

**COORDINATES**

NO.	NORTH	EAST	DESCRIPTION
5	541386.318	757974.588	IRON PIPE FOUND
12	541769.226	759040.036	IRON PIN FOUND
43	541358.803	758757.682	IRON PIN FOUND
16	540621.953	758409.756	IRON PIPE FOUND
94	541204.338	758131.893	IRON PIPE FOUND
96	541513.544	758472.066	IRON PIPE FOUND
115	541814.396	759021.053	IRON PIPE FOUND
121	541820.000	759010.762	IRON BARICAP TO BE SET
123	541320.624	758061.667	IRON BARICAP TO BE SET
124	540820.964	758233.098	IRON BARICAP TO BE SET

**WETLANDS DATA**

FROM	TO	BEARING	DIST.
144	50	N 36° 44' 31" W	31.75'
50	74	N 51° 52' 19" W	119.92'
74	73	N 52° 33' 32" W	36.40'
73	71	N 67° 22' 56" W	49.47'
71	70	N 65° 10' 24" W	16.82'
70	69	N 32° 10' 36" W	58.03'
69	68	N 19° 20' 55" E	15.39'
68	67	N 03° 17' 44" E	25.10'
67	66	N 38° 09' 10" W	29.35'
66	65	N 81° 49' 43" W	16.58'
65	64	S 84° 17' 35" W	40.38'
64	60	N 34° 36' 29" W	51.95'
60	25	N 44° 06' 32" E	81.52'
65	84	N 12° 20' 16" E	24.02'
84	82	N 14° 46' 34" W	15.36'
82	81	N 20° 00' 23" W	26.02'
81	77	N 23° 10' 48" W	114.06'
77	111	N 37° 09' 56" W	26.95'
111	145	N 73° 28' 28" W	27.60'

**WETLANDS COORDINATES**

NO.	NORTH	EAST
50	540827.706	758489.867
64	541057.614	758209.767
68	541061.620	758249.243
66	541059.272	758266.359
67	541036.195	758284.488
68	541011.132	758283.048
69	540996.611	758277.946
70	540947.494	758308.828
71	540940.432	758324.113
73	540921.406	758369.781
74	540909.278	758398.878
77	541374.644	758171.432
81	541269.012	758216.992
82	541245.464	758225.433
84	541182.367	758242.136
85	541158.000	758237.003
90	541100.368	758180.244
111	541396.120	758155.141
144	540802.262	758508.861
145	541403.970	758128.683

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	2
BUILDABLE	2
OPEN SPACE	0
TOTAL AREA OF LOTS AND/OR PARCELS BUILDABLE	9.1498 AC. ±
OPEN SPACE	0
AREA AND % OF DRY GROUND USABLE OPEN SPACE	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	9.1498 AC. ±

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

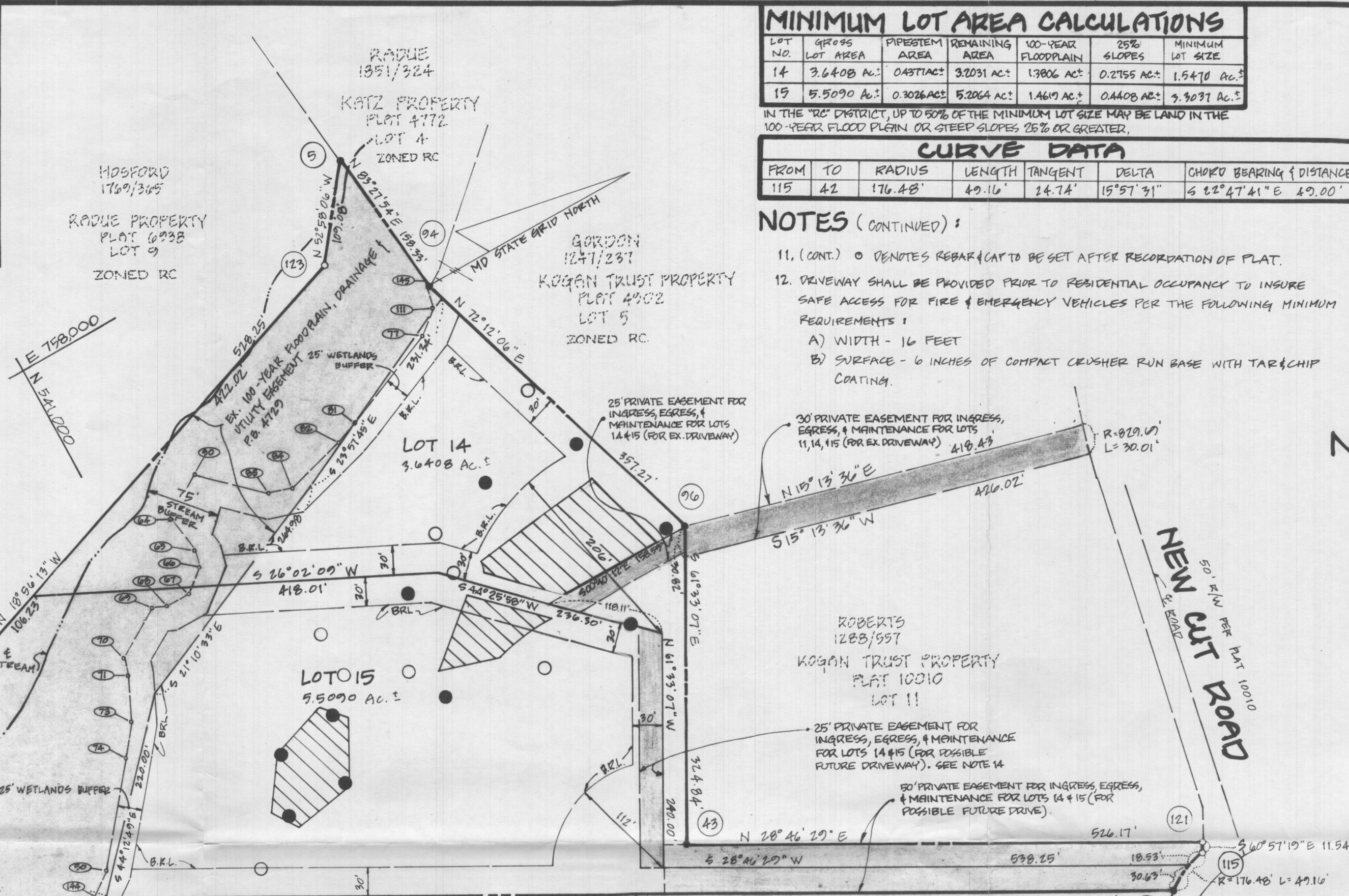
*Joselyn Bolles* 2-19-93  
COUNTY HEALTH OFFICER JN DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC WORKS, HOWARD COUNTY DEPT. OF PUBLIC WORKS.

