

E:\2006\06026\RECORD PLATS\CASASCO PROPERTY\LOTS 1 & 2\06026-6003 REVISION PLAT\LOT 1-SHEET 2.dwg, SHEET 2, 6/5/2018 8:57:16 AM, 1:1

The Requirements S 3-10b, 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 6/6/18
Terrell A. Fisher, L.S. #10692
(Registered Land Surveyor)
Paul A. Casasco 6/5/18
Paul A. Casasco
Jennifer K. Casasco 6/5/18
Jennifer K. Casasco

Curve Data Tabulation

Prnt-Prnt	Radius	Arc Length	Delta	Tangent	Bearing & Distance
520-521	10773.00'	259.06'	01°22'40"	129.54'	N 42°11'30" W 259.05'

Legend
Public Forest Conservation Easement No. 1 (Afforestation)

Reservation Of Public Utility And Forest Conservation Easements
"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lot 1. 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 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 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."

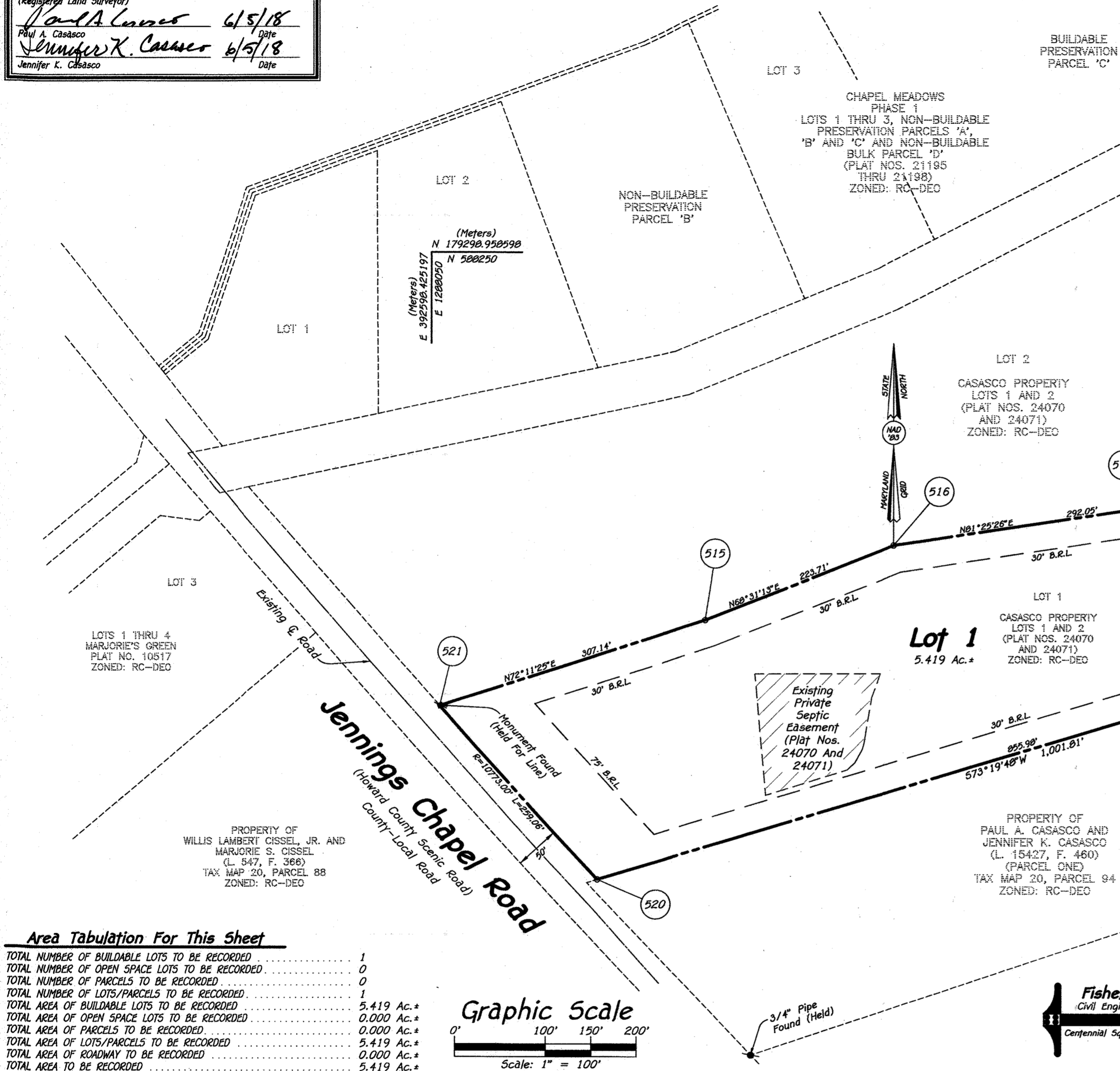
HOWARD COUNTY AGRICULTURAL LAND PRESERVATION PROGRAM EASEMENT NO. HO-82-02-E

PROPERTY OF OAKDALE FARM, LLC (L. 14431, F. 347) TAX MAP 13 PARCEL 277 ZONED: RC-DEO

PROPERTY OF WALTER L. HUGHES & WIFE (L. 788, F. 85) TAX MAP 20, PARCEL 22 ZONED: RC-DEO

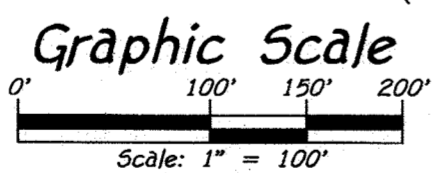
PROPERTY OF JOHN BOSLEY AND MARJORIE M. BOSLEY (L. 13276, F. 372) TAX MAP 20, PARCEL 103 ZONED: RC-DEO

PROPERTY OF DOMINIC D. MAGNOLIA AND NAZANINE MAGNOLIA (L. 11025, F. 503) TAX MAP 20, PARCEL 97 ZONED: RC-DEO



Area Tabulation For This Sheet

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.419 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.419 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	5.419 Ac.*



Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2955

Owner/Developer
Paul A. Casasco And Jennifer K. Casasco
3365 Jennings Chapel Road
Woodbine, Maryland 21797
Ph# 202-731-2302

APPROVED: For Private Water And Private Sewerage Systems.
Howard County Health Department.

Bridion for Maurer Rossman 7/2/2018
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief Edman 7-11-18
Chief, Development Engineering Division
Vent Stenwick 7-16-18
Director

Owner's Certificate

Paul A. Casasco And Jennifer K. Casasco, Owners 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, 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 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 And Rights-Of-Way. Witness My Hand This 6th Day Of June, 2018.

Paul A. Casasco
Paul A. Casasco
Jennifer K. Casasco
Jennifer K. Casasco
Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By Jennifer Kirwan Casasco To Paul A. Casasco And Jennifer K. Casasco By Deed Dated September 14, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15427 At Folio 460; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 6/6/18
Terrell A. Fisher, Professional Land Surveyor No. 10692
Expiration Date: December 13, 2019

RECORDED AS PLAT No. 24722 ON 7/27/18
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Casasco Property
Lot 1

