

GENERAL NOTES

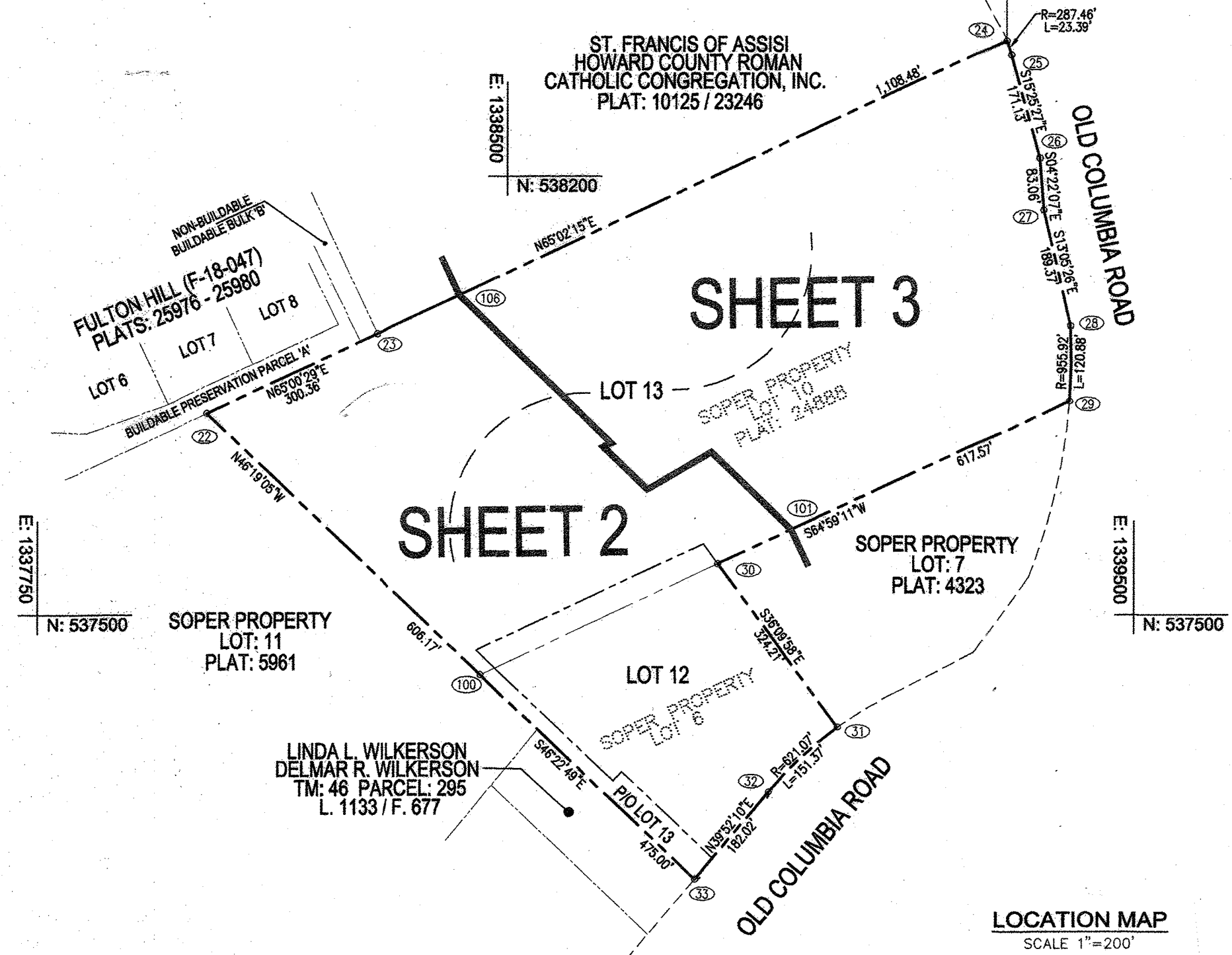
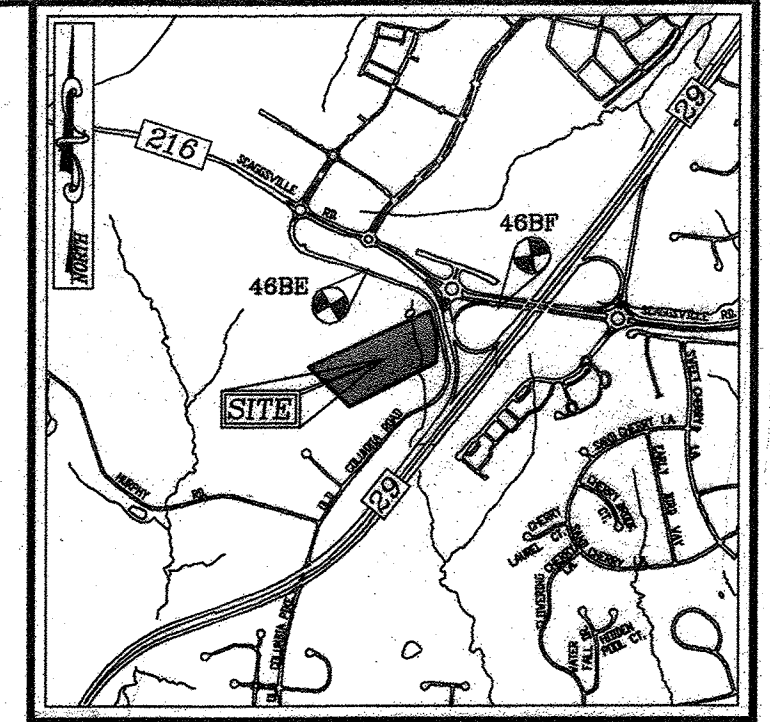
- COORDINATES BASED ON NAD'83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NOS. NOS. 46BE AND 46BF.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY
 - DENOTES IRON PIPE OR BAR FOUND
 - DENOTES STONE OR MONUMENT FOUND
 - ⊗ DENOTES REBAR WITH CAP SET
 - ⊘ DENOTES BUILDING RESTRICTION LINE
- THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING+TIMMONS GROUP, DATED FEBRUARY 2023.
- THIS SUBJECT PROPERTY IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/6/13 PER COUNCIL BILL 75-2003.
 - DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "RR-DEO" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- AREAS SHOWN HEREON ARE MORE OR LESS.
- THE SITE IS NOT LOCATED IN THE HISTORIC DISTRICT OR LISTED ON THE HISTORIC SITES INVENTORY.
- THERE IS AN EXISTING HOME ON PARCEL 332 & 335. THE HOMES SHALL REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLINGS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - A. WIDTH --- 12'(16' SERVING MORE THAN ONE RESIDENCE);
 - B. SURFACE --- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1 1/2" MIN).
 - C. GEOMETRY --- MAX. 15 % GRADE, MAX. 10 % GRADE CHANGE AND MIN. 45' TURNING RADIUS
 - D. STRUCTURES (CULVERTS/BRIDGES) --- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - E. DRAINAGE ELEMENTS --- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
 - F. MAINTENANCE --- SUFFICIENT TO ENSURE ALL WEATHER USE.
- OLD COLUMBIA ROAD IS CLASSIFIED AS A PUBLIC MINOR COLLECTOR ROAD.
- THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE AREAS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. REORDINATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
- 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.
- NO CLEARING, GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING OR NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF THE WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS OR FOREST CONSERVATION EASEMENT AREAS.
- NO FLOODPLAIN IS LOCATED ONSITE.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- IN ACCORDANCE WITH SECTION 16.1202(9)(1)(v) OF THE HOWARD COUNTY CODE, THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT THIS PLAT DOES NOT CREATE ANY NEW LOTS.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL, AS THIS PLAT DOES NOT CREATE ANY NEW LOTS / PARCELS.
- THIS PLAT IS EXEMPT FROM STORMWATER MANAGEMENT. NO DISTURBANCE OR ADDITIONAL IMPERVIOUS AREA IS PROPOSED.
- A TRAFFIC STUDY IS NOT REQUIRED FOR THIS PLAT OR RESUBDIVISION.
- WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC. DATED NOVEMBER 3, 2021. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.