DIRECTOR DATE



**NOTES (CONTINUED):**

- 12. (CONT.) C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT 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 DEPTH OVER DRIVEWAY SURFACE.
- F) STRUCTURE CLEARANCE - MIN. 12 FEET.
- G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 13. DECLARATION OF MAINTENANCE OBLIGATION FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 11, 14 & 15 IS RECORDED IN LIBER 2773, FOLIO 082.
- 14. THE PURPOSE OF THE 25' PRIVATE ESMT FOR INGRESS, EGRESS, & MAINTENANCE ACROSS LOT 15 IS TO PROVIDE ACCESS TO A PUBLIC ROAD SHOULD THE 30-FT. PRIVATE EASEMENT FOR INGRESS, EGRESS, & MAINTENANCE ACROSS LOT 11 BE ABANDONED. THE LOCATION OF THIS EASEMENT WITHIN LOT 15 IS DUE TO AN EXISTING WELL WITHIN LOT 14'S PIPESTEM.
- B. THE EXISTING BARN & HORSE STALL MUST BE A MINIMUM OF 200' FROM ANY DWELLING PER SECTION 104.1.E.8.A OF THE ZONING REGULATIONS.

**OWNER'S CERTIFICATE**

I, RICHARD H. KOLB, JR., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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, MD, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES, AND OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROAD AND STREET RIGHT-OF-WAYS 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, MD 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 SAID EASEMENTS AND RIGHT-OF-WAYS, WITNESS OUR HAND, THIS 10<sup>TH</sup> DAY OF JUNE, 1992.

*Richard H. Kolb, Jr.* 6/10/92  
RICHARD H. KOLB, JR. DATE

*[Witness Signature]* 6/10/92  
WITNESS DATE

**MINIMUM LOT AREA CALCULATIONS**

LOT NO.	GROSS LOT AREA	PIPESTEM AREA	REMAINING AREA	100-YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
14	3.6408 AC.	0.8372 AC.	3.2031 AC.	1.7806 AC.	0.2755 AC.	1.5470 AC.
15	5.5090 AC.	0.3026 AC.	5.2064 AC.	1.4619 AC.	0.4408 AC.	3.9037 AC.

IN THE 'RC' DISTRICT, UP TO 50% OF THE MINIMUM LOT SIZE MAY BE LAND IN THE 100-YEAR FLOOD PLAIN OR STEEP SLOPES 25% OR GREATER.

**CURVE DATA**

FROM	TO	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
115	42	176.48'	49.16'	24.74'	15° 57' 31"	S 22° 47' 41" E 49.00'

**NOTES (CONTINUED):**

- 11. (CONT.) O DENOTES REBAR/CAP TO BE SET AFTER RECORDATION OF PLAT.
- 12. DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A) WIDTH - 16 FEET
  - B) SURFACE - 6 INCHES OF COMPACT CRUSHER RUN BASE WITH TAR & CHIP COATING.

**NOTES:**

- 1. COORDINATES BASED ON NAD 27, MARYLAND STATE PLAN GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3627001 AND NO. 3527001.
- 2. SUBJECT PROPERTY ZONED 'RC' PER 9/10/92 COMPREHENSIVE ZONING PLAN.
- 3. B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
- 4. THERE IS AN EXISTING DWELLING, HORSESTALL, AND BARN ON LOT NO. 15. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- 5. THIS AREA DESIGNATES A PRIVATE SEWAGE ESMT OF 10,000 GPD 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 SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- 6. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT. OF THE ENVIRONMENT.
- 7. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT INTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- 8. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
- 9. O DENOTES SUCCESSFUL PERC TEST.
- 10. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON FEBRUARY 4, 1992, BY SHANABERGER & LANE.
- 11. O DENOTES PROPERTY OWNER FOUND. O DENOTES PROPERTY OWNER TO BE SET.

*[Signature]* 1/25/93  
SIGNATURE OF PLATTING SURVEYOR DATE

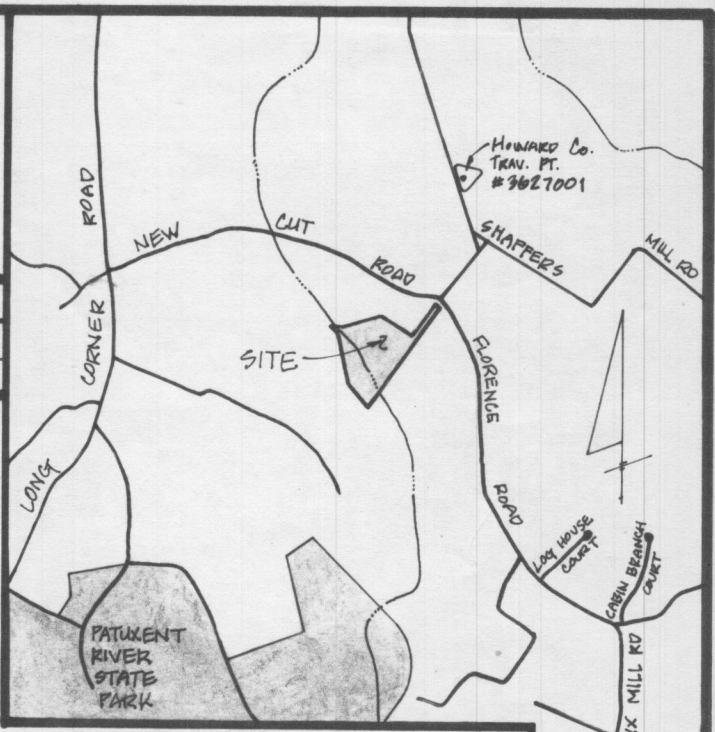
RICHARD H. KOLB, JR.  
NAME OF PROPERTY OWNER

*[Signature]* 6/10/92  
SIGNATURE OF OWNER DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF LOT 12 AS SHOWN ON A PLAT OF A SUBDIVISION ENTITLED "KOGAN TRUST PROPERTY, LOTS 8 THRU 13", RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN PLAT BOOK 10010, SAID PARCEL ALSO BEING ALL OF THE LAND CONVEYED BY ROBERT G. HAMMOND AND JANET M. HAMMOND UNTO RICHARD H. KOLB, JR. DATED NOVEMBER 22<sup>ND</sup>, 1989, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD, IN LIBER 2148, FOLIO 49, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODES OF MARYLAND AS AMENDED.

*[Signature]* 6/13/92  
SCOTT SHANABERGER  
PROFESSIONAL LAND SURVEYOR #10049 DATE



**VICINITY MAP**  
SCALE: 1" = 2000'

**NOTES:**

- 1. COORDINATES BASED ON NAD 27, MARYLAND STATE PLAN GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3627001 AND NO. 3527001.
- 2. SUBJECT PROPERTY ZONED 'RC' PER 9/10/92 COMPREHENSIVE ZONING PLAN.
- 3. B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
- 4. THERE IS AN EXISTING DWELLING, HORSESTALL, AND BARN ON LOT NO. 15. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- 5. THIS AREA DESIGNATES A PRIVATE SEWAGE ESMT OF 10,000 GPD 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 SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- 6. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT. OF THE ENVIRONMENT.
- 7. FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT INTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- 8. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
- 9. O DENOTES SUCCESSFUL PERC TEST.
- 10. THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON FEBRUARY 4, 1992, BY SHANABERGER & LANE.
- 11. O DENOTES PROPERTY OWNER FOUND. O DENOTES PROPERTY OWNER TO BE SET.

PURPOSE OF RESUBDIVISION: TO SUBDIVIDE LOT 12 INTO 1 ADDITIONAL BUILDING LOT.

