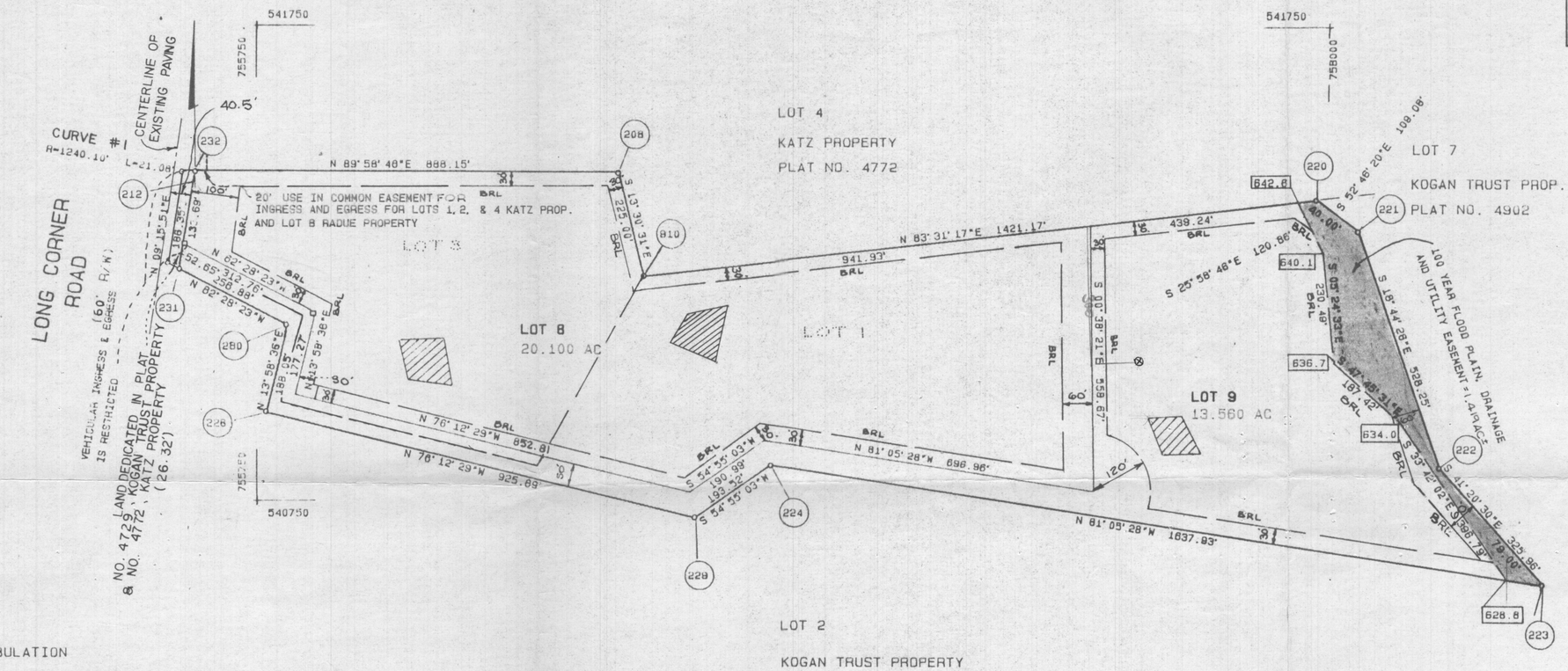
COORDINATE TABLE

PT. NO.	NORTH	EAST
208	541445.309	756508.501
212	541424.161	755617.129
220	541386.884	757973.156
221	541320.893	758060.010
222	540820.648	758229.726
223	540575.923	758445.039
224	540829.583	756826.870
228	540939.038	755769.509
229	540718.358	756668.510
230	541121.524	755814.929
231	541240.246	755587.130
232	541444.991	755620.345
910	541226.534	756561.059

