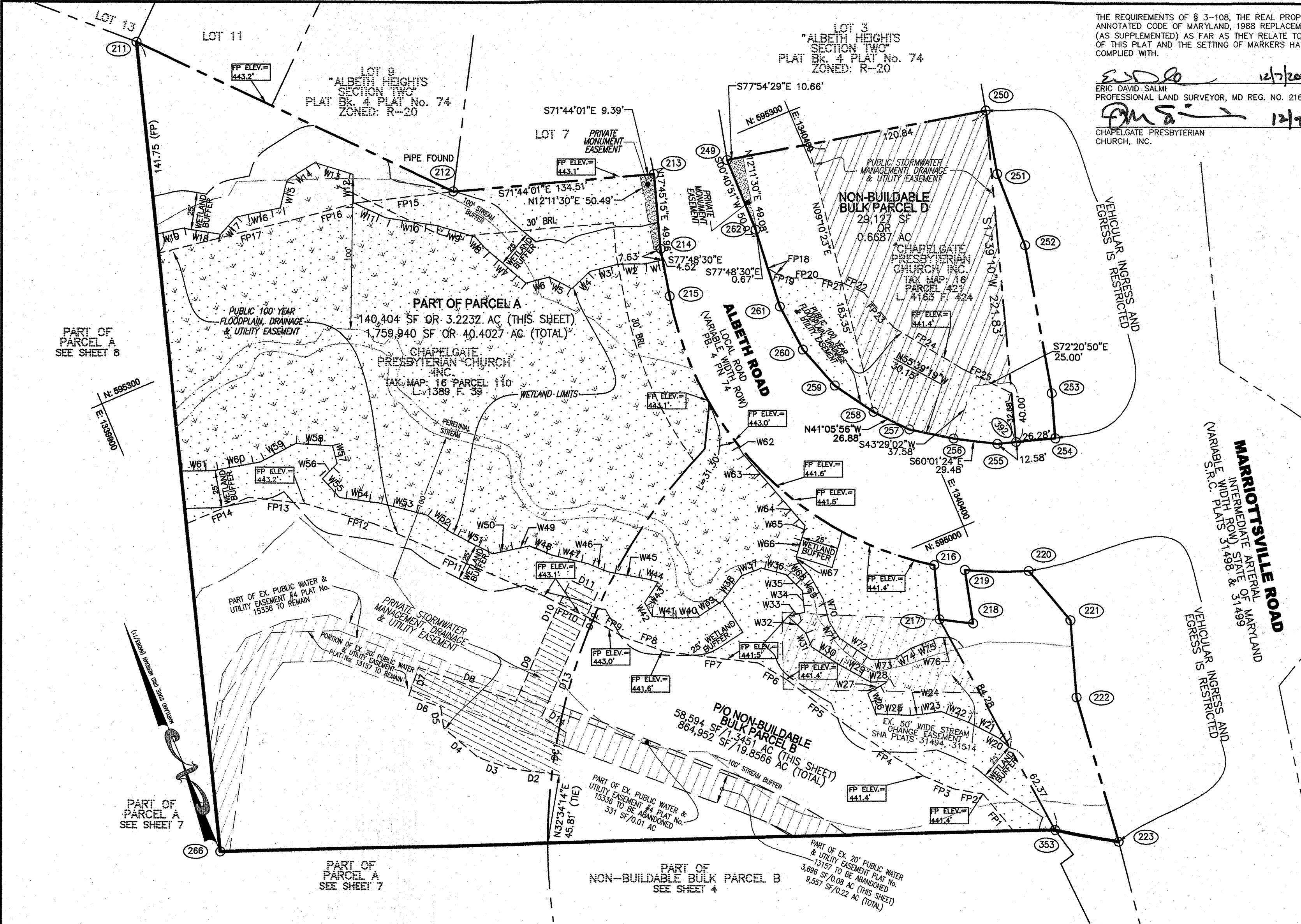
Eric David Salmi 12/7/2021
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
Eric David Salmi 12/7/2021
 DATE
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.