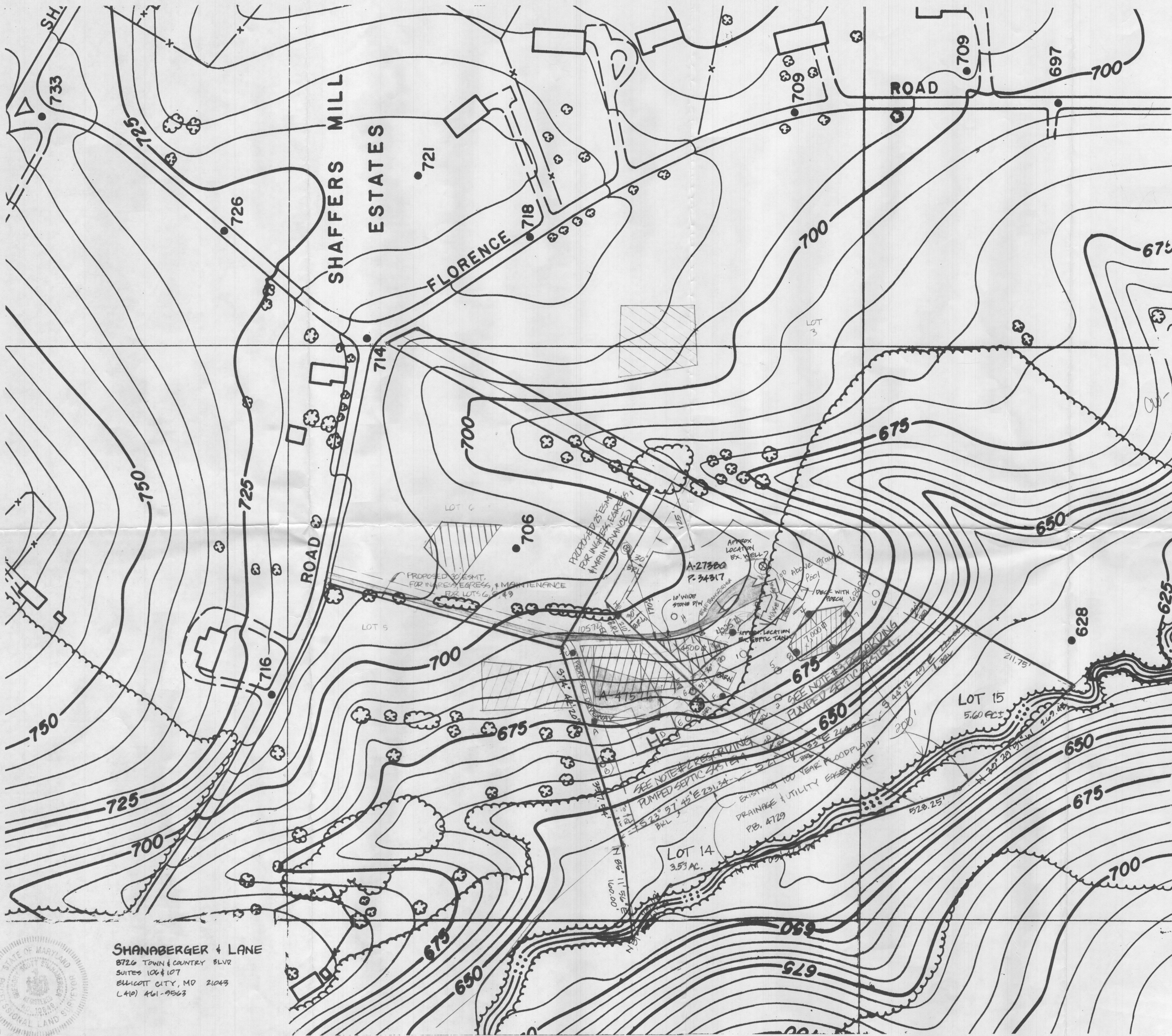
RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

SHANABERGER & LANE  
8726 TOWN & COUNTRY BLVD.  
SUITES 106 & 107  
ELLICOTT CITY, MD 21043  
(410) 461-9563

**FINAL PLAT**  
**KOGAN TRUST PROPERTY**

LOTS 14 & 15  
A RESUBDIVISION OF LOT 12, PLAT 10010  
TAX MAP 6  
PART OF PARCEL 247  
ZONED 'R'  
4<sup>TH</sup> ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 100'  
V.P. 80-80, F-81-17, V.R. 81-71, F-80-73, F-8083  
DATE: FEB 25, 1992  
SHEET 1 OF 1





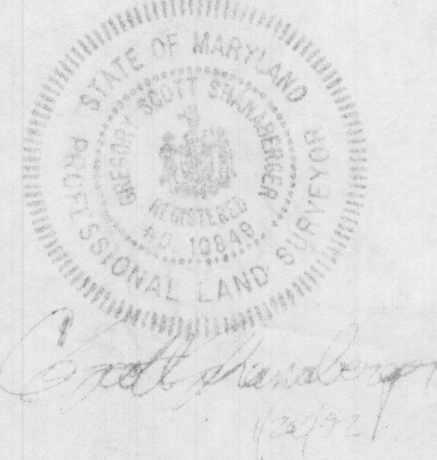
**NOTES:**

1. WELL FOR LOT 14 MUST BE DRILLED PRIOR TO FINAL PLAT APPROVAL.
2. INSTALLATION OF SEPTIC SYSTEM ON LOT 14 WILL REQUIRE SEWAGE TO BE PUMPED FROM THE SEPTIC TANK TO THE DISTRIBUTION BOX.
3. INSTALLATION OF FUTURE SEPTIC SYSTEMS ON LOT 15 WILL REQUIRE SEWAGE TO BE PUMPED FROM THE SEPTIC TANK TO THE NEW DISTRIBUTION BOX.
4. ALL WELLS & SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY ARE SHOWN HEREON.
5. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT (MINIMUM 10,000 GPD FOR EACH LOT) AS REQUIRED BY THE MD STATE DEPT. OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
6. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD STATE DEPT. OF THE ENVIRONMENT.
7. B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
8. SUBJECT PROPERTY ZONED 'R' AS PER B-2-85 COMPREHENSIVE ZONING PLAN.
9. DESIGNATES PROPOSED HOUSE LOCATION.
10. DESIGNATES PROPOSED WELL LOCATION.
11. DESIGNATES UNSUCCESSFUL PERC HOLE.
12. DESIGNATES SUCCESSFUL PERC HOLE.
13. DESIGNATES APPROVED PERC AREA PER PLAT # 4002

**APPROVED:**  
 FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.  
 COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_

FIELD LOCATED PERC TEST PLAT  
**KOGANS TRUST PROPERTY**  
 LOTS 14 & 15 (A RESUBDIVISION OF LOT 12)  
 4TH ELECTION DISTRICT  
 HOWARD COUNTY, MD  
 SCALE: 1"=100'  
 DATE: 1-22-92  
 TAX MAP: G, PARCEL: 247  
 REV. 1/23/92  
 REV. 1/28/92  
 REV. 4/3/92

**SHANABERGER & LANE**  
 8726 TOWN & COUNTRY BLVD  
 SUITES 106 & 107  
 ELLICOTT CITY, MD 21043  
 (410) 461-9563



Save for reference

**COORDINATES**

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TOTAL AREA OF LOTS AND/OR PARCELS	9.1498 AC.±
BUILDABLE	0
OPEN SPACE	0
AREA AND % OF DRY GROUND USABLE OPEN SPACE	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS:	0
TOTAL AREA OF SUBDIVISION TO BE RECORDED:	9.1498 AC.±

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

*Jose L. Beal* 2-19-93  
COUNTY HEALTH OFFICER JUN DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS & PUBLIC ROADS. HOWARD COUNTY DEPT. OF PUBLIC WORKS.