CURVE DATA TABLE

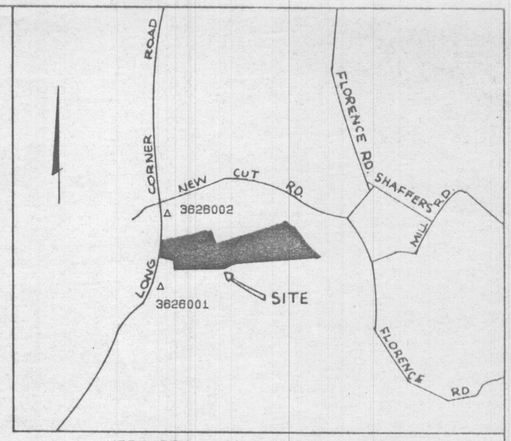
CURVE	TANGENT	RADIUS	DELTA	LENGTH	CHORD
1	10.54'	1240.10'	00°58'26"	21.08'	N 8°46'38"E 21.08'



LOT 2

KOGAN TRUST PROPERTY

PLAT NO. 4729



VICINITY MAP SCALE 1"=2000'

GENERAL NOTES

1. Coordinates shown hereon are based on the Maryland State Grid System as projected by Howard County control station numbers 3828001 and 3828002.

2. For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right of way.

3. BRL denotes building restriction line.

4. This area////// designated as a private sewage easement of 10,000 square feet as required by the Maryland State Department of Health and Mental Hygiene 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.

5. Subject to V.P. 86-97

6. The purpose of this plat is to increase the size of Lot 3 as shown on the Plat of the Katz Property recorded as Plat Number 4772 and to decrease the size of Lot 1 as shown on the Plat of the Kogan Trust Property recorded as Plat Number 4729.

7. Subject property zoned - R. per 8-2-85 comprehensive zoning plan.

8. Lot 9 can not be further subdivided unless a public road is provided.

9. Previous Planning and Zoning file numbers are
F-80-153 for Plat NO. 4772
F-81-17 for Plat No. 4729

10. EXISTING STRUCTURE ON LOT 8.

TOTAL TABULATION

1. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED = 2
2. TOTAL AREA OF LOTS AND/OR PARCELS = 33.660 ACRES
3. TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS = 0 ACRES
4. TOTAL AREA OF SUBDIVISION TO BE RECORDED = 33.660 ACRES

OWNER
Peter F. Radue
27601 Barnes Road
Damascus, Maryland 20750

▪ DENOTES CONCRETE MONUMENT TO BE SET
∘ DENOTES IRON PIN SET OR FOUND

THE RIEMER GROUP, INC.
3105 NORTH RIDGE ROAD
ELLICOTT CITY, MARYLAND 21043
301-461-2690

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

Joyce M Boyd M.D. 9-4-86
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

Thomas G. Harris 10-2-86
PLANNING DIRECTOR DATE

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

Stephen E. Nemeyer 9-30-86
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I hereby certify that the Final Plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Leonard L. Kogan, M.D. and Nancy D. Kogan, Trustees for the Leonard L. Kogan, M.D. P.A., Profit Sharing Trust to Peter F. Radue by deed dated June 14, 1983 and recorded in the Land Records of Howard County in Liber 1170 Folio 582 and by deed dated January 30, 1986 and recorded in the Land records of Howard County in Liber 1454 Folio 529 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.

STATE OF MARYLAND — ARTHUR E. MUSSER — No. 7075 — REGISTERED PROFESSIONAL LAND SURVEYOR

Arthur E. Musser 7-28-86
REGISTERED LAND SURVEYOR DATE

OWNER'S CERTIFICATE

I, Peter F. Radue owner of the property shown and described hereon, hereby adopt this plan of subdivision; and in the consideration of the approval of this Plat by the Office of Planning and Zoning establish the minimum building restriction lines. All easements of rights of way affecting the property are included in this plan of subdivision.

Witness my hand this 27th day of July 1986.

Peter F. Radue — PETER F. RADUE

Wendy S. Van Antwerp — ATTEST

RECORDED AS PLAT NUMBER 6938
ON 10/09/86 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MARYLAND.

