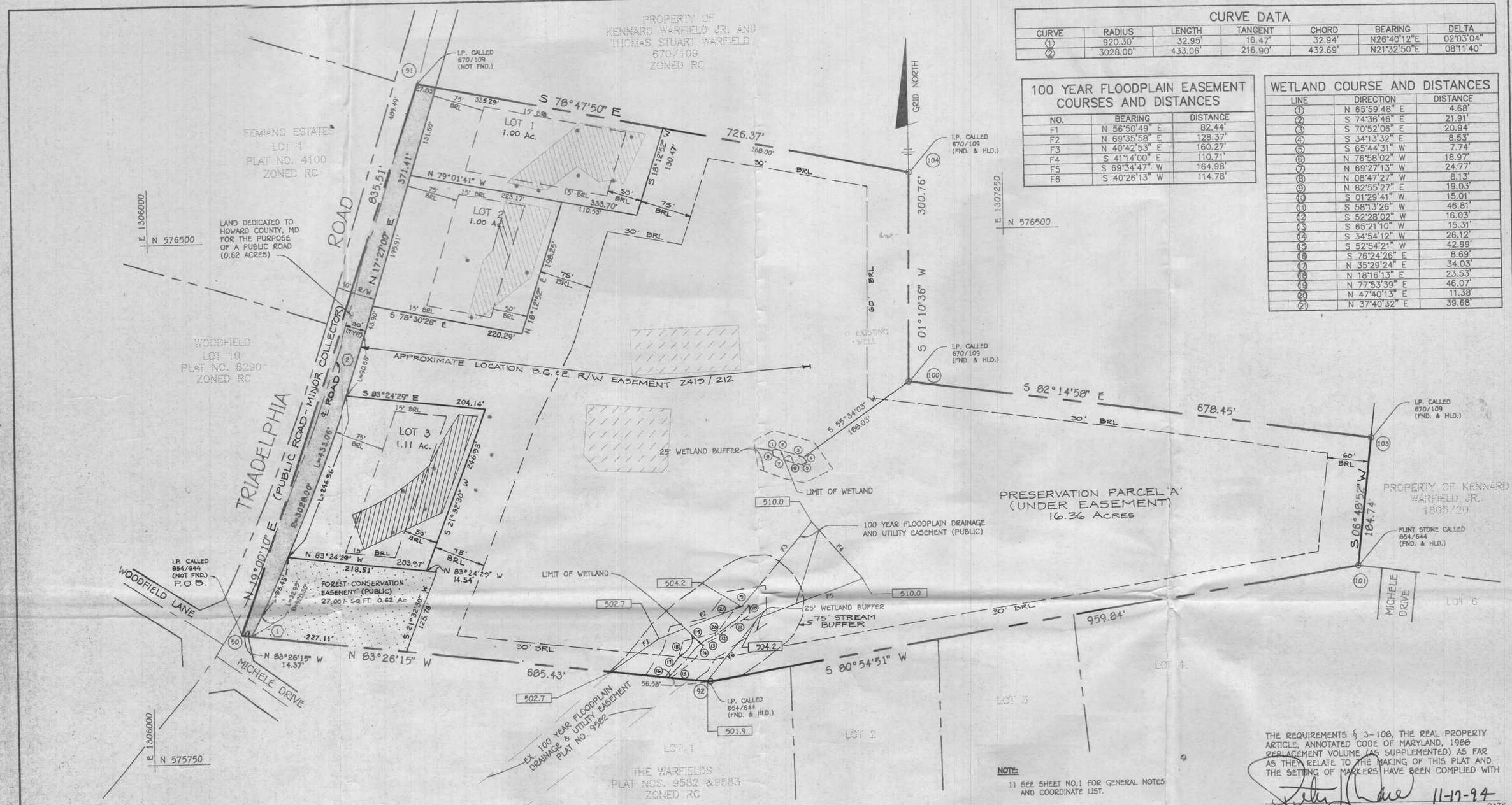


CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
(1)	920.30'	32.95'	16.47'	32.94'	N26°40'12"E	02°03'04"
(2)	3028.00'	433.06'	216.90'	432.69'	N21°32'50"E	08°11'40"

100 YEAR FLOODPLAIN EASEMENT COURSES AND DISTANCES

NO.	BEARING	DISTANCE
F1	N 56°50'49" E	82.44'
F2	N 69°35'58" E	128.37'
F3	N 40°42'53" E	160.27'
F4	S 41°14'00" E	110.71'
F5	S 69°34'47" W	164.98'
F6	S 40°26'13" W	114.78'

