

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

D. Wayne Weller Professional Land Surveyor Date
MD Reg. No. 10685

Wei Lu, CEO CLYL Holding LLC Date

5/28/2015

| COORDINATE TABLE | | |
|------------------|-------------|--------------|
| | NORTHING | EASTING |
| 1 | 563096.8107 | 1387384.6397 |
| 2 | 563206.1118 | 1387252.1660 |
| 3 | 563248.2032 | 1387305.1001 |
| 4 | 563363.5442 | 1387484.2116 |
| 5 | 563253.4016 | 1387672.0282 |

AREA TABULATIONS

- Total number of lots to be recorded: 3
 - buildable: 3
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots to be recorded: 54,357 S.F. / 1.2479 Ac. +-
 - Buildable: 54,357 S.F. / 1.2479 +-
 - Non-Buildable: 0.0000 Ac. +-
 - Open Space: 0.0000 Ac. +-
 - Preservation Parcels: 0.0000 Ac. +-
- Total area of road right-of-way to be recorded: 0 S.F.
- Total area of subdivision to be recorded: 54,357 S.F. / 1.2479 Ac. +-

Reservation of Public Utility and Forest Conservation Easements

Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Easement") locate in, on, over and through Lots 1-3, 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 the 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.

Surveyor: Wayne Weller
116 Maple Creek Drive
Wallace, NC 28466
Tel: 910 285-5499

Owner: CLYL Holdings, LLC
12407 Kahns Road
Manassas, Virginia 20112
703 598-6283

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 Lawyers Hill Limited Partnership to Wei Lu by deed dated July 27, 2001 and recorded among the Land Records of Howard County, Maryland in Liber 5596 Folio 390; 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.



D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

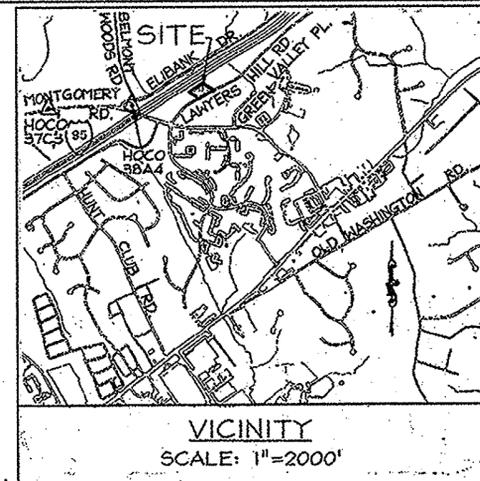
OWNER'S CERTIFICATE

I, CLYL Holdings, LLC 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, 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 28 day of May 2015.

Wei Lu, CEO CLYL Holding LLC
Witness



General Notes Cont'd:

- landscaping for this subdivision was previously provided in accordance with a certified Landscape Plan in accordance with Section 16.124 of the Howard County Code and the Landscape Manual under F-04-160. The landscaping surety in the amount of \$1,200.00 will be addressed with the Site Development Plan for Lots 1-3.
- Stormwater management for Lots 1-3 will be met via Bioretention Facilities.
- Water and sewer service to these lots will be granted under the provisions of Section 18.122.B of the Howard County Code.
- Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
- The forest conservation obligation for this project was addressed under F-04-160 with the payment of a fee-in-lieu in the amount of \$9,475.00 for a 0.29 acre afforestation obligation.
- The proposed lot size are less than the required 20,000 square foot minimum as a consequence of section 16.120(b)(2)(ii) which allows a 10% lot size reduction based on the right-of-way dedication for this minor subdivision.
- This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003. Development or construction of these lots 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.
- The subject property will be developed pursuant to the "R-20" Zoning Regulations in accordance with Section 107.0.1.1 of the Howard County Zoning Regulations.
- Open Space for this subdivision was addressed under F-04-160 with the payment of a fee-in-lieu in the amount of \$3,000.00 for the two (2) additional lots.
- The subject property is NOT located within the Elkridge Historic District, and does not contain any historic structures or cemeteries.
- A Design Manual Waiver to allow Stopping Sight Distance in lieu of Intersection Sight Distance for the proposed private driveways was submitted to the Development Engineering Division and approved by the Chief of the Development Engineering Division on March 16, 2005.
- A site development plan is required prior to issuance of any grading or building permits in accordance with Section 16.155(a)(2)(ii) of the Subdivision and Land Development Regulations.
- This plan is subject to WP-05-062. On January 10th, 2005 the Planning Director approved the request to waive Section 16.144(a)(3) for a waiver to reactivate the final plan, F-04-160 to active plan processing status and for an extension to resubmit revised subdivision plans.
- A noise study is not required due to the construction of a MD State Highway Administration sound barrier constructed under contract # H04885126

The purpose of the revision plat is to remove all references to a private noise barrier wall and associated easement from the original plat.

APPROVED: For Public Water and Public Sewerage Systems
Howard County Health Department

Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning

Director Date
Chief, Development Engineering Division Date

RECORDED AS PLAT NUMBER 23519
ON 10/9/15
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD

PLAT OF REVISION
WEI LU PROPERTY
LOTS 1-3
Tax Map No. 38 - Grid No. 1 - Parcel 933
1st Election District - Howard County, Maryland Scale: 1" = 50 ft
Zoning District: R-ED
Date: May 18, 2015 Sheet 1 of 1
Previous Submittals: WP-05-062, F-04-160

CANAAN HOMES, LLC
3138 Golansky Blvd, Suite 201
Woodbridge, VA 22192
TEL: 703 851-0368 EMAIL: INFO@CANAAN-HOMES.COM