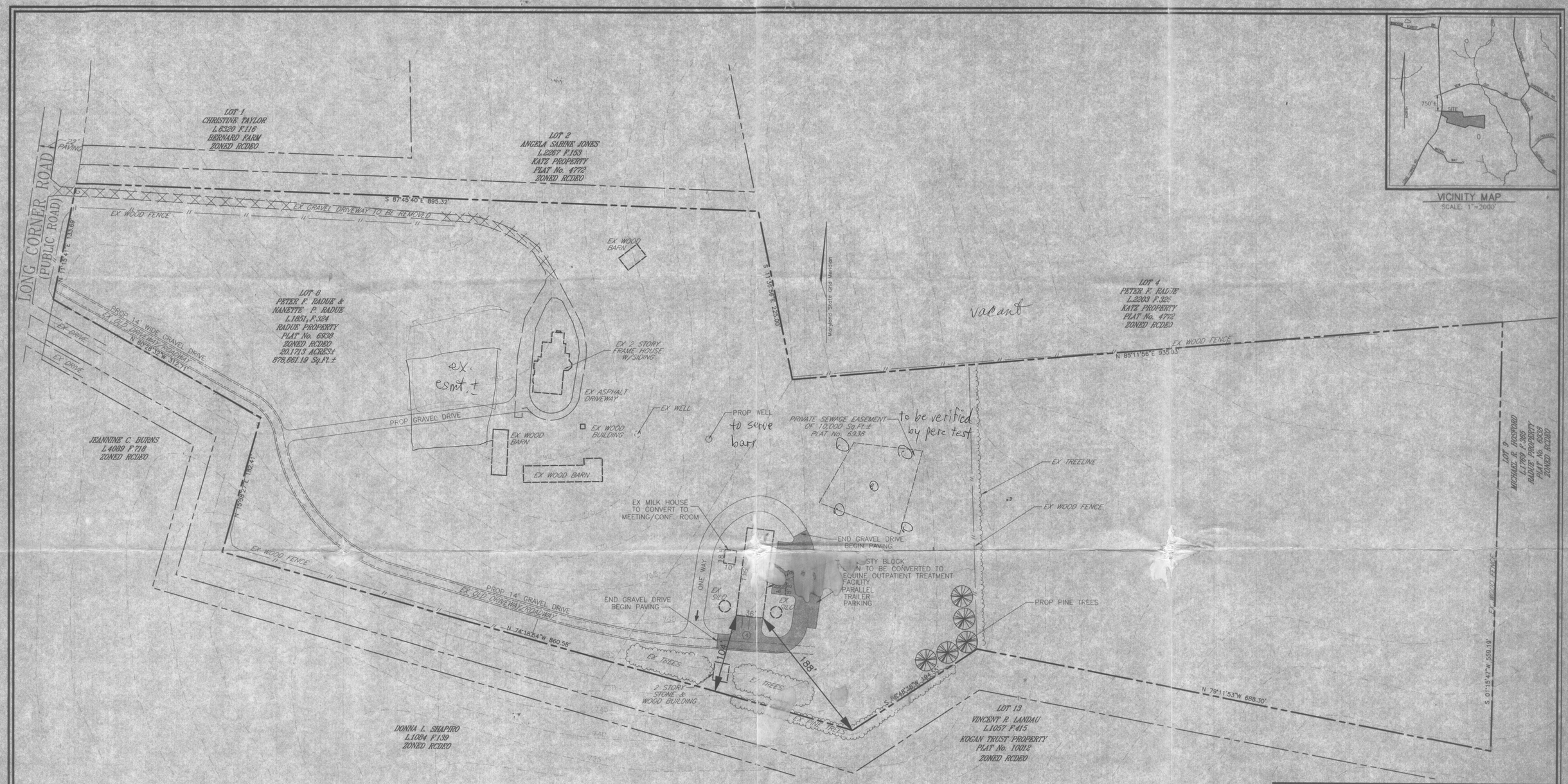
RADUE PROPERTY

LOTS 8 & 9
A RESUBDIVISION OF
LOT 1
KOGAN TRUST PROPERTY, PLAT NO. 4729
AND
LOT 3
KATZ PROPERTY, PLAT NO. 4772

SIGNED FILE COPY

TAX MAP 6 PARCEL 72 EX. ZONING = R
4TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE 1"=200' DATE 4-17-86