WETLAND COURSE AND DISTANCES

LINE	DIRECTION	DISTANCE
(1)	N 65°59'48" E	4.68'
(2)	S 74°36'46" E	21.91'
(3)	S 70°52'06" E	20.94'
(4)	S 34°13'32" E	8.53'
(5)	S 65°44'31" W	7.74'
(6)	N 76°58'02" W	18.97'
(7)	N 69°27'13" W	24.77'
(8)	N 08°47'27" W	8.13'
(9)	N 82°55'27" E	19.03'
(10)	S 01°29'41" W	15.01'
(11)	S 58°13'26" W	46.81'
(12)	S 52°28'02" W	16.03'
(13)	S 65°21'10" W	15.31'
(14)	S 34°54'12" W	26.12'
(15)	S 52°54'21" W	42.99'
(16)	S 76°24'26" E	8.69'
(17)	N 35°29'24" E	34.03'
(18)	N 18°16'13" E	23.53'
(19)	N 77°53'39" E	46.07'
(20)	N 47°40'13" E	11.38'
(21)	N 37°40'32" E	39.68'

NOTE:

1) SEE SHEET NO.1 FOR GENERAL NOTES AND COORDINATE LIST.

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	18.79 Ac+/-
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 Ac.+/-
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED	0.62 Ac.+/-
TOTAL AREA OF THIS PLAT TO BE RECORDED	19.41 Ac.+/-
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED	0.47 Ac.+/-

PLAN

SCALE: 1"=100'

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

PETER J. DARE: 11-17-94 DATE:
MARYLAND PROPERTY LINE SURVEYOR #224

CHARLES ROBERT GOSHEN
NAME OF OWNER:

11/15/94
SIGNATURE OF OWNER: DATE:

OWNERS
CHARLES ROBERT GOSHEN AND LISA I. GOSHEN
14831 TRIADELPHIA ROAD
GLENELG, MARYLAND 21737

SURVEYOR
T S A GROUP INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLICOTT CITY, MARYLAND 21043
(410) 465-6105

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

Joyce M. Boyd M.D. M.P.H. 4-6-95
COUNTY HEALTH OFFICER M.D. DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

4/7/95
DIRECTOR: T.C. DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC ROADS, HOWARD COUNTY DEPERTMENT OF PUBLIC WORKS.

4/6/95
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT IS CORRECT; THAT IT IS ALL OF THE LAND OBTAINED BY CHARLES ROBERT GOSHEN AND LISA I. GOSHEN FROM CHARLES ROBERT GOSHEN BY DEED DATED 5TH DAY OF MAY, 1993 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2846 AT FOLIO 127 THAT ALL MONUMENTS ARE IN PLACE, OR SHALL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

STATE OF MARYLAND PETER JOHN DARE No. 224 REGISTERED PROPERTY LINE SURVEYOR

11-17-94
PETER J. DARE DATE
MARYLAND PROPERTY LINE SURVEYOR #224

OWNER'S DEDICATION

WE, CHARLES ROBERT GOSHEN AND LISA I. GOSHEN, OWNERS OF THE PROPERTY SHOWN 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, 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 OR 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 AND RIGHT-OF-WAY, WITNESS OUR HANDS THIS 15TH DAY OF NOVEMBER 1994.

Lisa I. Goshen 11/15/94
LISA I. GOSHEN DATE:

11/15/94
CHARLES ROBERT GOSHEN DATE:

Seal

Lynn Hill 11/15/94
WITNESS: DATE:

Donald Mann 11/15/94
WITNESS: DATE:

RECORDED AS PLAT 11683
ON 4/10/95 AMONG THE LAND
RECORDS OF HOWARD COUNTY, MARYLAND.

SIGNED

GOSHEN PROPERTY

LOTS 1 THRU 3 AND PRESERVATION PARCEL 'A'

4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP NO. 27
PARCEL NO. 93
ZONED: RC

SCALE: AS NOTED
DATE: NOVEMBER 16, 1994
SHEET: 2 OF 2

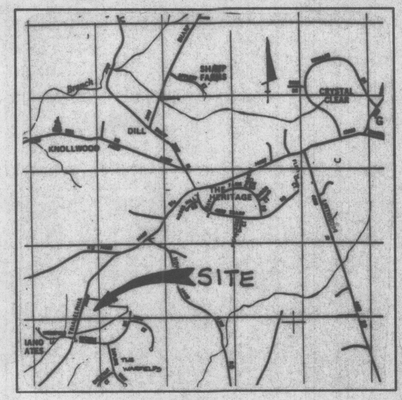
C:\0720\720M_T2 Tue Nov 15 08:01:46 1994

PLAN

SCALE: 1"=100'

