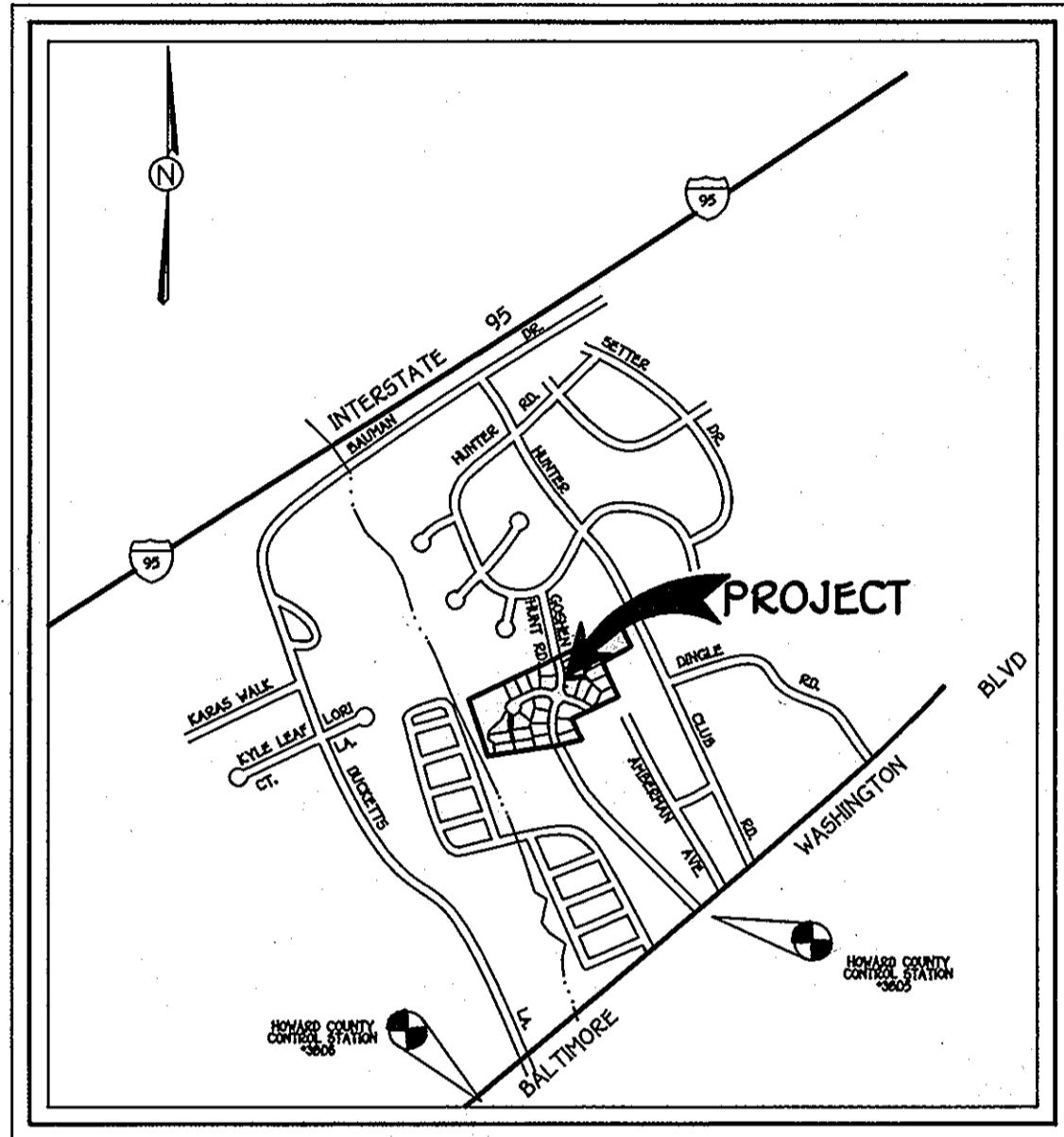


U.S. EQUIVALENT COORDINATE TABLE			METRIC COORDINATE TABLE		
POINT	NORTH	EAST	POINT	NORTH	EAST
10	559504.242873	1385464.802787	10	170537.234302	422290.516471
11	559512.548752	1385515.680816	11	170539.765939	422306.024125
12	559773.743849	1385451.724656	12	170619.378364	422286.530248
13	559759.224280	1385499.570054	13	170614.952790	422301.113555
22	559798.008969	1385166.534639	22	170626.774387	422199.604157
26	559756.301669	1385738.814969	26	170614.061977	422304.035551
27	559732.701745	1385689.345322	27	170608.893090	422358.951712
28	559783.036075	1385593.286002	28	170622.210640	422329.678233
29	559830.801473	1385607.805571	29	170636.793947	422334.103806
30	559802.353172	1385438.194205	30	170652.482552	422282.406158
31	559834.507774	1385423.674636	31	170637.899245	422277.980585
32	559876.694429	1385456.841095	32	170650.757763	422288.089742
33	559828.849031	1385442.321526	33	170636.174457	422283.664168
34	559797.666548	1385458.984441	34	170626.670017	422288.743035
35	559783.146979	1385506.829839	35	170622.244444	422303.326342
36	559799.809893	1385538.012322	36	170627.323310	422312.830781
37	559847.655291	1385552.531891	37	170641.906617	422317.256353
40	559893.639576	1385486.987675	40	170655.922655	422297.278438
41	559879.082347	1385534.985935	41	170651.485602	422311.908337
42	559873.344697	1385313.089342	42	170649.736763	422244.274120
43	559828.073149	1385334.314019	43	170635.937968	422250.743414
47	559769.706185	1385251.437251	47	170618.147682	422225.482525
48	559795.847570	1385265.577906	48	170626.115592	422229.792605
