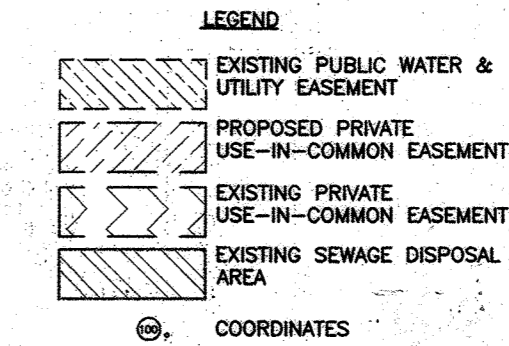
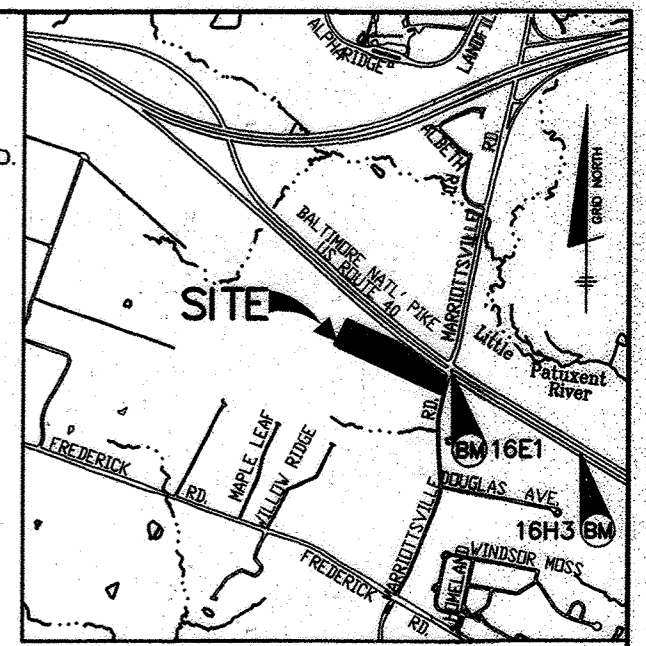


GENERAL NOTES

1. THE SUBJECT PROPERTY IS ZONED RC-DEO PER THE 10-6-2013 COMPREHENSIVE ZONING PLAN.
2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
3. PREVIOUS DPZ FILES: F-94-104 (PLAT 11709).
4. THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
5. BOUNDARY IS BASED ON PLAT 11709 AND CONFIRMED WITH FIELD RUN SURVEY BY BENCHMARK ENGINEERING, INC. IN MAY, 2022.
6. ALL AREAS SHOWN ON THIS PLAT ARE "MORE OR LESS".
7. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 16E1 AND 16H3 WERE USED FOR THIS PROJECT.
8. THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS OR 100-YEAR FLOODPLAIN ON THE SITE. THERE ARE NO STEEP SLOPES LOCATED ON THE SITE.
9. WATER SERVICE IS PUBLIC, CONTRACT 44-3480 AND SEWER IS PRIVATE.
10. THERE ARE NO CEMETERIES ON THIS PROPERTY, TO THE BEST OF OUR KNOWLEDGE.
11. THIS PLAT IS EXEMPT FROM APFO REQUIREMENTS AS IT CREATES NO NEW LOTS.
12. THE 65 dba NOISE LINE ON THIS PLAT WAS AS DEPICTED ON PLAT 11709.
13. THIS SITE DOES NOT ABUT A SCENIC ROAD.
14. THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION AS IT CREATES NO NEW LOTS AND IS ONLY FOR THE PURPOSE OF ESTABLISHING A USE-IN-COMMON DRIVEWAY EASEMENT AND UPDATING BUILDING RESTRICTION LINES.
15. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT OF WAY.
16. BRL DENOTES BUILDING RESTRICTION LINE.
17. LOTS SHOWN ON THIS PLAT COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH REGULATIONS.
18. THESE LOTS ARE IN A NOISE SENSITIVE AREA. ANY PROPOSED PRINCIPAL DWELLING CONSTRUCTED ON THESE LOTS SHALL BE OF ARCHITECTURAL DESIGN TO REDUCE EXTERIOR NOISE LEVELS TO A MAXIMUM OF 45 dba WITHIN THE DWELLING.
19. THIS AREA DESIGNATES A PRIVATE SEWAGE DISPOSAL AREA OF AT LEAST 10,000 S.F. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE DISPOSAL AREA. RECORDATION OF A MODIFIED SEWAGE DISPOSAL AREA PLAT SHALL NOT BE REQUIRED.