LEGEND

- 535 --- EXISTING CONTOURS
- LIMIT OF WETLANDS
- SOIL TYPE DELINEATION
- 25' WETLAND BUFFER
- CIC2 SOIL TYPE
- PROPOSED SEWERAGE EASEMENT
- EXISTING SEPTIC AREA
- FAILED PERC LOCATION
- 3 (530.4) PASSED PERC LOCATION WITH NUMBER DESIGNATION AND ELEVATION
- 100 PROP. WELL PROPOSED WELL LOCATION



VICINITY MAP

SCALE : 1"=2000'

SOILS

EkB2	ELIOAK SILT LOAM, 0 TO 3% SLOPES, "C" SOIL
GlB2	GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
GlC2	GLENELG LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL
GnB2	GLENVILLE SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
MlC2	MANOR LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL

NOTES:

1. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
2. ▨ THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECCESSARY.
3. UNLESS OTHERWISE SHOWN, NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF PROPERTY.
4. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM HOWARD COUNTY 200 SCALE AERIAL TOPOGRAPHICAL MAP WITH FIELD VERIFICATION BY TSA GROUP.
5. EXISTING COTTAGE AND EXISTING STABLE LOCATED ON LOT 4 ARE SERVED BY THE EXISTING SEWERAGE EASEMENT (A46659) LOCATED WEST OF THE EXISTING STABLE.
6. PERC HOLE NUMBERING DESIGNATION REFLECTS DELINEATION USED BY HOWARD COUNTY HEALTH DEPARTMENT SANITARIAN'S FIELD NOTES DATED SEPTEMBER 22, 28 AND 30, 1994.
7. MINIMUM BUILDING RESTRICTION LINES ARE AS FOLLOWS:
   FRONT.....75'
   SIDE.....15'
   REAR.....50'
8. PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAT THE WELL PROPOSED ON LOT 3 SHALL BE DRILLED AND APPROVED.

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.

Joyce M Boyd Snodgrass 3/13/95
COUNTY HEALTH OFFICER DATE

NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)465-6105

STATE OF MARYLAND — GREGORY WAYNE FISHER — NO. 20757 — REGISTERED PROFESSIONAL ENGINEER

OWNER:/ DEVELOPER:
ROBERT GOSHEN
14831 TRIADELPHIA ROAD
GLENELG, MARYLAND 21737

PROJECT: GOSHEN PROPERTY
LOTS 1-4

LOCATION: SIGNED TAX MAP 27 - PARCEL 93
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: REVISED PERCOLATION CERTIFICATION PLAN

