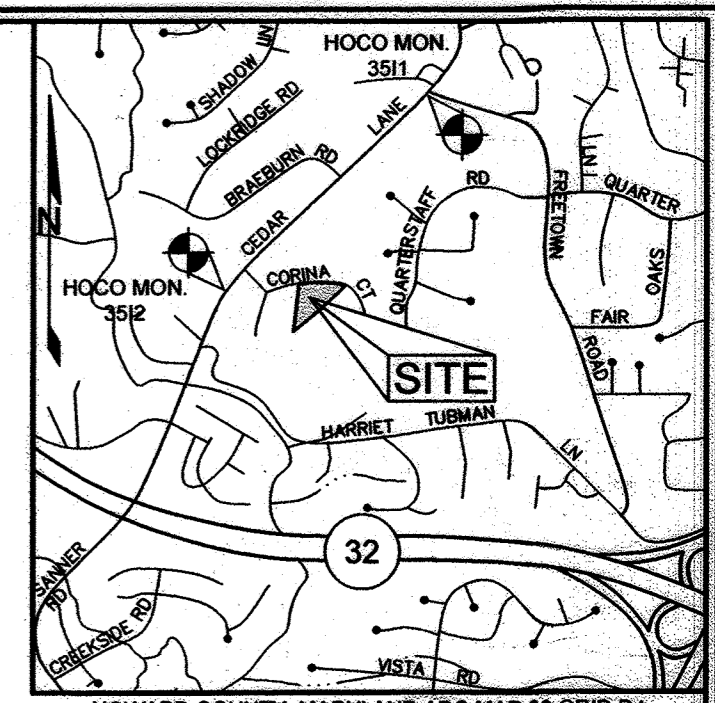


LA ISLA - LOT 12
 PLAT NO. 5360
 ZONE: R-20

LEGEND

EXISTING PERENNIAL STREAM	---
STREAM BUFFER	SB
EXISTING WETLAND	W
WETLAND BUFFER	WB



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	965.00	194.25'	11°32'00"	97.45'	N 82°46'39" E	193.92'
C2	275.00'	122.49'	25°31'14"	62.28'	N 78°41'45" W	121.48'

U.S. EQUIVALENT COORDINATE TABLE

POINT	NORTHING	EASTING
1	554,618.74	1,343,541.66
2	555,114.07	1,343,567.51
3	555,117.16	1,343,580.91
4	555,141.54	1,343,773.29
5	555,145.29	1,343,921.18
6	555,121.48	1,344,040.30
7	554,863.11	1,343,804.20

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1999 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