BENCH MARKS (NAD'83)
 HO.CO. No.16E1 ELEV. 463.83
 STAMPED (BRASS OR ALUMINUM) DISC SET
 TOP OF A 3" DEEP COLUMN OF CONCRETE.
 ISLE AT CORNER RT- 40 & MARRIOTTSVILLE RD.
 N 593,250.889 E 1,340,190.746

HO.CO. No.16H3 ELEV. 469.648
 STAMPED (BRASS OR ALUMINUM) DISC SET
 TOP OF A 3" DEEP COLUMN OF CONCRETE.
 AT RT- 40 0.45 MI WEST OF TURF VALLEY RD.
 N 592,408.074 E 1,341,524.016

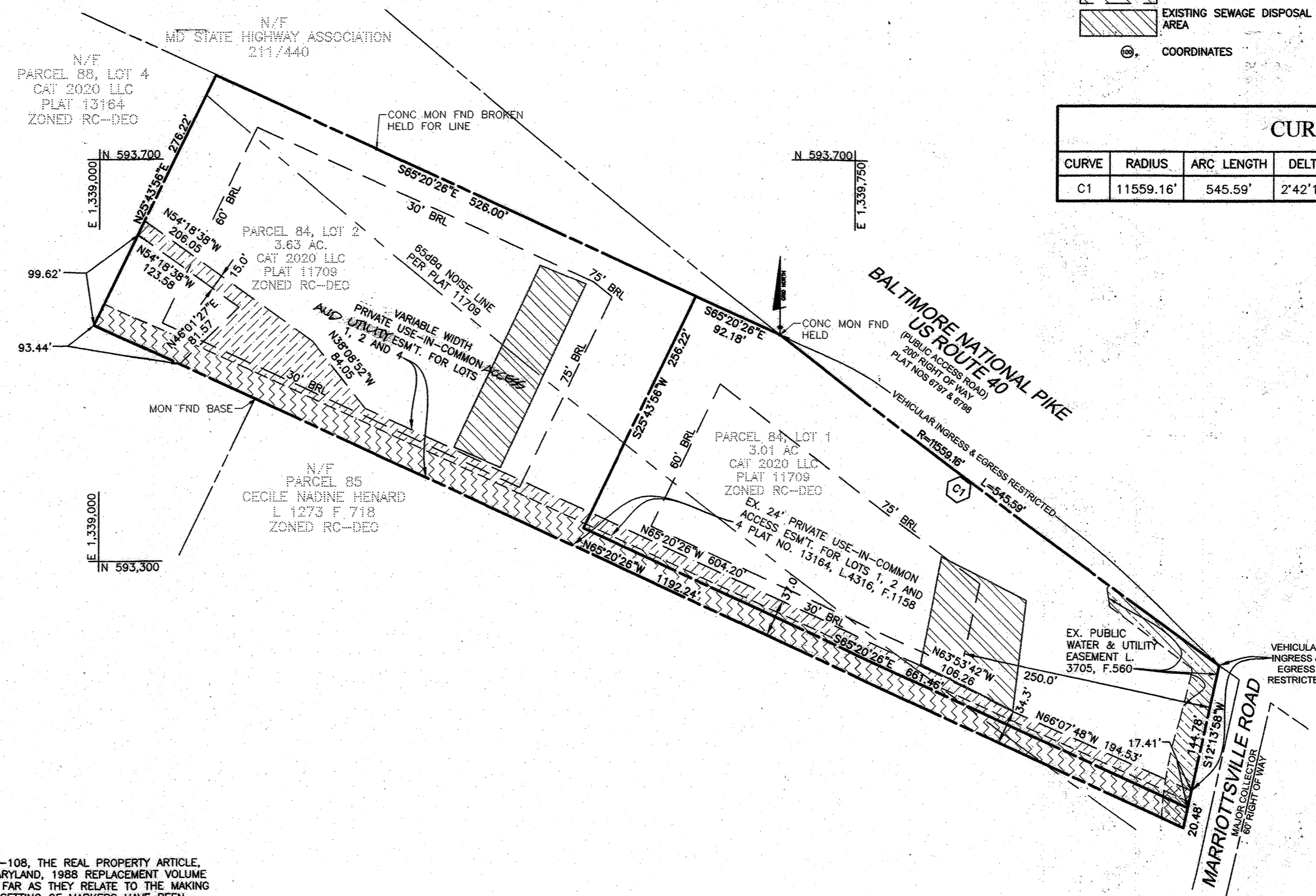


CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	11559.16'	545.59'	2'42"16"	272.85'	S53°11'38"E	545.54'

BOUNDARY COORDINATES

POINT #	NORTHING	EASTING
101	593037.4283	1340078.0363
102	593534.8617	1338994.5245
103	593783.6896	1339114.4502
104	593525.7690	1339676.2540
105	593198.9303	1340113.0513



AREA TABULATION CHART - THIS SUBMISSION

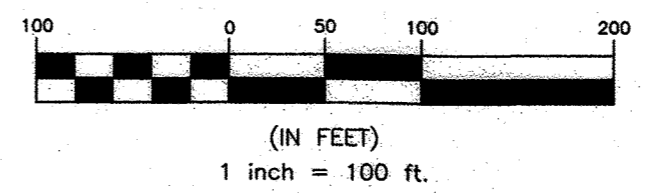
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	
BUILDABLE	2
OPEN SPACE	0
BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE PRESERVATION PARCELS	0
NON-BUILDABLE BULK PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	6.65± AC.
BUILDABLE	6.65± AC.
OPEN SPACE	0.00
BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE PRESERVATION PARCELS	0.00
NON-BUILDABLE BULK PARCELS	0.00
TOTAL AREA OF ROADWAY TO BE RECORDED (INCLUDING WIDENING STRIPS)	0.00
TOTAL AREA OF SUBDIVISION TO BE RECORDED	6.65± AC.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 8/28/23
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MARYLAND NO. 21320

Charles Tirada
 CHARLES TIRADA
 CAT 2020 LLC

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 3300 NORTH RIDGE ROAD SUITE 140 • ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BE1-CIVILENGINEERING.COM



OWNER:
 CAT 2020 LLC
 2790 MARRIOTTSVILLE ROAD