LEGEND:

- PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE

COORDINATE TABLE

NO.	NORTH	EAST
22	537822.1703	1338019.2070
23	537949.0688	1338291.4424
24	538416.9740	1339296.3275
25	538394.6876	1339303.3860
26	538229.7216	1339348.9176
27	538146.8988	1339355.2530
28	537962.4518	1339398.1619
29	537841.6670	1339396.6105
30	537580.5386	1338836.9654
31	537318.8007	1339028.2908
32	537215.5316	1338918.1289
33	537075.8300	1338801.4467
101	537635.2549	1338954.2322
106	538010.4999	1338423.3735



LOCATION MAP
SCALE 1"=200'

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.

AREA TABULATION CHART	SHEET 2	SHEET 3	TOTAL
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1, P/O 1	P/O 1	2
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0	0	0
TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED	1, P/O 1	P/O 1	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	9.4035 AC.	9.9082 AC.	19.3116 AC.
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA OF LOTS AND PARCELS TO BE RECORDED	9.4035 AC.	9.9082 AC.	19.3116 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC.	0.0000 AC.	0.0000 AC.
TOTAL AREA TO BE RECORDED	9.4035 AC.	9.9082 AC.	19.3116 AC.

Thomas M Hoffman 9/20/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Daniel Andrew 9/22/23
DANNY ANDREWS
OLD COLUMBIA LLC

Eduardo B. Bergonse 9/22/23
EDUARDO B. BERGONSE

OWNER/DEVELOPER
8340 OLD COLUMBIA, LLC.
C/O DANNY ANDREWS
7730 W. SHORE ROAD
PASADENA, MD 21122
(443) 286-5811

OWNER - LOT 6
EDUARDO B. BERGONSE
8370 OLD COLUMBIA ROAD
LAUREL, MD 20723

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO CREATE NEW LINES OF DIVISION BETWEEN TAX MAP 46 - BLOCK 3 - PARCEL 332 (SOPER PROPERTY LOT 10 - PLAT 24888) AND TAX MAP 46 - BLOCK 3 - PARCEL 335 (SOPER PROPERTY LOT 6 - PLAT 4323).

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

Michael J. Davis 10/12/23
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Chamber 10/25/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION

W. Bates 11/2/23
DIRECTOR

OWNER'S CERTIFICATE

WE, 8340 OLD COLUMBIA LLC AND EDUARDO B. BERGONSE, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF RESUBDIVISION, 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 22ND DAY OF SEPTEMBER, 2023.

Daniel Andrew 9/22/23
DANNY ANDREWS

Eduardo B. Bergonse 9/22/23
EDUARDO B. BERGONSE

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LANDS CONVEYED FROM EVERGREEN STABLES FARM LLC TO 8340 OLD COLUMBIA LLC BY DEED DATED SEPTEMBER 20, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18916, FOLIO 447 AND FROM EUGENE WILLIAM IAGER TO EDUARDO B. BERGONSE BY DEED DATED DECEMBER 10, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18484, FOLIO 4.

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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2024.

Thomas M Hoffman 9/20/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

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. 24464 ON 11-13-2023
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF RESUBDIVISION
SOPER PROPERTY
LOTS 12 & 13
A RESUBDIVISION OF THE SOPER PROPERTY - LOT 10 - PLAT 24888 AND SOPER PROPERTY - LOT 6 - PLAT 4323

DPZ REF'S:
ECP-22-045, F-19-035 (PLAT 24888), F-84-137 (PLAT 5961), VP-84-26, F-79-164 (4323), VP-79-54, PLAT 4119, VP-78-90

TAX MAP 46 - GRID 03 - PARCEL 332 & 335 - ZONED: RR-DEO 5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 200' SEPTEMBER 20, 2023