94	559817.923521	1385194.877773	94	170632.844355	422208.243162
301	559510.448965	1385507.510598	301	170539.125923	422303.533837
330	560058.040707	1385788.941445	330	170706.032220	422389.314131
341	560159.830455	1385979.825941	341	170737.057797	422447.495842
349	560203.79001	1385735.943795	349	170750.456697	422373.160415
404	560077.466160	1385465.783987	404	170711.953109	422290.851541
405	560098.690838	1385511.055535	405	170718.422404	422304.614336
441	560286.436326	1385919.477481	441	170775.647343	422429.101594
446	560204.065684	1385735.816659	446	170750.540722	422373.121664
450	559548.432771	1385655.304620	450	170550.703410	422348.581545
453	559441.558966	1385033.437530	453	170518.128209	422159.036707
459	559830.155394	1385894.152110	459	170636.572637	422421.382406
460	559883.466105	1385885.619336	460	170591.861653	422327.341428
461	559816.240623	1384908.598399	461	170632.331407	422120.985034

CURVE DATA						
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD BEARING	CHORD
10-12	401.00'	275.19'	39°19'09"	143.26'	N02°46'42"W	269.82'
31-43	125.00'	91.63'	42°00'00"	47.98'	S85°52'53"W	89.59'
40-404	291.00'	188.31'	37°04'40"	97.59'	N06°34'47"W	185.05'
41-405	341.00'	224.97'	37°47'58"	116.75'	S06°13'08"E	220.91'
30-42	175.00'	128.28'	42°00'00"	67.18'	S85°52'53"W	125.43'
22-94	100.00'	34.82'	19°56'54"	17.59'	S54°54'26"W	34.64'
22-47	50.00'	203.33'	232°59'38"	100.30'	N71°33'50"W	89.50'
47-48	25.00'	31.83'	72°56'32"	18.48'	N28°24'37"E	29.72'
26-29	341.00'	152.01'	25°32'25"	77.29'	S60°20'54"E	150.75'
28-27	291.00'	109.05'	21°28'14"	55.17'	N62°23'00"W	108.41'
301-13	351.00'	252.62'	41°14'11"	132.06'	S03°44'12"E	247.20'



