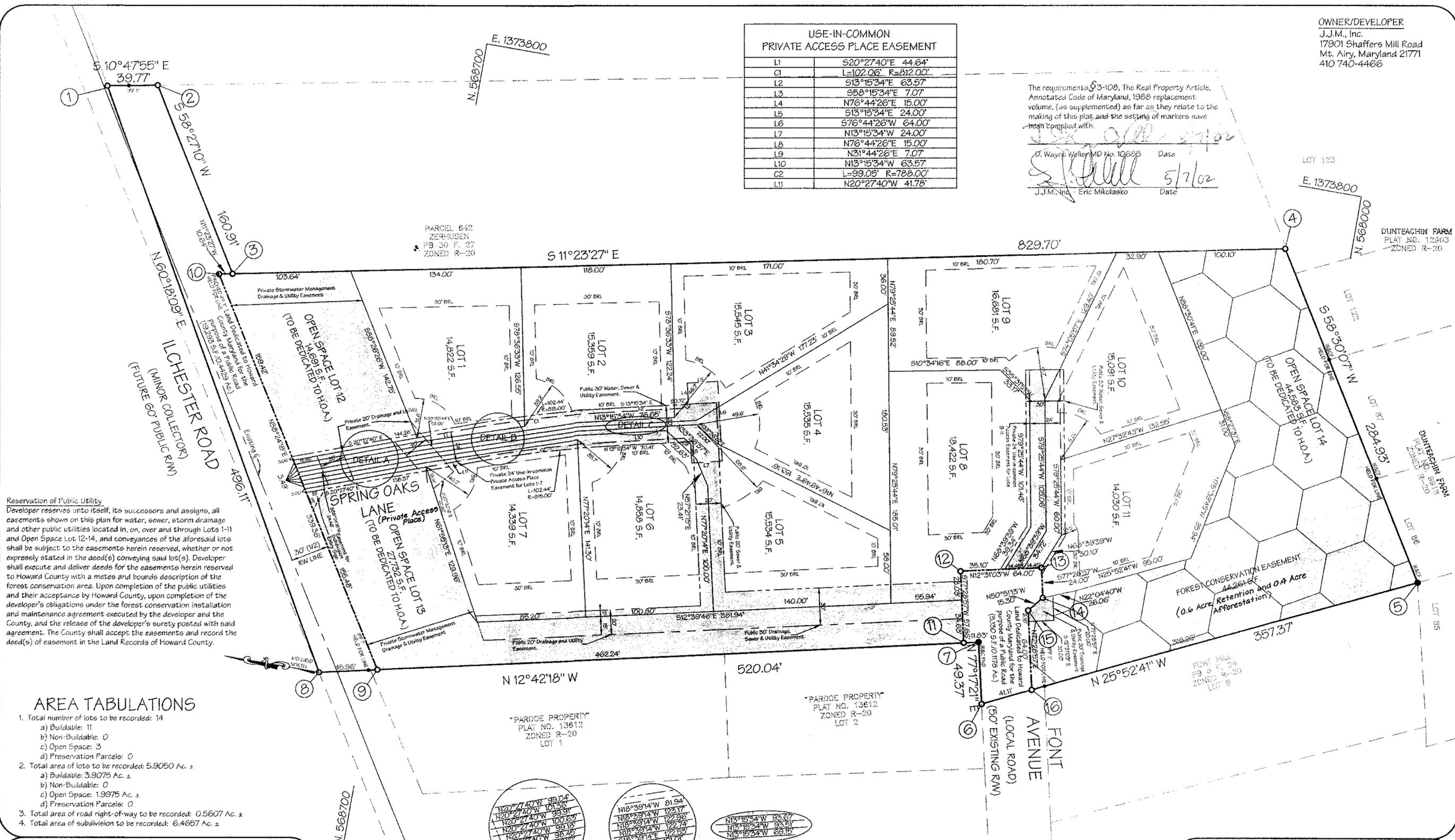


OWNER/DEVELOPER
J.J.M., Inc.
17901 Shaffers Mill Road
Mt. Airy, Maryland 21771
410 740-4466

USE-IN-COMMON PRIVATE ACCESS PLACE EASEMENT	
L1	S20°27'40"E 44.64'
C1	L=102.06' R=812.00'
L2	S13°15'34"E 63.57'
L3	S58°15'34"E 7.07'
L4	N76°44'26"E 15.00'
L5	S13°15'34"E 24.00'
L6	S76°44'26"W 64.00'
L7	N13°15'34"W 24.00'
L8	N76°44'26"E 15.00'
L9	N31°44'26"E 7.07'
L10	N13°15'34"W 63.57'
C2	L=99.05' R=788.00'
L11	N20°27'40"W 41.78'

The requirements of §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.

[Signature] Date 5/7/02
D. Wayne Weller MD No. 10685 Date
J.J.M., Inc. - Eric Mikolasko Date



Reservation of Public Utility
Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage and other public utilities located in, on, over and through Lots 1-11 and Open Space Lot 12-14, and 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 with a metes and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of the 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 TABULATIONS

- Total number of lots to be recorded: 14
 - Buildable: 11
 - Non-Buildable: 0
 - Open Space: 3
 - Preservation Parcels: 0
- Total area of lots to be recorded: 5.9050 Ac. ±
 - Buildable: 3.9075 Ac. ±
 - Non-Buildable: 0
 - Open Space: 1.9975 Ac. ±
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.5607 Ac. ±
- Total area of subdivision to be recorded: 6.4657 Ac. ±

This development 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 5/23/02 on which date Developers 14-3933-D Agreement was filed and accepted.

APPROVED: For Public Water and Public Sewerage Systems in conformance with the Master Plan of Water and Sewerage for Howard County.
[Signature] Date
Howard County Health Officer

APPROVED: Howard County Department of Planning and Zoning.
[Signature] Date 5/30/02
Director

[Signature] Date 5/12/02
Chief, Development Engineering Division

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all the lands conveyed by Constance Johnson and Karen Stoll to J.J.M., Inc. by deed dated April 7, 1999 and recorded in the land records of Howard County in Liber 4689, Folio 516, 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.

[Signature] Date 5/7/02
D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685



OWNER'S CERTIFICATE

We, J.J.M., Inc. 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:

- 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;
- 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness by my hand this 7th day of May, 2002.

[Signature] J.J.M., Inc. - Eric Mikolasko
[Signature] Witness

RECORDED AS PLAT NUMBER 15420
ON 6-03-02 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

SPRING OAKS
Lots 1 - 11 & Open Space Lots 12 - 14

1st Election District - Howard County, MD
Tax Map 31 - Grid 15 - Parcel 217
Scale 1"=50' - Date: May 2002
Zoning: R 20 Sheet 2 of 2

Previous Submittals: 500-01; P01-12

LDE Inc.
Engineers, Surveyors, Planners
9250 Runsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX(410)715-9540

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