F-86-193



GENERAL NOTES

1. PROPERTY OUTLINE IN ACCORDANCE WITH BOUNDARY SURVEY PREPARED BY FREDERICK WARD AND ASSOC. DATED 7/13/02.
2. LOCATION OF FEATURES IN ACCORDANCE WITH FIELD SURVEY PREFORMED BY FREDERICK WARD AND ASSOC. DATED 7/13/02.
3. TOPOGRAPHY FROM HOWARD COUNTY 1"=200' SCALE AERIAL PHOTOGRAMETRIC.
4. EXISTING USE: RESIDENTIAL
5. PROPOSED USE: RESIDENTIAL AND ANIMAL HOSPITAL
6. PROPOSED CONDITIONAL USE: ZONING REGULATIONS SECTION 131.N.4, ANIMAL HOSPITALS.
7. ZONING: RCDEO
   AREA: 20.17 AC.
   MT AIRY, MARYLAND
8. FLOOR AREA OF EQUINE OUTPATIENT TREATMENT BUILDING 3800 SF 1ST FLOOR
   2800 SF 2ND FLOOR (OFFICE/STORAGE)
   FLOOR AREA OF MEETING/CONFERENCE FACILITY BUILDING 185 SF
9. PARKING REQUIREMENTS
   MAXIMUM 7 EMPLOYEES AT ONE TIME
   MAXIMUM 2 CUSTOMERS AT ONE TIME
   9 SPACES REQUIRED
   11 SPACES PROVIDED

OWNER/PETITIONER

DR PETER F. RADUE, D.V.M.
AND NANETTE P. RADUE
1935 LONG CORNER ROAD
MT. AIRY, MARYLAND 21771

ATTORNEY

FRED L. COOVER ESQ.
DAVIS, COOVER, AGNOR & BAIR LLC
10500 LITTLE PATUXENT PARKWAY
SUITE 420
PARKSIDE BUILDING
COLUMBIA, MD. 21044-3513
(410) 997-7600
Fcoover@daviscoover.com

PLAN TO ACCOMPANY CONDITIONAL USE PETITION FOR AN ANIMAL HOSPITAL

PETER F.RADUE & NANETTE P.RADUE
1935 LONG CORNER ROAD

TAX MAP 6 BLOCK 22 — PARCEL '252'
4TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC.
ENGINEERS ARCHITECTS SURVEYORS
7125 Riverwood Drive Columbia, Maryland 21046-2354
Phone: 410-290-9550 Fax: 410-720-6226
Bel Air, Maryland Columbia, Maryland Warrenton, Virginia