MINIMUM LOT SIZE CHART				
LOT No.	GROSS AREA	PIPESTEM AREA	REMAINING AREA	MINIMUM LOT SIZE
8	11,058 Sq.Ft.*	1,458 Sq.Ft.*	9,600 Sq.Ft.*	9,600 Sq.Ft.*
9	10,768 Sq.Ft.*	1,138 Sq.Ft.*	9,630 Sq.Ft.*	9,630 Sq.Ft.*
10	11,297 Sq.Ft.*	1,694 Sq.Ft.*	9,600 Sq.Ft.*	9,600 Sq.Ft.*
20	9,601 Sq.Ft.*	0,000 Sq.Ft.*	9,601 Sq.Ft.*	9,601 Sq.Ft.*
21	10,733 Sq.Ft.*	635 Sq.Ft.*	10,098 Sq.Ft.*	10,098 Sq.Ft.*
22	10,775 Sq.Ft.*	1,067 Sq.Ft.*	10,775 Sq.Ft.*	10,775 Sq.Ft.*
23	10,664 Sq.Ft.*	1,062 Sq.Ft.*	9,600 Sq.Ft.*	9,600 Sq.Ft.*
24	10,360 Sq.Ft.*	585 Sq.Ft.*	9,774 Sq.Ft.*	9,774 Sq.Ft.*
4	10,646 Sq.Ft.*	511 Sq.Ft.*	10,135 Sq.Ft.*	10,135 Sq.Ft.*

OWNERS
 WARREN LOWE 6696 WASHINGTON BOULEVARD ELK RIDGE, MARYLAND 21227
 GEORGE CARR 9728 GUIDEL DRIVE ELLICOTT CITY, MARYLAND 21042

DEVELOPER
 LANDMARK DEVELOPMENT SERVICES, INC.
 14831 SAPHIRE WAY GLENELG, MARYLAND 21737

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-12 PER 10/18/93 COMPREHENSIVE ZONING PLAN.
- COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 3805 AND No. 3806.
 STATION No. 3805 N 170194.1301 (METERS) E 422613.4193 (METERS)
 STATION No. 3806 N 169821.3238 (METERS) E 422146.4836 (METERS)
- THIS PLAT IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JUNE 1994 BY FISHER, COLLINS AND CARTER, INC.
- B.R.L. DENOTES BUILDING RESTRICTION LINE ESTABLISHED BY ZONING.
- DENOTES IRON PIN SET CAPPED "F.C.C. 106".
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OR BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES CONCRETE MONUMENT SET WITH ALUMINUM PLATE "F.C.C. 106".
- DENOTES STONE OR MONUMENT FOUND.
- FOR FLAG OR PIPE STEM TIES, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT ONTO THE FLAG OR PIPE STEM DRIVEWAY.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 a) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE);
 b) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING; (1 1/2" MINIMUM);
 c) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45-FOOT TURNING RADIUS;
 d) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- OPEN SPACE REQUIRED: 10.394 AC. x 20% = 2.079 AC.*
- OPEN SPACE PROVIDED: 2.380 AC. - AREAS LESS THAN 35' WIDE (0.000 AC.) = 2.380 AC.* OR 1.14%*
- ALL LOT AREAS ARE MORE OR LESS (*).
- EXISTING STREAM DENOTES FOREST CONSERVATION EASEMENT. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
- A PUBLIC TREE MAINTENANCE EASEMENT. TEN FEET IN WIDTH, RUNNING ALONG THE EDGE OF THE ROAD RIGHT-OF-WAY AS SHOWN ON THIS PLAT OF SUBDIVISION IS RESERVED UPON ALL LOTS FRONTING ON THE SAID PUBLIC ROAD RIGHT-OF-WAY. THIS EASEMENT ALLOWS HOWARD COUNTY THE RIGHT TO ACCESS THE PROPERTY WHEN NECESSARY FOR THE SPECIFIC PURPOSE OF INSTALLATION, REPAIR AND MAINTENANCE OF COUNTY-OWNED TREES LOCATED WITHIN THE BOUNDARIES OR PRIVATE LOTS. NO BUILDING OR STRUCTURE OF ANY KIND SHALL BE LOCATED ON OR OVER THE SAID EASEMENT AREA.
- DISTANCES SHOWN ARE BASED ON SURFACE MEASUREMENT AND NOT REDUCED TO GRID MEASUREMENT.
- RECREATIONAL AREA REQUIRED: 200 Sq.Ft./LOT x 28 LOTS = 5,600 Sq.Ft.
- RECREATION AREA PROVIDED: 5,600 Sq.Ft.*
- WETLANDS LOCATIONS DETERMINED BY WILDMAN ENVIRONMENTAL SERVICES, ON OCTOBER 4, 1993
- TRAFFIC REPORT PREPARED BY THE TRAFFIC GROUP APPROVED ON OCTOBER 4, 1993
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS AND STREAM BUFFERS OR FOREST CONSERVATION AREAS UNLESS APPROVED BY WP96-50.
- DENOTES EXISTING STREAM
- EXISTING STRUCTURES ON LOTS 24, 26, 28 AND 29 TO BE REMOVED.
- 13554 DENOTES ELEVATION OF PUBLIC 100 YEAR FLOOD PLAIN, DRAINAGE AND UTILITY EASEMENT
- DENOTES BOUNDARY OF PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT.
- PROPERTY SUBJECT TO WP 96-50 WHICH THE PLANNING DIRECTOR ON FEBRUARY 20, 1996 APPROVED A WAIVER FROM THE FOLLOWING:
 A. SECTION 16.115(C)(2) TO ALLOW WORK WITHIN THE FLOODPLAIN
 B. SECTION 16.116(A)(2) TO ALLOW GRADING AND SWM STRUCTURES WITHIN A STREAM BUFFER.
 C. SECTION 16.116(A)(1) TO ALLOW GRADING WITHIN A WETLANDS BUFFER.
- ALL NEW FOREST PLANTING OBLIGATIONS INCURRED UNDER THE TERMS OF THE HOWARD COUNTY FOREST CONSERVATION PROGRAM WILL BE MET BY OFF-SITE PLANTING. SUCH PLANTING (3.6 AC.) SHALL BE DONE ON THE FOLLOWING LOT (OPEN SPACE LOT 57, SHADY OAKS SUBDIVISION, RECORD PLAT No. 11499, TAX MAP No. 37, PARCEL *643). EASEMENTS ESTABLISHING SUCH FOREST PLANTING AREAS AND ALL NECESSARY RESTRICTIONS WILL BE RECORDED SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT. OFF-SITE FOREST CONSERVATION EASEMENTS TOTALING 3.6 AC.* HAVE BEEN CREATED TO FULFILL A PORTION OF THE FOREST CONSERVATION OBLIGATIONS CREATED BY F97-23. THE EASEMENTS CREATED SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD COUNTY FOREST CONSERVATION MANUAL AND SECTION 16.2000 OF THE COUNTY CODE, AND THE DEED OF EASEMENT AGREEMENT RECORDED FOR THIS PROPERTY.
- FIRST FLOOR SEWER SERVICE ONLY PROVIDED ON LOTS 21, 22 AND 23.
- ARTICLES OF INCORPORATION FOR GOSHEN COMMUNITY ASSOCIATION, INC. FILED WITH MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS ACCOUNT No. D-4627071; APPROVED ON MARCH 4, 1997.