LEGEND

-  EXISTING STREAM CHANGE EASEMENT
-  EXISTING PUBLIC WATER & UTILITY EASEMENT
-  PORTION OF PUBLIC WATER & UTILITY EASEMENT TO BE ABANDONED
-  WETLANDS (NON-TIDAL)
-  PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
-  100-YEAR FLOODPLAIN & UTILITY EASEMENT
-  PRIVATE MONUMENT EASEMENT

- NOTES:**
- REFER TO SHEET 3 FOR BOUNDARY AND RIGHT-OF-WAY DETAILING, LOCATION OF FOREST CONSERVATION EASEMENTS, LOCATION OF PUBLIC TRAIL EASEMENT AND DETAILING, COORDINATE TABLE AND AREA TABULATION
 - REFER TO SHEET 13 FOR LINE TABLE DETAILING OF THE PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT (FP1-FP25 AS SHOWN HEREON)
 - REFER TO SHEET 13 FOR LINE TABLE DETAILING OF THE PRIVATE STORMWATER, MANAGEMENT DRAINAGE & UTILITY EASEMENT (DC1-D14 AS SHOWN HEREON)
 - REFER TO SHEET 13 FOR LINE TABLE DETAILING OF THE WETLAND LIMITS (W1-W76 AS SHOWN HEREON)

- DETAIL OF**
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
 - PUBLIC STORMWATER, MANAGEMENT DRAINAGE & UTILITY EASEMENT (NBBP "D")
 - PRIVATE STORMWATER, MANAGEMENT DRAINAGE & UTILITY EASEMENT
 - PRIVATE MONUMENT EASEMENTS (ALBETH ROAD) AND
 - WETLAND LIMITS



OWNER
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.
 2800 MARRIOTTVILLE RD.
 MARRIOTTVILLE, MD 21104
 (410) 442-5888

DEVELOPER
 SECURITY DEVELOPMENT
 8480 BALTIMORE NATIONAL PIKE
 SUITE 415
 ELLICOTT CITY, MD 21041
 410-465-4244
 SDPCPROPERTIES.COM

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] *[Signature]*
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12/23/21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/4/22
 DIRECTOR DATE

OWNER'S CERTIFICATE

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- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December, 2021.

[Signature]
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

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Eric David Salmi 12/7/2021
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 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

VOGEL ENGINEERING
 TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
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RECORDED AS PLAT No. 25953 ON 1/10/22
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPEL GATE
 PARCEL A AND
 NON-BUILDABLE BULK PARCELS B, C & D

A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421
 LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
 ZONED: CEF-M & R-20
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1"=50' GRAPHIC SCALE DECEMBER 2021

SHEET 12 OF 13

PLOTTED: September 23, 2021
 FILE PATH: K:\PROJECTS\13-36\SURVEY\DWG\RECORD PLAT\TBD-PLAT 03 12-12\2021\03.DWG
 SAVED: 10/19/2021