DATE: MARCH 13, 1995 PROJECT NO. 0720

DES: GWF DRN: JVP / JR SCALE: AS SHOWN DRAWING 1 OF 1

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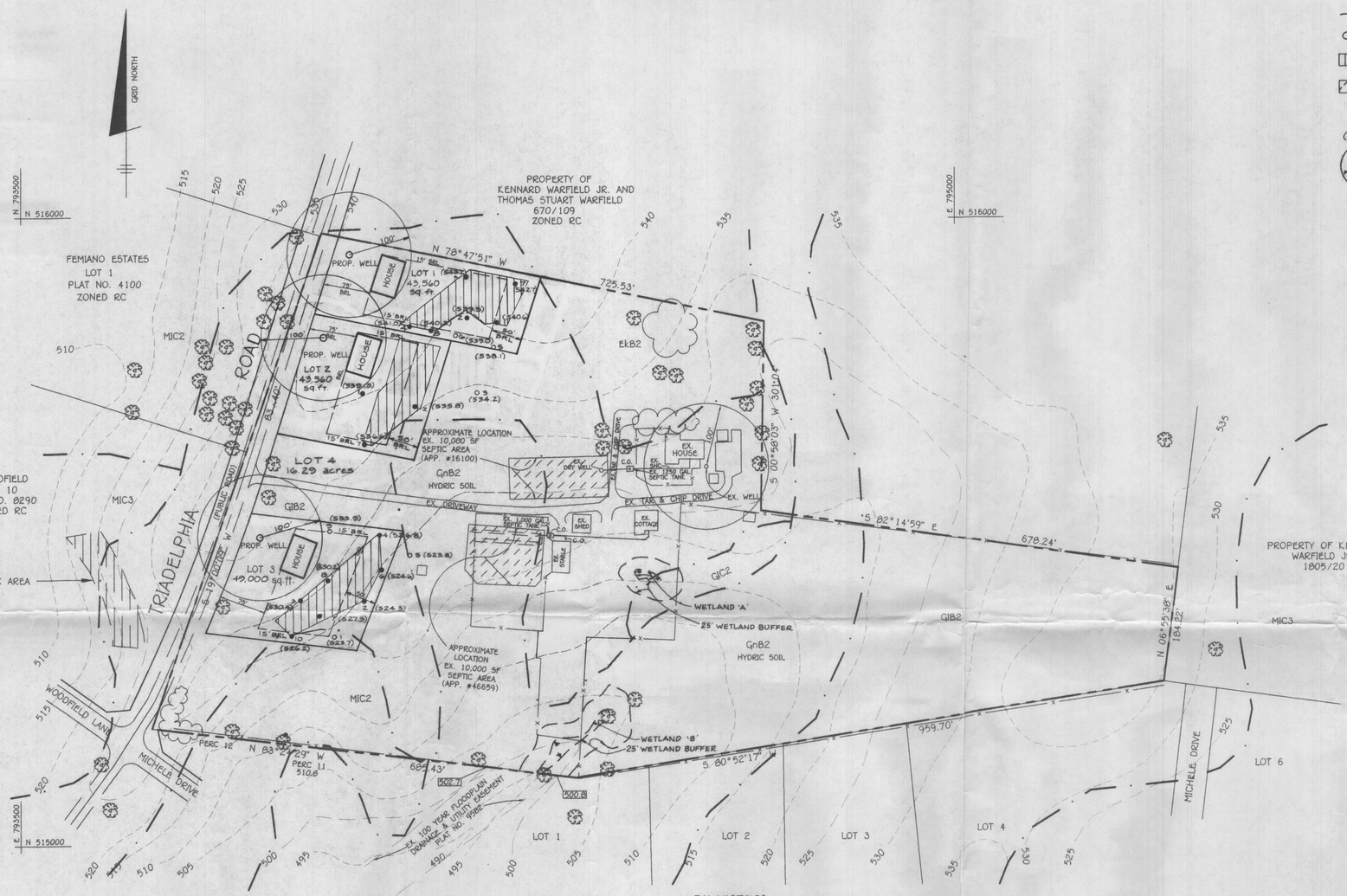
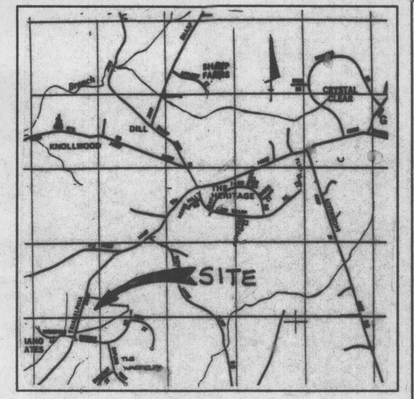


PLAN

SCALE: 1"=100'

LEGEND

- 535 — EXISTING CONTOURS
- LIMIT OF WETLANDS
- SOIL TYPE DELINEATION
- 25' WETLAND BUFFER
- CIC2 — SOIL TYPE
- PROPOSED SEWERAGE EASEMENT
- EXISTING SEPTIC AREA
- O — FAILED PERC LOCATION
- ●3 (530.4) — PASSED PERC LOCATION WITH NUMBER DESIGNATION AND ELEVATION
- 100' PROP. WELL — PROPOSED WELL LOCATION



VICINITY MAP

SCALE : 1"=2000'

SOILS

EkB2	ELIOAK SILT LOAM, 0 TO 3% SLOPES, "C" SOIL
GlB2	GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
GlC2	GLENELG LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL
GnB2	GLENVILLE SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
MIC2	MANOR LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL

NOTES:

1. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
2. ▨ THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VIOD UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECCESSARY.
3. UNLESS OTHERWISE SHOWN, NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF PROPERTY.
4. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM HOWARD COUNTY 200 SCALE AERIAL TOPOGRAPHICAL MAP WITH FIELD VERIFICATION BY TSA GROUP.
5. EXISTING COTTAGE AND EXISTING STABLE LOCATED ON LOT 4 ARE SERVED BY THE EXISTING SEWERAGE EASEMENT (A46659) LOCATED WEST OF THE EXISTING STABLE.
6. PERC HOLE NUMBERING DESIGNATION REFLECTS DELINEATION USED BY HOWARD COUNTY HEALTH DEPARTMENT SANITARIAN'S FIELD NOTES DATED SEPTEMBER 22, 28 AND 30, 1994.
7. MINIMUM BUILDING RESTRICTION LINES ARE AS FOLLOWS:
   FRONT.....75'
   SIDE.....15'
   REAR.....50'
8. PRIOR TO APPROVAL OF THE FINAL SUBDIVISION PLAT THE WELL PROPOSED ON LOT 3 SHALL BE DRILLED AND APPROVED. ~~BY THE HOWARD COUNTY HEALTH OFFICER.~~

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.