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 1 THROUGH 30. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS 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 THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

THE REQUIREMENTS S3-108, 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.

Terrell A. Fisher 7-24-96 DATE
 TERRELL A. FISHER, L.S. #10692 (REGISTERED LAND SURVEYOR)
George Carr 7-22-96 DATE
 GEORGE CARR (OWNER)
Warren R. Lowe 7-22-96 DATE
 WARREN R. LOWE (OWNER)

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

George Carr 7-22-96 DATE

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 4-5-1997 ON WHICH DATE DEVELOPER AGREEMENT 14-3532-D was FILED AND ACCEPTED.

AREA TABULATION FOR SHEET ALL SHEETS

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	28
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.	2
TOTAL NUMBER OF LOTS TO BE RECORDED.	30
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	6,569 AC.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.	2,380 AC.*
TOTAL AREA OF LOTS TO BE RECORDED.	8,949 AC.*
TOTAL AREA OF ROADWAY TO BE RECORDED.	1.445 AC.*
TOTAL AREA TO BE RECORDED.	10.394 AC.*

OWNER'S CERTIFICATE

GEORGE CARR AND WARREN R. LOWE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN HEREBY ADOPT THIS PLAN OF SUBDIVISION 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 THE SAID EASEMENTS. WITNESS OUR HANDS THIS 22ND DAY of July, 1996.