 MARRIOTTSVILLE, MD 21104
 CONTACT: CHARLES TIRADA
 919-649-5441

THE PURPOSE OF THIS PLAT OF REVISION IS TO REVISE THE USE IN COMMON DRIVEWAY EASEMENT TO ENCOMPASS THE CONSTRUCTED DRIVEWAY, AND TO UPDATE THE BUILDING RESTRICTION LINES TO MATCH CURRENT ZONING.

RECORDED AS PLAT NO. 26439 ON 10/2/2023 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

APPROVED: FOR PUBLIC WATER AND PRIVATE SEWER SYSTEMS: HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 8/14/23
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 9-22-23
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
[Signature] 9/28/23
 DIRECTOR DATE

SURVEYOR'S CERTIFICATE
 I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-7-2025 AND I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS PART OF LAND ACQUIRED BY CAT 2020 LLC FROM CHARLES S. DUTTON BY DEED DATED 3-24-21 AND RECORDED IN LIBER 20361 AT FOLIO 237 AND THAT MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE ROADS BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 8/28/23
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MD REG. NO. 21320
 FOR BENCHMARK ENGINEERING, INC. MD REG. NO. 351

Charles Tirada
 CHARLES TIRADA
 CAT 2020 LLC



OWNER'S CERTIFICATE
 "CAT 2020 LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES, AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 6th DAY OF Sept., 2023."

[Signature] 9-6-23
 CHARLES TIRADA
 MANAGER, CAT 2020 LLC

[Signature] 9-6-23
 WITNESS DATE

REVISION PLAT
POLANSKY SUBIVISION
LOTS 1 AND 2
 (FORMERLY RECORDED AS PLAT NO. 11709)

3RD ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP: 16
 GRID: 16
 PARCEL: 84
 ZONED: RC-DEO

SCALE: AS SHOWN
 DATE: AUGUST 2023
 SHEET: 1 OF 1