STATE OF MARYLAND — ROBERT H. VOGEL — No. 16193 — PROFESSIONAL ENGINEER
ROBERT H. VOGEL, PE. No. 16193

DESIGN BY:	RHV
DRAWN BY:	JAJ
CHECKED BY:	RHV
DATE:	AUGUST 2002
SCALE:	1"=60'
W.O. NO.:	2045075

RECEIVED
SEP 30 2002
HOWARD COUNTY HEALTH DEPT.
BUREAU OF ENVIRONMENTAL HEALTH

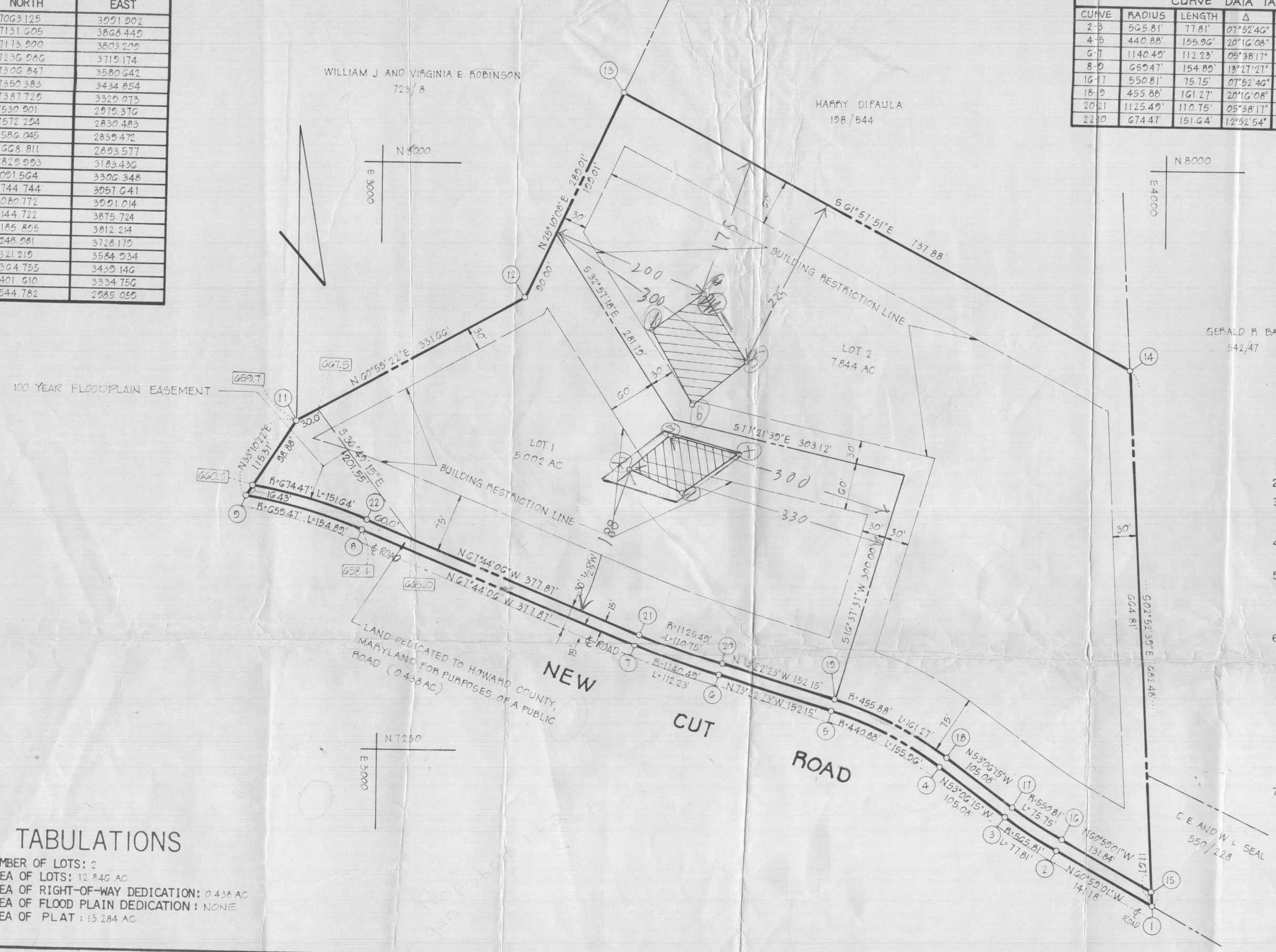
SHEET 1 OF 1

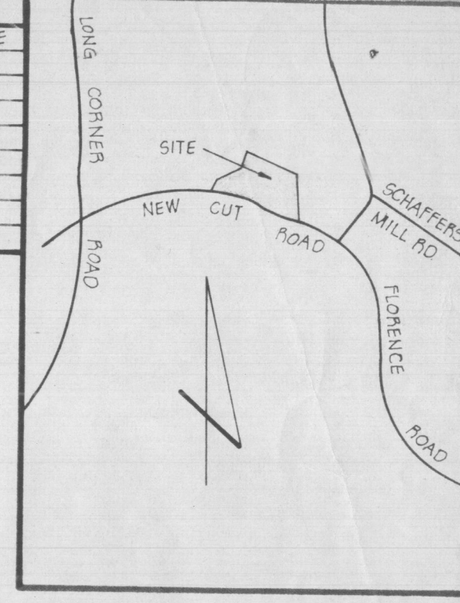
K:\PROJECTS\2020075\ENGR\Dwg\PETITION.dwg Sun Sep 15 15:04:20 2002 $-JJ-$