George Carr
 GEORGE CARR
Warren R. Lowe
 WARREN R. LOWE
Bonnie Strain
 BONNIE STRAIN, WITNESS
Bonnie Strain
 BONNIE STRAIN, WITNESS

SURVEYOR'S CERTIFICATE

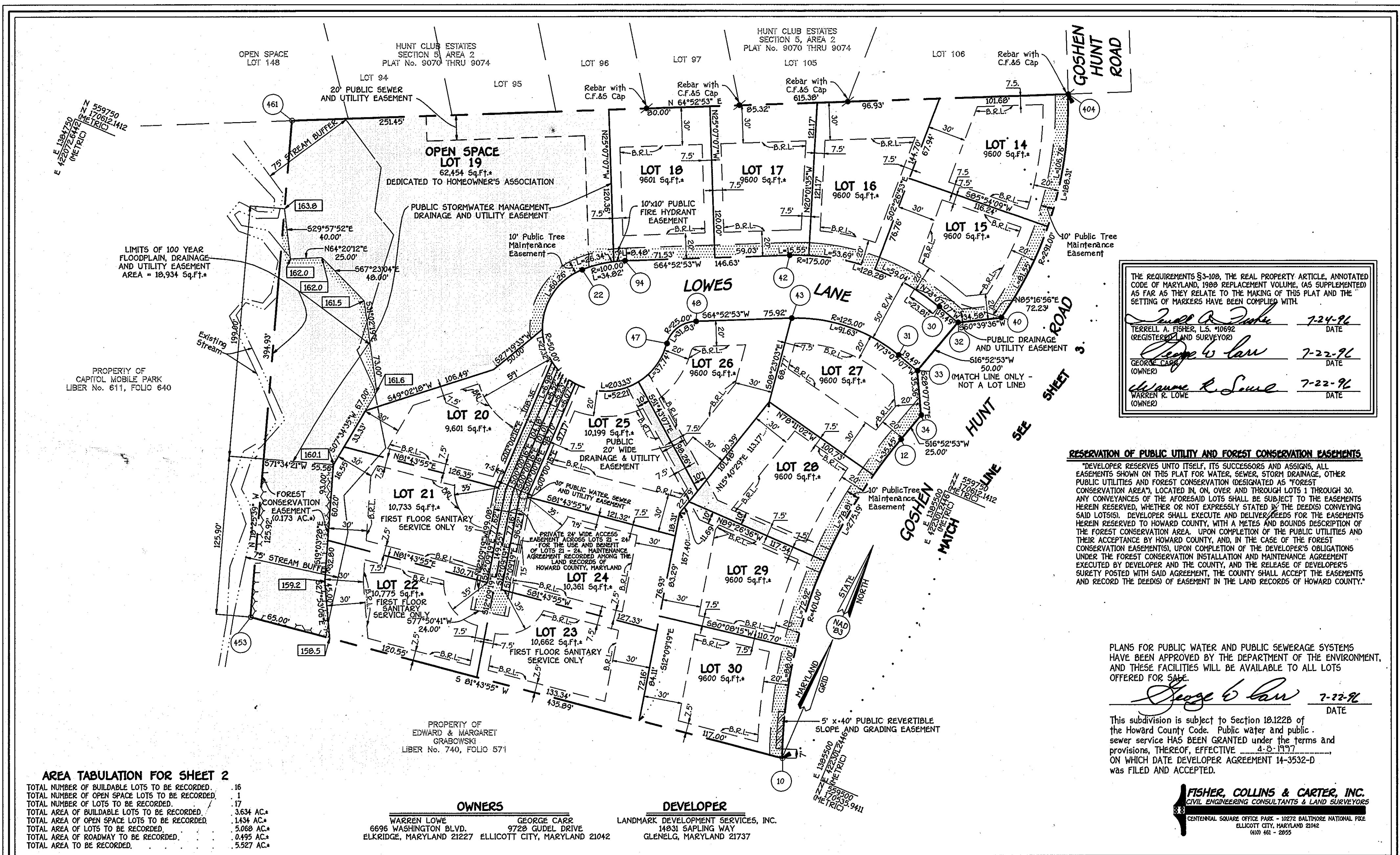
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) ALL OF THE LANDS CONVEYED BY ROBERT H. LEAF AND ISABEL M. LEAF, HIS WIFE, TO WARREN R. LOWE BY DEED DATED AUGUST 12, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1379 AT FOLIO 404; (2) ALL OF THE LANDS CONVEYED BY CHARLES W. MILES, JR. AND MILLICENT P. MILES TO GEORGE W. CARR BY DEED DATED MAY 17, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER No. 3285 AT FOLIO 345 AND (3) ALL OF THE LANDS CONVEYED BY FREDERICK L. AMBERMAN AND ELLA J. AMBERMAN, HUSBAND AND WIFE, TO GEORGE W. CARR BY DEED DATED JUNE 17, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER No. 3285 AT FOLIO 340; 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, AND THE MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher 7/24/96 DATE
 TERRELL A. FISHER, PROFESSIONAL LAND SURVEYOR No. 10692