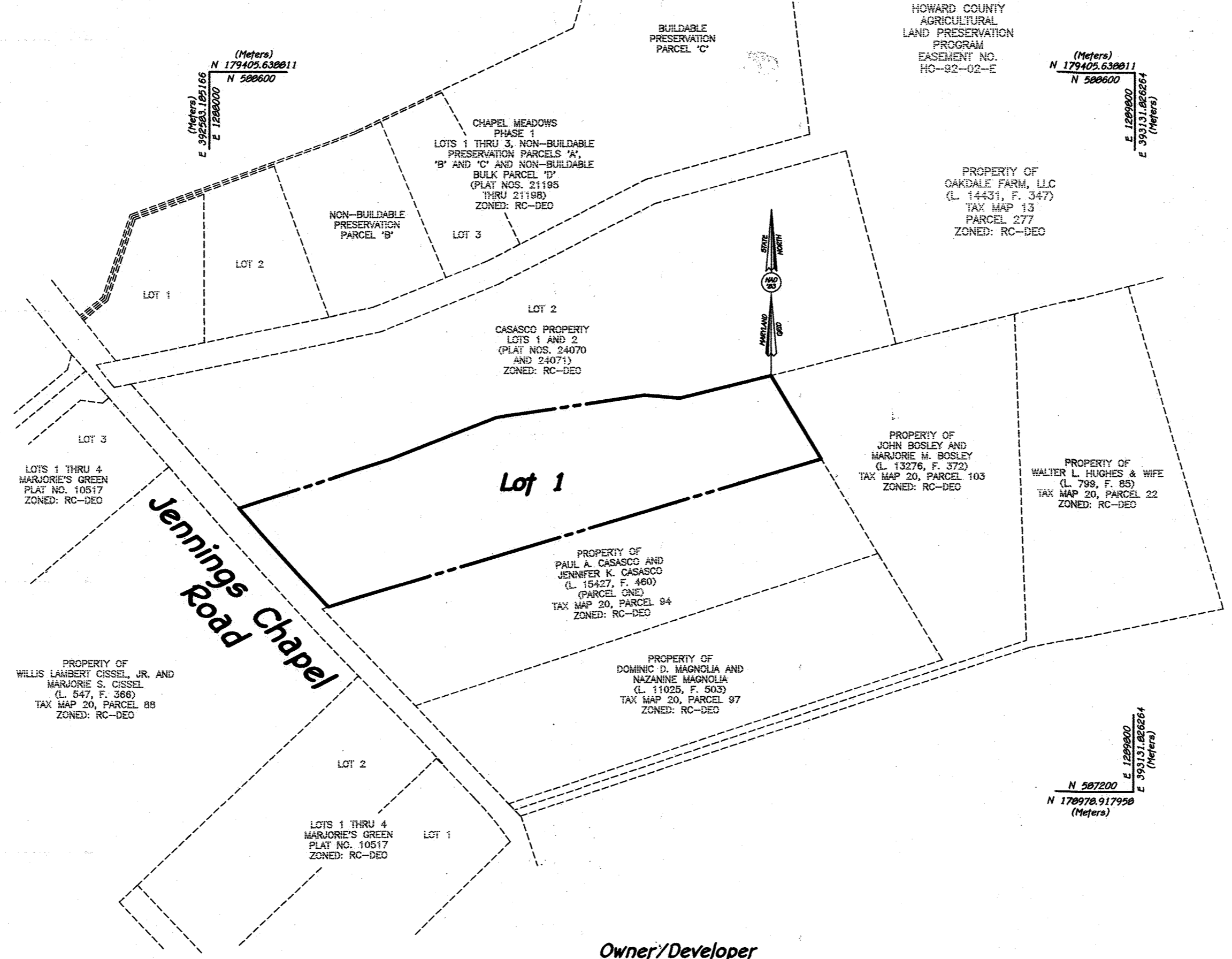
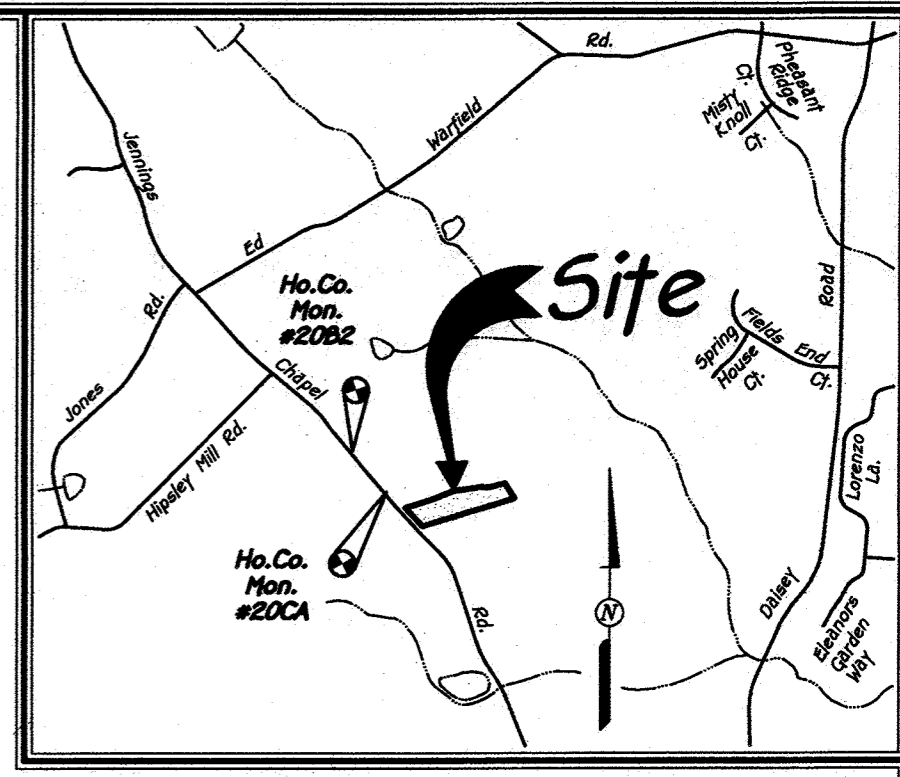
(Being A Revision To Lot 1, As Shown On Plats Entitled "Casasco Property, Lots 1 And 2" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24070 And 24071)
Zoned: RC-DEO
Tax Map: 20, Parcel: 140 Grid: 5
Fourth Election District - Howard County, Maryland
Date: November 29, 2017 Scale: 1"=100' Sheet 2 Of 2