COUNTY HEALTH OFFICER — DATE 11-28-94

NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)465-6105

STATE OF MARYLAND — GREGORY WAYNE VOLZ — No. 20744 — REGISTERED PROFESSIONAL ENGINEER

OWNER:/ DEVELOPER:
ROBERT GOSHEN
14831 TRIADELPHIA ROAD
GLENELG, MARYLAND 21737

OBSOLETE
SEE REVISED
3/13/95

PROJECT: GOSHEN PROPERTY
LOTS 1-4

LOCATION:
TAX MAP 27 - PARCEL 93
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: FIRST
PERCOLATION CERTIFICATION PLAN

DATE: OCTOBER 31, 1994 — PROJECT NO. 0720

DES: GWF — DRN: JVP / JR — SCALE: AS SHOWN — DRAWING 1 OF 1

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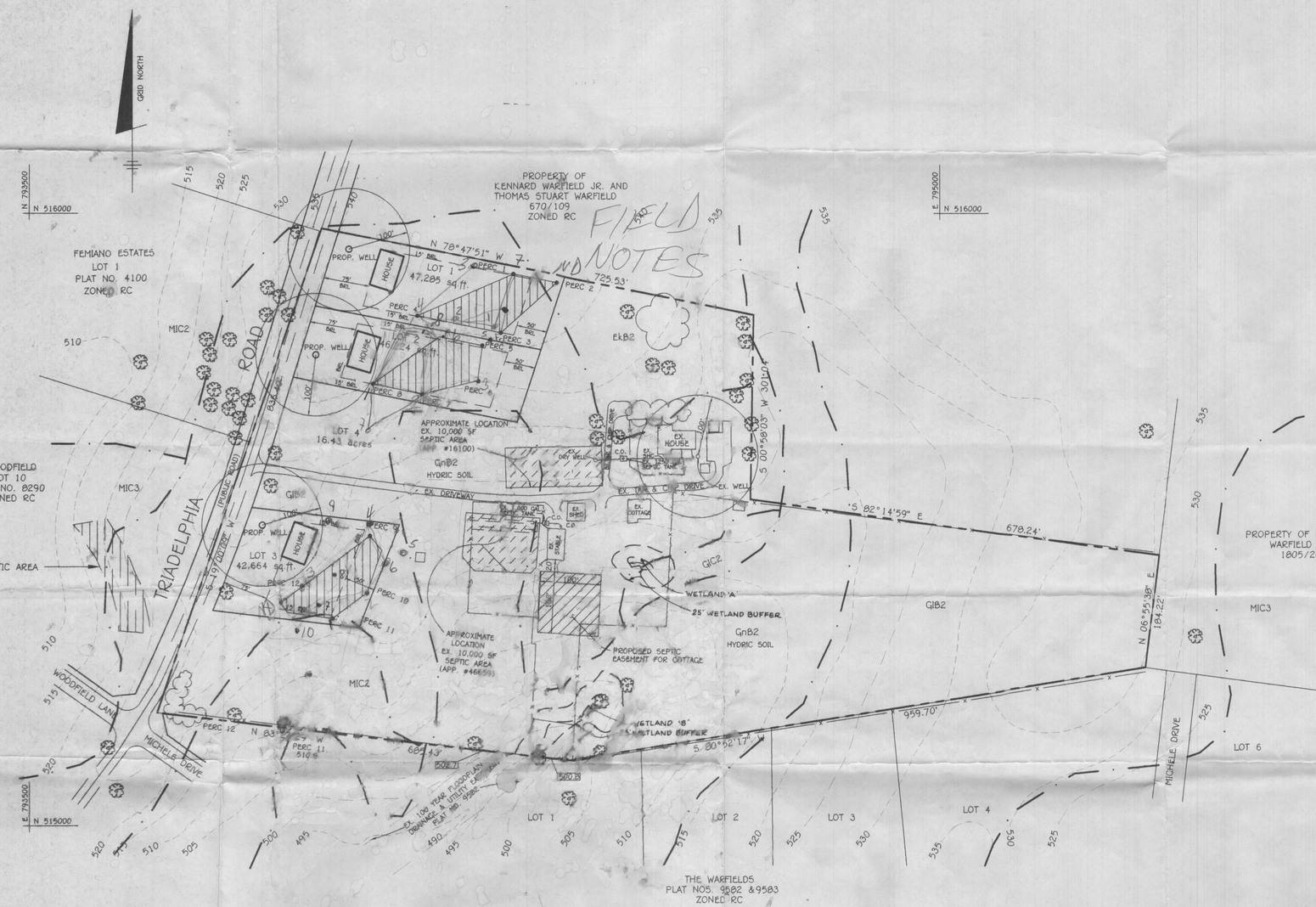
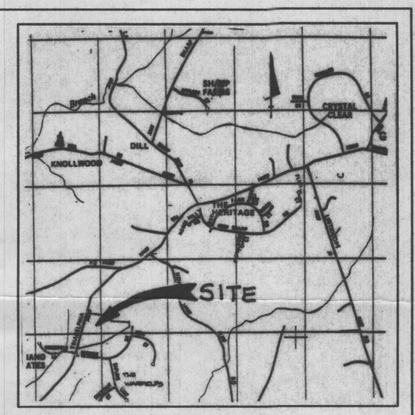