RECORDED AS PLAT No. 12731 ON 4-21-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GOSHEN ESTATES
 LOTS 1 - 30

TAX MAP No. 38, PARCEL No. 60 AND PART OF PARCEL No. 301
 GRID No. 7
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN
 DATE: FEBRUARY 28, 1997
 SHEET 1 OF 3
 595-03 P96-10 F97-23



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.

Terrell A. Fisher 7-24-96
 TERRELL A. FISHER, L.S. #10692
 (REGISTERED LAND SURVEYOR) DATE

George Carr 7-22-96
 GEORGE CARR
 (OWNER) DATE

Warren R. Lowe 7-22-96
 WARREN R. LOWE
 (OWNER) DATE

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 1 THROUGH 30. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED BY THE DEED(S) CONVEYING SAID LOT(S). 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 THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY."

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

George Carr 7-22-96
 DATE

This subdivision is subject to Section 18.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 4-8-1997 ON WHICH DATE DEVELOPER AGREEMENT 14-3532-D WAS FILED AND ACCEPTED.

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2255

AREA TABULATION FOR SHEET 2

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.	.16
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.	.1
TOTAL NUMBER OF LOTS TO BE RECORDED.	.17
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.	3,634 AC*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.	1,434 AC*
TOTAL AREA OF LOTS TO BE RECORDED.	5,068 AC*
TOTAL AREA OF ROADWAY TO BE RECORDED.	0.495 AC*
TOTAL AREA TO BE RECORDED.	5,527 AC*

OWNERS
 WARREN LOWE 6696 WASHINGTON BLVD. ELKBRIDGE, MARYLAND 21227
 GEORGE CARR 9728 GUELDRIVE ELLICOTT CITY, MARYLAND 21042

DEVELOPER
 LANDMARK DEVELOPMENT SERVICES, INC. 14031 SApLING WAY GLENELG, MARYLAND 21737

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Joyce M. Boardman 4/8/97
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Michael J. ... 4/11/97
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Joyce M. Boardman 4/17/97
 DIRECTOR DATE

OWNER'S CERTIFICATE

GEORGE CARR AND WARREN R. LOWE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN HEREBY ADOPT THIS PLAN OF SUBDIVISION 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 THE SAID EASEMENTS. WITNESS OUR HANDS THIS 22 DAY OF July, 1996.

George Carr
 GEORGE CARR
 WITNESS

Bonnie Strain
 BONNIE STRAIN
 WITNESS

Warren R. Lowe
 WARREN R. LOWE
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) ALL OF THE LANDS CONVEYED BY ROBERT H. LEAF AND ISABEL M. LEAF, HIS WIFE, TO WARREN R. LOWE BY DEED DATED AUGUST 12, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1379 AT FOLIO 404; (2) ALL OF THE LANDS CONVEYED BY CHARLES W. MILES, JR. AND MILLCENT P. MILES TO GEORGE W. CARR BY DEED DATED MAY 17, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER No. 3285 AT FOLIO 345 AND (3) ALL OF THE LANDS CONVEYED BY FREDERICK L. AMBERMAN AND ELLA J. AMBERMAN, HUSBAND AND WIFE, TO GEORGE W. CARR BY DEED DATED JUNE 17, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER No. 3285 AT FOLIO 340; 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, AND THE MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher 7/24/96
 TERRELL A. FISHER, PROFESSIONAL LAND SURVEYOR No. 10692 DATE

