

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1980 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

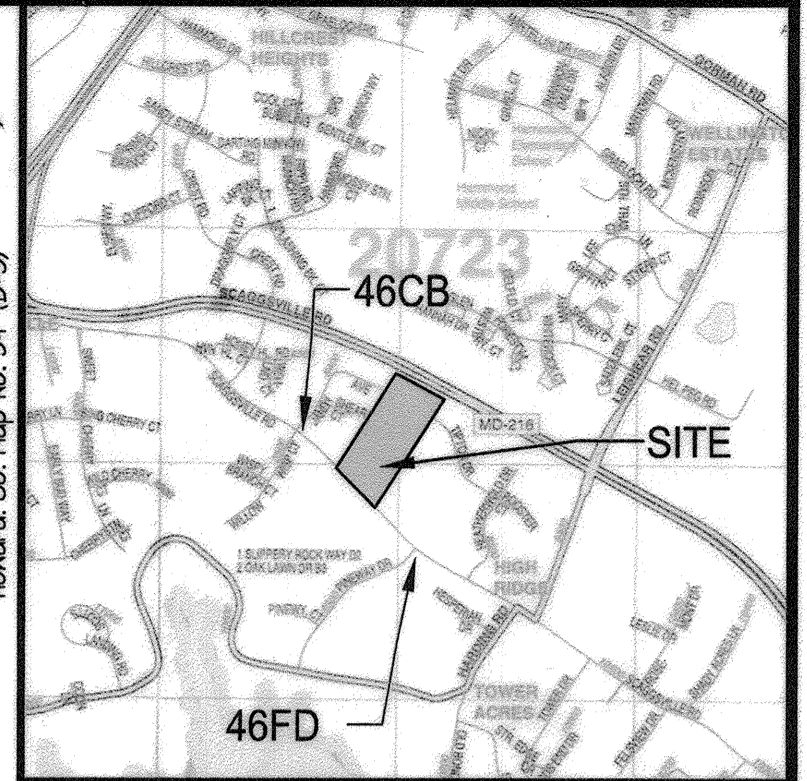
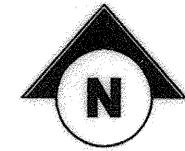
MORRIS & RITCHIE ASSOCIATES, INC.

*Kenneth L. Evans, Jr.* 4/6/2022  
 BY: KENNETH L. EVANS, JR., PROF. L.S. DATE  
 MD. REG. NO. 21085 (EXP. DATE 2-13-23)

*Wanda Melinda Allis* 05-17-22  
 WANDA MELINDA ALLIS, DATE  
*Monica Hines Haltmeyer* 5-17-22  
 MONICA HINES HALTMEYER, DATE  
*Donna Dorinda Hurford* 5-17-22  
 DONNA DORINDA HURFORD, DATE

**GENERAL NOTES**

- BOUNDARY INFORMATION SHOWN HEREON FOR THE HINES PROPERTY IS BASED ON A FIELD RUN URVEY PERFORMED BY MORRIS & RITCHIE ASSOC., INC. IN JANUARY 2018.
- THE SPECIMEN TREES WERE LOCATED BY GEO-TECHNOLOGY ASSOCIATES INC. IN A SIMPLIFIED FOREST STAND DELINEATION PLAN IN FEBRUARY 2018.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY CONTROL NOS. 46CB AND 46FD.  
 46CB - N 537123.031, E 1344291.422  
 46FD - N 535892.901, E 1345540.058
- THE EXISTING UTILITIES ARE SHOWN HEREON ARE BASED ON THE BEST AVAILABLE INFORMATION. APPROXIMATE LOCATION OF THE EXISTING WATER LINE WAS OBTAINED FROM HOWARD COUNTY CONTRACT NOS. 354-M, T18-D-W#5, AND 24-4244-D.  
 APPROXIMATE LOCATION OF THE EXISTING SANITARY LINE WAS OBTAINED FROM HOWARD COUNTY CONTRACT NO. 24-4244-D.
- THE SUBJECT PROPERTY IS ZONED R-20 AS PER THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- THERE ARE NO STEEP SLOPES 25% OR GREATER ON THIS SITE.
- THERE ARE NO 100-YEAR FLOODPLAIN LOCATED ON THIS PROPERTY.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON APRIL 24, 2018.
- A TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP DATED JUNE 18, 2018.
- A NOISE STUDY WAS PREPARED BY GANNETT FLEMING DATED MAY 1999 FOR THE CONSTRUCTION OF MD RTE 216 AND THE EXISTING NOISE WALL ALONG THE SOUTH SIDE OF MD RTE 216.
- CONDITIONAL USE PLAN WAS APPROVED BY THE BOARD OF APPEALS #BA 18-025C ON AUGUST 17, 2020.
- ALTERNATIVE COMPLIANCE (NP-21-068) WAS APPROVED BY THE DEPARTMENT OF PANNING AND ZONING ON 3/1/2021 FOR THE REMOVAL OF SPECIMEN TREES ST-1, ST-2 AND ST-4. REMOVAL WILL REQUIRE THE MITIGATION OF (SIX) 6 NATIVE SHADE TREES.
- ENVIRONMENTAL CONSERVATION PLAN ECP-21-015 WAS APPROVED BY DEPARTMENT OF PLANNING AND ZONING ON 2/19/2021.
- THE GEOTECHNICAL REPORT FOR THIS PROJECT WAS PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC., DATED DECEMBER, 2020.
- FOREST CONSERVATION OBLIGATION WILL BE PROVIDED UNDER SDP-21-038 WITH A COMBINATION OF ON-SITE REFORESTATION MEETING 75% OF ON-SITE REQUIREMENTS AND A REMAINING BALANCE ADDRESSED WITH A 2:1 OFFSITE RETENTION BANK PURCHASE THROUGH A REDLINE OF F-I7-077. FOREST CONSERVATION EASEMENTS WILL BE PROVIDED FOR LONG-TERM PROTECTION.
- HINES CIRCLE WILL BE A PRIVATE ROAD. ALL STREET PARKING SPACES ON THIS SITE WILL BE MAINTAINED BY THE HOA. ALL STORM DRAINS ON THIS SITE WILL BE PRIVATE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- ALL STORMWATER MANAGEMENT DEVICES AND ASSOCIATED STORM DRAIN PIPES WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. STORMWATER MANAGEMENT CONTROL FOR THE 1-YR STORM EVENT IS PROVIDED BY 30 MICRO-BIORETENTION, 1 AREA OF PERMEABLE PAVEMENT, AND 16 DRY WELLS. PEAK MANAGEMENT IS NOT REQUIRED FOR THIS PROJECT.
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- CONCRETE MONUMENTS SHOWN ■ AND IRON PIPE/REBAR SHOWN ● WILL BE SET IN ACCORDANCE WITH SECTION 16.139(C) OF THE SUBDIVISION REGULATIONS.
- ARTICLES OF INCORPORATION FOR THE ENCLAVE AT HINES FARM HOMEOWNERS ASSOCIATION HAVE BEEN FILED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATIONS ON 1/04/2022, RECEIPT NO. 5000000006138001.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS OR THEIR BUFFER AND FOREST CONSERVATION EASEMENT AREAS.