WETLANDS LINE TABLE - SHEET 12					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
W1	N 79°52'59" W	12.00'	W39	N 80°12'18" E	20.25'
W2	N 68°05'43" W	18.71'	W40	S 69°30'57" E	12.32'
W3	N 80°58'43" W	19.01'	W41	S 64°28'41" E	17.66'
W4	S 68°46'01" W	16.66'	W42	S 06°47'28" E	10.86'
W5	N 39°30'50" W	16.95'	W43	S 56°39'28" W	16.17'
W6	N 80°21'30" W	16.00'	W44	S 49°42'54" E	7.32'
W7	N 26°30'46" W	35.34'	W45	S 56°40'47" E	26.87'
W8	N 19°10'59" W	10.56'	W46	S 44°11'09" E	14.45'
W9	N 50°22'01" W	26.75'	W47	S 53°56'51" E	25.40'
W10	N 59°08'35" W	34.07'	W48	S 43°24'37" E	15.71'
W11	N 42°42'48" W	24.35'	W49	S 77°54'51" E	12.68'
W12	N 22°07'28" E	19.02'	W50	S 79°34'20" E	12.59'
W13	N 50°10'13" W	26.76'	W51	S 40°05'23" E	31.62'
W14	S 80°18'27" W	22.01'	W52	S 31°14'54" E	19.58'
W15	S 36°29'26" W	18.95'	W53	S 53°07'17" E	33.10'
W16	N 78°34'35" W	29.96'	W54	S 59°38'46" E	26.48'
W17	S 65°38'22" W	15.79'	W55	S 19°23'05" E	16.97'
W18	N 57°53'50" W	25.67'	W56	S 66°53'52" W	13.98'
W19	N 79°51'39" W	17.85'	W57	S 08°55'47" W	12.29'
W20	S 26°52'56" E	10.18'	W58	S 63°34'27" E	24.87'
W21	S 39°30'54" E	22.09'	W59	N 85°15'36" E	26.53'
W22	S 45°32'28" E	19.92'	W60	S 77°31'21" E	31.51'
W23	S 74°18'36" E	12.15'	W61	S 68°19'57" E	22.11'
W24	S 73°49'34" E	8.36'	W62	N 08°15'50" W	9.85'
W25	S 65°03'25" E	23.49'	W63	N 18°02'27" W	35.12'
W26	S 00°56'48" W	14.77'	W64	N 18°15'22" W	27.95'
W27	S 81°39'05" W	15.05'	W65	N 35°19'51" E	4.93'
W28	S 68°07'52" E	11.18'	W66	N 39°35'06" E	16.49'
W29	S 37°46'58" E	25.91'	W67	N 06°51'36" E	3.06'
W30	S 34°15'24" E	19.85'	W68	N 18°18'48" W	12.35'
W31	S 00°07'21" W	10.29'	W69	N 06°27'42" W	17.73'
W32	S 24°35'20" E	15.87'	W70	N 07°31'38" E	15.94'
W33	N 81°45'16" W	11.37'	W71	N 09°15'19" W	13.42'
W34	S 16°08'32" W	14.43'	W72	N 32°47'07" W	25.26'
W35	S 22°08'24" E	15.18'	W73	N 69°34'37" W	16.43'
W36	S 52°26'33" E	17.10'	W74	S 80°12'06" W	12.67'
W37	S 88°01'08" E	14.12'	W75	N 88°48'49" W	19.03'
W38	N 59°54'49" E	20.93'	W76	N 70°43'43" W	7.72'

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE - SHEET 12		
LINE	BEARING	LENGTH
FP1	N 17°00'00" W	31.86'
FP2	N 57°00'00" W	20.00'
FP3	N 44°00'00" W	22.00'
FP4	N 34°00'00" W	59.00'
FP5	N 30°00'00" W	53.00'
FP6	N 37°00'00" W	22.00'
FP7	N 60°08'42" W	62.76'
FP8	N 48°00'00" W	29.00'
FP9	N 38°00'00" W	24.00'
FP10	N 41°00'00" W	36.14'
FP11	N 44°00'00" W	124.00'
FP12	N 51°00'00" W	47.91'
FP13	N 61°00'00" W	38.00'
FP14	N 90°00'00" W	44.97'
FP15	N 74°00'00" W	65.00'
FP16	N 82°01'30" W	40.80'
FP17	N 81°00'00" W	96.14'
FP18	N 35°38'15" W	7.06'
FP19	N 52°56'49" W	11.24'
FP20	N 65°34'16" W	19.60'
FP21	N 55°09'24" W	14.66'
FP22	N 42°20'11" W	14.67'
FP23	N 18°03'06" W	30.98'
FP24	N 36°14'10" W	52.87'
FP25	N 40°40'25" W	37.35'

PRIVATE DRAINAGE, UTILITY & STORMWATER MANAGEMENT EASEMENT LINE TABLE - SHEET 12		
LINE	BEARING	LENGTH
DC1	R=375.00 L=28.67'	
CHD:	S 31°57'48" W	28.66'
D2	N 58°31'49" W	33.22'
D3	N 48°17'25" W	22.10'
D4	N 26°39'32" W	30.67'
D5	N 14°50'30" E	14.03'
D6	N 47°54'18" W	22.64'
D7	N 42°05'42" E	20.00'
D8	S 47°54'18" E	68.84'
D9	N 46°53'47" E	53.66'
D10	N 47°43'15" E	34.61'
D11	S 42°16'45" E	20.00'
D12	S 47°43'15" W	34.47'
D13	S 46°53'47" W	55.84'
D14	S 32°40'46" E	19.45'