RECORDED AS PLAT No. 12732 ON 4-21-97 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GOSHEN ESTATES
 LOTS 1 - 30

TAX MAP No. 38, PARCEL No. 60 AND PART OF PARCEL No. 301
 GRID No. 7
 FIRST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

Scale: 1" = 50'
 SHEET 2 OF 3
 DATE: FEBRUARY 28, 1997
 595-03 P96-10 F97-23

PLANS FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE DEPARTMENT OF THE ENVIRONMENT, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

George W. Carr 7-22-96
DATE

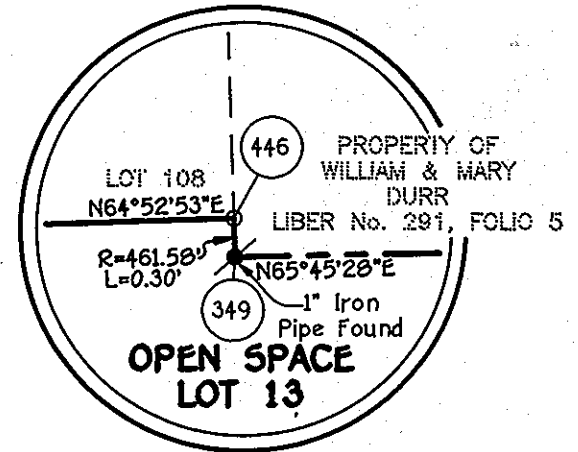
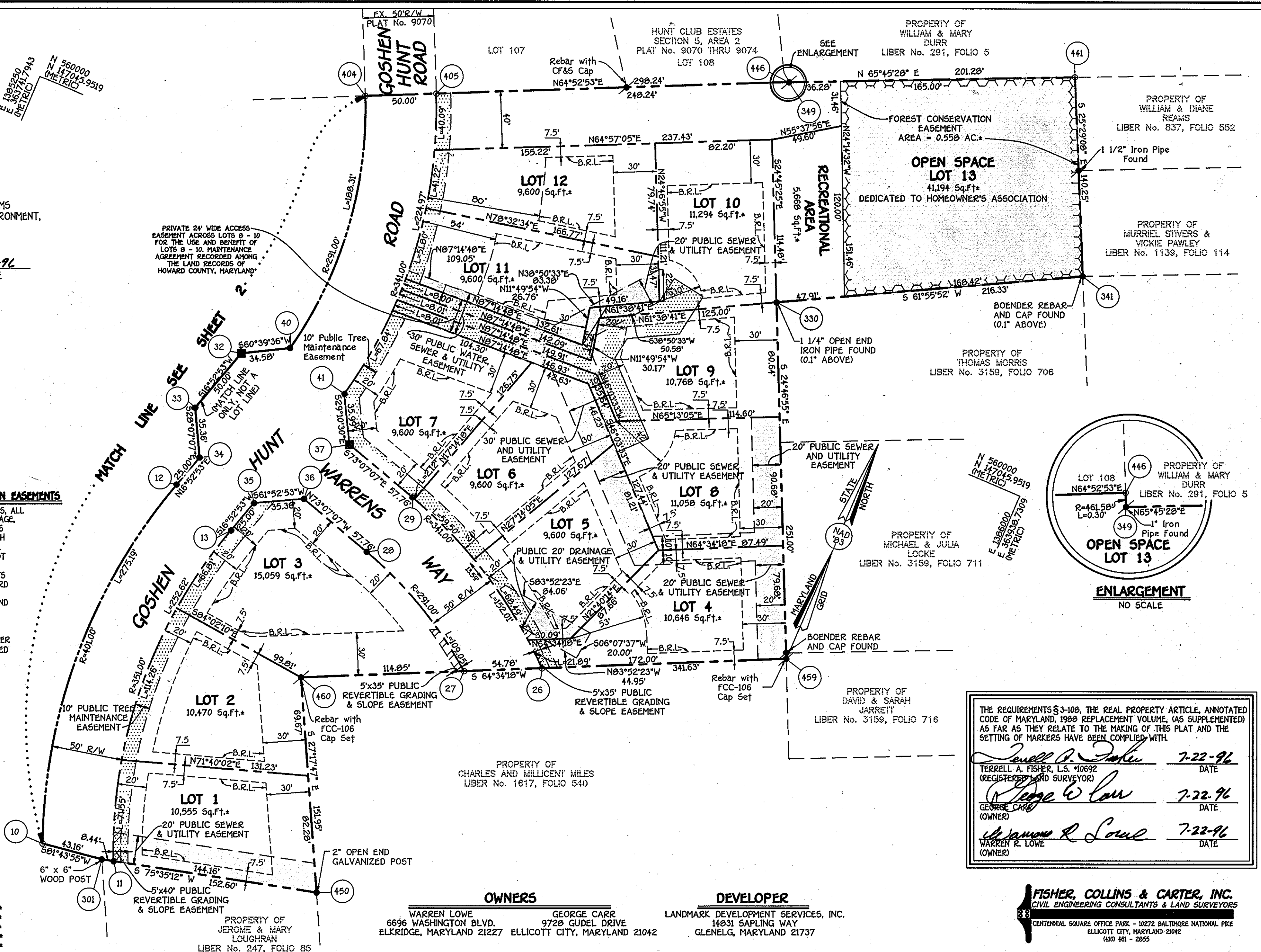
This subdivision is subject to Section 10.122B of the Howard County Code. Public water and public sewer service HAS BEEN GRANTED under the terms and provisions, THEREOF, EFFECTIVE 4-8-1997 ON WHICH DATE DEVELOPER AGREEMENT 14-3532-D WAS FILED AND ACCEPTED.