DIRECTOR DATE

**MINIMUM LOT AREA CALCULATIONS**

LOT NO.	GROSS LOT AREA	PIPESTEM AREA	REMAINING AREA	100-YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
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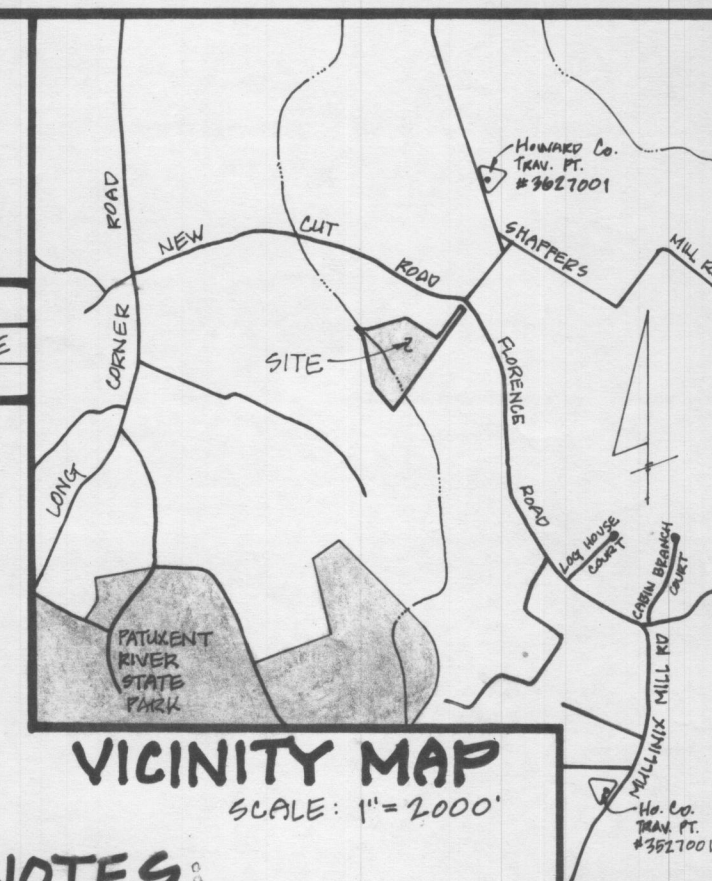
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**CURVE DATA**

FROM	TO	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
115	42	176.48'	49.16'	24.74'	15° 57' 31"	S 82° 47' 41" E 49.00'

**NOTES (CONTINUED):**

- (CONT.) O DENOTES REBAR & CAP TO BE SET AFTER RECORDATION OF PLAT.
- DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE & EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 16 FEET
  - SURFACE - 6 INCHES OF COMPACT CRUSHER RUN BASE WITH TAR & CHIP COATING.



**NOTES:**

- COORDINATES BASED ON NAD 27, MARYLAND STATE PLAN GRID AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 3627001 AND NO. 3527001.
- SUBJECT PROPERTY ZONED 'RC' PER 9/10/02 COMPREHENSIVE ZONING PLAN.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
- THERE IS AN EXISTING DWELLING, HUSBAND, AND BARN ON LOT NO. 15. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING BUILDINGS ARE TO BE CONSTRUCTED AT A DISTANCE OF LESS THAN THE ZONING REGULATIONS ALLOW.
- THIS AREA DESIGNATES A PRIVATE SEWAGE ESMT. OF 10,000 G.P.D. 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 SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPT. OF THE ENVIRONMENT.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE IS TO BE PROVIDED AT THE JUNCTION OF FLAG OR PIPE STEM AND THE ROAD R/W AND NOT INTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLAND OR STREAM BUFFERS.
- DESIGNATES SUCCESSFUL PERC TEST.
- DESIGNATES FAILED PERC TEST.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON FEBRUARY 4, 1992, BY SHANABERGER & LANE.
- DENOTES PROPERTY CORNER FOUND.
- DENOTES PROPERTY CORNER TO BE SET.

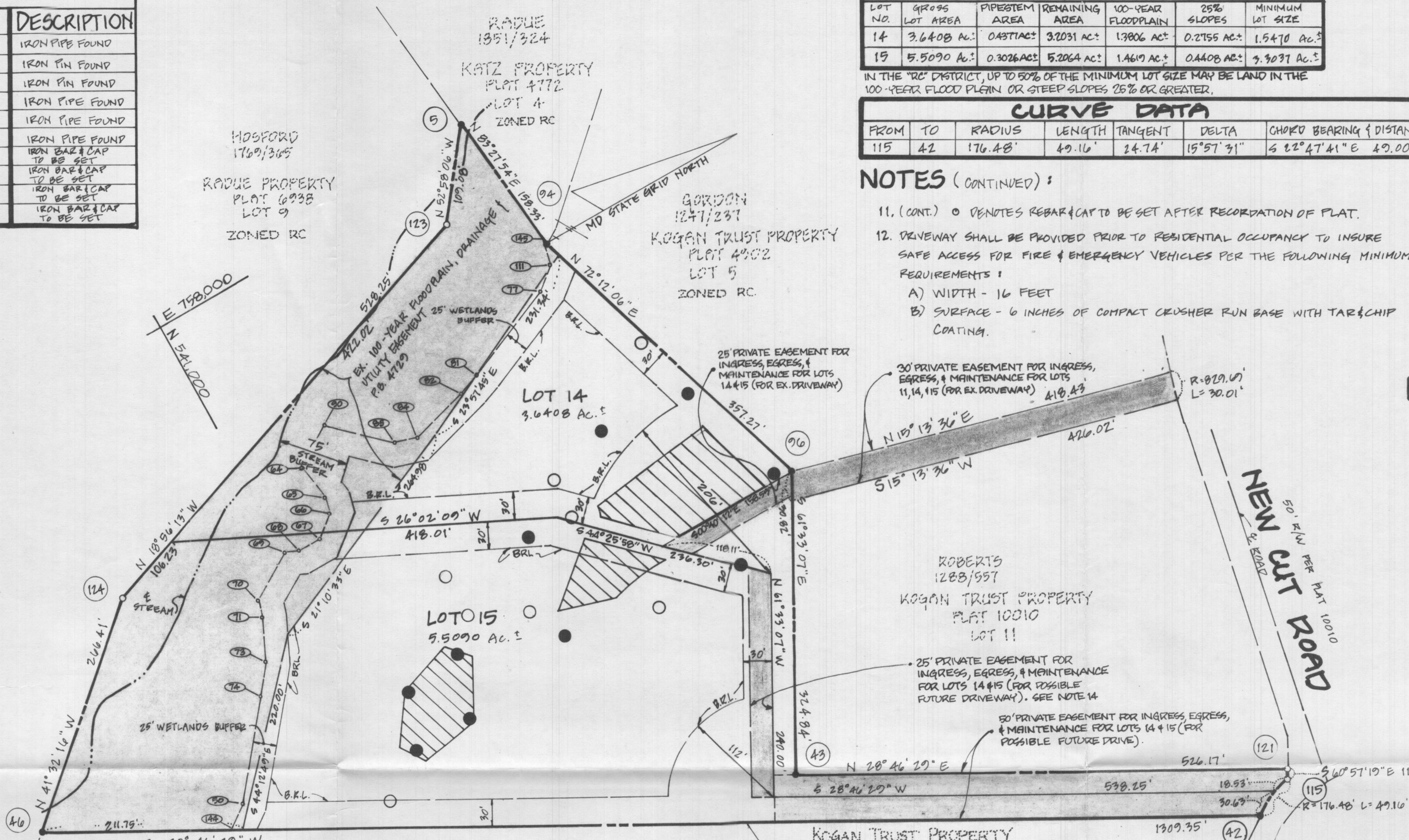
PURPOSE OF RESUBDIVISION: TO SUBDIVIDE LOT 12 INTO 1 ADDITIONAL BUILDING LOT.