	NORTH	EAST
1	7063.125	3991.902
2	7131.605	3868.449
3	7173.900	3803.209
4	7236.986	3719.174
5	7306.847	3580.642
6	7350.383	3434.854
7	7387.729	3320.073
8	7530.901	2919.376
9	7572.254	2830.483
10	7586.045	2839.472
11	7668.811	2893.577
12	7829.993	3183.436
13	8091.564	3306.348
14	7744.744	3957.641
15	7080.772	3991.014
16	7144.722	3875.724
17	7185.895	3812.214
18	7248.981	3728.119
19	7321.219	3584.934
20	7394.755	3439.146
21	7401.610	3334.756
22	7544.782	2985.050

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	Δ	TAN	CHO. BRG. & DISTANCE
2-3	565.81'	77.81'	07°52'46"	38.97'	N 57°02'38"W 77.75'
4-5	440.88'	155.96'	20°16'08"	78.81'	N 63°14'19"W 155.15'
6-7	1140.49'	112.23'	05°38'17"	56.16'	N 70°33'15"W 112.18'
8-9	650.47'	154.89'	13°27'27"	77.81'	N 74°27'49"W 154.54'
16-17	550.81'	75.75'	07°52'46"	37.93'	S 57°02'38"E 75.69'
18-19	455.88'	161.27'	20°16'08"	81.49'	S 63°14'19"E 160.43'
20-21	1125.49'	110.75'	05°38'17"	55.42'	S 70°33'15"E 110.70'
22-10	674.47'	151.64'	12°52'54"	76.14'	S 74°10'33"E 151.32'





VICINITY MAP

SCALE: 1" = 2000'

GENERAL NOTES

1. TAX MAP: G , PARCEL NO. 63
2. DEED REFERENCE: 850/225
3. COORDINATES SHOWN HEREON ARE BASED ON ASSUMED DATAM.
4. SUBJECT PROPERTY ZONED R , PER 10-3-77 COMPREHENSIVE ZONING PLAN.
5. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
6. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM.
7. ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND ARE SHOWN THUS (o)

AREA TABULATIONS

TOTAL NUMBER OF LOTS: 2
TOTAL AREA OF LOTS: 12.846 AC.
TOTAL AREA OF RIGHT-OF-WAY DEDICATION: 0.438 AC.
TOTAL AREA OF FLOOD PLAIN DEDICATION: NONE
TOTAL AREA OF PLAT: 13.284 AC.

OWNER / DEVELOPER

LEONARD L. KOGAN
8630 FENTON STREET
SILVER SPRING, MD. 20910

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

9-11-80
HOWARD COUNTY HEALTH OFFICER — DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.

9-17-80
PLANNING DIRECTOR — DATE

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

9-17-80
DIRECTOR — DATE

OWNERS STATEMENT

WE, LEONARD L. KOGAN , AND NANCY DORRIS KOGAN , 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 OFFICE 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 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 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 AND ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS DAY OF

WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF PARCEL 3 DESCRIBED IN A CONVEYANCE FROM THEODORE SHAPIRO AND FRANCES SHAPIRO, HIS WIFE, TO LEONARD LEWIS KOGAN AND NANCY DORRIS KOGAN, HIS WIFE, BY DEED DATED NOVEMBER 25, 1977 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 850 AT FOLIO 225 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

WILLIAM G. HARTEL, PLS NO. 9436 — DATE

RECORDED AS PLAT 4689 ON 10-17-80, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

LEONARD L. KOGAN PROPERTY

LOTS 1 AND 2

SIGNED

FINAL

4TH ELECTION DISTRICT — HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' — DATE: MAY, 1980

boender associates — engineers surveyors planners
SUITE 102-107 TOWN & COUNTRY PROFESSIONAL BUILDING
ELLICOTT CITY, MARYLAND 21043
BALTIMORE 301-465-7777 SALISBURY 301-749-1286