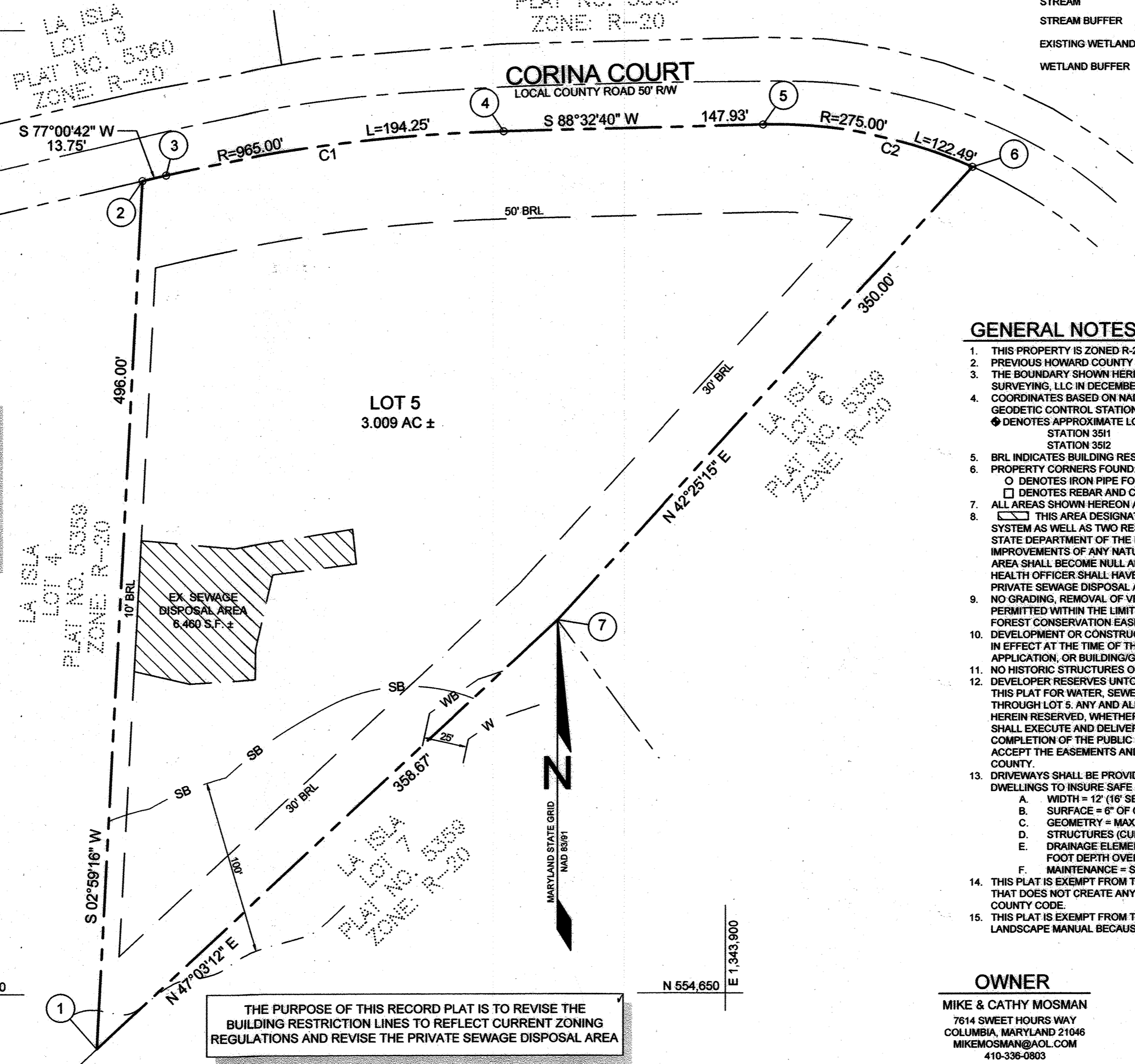
RICHARD DENNIS HARRITY, JR. PROFESSIONAL LAND SURVEYOR
 DATE 10/22/2022

Michael J. Mosman
 DATE 10/26/2022

Cathy L. Mosman
 DATE 10/26/2022

AREA TABULATION CHART

- TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 1
 - BUILDABLE: 1
 - NON-BUILDABLE: 0
 - OPEN SPACE: 0
 - PRESERVATION PARCELS: 0
- TOTAL AREA OF LOTS AND/OR PARCELS: 3.009 AC
 - BUILDABLE: 3.009 AC
 - NON-BUILDABLE: 0.0000 AC
 - OPEN SPACE: 0.0000 AC
 - PRESERVATION PARCELS: 0.0000 AC
- TOTAL AREA OF ROADWAY TO BE RECORDED: 0.0000 AC
- TOTAL AREA OF SUBDIVISION TO BE RECORDED: 3.009 AC