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

SHANABERGER & LANE  
8726 TOWN & COUNTRY BLVD.  
SUITE 106 & 107  
ELLICOTT CITY, MD 21043  
(410) 461-9563

**FINAL PLAT KOGAN TRUST PROPERTY**

LOTS 14 & 15  
A RESUBDIVISION OF LOT 12, PLAT 10010  
TAX MAP 6  
PART OF PARCEL 247  
ZONED 'R'  
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
SCALE: 1"=100'  
V.P. 80-80, F-81-17, V.P. 81-17, F-80-73, F-80-88  
DATE: FEB 25, 1992  
SHEET 1 OF 1



**NOTES (CONTINUED):**

- (CONT.) C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
- STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADING).
- DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT FURTH OVER DRIVEWAY SURFACE.
- STRUCTURE CLEARANCE - MIN. 12 FEET.
- MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR USE-IN-COMMON DRIVEWAY SERVING LOTS 11, 14 & 15 IS RECORDED IN LIBER 2773, FOLIO 082.

14 THE PURPOSE OF THE '25' PRIVATE ESMT. FOR INGRESS, EGRESS, & MAINTENANCE ACCESS LOT 15 IS TO PROVIDE ACCESS TO A PUBLIC ROAD SHOULD THE '30' FT. PRIVATE EASEMENT FOR INGRESS, EGRESS, & MAINTENANCE ACCESS LOT 11 BE ABANDONED. THE LOCATION OF THIS EASEMENT WITHIN LOT 15 IS DUE TO AN EXISTING WELL WITHIN LOT 14'S PIPESTEM.

15 THE EXISTING BARN & HORSE STALL MUST BE A MINIMUM OF 200' FROM ANY DWELLING PER SECTION 104.1.E.5.A OF THE ZONING REGULATIONS

**OWNER'S CERTIFICATE**

I, RICHARD H. KOLB, JR., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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, MD, ITS SUCCESSORS AND ASSIGNS (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE, WATER PIPES, AND OTHER MUNICIPAL UTILITIES IN AND UNDER ALL ROAD AND STREET RIGHT-OF-WAYS 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, MD 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 SAID EASEMENTS AND RIGHT-OF-WAYS, WITNESS OUR HAND, THIS 10<sup>TH</sup> DAY OF JUNE, 1992.

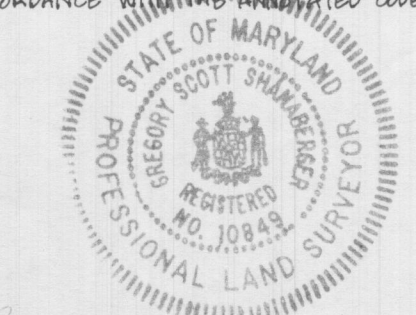
*Richard H. Kolb, Jr.* 6/10/92  
RICHARD H. KOLB, JR. DATE

*[Witness Signature]* 6/10/92  
WITNESS DATE

**SURVEYOR'S CERTIFICATE**

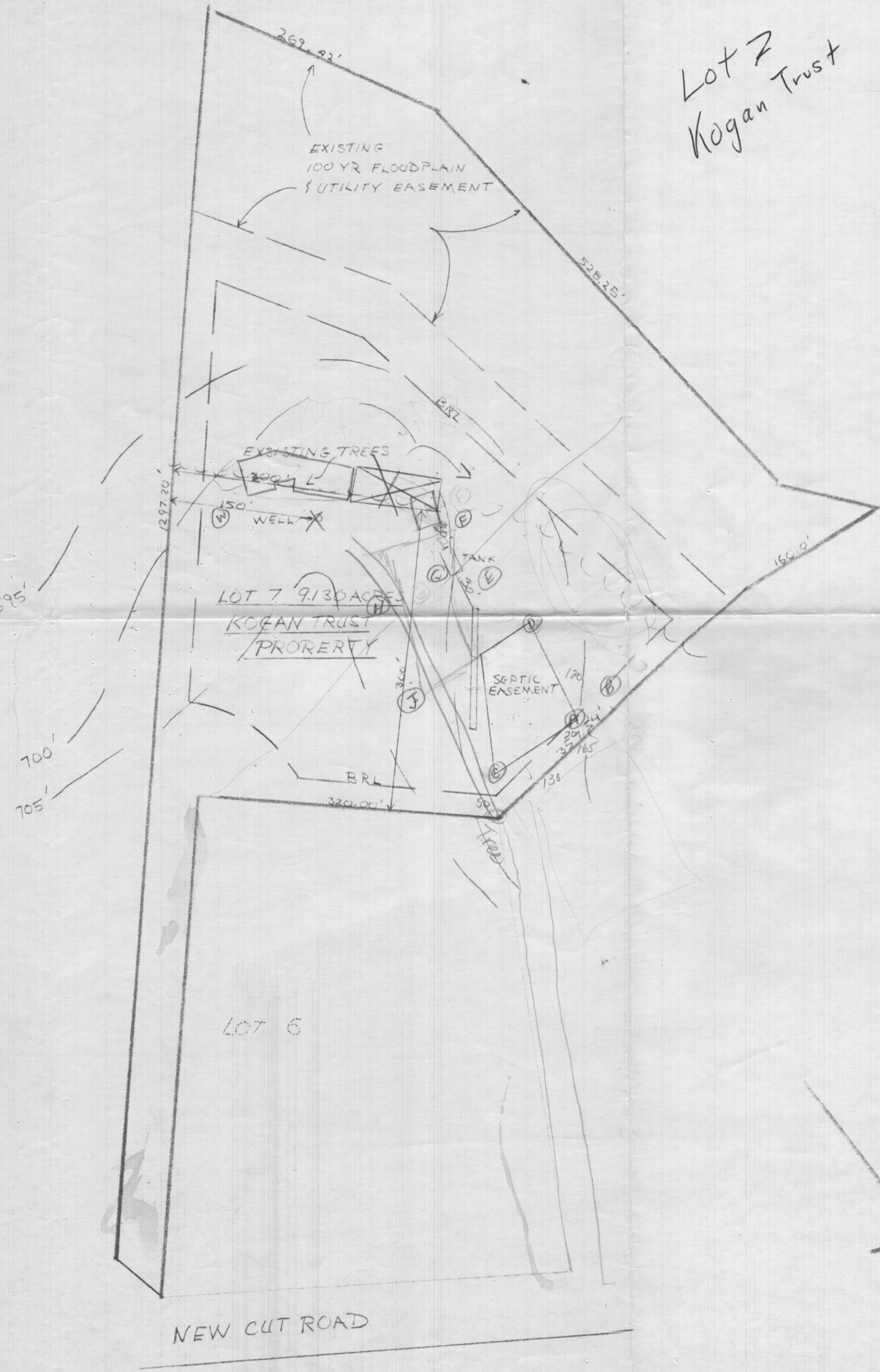
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A RESUBDIVISION OF LOT 12 AS SHOWN ON A PLAT OF A SUBDIVISION ENTITLED "KOGAN TRUST PROPERTY, LOTS 8 THRU 13", RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN PLAT BOOK 10010, SAID PARCEL ALSO BEING ALL OF THE LAND CONVEYED BY ROBERT G. HAMMOND AND JANET M. HAMMOND UNTO RICHARD H. KOLB, JR. DATED NOVEMBER 22<sup>ND</sup>, 1989, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD, IN LIBER 2148, FOLIO 49, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THIS PLAT IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE UNRECORDED COPE OF MARYLAND AS AMENDED.