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 1 THRU 30. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

AREA TABULATION FOR SHEET 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	12
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF LOTS TO BE RECORDED	13
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2,935 AC.
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.946 AC.
TOTAL AREA OF LOTS TO BE RECORDED	3,881 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0.986 AC.
TOTAL AREA TO BE RECORDED	4,867 AC.



ENLARGEMENT
NO SCALE

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.

<i>Terrell A. Fisher</i>	7-22-96
TERRELL A. FISHER, L.S. 10692 (REGISTERED LAND SURVEYOR)	DATE
<i>George W. Carr</i>	7-22-96
GEORGE W. CARR (OWNER)	DATE
<i>Warren R. Lowe</i>	7-22-96
WARREN R. LOWE (OWNER)	DATE

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 1972 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2855

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

Joyce M. Boyd 4/8/97
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

Chad Parsons 4/16/97
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR SA DATE

OWNER'S CERTIFICATE

GEORGE CARR AND WARREN R. LOWE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN ADOPT THIS PLAN OF SUBDIVISION 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 ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 ERRECTED ON OR OVER THE SAID EASEMENTS. WITNESS OUR HANDS THIS 22ND DAY OF JULY, 1996.

George Carr
GEORGE CARR
WITNESS

Warren R. Lowe
WARREN R. LOWE
WITNESS

Bonnie Strain
BONNIE STRAIN
WITNESS

Bonnie Strain
BONNIE STRAIN
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF (1) ALL OF THE LANDS CONVEYED BY ROBERT H. LEAF AND ISABEL M. LEAF, HIS WIFE, TO WARREN R. LOWE BY DEED DATED AUGUST 12, 1985 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER No. 1379 AT FOLIO 404; (2) ALL OF THE LANDS CONVEYED BY CHARLES W. MILES, JR. AND MILLICENT P. MILES TO GEORGE W. CARR BY DEED DATED MAY 17, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER No. 3285 AT FOLIO 345 AND (3) ALL OF THE LANDS CONVEYED BY FREDERICK L. AMBERMAN AND ELLA J. AMBERMAN, HUSBAND AND WIFE, TO GEORGE W. CARR BY DEED DATED JUNE 17, 1994 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER No. 3285 AT FOLIO 340; 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, AND THE MONUMENTATION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Terrell A. Fisher 7-22-96
TERRELL A. FISHER, PROFESSIONAL LAND SURVEYOR No. 10692 DATE

RECORDED AS PLAT No. 12733 ON 4-21-97
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GOSHEN ESTATES
LOTS 1 - 30

TAX MAP No. 38, PARCEL No. 60 AND PART OF PARCEL No. 301
GRID No. 7

FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

Scale: 1" = 50'
SHEET 3 OF 3
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