- GENERAL NOTES**
- THIS PROPERTY IS ZONED R-20 PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
 - PREVIOUS HOWARD COUNTY FILE NUMBERS: S-81-028, P-82-012, F-82-107, ECP-22-018
 - THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY PERFORMED BY SEG LAND SURVEYING, LLC IN DECEMBER OF 2021.
 - COORDINATES BASED ON NAD '83, MARYLAND COORDINATED SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3511 AND 3512.
 - ◆ DENOTES APPROXIMATE LOCATION (SEE LOCATION MAP).
 - STATION 3511 N 557110.385 E 1344893.672
 - STATION 3512 N 555100.766 E 1342733.053
 - BRL INDICATES BUILDING RESTRICTION LINE
 - PROPERTY CORNERS FOUND:
 - DENOTES IRON PIPE FOUND
 - DENOTES REBAR AND CAP FOUND
 - ALL AREAS SHOWN HEREON ARE MORE OR LESS.
 - THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF 6,460 SF AND ACCOMMODATES AN INITIAL SYSTEM AS WELL AS TWO RESERVE SEPTIC SYSTEMS FOR FUTURE USE AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE DISPOSAL AREA. RECONSTRUCTION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
 - DEVELOPMENT OR CONSTRUCTION ON THIS LOT MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF THE SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
 - NO HISTORIC STRUCTURES OR CEMETERIES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
 - DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, OVER, AND THROUGH LOT 5. ANY AND ALL CONVEYANCES OF AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED CONVEYING SAID LOT. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
 - 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:
 - WIDTH = 12' (16' SERVING MORE THAN ONE RESIDENCE);
 - SURFACE = 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY = MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) = CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS = CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN ONE FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE = SUFFICIENT TO INSURE ALL WEATHER USE.
 - THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(v) OF THE HOWARD COUNTY CODE.
 - THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL BECAUSE IT IS A PLAT OF REVISION THAT DOES NOT CREATE ANY NEW LOTS.

THE PURPOSE OF THIS RECORD PLAT IS TO REVISE THE BUILDING RESTRICTION LINES TO REFLECT CURRENT ZONING REGULATIONS AND REVISE THE PRIVATE SEWAGE DISPOSAL AREA

OWNER
 MIKE & CATHY MOSMAN
 7614 SWEET HOURS WAY
 COLUMBIA, MARYLAND 21046
 MIKEMOSMAN@AOL.COM
 410-336-0803

SEG LAND SURVEYING, LLC
 16005 Frederick Road, 2nd Floor Phone: 443.325.5076
 Woodbine, Maryland 21797 Fax: 410.696.2022
 Email: info@seglandsurveying.com

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

DEDICATION FOR INDIVIDUALS

WE, MIKE MOSMAN AND CATHY MOSMAN, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL 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 ROAD 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 AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT 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 ERECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS MY HAND THIS 26th DAY OF OCTOBER, 2022.

Michael J. Mosman 10/26/2022
 Cathy L. Mosman 10/26/2022
 Richard Dennis Harrity, Jr. 10/20/2022
 Richard Dennis Harrity, Jr. 10/26/2022

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY RAJENDARA J. DESAI AND RANJANA R. DESAI, TRUSTEES OF THE DESAI LIVING TRUST DATED MAY 30, 2014, AND ANY AMENDMENTS THERETO, TO MICHAEL J. MOSMAN AND CATHY L. MOSMAN, TRUSTEES OF THE MICHAEL J. MOSMAN REVOCABLE TRUST DATED MARCH 23, 2020, AND CATHY L. MOSMAN AND MICHAEL J. MOSMAN, TRUSTEES OF THE CATHY L. MOSMAN REVOCABLE TRUST DATED MARCH 23, 2020 BY CONFIRMATORY DEED DATED THE 14TH OF OCTOBER, 2022 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 21759, FOLIO 245, AND THAT ALL MONUMENTS ARE IN PLACE 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.



RICHARD DENNIS HARRITY, JR. PROFESSIONAL LAND SURVEYOR
 MD. REG. NO. 21301 EXPIRATION DATE JUNE 27, 2024
 DATE 10/21/2022

RECORDED AS PLAT NUMBER 26236 ON 12-9-22 IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION

LA ISLA LOT 5

BEING A REVISION TO LOT 5, AS SHOWN ON A PLAT ENTITLED "LOTS 1-14, LA ISLA" RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO. 5360 TAX MAP 35, PARCEL 113 5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: 1"=50'
 DATE: OCTOBER 21, 2022

SHEET 1 OF 1