*Scott Shanaberger* 6/13/92  
SCOTT SHANABERGER  
PROFESSIONAL LAND SURVEYOR #10849 DATE



Lot 2  
Kogan Trust

ELEVATIONS	
<u>HOUSE</u>	
FF.	702.00'
BASE	694.00'
IN OUT	696.75'
<u>TANK</u>	
EX GR	700.00'
FIN GR	700.00'
INV IN	696.00'
INV OUT	696.75'
<u>DRAIN FIELD</u>	
EX GR	698.00'
IN IN	695.00'
<u>WELL</u>	702.00'



9/5/84  
Sketch OR  
F.S.

8/21  
12/2  
12/2  
12/2



6/29/84  
 WELLS & CO  
 MO-81-0211

NEW CUT ROAD

RECEIVED  
 HOWARD COUNTY  
 HEALTH DEPT.  
 JUL 11 10 10 AM '84  
 DIVISION OF  
 ENVIRONMENTAL  
 HEALTH

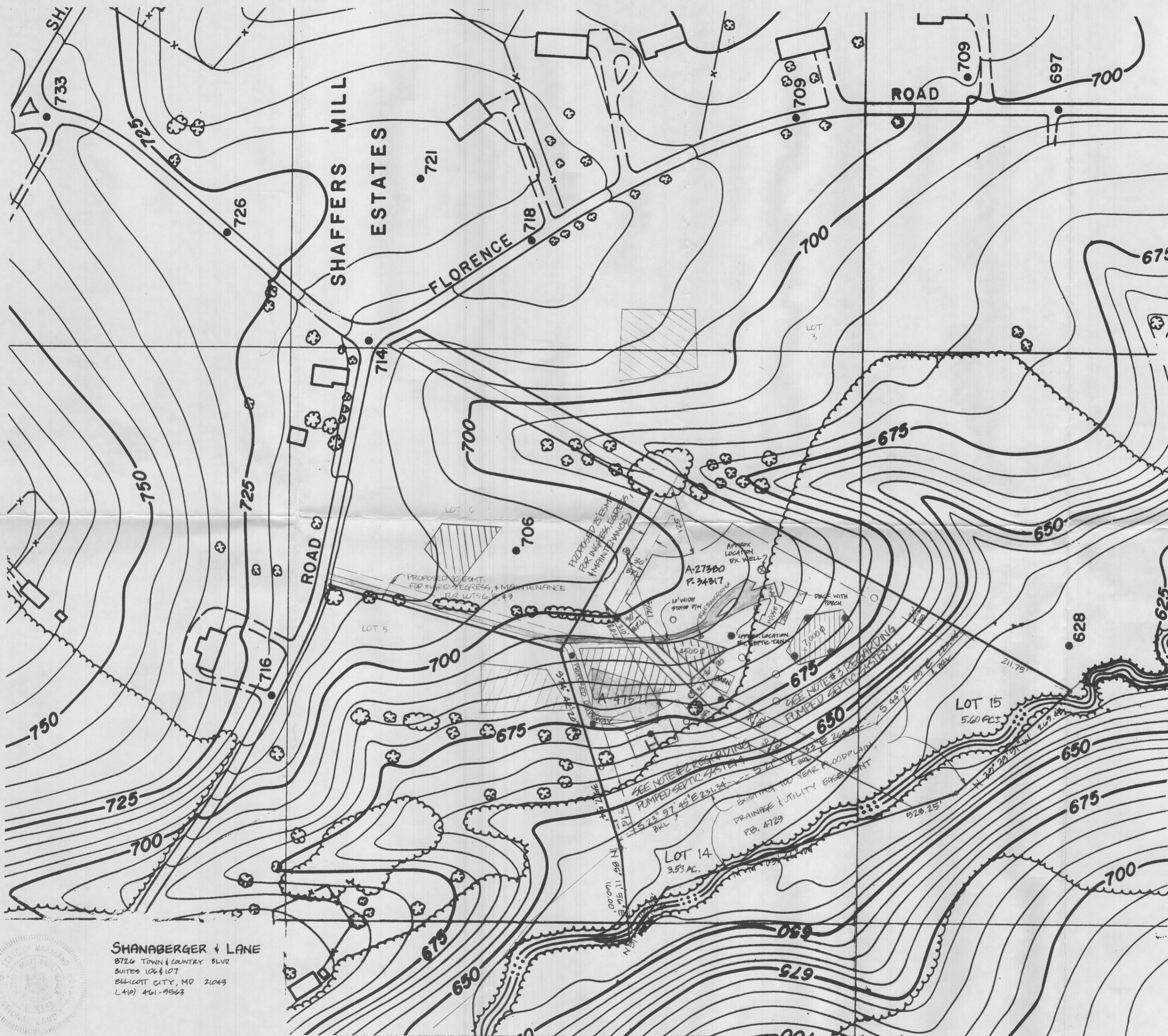


ELEVATIONS	
HOUSE	
FF.	702.00'
BASE	694.00'
IN OUT	696.75'
TANK	
EX GR	700.00'
FINGER	700.00'
INV IN	696.00'
INV OUT	696.75'
DRAINFIELD	
EX GR	698.00'
IN IN	694.00'
WELL	702.00'

I CERTIFY THAT THESE ELEVATIONS  
 ARE ACTUAL AND CORRECT TO THE BEST  
 OF KNOWLEDGE. *Robert L. ...* 13 July 84

ELEVATIONS APPROVED.  
 7/13/84 *C. Wolan*

Lot # 12  
 KOGAN TRUST



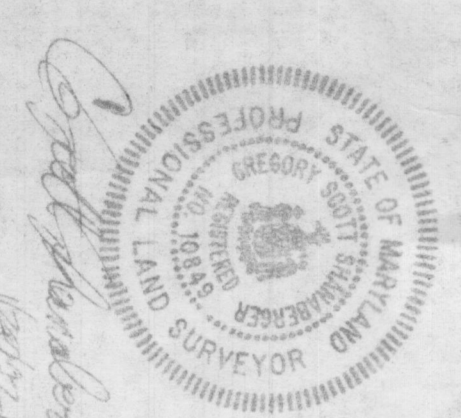
- NOTES:**
1. WELL FOR LOT 14 MUST BE DRILLED PRIOR TO FINAL PLAT APPROVAL.
  2. INSTALLATION OF SEPTIC SYSTEM ON LOT 14 WILL REQUIRE SEWAGE TO BE PUMPED FROM THE SEPTIC TANK TO THE DISTRIBUTION BOX.
  3. THE SEPTIC SYSTEM SERVING THE EXISTING HOUSE ON LOT 15 IS TO BE UPGRADED PRIOR TO FINAL PLAT APPROVAL.
  4. ALL WELLS & SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY ARE SHOWN HEREON.
  5. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT (MINIMUM 10,000 # & 1" FOR EACH LOT) AS REQUIRED BY THE MD STATE DEPT. OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
  6. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD STATE DEPT. OF THE ENVIRONMENT.
  7. B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
  8. SUBJECT PROPERTY ZONED 'R' AS PER 8-2-85 COMPREHENSIVE ZONING PLAN.
  9. DESIGNATES PROPOSED HOUSE LOCATION.
  10. DESIGNATES PROPOSED WELL LOCATION.
  11. DESIGNATES UNSUCCESSFUL PERC HOLE.
  12. DESIGNATES SUCCESSFUL PERC HOLE.
  13. DESIGNATES APPROVED PERC AREA PER PLAT # 4902.