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
500	508007.9253	1289095.1570	179225.174092	392916.989686
515	507844.1236	1288351.7597	179175.247221	392690.401748
516	507926.0397	1288559.9326	179200.215298	392753.852953
517	507969.5902	1288648.7132	179213.409535	393041.873456
520	507558.2503	1288233.3223	179088.112870	392654.301940
521	507750.1827	1288059.3396	179146.613989	392601.271916
1023	507993.8546	1289038.5702	179220.885323	392899.741982
1040	507963.8613	1288918.1032	179211.743341	392863.023579
7154	507845.6281	1289193.0253	179175.705801	392946.819992

Legend
 Public Forest Conservation Easement No. 1 (Afforestation)

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, L.S. #10692 Date 6/6/18
 (Registered Land Surveyor)
 Paul A. Casasco Date 6/5/18
 Jennifer K. Casasco Date 6/5/18

Reservation Of Public Utility And Forest Conservation Easements
 "Developer Reserves unto itself, its Successors and Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lot 1. 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 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 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."



General Notes Continued:

- A Pre-Submission Community Meeting For This Plat Was Not Provided Because There Are No Subdivision And Improvements Proposed On Lot 1.
- This Subdivision Is In The Tier IV Growth Area.
- Forest Conservation Easement No. 1 Contains 0.40 Acres Of Afforestation. This Forested Area Is Part Of The Off-Site Forest Obligation For Square Woods Subdivision, F-18-021. The Forest Surety In The Amount Of \$8,712.00 (0.40 Ac. x 43,560 Sq. Ft./Acre x \$0.50/Sq. Ft.) Is Bonded With The Developers Agreement For Square Woods, F-18-021.
- This Plat Is Subject To WP-18-042 Which On November 16, 2017 The Planning Director Approved A Request For An Alternative Compliance Of Section 16.120(b)(4)(iii)(b) Which States That A Lot Or Buildable Preservation Parcels Must Be 10 Acres Or Greater In Size To Allow Floodplains, Wetlands, Streams, Their Buffers, And Forest Conservation Easements To Be Located On The Lot Or Parcel. Approval Is Subject To The Following Conditions:
 - The Split Rail Fence (With No With Mesh Attachments) Shall Be Installed Along The Southern Boundary Of The Forest Conservation Easement On Lot 2, As Shown On The Alternative Compliance Plan Exhibit.
 - The Proposed Houses Shall Be No Closer To The Forest Conservation Easement Than:
 - Lot 1 - 100 Feet
 - Lot 2 - 47 Feet
 - Lot 3 - 70 Feet
 - Grading And Removal Of Vegetative Cover And Trees, Paving Or New Structures Will Not Be Permitted Within 35 Feet Of The Forest Conservation Easement On All Lots.
 - Compliance With 58C Comments For Final Plan, F-18-021.
- Jennings Chapel Road Is A Scenic Road.