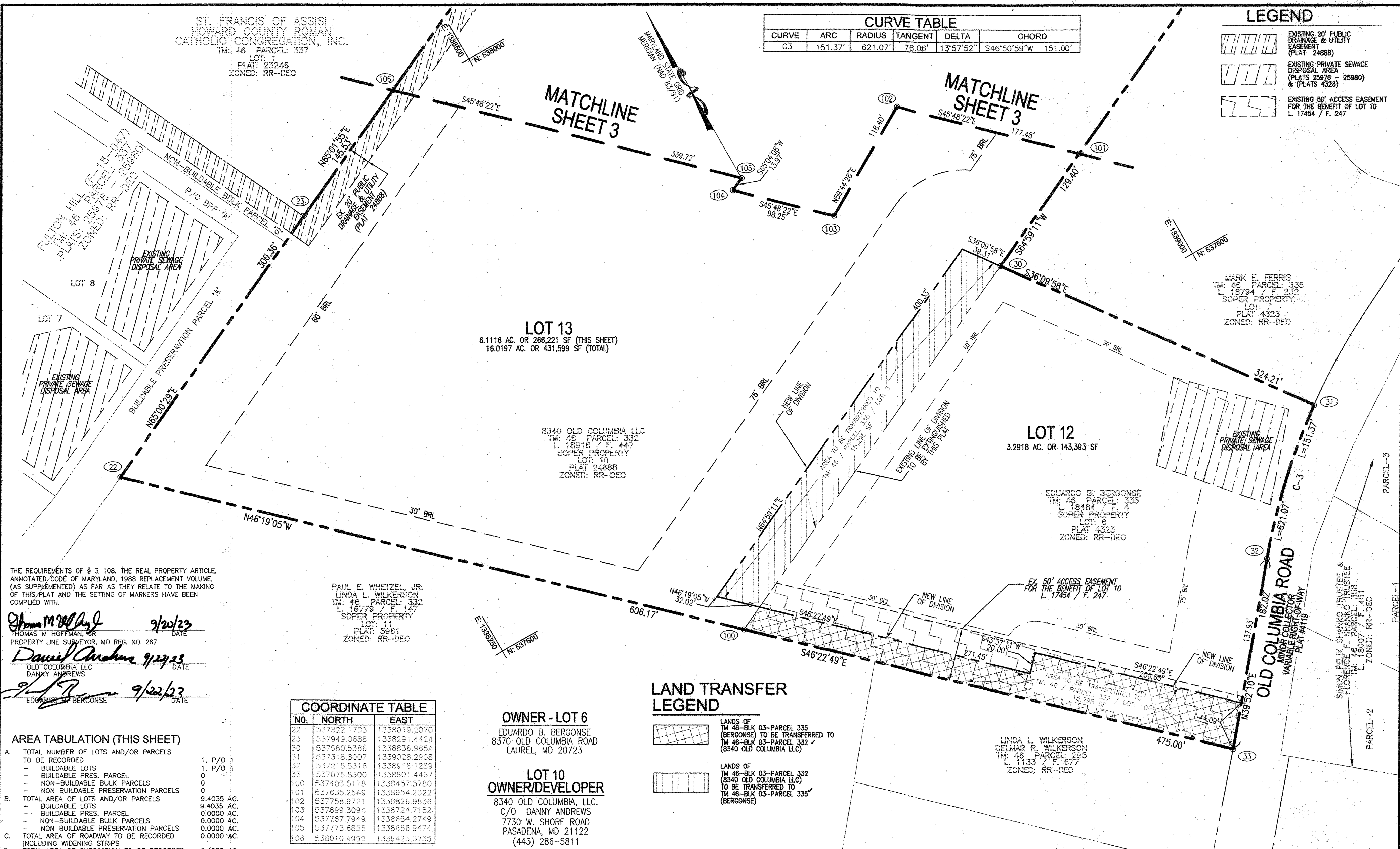
200' 0' 200' 400' 600'

SHEET 1 OF 3

ST. FRANCIS OF ASSISI
HOWARD COUNTY ROMAN
CATHOLIC CONGREGATION, INC.
TM: 46 PARCEL: 337
LOT: 1
PLAT: 23246
ZONED: RR-DEO

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C3	151.37'	621.07'	76.06'	13°57'52"	S46°50'59"W 151.00'

LEGEND	
	EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 24888)
	EXISTING PRIVATE SEWAGE DISPOSAL AREA (PLATS 25976 - 25980) & (PLATS 4323)
	EXISTING 50' ACCESS EASEMENT FOR THE BENEFIT OF LOT 10 L 17454 / F. 247



THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Thomas M Hoffmann 9/20/23
THOMAS M HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE

Danny Andrews 9/22/23
DANNY ANDREWS
DATE

Eduardo B Bergonse 9/22/23
EDUARDO B BERGONSE
DATE

PAUL E. WHEITZEL, JR.
LINDA L. WILKERSON
TM: 46 PARCEL: 332
LOT: 10
PLAT: 5901
ZONED: RR-DEO

COORDINATE TABLE		
NO.	NORTH	EAST
22	537822.1703	1338019.2070
23	537949.0688	1338291.4424
30	537580.5386	1338836.9654
31	537318.8007	1339028.2908
32	537215.5316	1338918.1289
33	537075.8300	1338801.4467
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102	537758.9721	1338826.9836
103	537699.3094	1338724.7152
104	537767.7949	1338654.2749
105	537773.6856	1338666.9474
106	538010.4999	1338423.3735

OWNER - LOT 6
EDUARDO B. BERGONSE
8370 OLD COLUMBIA ROAD
LAUREL, MD 20723

LOT 10 OWNER/DEVELOPER
8340 OLD COLUMBIA, LLC.
C/O DANNY ANDREWS
7730 W. SHORE ROAD
PASADENA, MD 21122
(443) 286-5811

LAND TRANSFER LEGEND

LANDS OF TM 46-BLK 03-PARCEL 335 (BERGONSE) TO BE TRANSFERRED TO TM 46-BLK 03-PARCEL 332 / (8340 OLD COLUMBIA LLC)

LANDS OF TM 46-BLK 03-PARCEL 332 (8340 OLD COLUMBIA LLC) TO BE TRANSFERRED TO TM 46-BLK 03-PARCEL 335 (BERGONSE)

AREA TABULATION (THIS SHEET)

A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1, P/O 1
- BUILDABLE LOTS	1, P/O 1
- BUILDABLE PRES. PARCEL	0
- NON-BUILDABLE BULK PARCELS	0
- NON BUILDABLE PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	9.4035 AC.
- BUILDABLE LOTS	9.4035 AC.
- BUILDABLE PRES. PARCEL	0.0000 AC.
- NON-BUILDABLE BULK PARCELS	0.0000 AC.
- NON BUILDABLE 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	9.4035 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

David Smith 10/12/23
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Danny Andrews 10-25-23
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

Eduardo B Bergonse 9/22/23
EDUARDO B BERGONSE
DATE

OWNER'S CERTIFICATE

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- 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 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 22ND DAY OF SEPTEMBER 2023.

Danny Andrews 9/22/23
DANNY ANDREWS
WITNESS

Eduardo B Bergonse 9/22/23
EDUARDO B BERGONSE
WITNESS

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Thomas M Hoffmann 9/20/23
THOMAS M HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267
DATE

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. 264105 ON 11-13-2023
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