PLAN

SCALE: 1" = 100'



VICINITY MAP

SCALE : 1"=2000'

NOTES:

1. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT.
2. ////// THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VIOD UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECCESSARY.
3. UNLESS OTHERWISE SHOWN, NO WELLS OR SEWERAGE EASEMENTS ARE LOCATED WITHIN 100 FEET OF PROPERTY.
4. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM HOWARD COUNTY 200 SCALE AERIAL TOPOGRAPHICAL MAP WITH FIELD VERIFICATION BY TSA GROUP.
5. PERCOLATION HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS ● .

SOILS

EkB2	ELKOAK SILT LOAM, 0 TO 3% SLOPES, "C" SOIL
GlB2	GLENELG LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
GlC2	GLENELG LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL
GnB2	GLENVILLE SILT LOAM, 3 TO 8% SLOPES, MODERATELY ERODED, "B" SOIL
MIC2	MANOR LOAM, 8 TO 15% SLOPES, MODERATELY ERODED, "B" SOIL

PRINTED
SEP 14 1994

APPROVED: FOR PRIVATE WATER AND SEWERAGE SYSTEMS. HOWARD COUNTY HEALTH DEPT.

COUNTY HEALTH OFFICER — DATE

NO	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering • surveying
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410)465-6105

OWNER:/ DEVELOPER:
ROBERT GOSHEN
14831 TRIADELPHIA ROAD
GLENELG, MARYLAND 21737

PROJECT:
GOSHEN PROPERTY
LOTS 1-4

LOCATION:
TAX MAP 27 - PARCEL 93
4th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PERCOLATION PLAN

DATE: SEPTEMBER 2, 1994 — PROJECT NO. 0720

DES: GWF — DRN: JVP / JR — SCALE: AS SHOWN — DRAWING 1 OF 1

C:\0720\720BASE Fri Sep 2 09:06:57 1994

NOTES:

1. □ DENOTES 4" x 4" x 30" CONCRETE MONUMENT TO BE SET.
   ○ DENOTES 3/8" x 30" PIPE OR STEEL MARKER TO BE SET.
   ● DENOTE PASSED PERC HOLES.
2. COORDINATES BASED ON NAD '83, MARYLAND COORDINATE SYSTEM, AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 21IA AND 27CA.
3. BRL INDICATES BUILDING RESTRICTION LINE.
4. SUBJECT PROPERTY ZONED RC
5. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
6. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED OCTOBER, 1994 BY TSA GROUP, INC.
7. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
   a) WIDTH – 12" (16' SERVING MORE THAN ONE RESIDENCE).
   b) SURFACE – 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING.
   c) GEOMETRY – MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 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 DEPTH OVER DRIVEWAY SURFACE.
   f) STRUCTURE CLEARANCES – MINIMUM 12 FEET.
   g) MAINTENANCE – SUFFICIENT TO INSURE ALL WEATHER USE.
8. THE FOREST CONSERVATION EASEMENT DENOTED THUS ▨ 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 PERMITED WITHIN THE FOREST CONSERVATION EASEMENTS; FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
9. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE FOREST CONSERVATION EASEMENT LOCATED IN, ON, OVER AND THROUGH PRESERVATION PARCEL 'A' OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE 'FOREST CONSERVATION AREA'. ANY AND ALL CONVEYANCES OF THE AFORESAID LOT SHALL BE SUBJECT TO THE EASEMENT HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED OF FOREST CONSERVATION EASEMENT TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION 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 EASEMENT AND RECORD THE DEED OF FOREST CONSERVATION EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
10. THE SEWAGE PERCOLATION PLAN WAS APPROVED MARCH 13, 1995 UNDER THE TITLE GOSHEN PROPERTY.
11. ▨ THIS AREA INDICATES APPROVED PERC AREAS UNDER THIS SUBDIVISION AND DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. ▨ THIS AREA INDICATES PERC. AREAS APPROVED PRIOR TO THIS PLAT. IMPROVEMENTS OF ANY NATURE TO THESE AREAS IS RESTRICTED UNTIL PUBLIC SEWER 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 SEWER EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
12. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND, WETLAND BUFFER, STREAM BUFFER OR FOREST CONSERVATION EASEMENT. FLOODPLAIN STUDY PERFORMED BY TSA GROUP DATED 11/11/94; APPROVAL DATED 12/94.
13. STRUCTURES EXIST ON PRESERVATION PARCEL 'A', NO BUILDINGS OR ADDITIONS ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
14. PRESERVATION PARCEL 'A' IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY MARYLAND AND SAPLING RANGE HOMEOWNERS ASSOCIATION, INC.. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF THE OWNER, AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	18.79 Ac+/-
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 Ac.+/-
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED	0.62 Ac.+/-
TOTAL AREA OF THIS PLAT TO BE RECORDED	19.41 Ac.+/-
TOTAL AREA OF 100 YEAR FLOODPLAIN TO BE RECORDED	0.47 Ac.+/-