**APPROVED:**  
 FOR PRIVATE WATER & PRIVATE SEWERAGE SYSTEMS - HOWARD COUNTY HEALTH DEPARTMENT.  
*Joseph Boyle* 5-5-92  
 COUNTY HEALTH OFFICER DATE

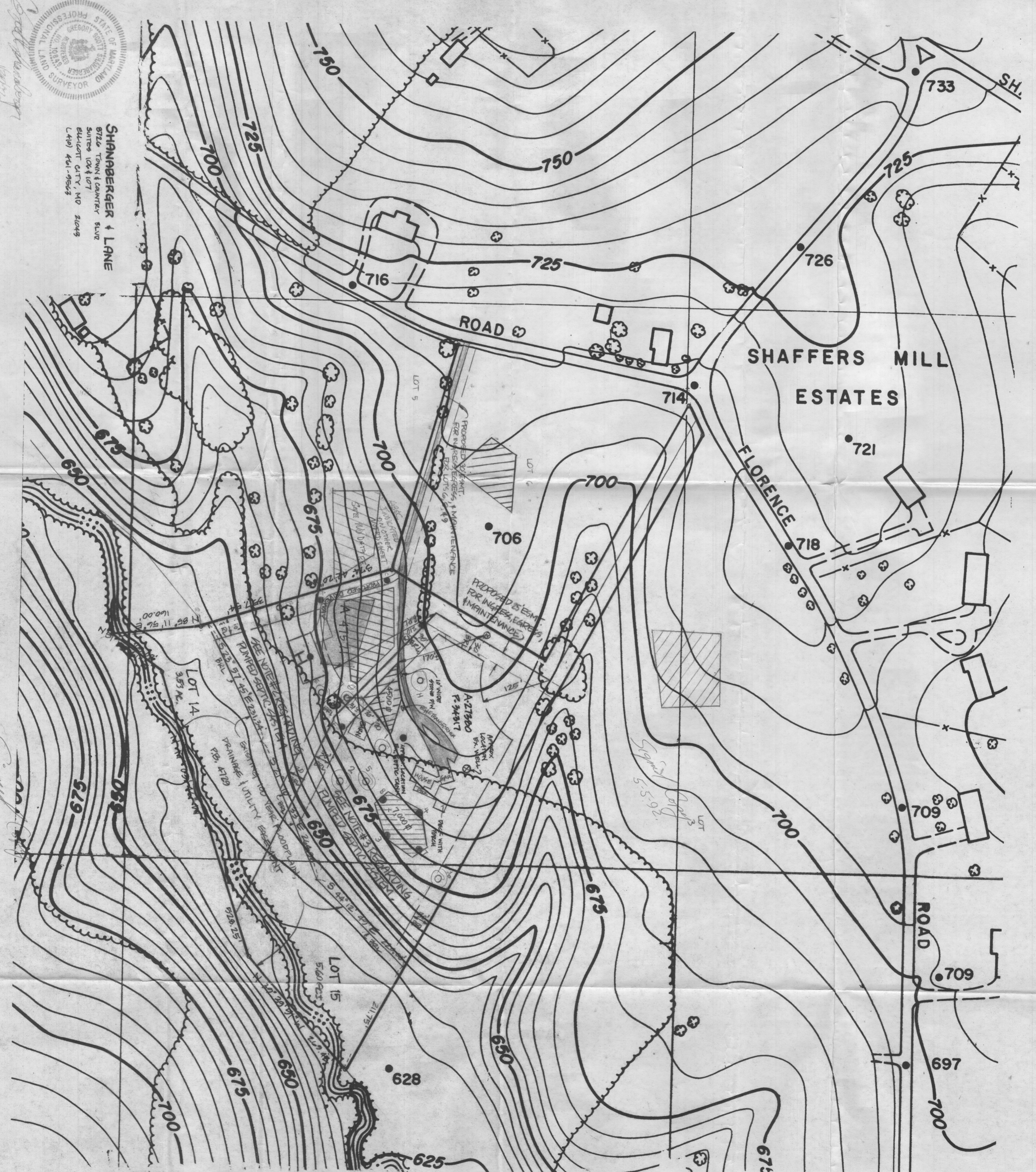
FIELD LOCATED PERC TEST PLAT  
**KOGANS TRUST PROPERTY**  
 LOTS 14 & 15 (A RESUBDIVISION OF LOT 12)  
 4TH ELECTION DISTRICT  
 HOWARD COUNTY, MD  
 SCALE: 1"=100'  
 DATE: 1-22-92  
 TAX MAP: G, PARCEL: 24T  
 REV. 1/23/92  
 REV. 1/28/92  
 REV. 4/9/92  
 REV. 4/29/92  
*Signed Preliminary* 92-12

**SHANABERGER & LANE**  
 8726 TOWN & COUNTRY BLVD  
 SUITES 106 & 107  
 ELICOTT CITY, MD 21043  
 (410) 461-9563





**SHAMBERGER & LANE**  
 8722 TOWN CENTER BLVD  
 SUITE 104 LOT 1  
 GREENBELT, MD 20849  
 (410) 461-3505



*5-5-92*

*5-5-92*

**NOTES:**

1. WELL FOR LOT 14 MUST BE DRILLED DEEP TO FINAL FIRM GROUND.
2. INSTALLATION OF SEPTIC SYSTEM ON LOT 14 WILL REQUIRE CHANGE TO BE MADE FROM THE SEPTIC TANK TO THE DISTRIBUTION BOX.
3. THE SEPTIC SYSTEM SERVING THE EXISTING HOUSE ON LOT 15 IS TO BE UPGRADED FROM TO FINAL FIRM APPROVAL.
4. ALL WELLS & SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY ONE ADJACENT NEIGHBOR.