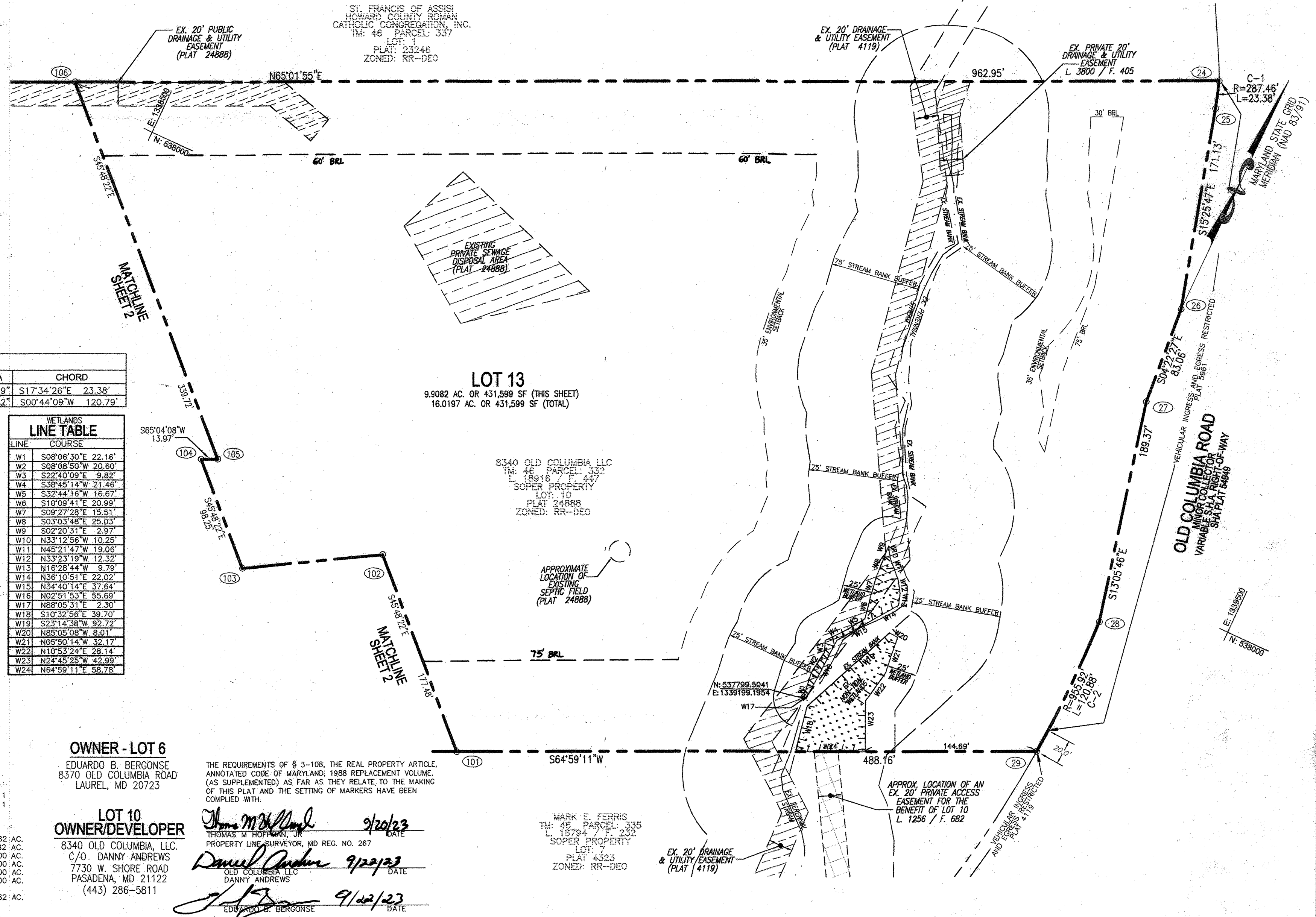
PLAT OF RESUBDIVISION
SOPER PROPERTY
LOTS 12 & 13
A RESUBDIVISION OF THE SOPER PROPERTY - LOT 10 - PLAT 24888
AND SOPER PROPERTY - LOT 6 - PLAT 4323

DPZ REF'S:
ECP-22-045, F-19-035 (PLAT 24888), F-84-137 (PLAT 5961),
VP-84-26, F-79-164 (4323), VP-79-54, PLAT 4119, VP-78-90
TAX MAP 46 - GRID 03 - PARCEL 332 & 335 - ZONED: RR-DEO
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 60'
GRAPHIC SCALE
SEPTEMBER 20, 2023
SHEET 2 OF 3

LEGEND

- EXISTING 20' PUBLIC DRAINAGE & UTILITY EASEMENT (PLAT 24888)
- EXISTING 20' DRAINAGE & UTILITY EASEMENT (PLAT 4119)
- EXISTING PRIVATE 20' DRAINAGE & UTILITY EASEMENT (L.3800 - F.405)
- APPROX. LOCATION OF AN EX. 20' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 10 L.1256 / F. 682
- NON-TIDAL WETLANDS



CURVE TABLE

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	23.38'	287.46'	11.70'	04°39'39"	S17°34'26"E 23.38'
C2	120.88'	955.92'	60.52'	07°14'42"	S00°44'09"W 120.79'

COORDINATE TABLE

NO.	NORTH	EAST
24	538416.9740	1339296.3275
25	538394.6876	1339303.3860
26	538229.7216	1339348.9176
27	538146.8988	1339355.2530
28	537962.4518	1339398.1619
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102	537758.9721	1338826.9836
103	537699.3094	1338724.7152
104	537767.7949	1338654.2749
105	537773.8856	1338666.9474
106	538010.4999	1338423.3735