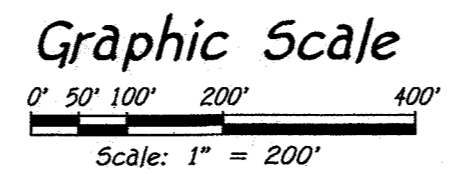
General Notes:

- Subject Property Is Zoned RC-DEO Per The 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 2082 And No. 20CA.
 Sta. 2082 N 588,346.2043 E 1,287,505.6056 Elevation 577.30
 Sta. 20CA N 587,916.0761 E 1,287,859.6568 Elevation 576.56
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About May, 2014 By Fisher, Collins & Carter, Inc.
- B.L. Denotes Building Restriction Line.
- Denotes Iron Pin Set Capped "F.C.C. 106".
- Denotes Iron Pipe Or Iron Bar Found.
- Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
- Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
- Driveways Shall Be Provided Prior To Residential Occupancy To Insure Safe Access For Fire And Emergency Vehicles Per The Following (Minimum) Requirements:
 - width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1-1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (H25-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: F-16-120 WP-18-042 And F-18-021.
- To The Best Of Our Knowledge, No Cemeteries Exist On Site By Both Visual Observation And Review Of Available Howard County Information.
- This Property Is Not Located In A Historic District. Existing House On Lot 1 Built Circa 1973.
- This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On This Lot Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Petition Application, Or Building/Grading Permit.
- This Property Is Located Outside The Metropolitan District.
- There Is An Existing Dwelling And Existing Barns On Lot 1 To Remain. No New Buildings, Extensions Or Additions To The Existing Structure Are To Be Constructed At A Distance Less Than The Zoning Regulation Requirements.
- This Area Designates A Private Sewerage Easement 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 Restricted Until Public Sewerage 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 Encroachments Into The Private Sewerage Easement. Recordation Of A Modified Sewerage Easement Shall Not Be Necessary.
- The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
- Lot 1 Contains An Existing Well That Will Remain.
- Lot 1 Is Exempt From Providing Stormwater Management Because There Are No Improvements On Lot 1.
- Lot 1 Is Exempt From Providing Perimeter Landscaping Because There Are No Improvements Or Change Of Use On This Plat.

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors
 Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

Area Tabulation For This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	1
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	1
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	5.419 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	5.419 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	5.419 Ac.±



Owner/Developer
 Paul A. Casasco And
 Jennifer K. Casasco
 3365 Jennings Chapel Road
 Woodbine, Maryland 21797
 Ph# 202-731-2382

APPROVED: For Private Water And Private Sewerage Systems.
 Howard County Health Department.

B. Wilson for Murray Rossman 7/2/2018
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

Paul A. Casasco 7-11-18
 Chief, Development Engineering Division Date

Terrell A. Fisher 7-16-18
 Director Date

Owner's Certificate

Paul A. Casasco And Jennifer K. Casasco, Owners 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, 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 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 And Rights-Of-Way. Witness My Hand This 5th Day Of June, 2018.

Paul A. Casasco Paul A. Casasco Witness
Jennifer K. Casasco Jennifer K. Casasco Witness

Surveyor's Certificate

I Hereby Certify To The Best Of My Knowledge That The Final Plat Shown Hereon Is Correct, That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By The State Of Maryland; That It Is A Subdivision Of Part Of The Lands Conveyed By Jennifer Kirwan Casasco To Paul A. Casasco And Jennifer K. Casasco By Deed Dated September 14, 2012 And Recorded Among The Land Records Of Howard County, Maryland In Liber 15427 At Folio 460; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

Terrell A. Fisher 6/6/18
 Terrell A. Fisher, Professional Land Surveyor No. 10692
 Expiration Date: December 13, 2019

General Notes Continued This Sheet

Purpose Statement

The Purpose Of This Plat Is To Create Public Forest Conservation Easement No. 1 On Lot 1 And To Revise The Rear Building Restriction Line On Lot 1, As Shown On Plats Entitled "Casasco Property, Lots 1 And 2" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24070 And 24071.

RECORDED AS PLAT No. 24721 ON 7/27/18
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Revision Plat
Casasco Property
 Lot 1

(Being A Revision To Lot 1, As Shown On Plats Entitled "Casasco Property, Lots 1 And 2" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24070 And 24071)

Zoned: RC-DEO
 Tax Map: 20, Parcel: 140 Grid: 5
 Fourth Election District - Howard County, Maryland
 Date: November 29, 2017 Scale: As Shown Sheet 1 Of 2