MINIMUM LOT SIZE CHART

PRESERVATION PARCEL 'A'	GROSS AREA	PIPESTEM AREA	REMAINING AREA	100 YEAR FLOODPLAIN	25% SLOPES	MINIMUM LOT SIZE
	16.36 Ac	0	16.36 Ac	0.47 Ac	0	16.36 Ac

15. THE PURPOSE OF THE PROPOSED PRESERVATION PARCEL IS TO PRESERVE THE AGRICULTURAL, ENVIRONMENTALLY SENSITIVE AND HISTORIC VALUE OF THIS PROPERTY.
16. THE B.G.&E. EASEMENT AS INDICATED ON PRESERVATION PARCEL 'A' (SEE SHEET 2) IS ONLY A RIGHT OF ACCESS FOR MAINTENANCE OF THE EXISTING AERIAL DROP CONNECTION (POWER LINE) TO THE MAIN HOUSE. THERE IS NO WIDTH STIPULATED BY THE DEED OF EASEMENT.

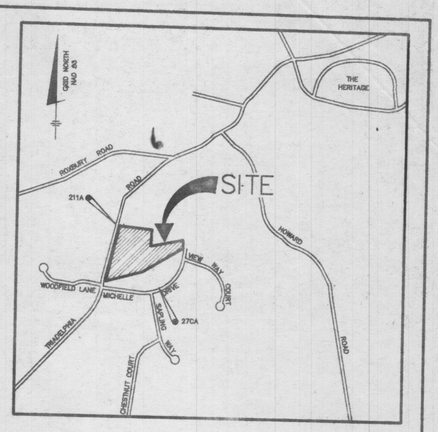
BENCH MARKS (NAD 83)

HO.CO. #21IA
CONC. MONUMENT 4' WEST OF EDGE PAVEMENT TRIADELPHIA ROAD, 0.3 MILES SOUTHWESTERLY OF ROXBURY ROAD.
N 577115.34(FT) E 1306507.20(FT)
N 175905.1125(M) E 398224.2119(M)

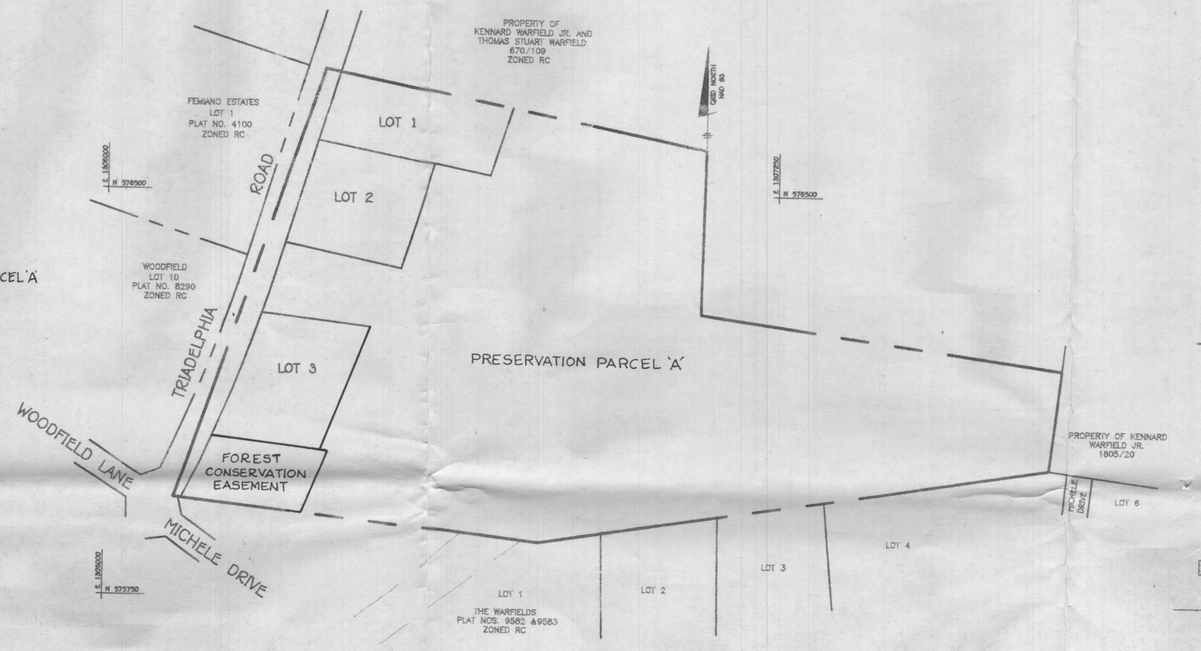
HO.CO. #27CA
CONC. MON. 2.8' BEHIND CURB NORTH SIDE OF MICHELLE ROAD, 188' EAST OF CENTERLINE OF SAPLING WAY.
N 575270.00(FT) E 1307150.20(FT)
N 175342.6502(M) E 398420.1912(M)