WETLANDS LINE TABLE

LINE	COURSE
W1	S08°06'30"E 22.16'
W2	S08°08'50"W 20.60'
W3	S22°40'09"E 9.82'
W4	S38°45'14"W 21.46'
W5	S32°44'16"W 16.67'
W6	S10°09'41"E 20.99'
W7	S09°27'28"E 15.51'
W8	S03°03'48"E 25.03'
W9	S02°20'31"E 2.97'
W10	N33°12'56"W 10.25'
W11	N45°21'47"W 19.06'
W12	N33°23'19"W 12.32'
W13	N18°28'44"W 9.79'
W14	N36°10'51"E 22.02'
W15	N34°40'14"E 37.64'
W16	N02°51'53"E 55.69'
W17	N88°05'31"E 2.30'
W18	S10°32'56"E 39.70'
W19	S23°14'38"W 92.72'
W20	N85°05'08"W 8.01'
W21	N05°50'14"W 32.17'
W22	N10°53'24"E 28.14'
W23	N24°45'25"W 42.99'
W24	N64°59'11"E 58.78'

AREA TABULATION (THIS SHEET)

DESCRIPTION	AREA (AC.)
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	P/O 1
- BUILDABLE LOTS	P/O 1
- BUILDABLE PRES. PARCEL	0
- NON-BUILDABLE BULK PARCELS	0
- NON-BUILDABLE PRESERVATION PARCELS	0
B. TOTAL AREA OF LOTS AND/OR PARCELS	9.9082 AC.
- BUILDABLE LOTS	9.9082 AC.
- BUILDABLE PRES. PARCEL	0.0000 AC.
- NON-BUILDABLE BULK PARCELS	0.0000 AC.
- NON-BUILDABLE 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	9.9082 AC.

OWNER - LOT 6
EDUARDO B. BERGONSE
8370 OLD COLUMBIA ROAD
LAUREL, MD 20723

LOT 10 OWNER/DEVELOPER
8340 OLD COLUMBIA, LLC.
C/O DANNY ANDREWS
7730 W. SHORE ROAD
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(443) 286-5811

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.

Thomas M Hoffman, Jr. 9/20/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

Daniel Andrews 9/22/23
DANNY ANDREWS
OLD COLUMBIA LLC
DANNY ANDREWS

Eduardo B. Bergonse 9/22/23
EDUARDO B. BERGONSE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT.

For: Daniel J. Davis 10/10/23
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

David Phelan 10/25/23
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 11/2/23
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, 8340 OLD COLUMBIA LLC AND EDUARDO B. BERGONSE, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF RESUBDIVISION, 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 22ND DAY OF SEPTEMBER, 2023.

Daniel Andrews 9/22/23
DANNY ANDREWS
WITNESS

[Signature]
WITNESS

Eduardo B. Bergonse 9/22/23
EDUARDO B. BERGONSE
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF THE LANDS CONVEYED FROM EVERGREEN STABLES FARM LLC TO 8340 OLD COLUMBIA LLC BY DEED DATED SEPTEMBER 20, 2019 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18916, FOLIO 447 AND FROM EUGENE WILLIAM INGER TO EDUARDO B. BERGONSE BY DEED DATED DECEMBER 10, 2018 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 18484, FOLIO 4.

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 PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 267, EXPIRATION DATE JULY 28, 2024.

Thomas M Hoffman, Jr. 9/20/23
THOMAS M. HOFFMAN, JR.
PROPERTY LINE SURVEYOR, MD REG. NO. 267

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. 24888 ON 11-13-2023
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION
SOPER PROPERTY**

LOTS 12 & 13
A RESUBDIVISION OF THE SOPER PROPERTY - LOT 10 - PLAT 24888
AND SOPER PROPERTY - LOT 6 - PLAT 4323

DPZ REF'S:
EOP-22-045, F-19-035 (PLAT 24888), F-84-137 (PLAT 5961),
VP-84-26, F-79-164 (4323), VP-79-54, PLAT 4119, VP-78-90
TAX MAP 46 - GRID 03 - PARCEL 332 & 335 - ZONED: RR-DEO
5TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

SCALE: 1" = 60' GRAPHIC SCALE JULY 13, 2023
60' 0 60' 120' 180'