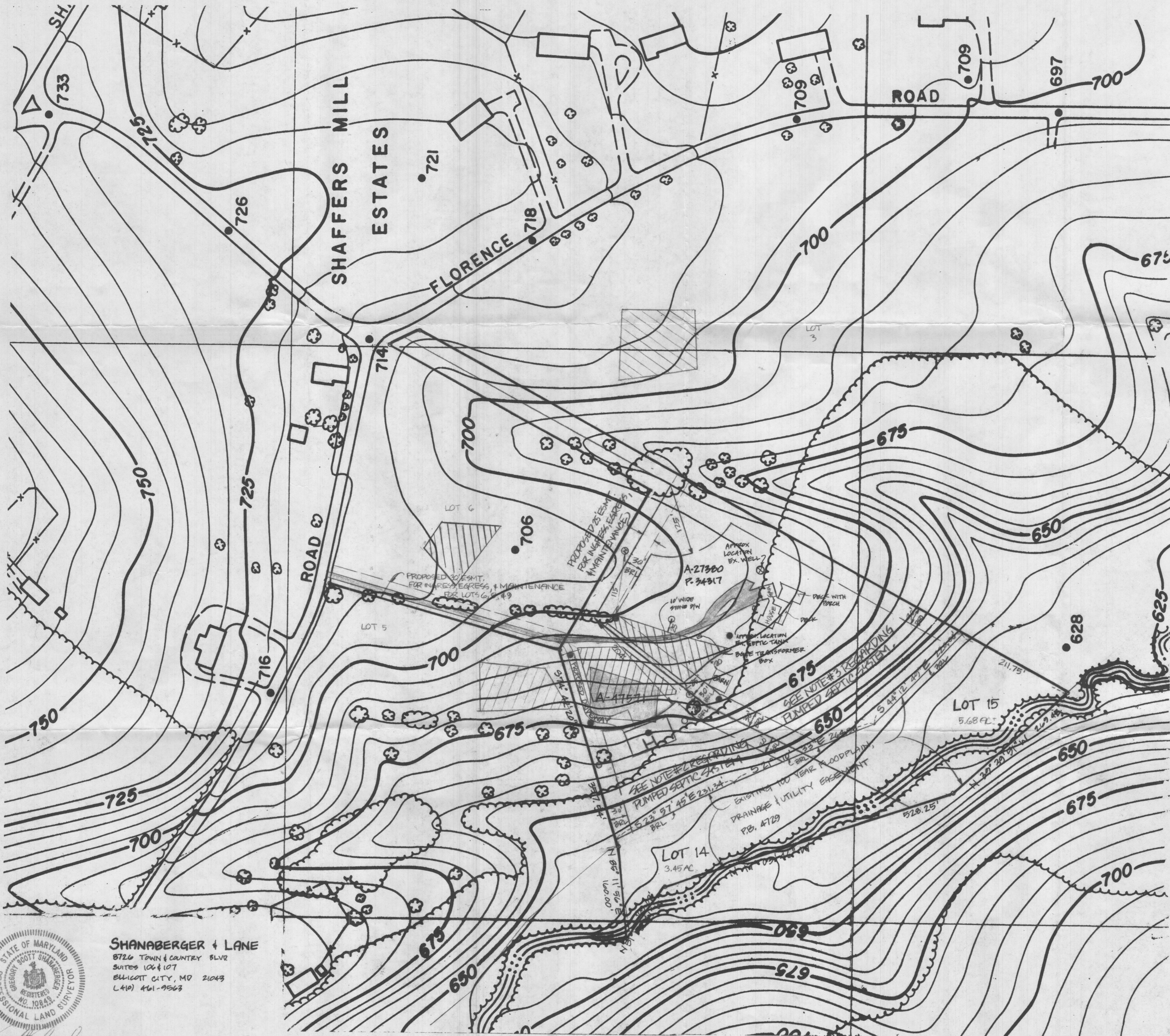
5. THIS AREA DESIGNATED A PRIVATE SEWAGE SYSTEM (MINIMUM 1200 # S FOR EACH LOT) AS REQUIRED BY THE MD STATE DEPT. OF THE ENVIRONMENT FOR ANY LOT IN THIS AREA ARE RESTRICTED TO THIS EXISTENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE AUTHORITY TO DISCONTINUE THE EXISTENT RESTRICTIONS INTO THE PRIVATE SEWAGE SYSTEM RESTRICTIONS OR A DOMESTIC SEWAGE SYSTEM SHALL NOT BE DENIED.

6. THE LOTS SHOWN HEREIN CONVEY WITH THE MINIMUM UNDERLIE WITHIN LOT AREA AS REQUIRED BY THE MD STATE DEPT. OF THE ENVIRONMENT.
7. B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
8. SUBJECT PROPERTY ZONED JC AS PER 8-2-65 COMPREHENSIVE ZONING PLAN.
9. [H] DESIGNATES PROPOSED HOUSING LOCATION.
10. [O] DESIGNATES PROPOSED WELL LOCATION.
11. [O] DESIGNATES UNDESIRABLE FESC TREE.
12. [O] DESIGNATES SUCCESSFUL FESC TREE.
13. [ ] DESIGNATES APPROVED FESC TREE PER 5-11-92

**APPROVED:**  
 FOR PRIVATE WATER & PRIVATE SEWERSAGE SYSTEMS - HANDED COUNTY HEALTH DEPARTMENT.

*Gregory J. Shamberger*  
 DATE 5-5-92

**Kogans Trust Property**  
 LOTS 14 & 15, (A) RESUBDIVISION OF LOT 15)  
 4TH DISTRICT DISTRICT  
 HANOVER COUNTY, MD  
 SCALE: 1"=100'  
 DATE: 5-21-92  
 DRAWN BY: G. SHAMBERGER  
 REV: 12/29/92  
 REV: 12/29/92  
 REV: 6/3/92  
 REV: 4/29/92



- NOTES:**
1. WELL FOR LOT 14 MUST BE DRILLED PRIOR TO FINAL PLAT APPROVAL.
  2. INSTALLATION OF SEPTIC SYSTEM ON LOT 14 WILL REQUIRE SEWAGE TO BE PUMPED FROM THE SEPTIC TANK TO THE DISTRIBUTION BOX.
  3. INSTALLATION OF FUTURE SEPTIC SYSTEMS ON LOT 15 WILL REQUIRE SEWAGE TO BE PUMPED FROM THE SEPTIC TANK TO THE NEW DISTRIBUTION BOX.
  4. ALL WELLS & SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY ARE SHOWN HEREON.
  5. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 # I AS REQUIRED BY THE MD STATE DEPT. OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT SHALL BECOME NULL & VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
  6. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH & LOT AREA AS REQUIRED BY THE MD STATE DEPT. OF THE ENVIRONMENT.
  7. B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
  8. SUBJECT PROPERTY ZONED 'R' AS PER 8-2-85 COMPREHENSIVE ZONING PLAN.
  9. DESIGNATES PROPOSED HOUSE LOCATION.
  10. DESIGNATES PROPOSED WELL LOCATION.
  11. DESIGNATES UNSUCCESSFUL PERC HOLE.
  12. DESIGNATES SUCCESSFUL PERC HOLE.
  13. DESIGNATES APPROVED PERC AREA PER PLAT # 45702.

**APPROVED:**  
 FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS - HOWARD COUNTY HEALTH DEPARTMENT.  
*Josephine Bogdus* 1-30-92  
 COUNTY HEALTH OFFICER DATE

FIELD LOCATED PERC TEST PLAT  
**KOGANS TRUST PROPERTY**  
 LOTS 14 & 15 (A RESUBDIVISION OF LOT 12)  
 4TH ELECTION DISTRICT  
 HOWARD COUNTY, MD  
 SCALE: 1"=100'  
 DATE: 1-22-92  
 TAX MAP: G, PARCEL: 247  
 REV. 1/23/92  
 REV. 1/28/92

**SHANABERGER & LANE**  
 8726 TOWN & COUNTRY BLVD  
 SUITES 106 & 107  
 ELLICOTT CITY, MD 21043  
 (410) 461-9563

*Carol Shanabarger*

Obsolete signed Preliminary 92-02