MARYLAND STATE GRID COORDINATE LIST (FT.)

NO.	NORTH	EAST
50	575933.7872	1306129.4608
51	576723.7627	1306401.5136
92	575933.7872	1306129.4608
100	576281.9501	1307107.8670
101	576007.0221	1307758.1971
103	576190.4547	1307780.1166
104	576582.6426	1307114.0433



VICINITY MAP
SCALE : 1"=2000'



PLAN
SCALE : 1"= 200'

LEGEND

- ▨ INDICATES LAND DEDICATED TO HOWARD COUNTY FOR THE PURPOSE OF PUBLIC ROAD
- (27) INDICATES COORDINATE DESIGNATION
- ⟨1⟩ INDICATES CURVE DESIGNATION
- 502.7 INDICATES 100 YEAR FLOODPLAIN ELEVATION
- ① INDICATES WETLAND COURSE
- ▨ INDICATES FOREST CONSERVATION EASEMENT
- F1 INDICATES 100 YEAR FLOODPLAIN COURSE

OWNERS:
CHARLES ROBERT GOSHEN AND LISA I. GOSHEN
14831 TRIADELPHIA ROAD
GLENELG, MARYLAND 21737

SURVEYOR
T S A GROUP INC.
8480 BALTIMORE NATIONAL PIKE, SUITE 418
ELLICOTT CITY, MARYLAND 21043
(410) 465-6105

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

Peter J. Dare 11-17-94
PETER J. DARE, MARYLAND PROPERTY LINE SURVEYOR #224 — DATE:

CHARLES ROBERT GOSHEN
NAME OF OWNER:

SIGNATURE OF OWNER: — DATE: 11/15/94

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

Joyce M. Boyd M.S. F.S. 4-6-95
COUNTY HEALTH OFFICER MR. — DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

DIRECTOR: T.C. — DATE 4/7/95

APPROVED: FOR STORM DRAINAGE SYSTEMS, PUBLIC ROADS, HOWARD COUNTY DEPERTMENT OF PUBLIC WORKS.

DIRECTOR — DATE 4/6/95

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT IS CORRECT; THAT IT IS ALL OF THE LAND OBTAINED BY CHARLES ROBERT GOSHEN AND LISA I. GOSHEN FROM CHARLES ROBERT GOSHEN BY DEED DATED 5TH DAY OF MAY, 1993 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 2846 AT FOLIO 127 THAT ALL MONUMENTS ARE IN PLACE, OR SHALL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

STATE OF MARYLAND PETER JOHN DARE No. 224 REGISTERED PROPERTY LINE SURVEYOR

Peter J. Dare 11-17-94
PETER J. DARE, MARYLAND PROPERTY LINE SURVEYOR #224 — DATE

OWNER'S DEDICATION

WE, CHARLES ROBERT GOSHEN AND LISA I. GOSHEN, OWNERS OF THE PROPERTY SHOWN 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, 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 OR 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 AND RIGHT-OF-WAY, WITNESS OUR HANDS THIS 15 TH DAY OF NOVEMBER 1994.

Lisa I. Goshen 11/15/94
LISA. I. GOSHEN — DATE:

Gregory Klar 11/10/94
WITNESS: — DATE:

Charles Robert Goshen 11/15/94
CHARLES ROBERT GOSHEN — DATE:

Seal

Donald Mason 11/15/94
WITNESS: — DATE:

RECORDED AS PLAT 11682
ON 4/10/95 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

GOSHEN PROPERTY
LOTS 1 THRU 3 AND PRESERVATION PARCEL 'A'

4TH ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

TAX MAP NO. 27
PARCEL NO. 93
ZONED: RC

SCALE: AS NOTED
DATE: NOVEMBER 16, 1994
SHEET: 1 OF 2

F-95-54

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