PUBLIC FOREST CONSERVATION EASEMENT 3B, 3C & 4A LINE TABLE - SHEET 3					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
F1	S 48°04'21" W	34.99'	F24	N 05°35'54" E	37.28'
F2	N 80°09'22" W	121.90'	FC25	R=315.83 L=80.03'	
F3	S 88°46'11" E	25.20'	CHD:	N 55°18'01" E	79.82'
F4	S 65°34'56" E	67.09'	F26	S 71°09'47" E	25.94'
F5	S 52°47'55" E	74.71'	FC27	R=10.80 L=12.59'	
F6	S 42°31'52" E	83.52'	CHD:	S 38°49'44" E	11.89'
F7	S 44°01'38" W	36.83'	F28	S 12°13'34" E	29.75'
F8	N 45°58'22" W	148.60'	F29	N 77°46'26" E	20.84'
F9	N 71°49'58" W	66.73'	FC30	R=241.58 L=55.58'	
F10	N 87°16'36" W	17.59'	CHD:	S 50°05'16" E	55.45'
F11	S 05°57'19" E	143.49'	F31	N 31°40'00" E	93.59'
F12	S 84°02'41" W	11.00'	F32	N 58°35'00" E	11.15'
F13	N 26°03'15" W	40.70'	F33	N 43°02'43" W	2.05'
F14	N 76°06'38" W	35.16'	F34	N 49°16'31" E	14.45'
F15	S 64°26'15" W	8.89'	FC35	R=30.00 L=45.09'	
F16	N 52°40'31" W	10.73'	CHD:	S 87°40'01" E	40.96'
F17	N 73°25'26" W	7.29'	F36	S 44°37'01" E	50.10'
F18	N 28°02'42" W	55.56'	F37	S 02°24'58" E	52.36'
F19	N 86°24'46" W	7.77'	F38	S 52°09'50" E	1.35'
F20	N 43°05'57" W	22.38'	F39	S 31°28'49" E	29.55'
F21	N 51°04'36" W	20.20'	F40	S 50°22'31" E	22.33'
F22	N 42°10'08" W	18.38'	F41	S 41°21'59" E	24.61'
F23	N 42°10'19" W	23.00'	F42	S 23°46'06" W	23.40'

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.

Eric David Salmi 12/7/2021
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
James B. Miller 12/1/2021
 JAMES B. MILLER DATE
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.

DEVELOPER
 SECURITY DEVELOPMENT
 8480 BALTIMORE NATIONAL PIKE
 SUITE 415
 ELLICOTT CITY, MD 21041
 410-465-4244
 SDCPROPERTIES.COM

OWNER
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.
 2600 MARRIOTTVILLE RD.
 MARRIOTTVILLE, MD 21104
 (410) 442-5888

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER AND PRIVATE SEWER FOR MAINTENANCE BUILDING ONLY HOWARD COUNTY HEALTH DEPARTMENT

[Signature] R: 12/23/21
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 12-23-21
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 1/4/22
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, CHAPEL GATE PRESBYTERIAN CHURCH, INC. OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 7 DAY OF December 2021.

[Signature]
 CHAPEL GATE PRESBYTERIAN CHURCH, INC.

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC. A MARYLAND CORPORATION, BY DEED DATED AUGUST 15, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1389 AT FOLIO 339; AND ALL OF THE LAND CONVEYED TO CHAPEL GATE PRESBYTERIAN CHURCH, INC., A MARYLAND CORPORATION, BY DEED DATED DECEMBER 9, 1997 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4163 AT FOLIO 424.

I ALSO CERTIFY ALL MONUMENTS ARE IN 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, AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
 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.

Eric David Salmi 12/7/2021
 ERIC DAVID SALMI DATE
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21639
 EXPIRATION/RENEWAL DATE: JANUARY 03, 2022

VOGEL ENGINEERING

TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410.461.7666 F: 410.461.6961 www.timmons.com

RECORDED AS PLAT No. 25954 ON 1/10/22 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION
CHAPEL GATE
 PARCEL A AND
 NON-BUILDABLE BULK PARCELS B, C & D

A SUBDIVISION OF TAX MAP 16, PARCELS 110 & 421 LIBER 1389 FOLIO 339 & LIBER 4163 FOLIO 424

TAX MAP 16 - GRID 10 - PARCELS 110 & 421
 ZONED: CEF-M & R-20
 3RD ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

DECEMBER 2021

SHEET 13 OF 13