Copyright ADC The Map People  
 Permitted Use No. 05/05/20C  
 Howard Co. Map No. 34 (D-3)

**VICINITY MAP**  
 SCALE: 1" = 2000'

**GENERAL NOTES**

- 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 AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, CONVEYANCE OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. 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.

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED	1
TOTAL AREA OF PUBLIC ROAD DEDICATION	0.441 ACS.
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED	14.708 ACS.
TOTAL AREA TO BE RECORDED	15.149 ACS.

**SHEET INDEX**

- SHEET 1 - GENERAL NOTES
- SHEET 2 - TOTAL BOUNDARY OUTLINE, R/W DEDICATION, PUBLIC UTILITY EASEMENT, BUILDABLE PARCEL & FOREST CONSERVATION EASEMENTS
- SHEET 3 - COORDINATE TABLE, LINE AND CURVE TABLES FOR SHEET 2
- SHEET 4 - PUBLIC ACCESS & STORM DRAIN EASEMENTS

**PURPOSE NOTE**

- THE PURPOSE OF THIS PLAT IS TO:
- DEDICATE PUBLIC ROADWAY RIGHT OF WAY,
  - CREATE PUBLIC ACCESS, UTILITY & STORM DRAIN EASEMENTS, AND
  - CREATE FOREST CONSERVATION EASEMENTS.

RECORDED AS PLAT NO. 216165  
 ON 04/06/2022 IN THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**OWNER**  
 WANDA MELINDA ALLIS, MONICA HINES HALTMEYER AND DONNA DORINDA HURFORD  
 ADDRESS: 7535 FLAMENWOOD ROAD CLARKSVILLE, MD 21029  
 CONTACT: MONICA HALTMEYER PHONE: 410-258-3229  
 EMAIL: MHALTMEYER@VERIZON.NET

**DEVELOPER**  
 WILLIAMSBURG GROUP, LLC  
 ADDRESS: 5485 HARPERS FARM ROAD - SUITE 200  
 COLUMBIA, MD. 21044  
 CONTACT: BRUCE HARVEY PHONE: 410-997-8800

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY  
*[Signature]* 9/13/22  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING  
*[Signature]* 9-1-22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 9/13/22  
 DIRECTOR DATE

**OWNER'S DEDICATION**

WANDA MELINDA ALLIS, MONICA HINES HALTMEYER AND DONNA DORINDA HURFORD, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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:

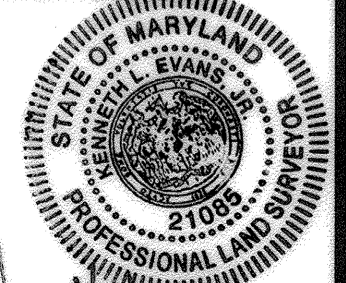
- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, AND FLOODPLAINS AND OPEN SPACE WHERE AFFLICABLE 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND
- 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

*Wanda Melinda Allis* 05-17-22  
 WANDA MELINDA ALLIS, DATE  
*Monica Hines Haltmeyer* 5-17-22  
 MONICA HINES HALTMEYER, DATE  
*Donna Dorinda Hurford* 5-17-22  
 DONNA DORINDA HURFORD, DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY DONNA DORINDA HURFORD, et al., TRUSTEES AND WANDA MELINDA ALLIS, et al. TO WANDA MELINDA ALLIS, et al. BY DEED DATED NOVEMBER 22, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 21306, FOLIO 374, 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.  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21085, EXPIRATION DATE: 02-13-2023

*Kenneth L. Evans, Jr.* 4/6/2022  
 KENNETH L. EVANS, JR. DATE



**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS  
 14280 Park Center Drive, Suite A  
 Laurel, Maryland 20707  
 Phone: 410-792-9792  
 Copyright 2021 Morris & Ritchie Associates, Inc.

**PLAT OF EASEMENT**  
**ENCLAVE AT HINES FARM**  
 PARCEL A

A PLAT OF TAX MAP 46, PARCEL 5  
 REF. NO.: SDP-21-038  
 ZONED R-20  
 TAX MAP 46, BLK II, PARCEL 5  
 6th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 20723

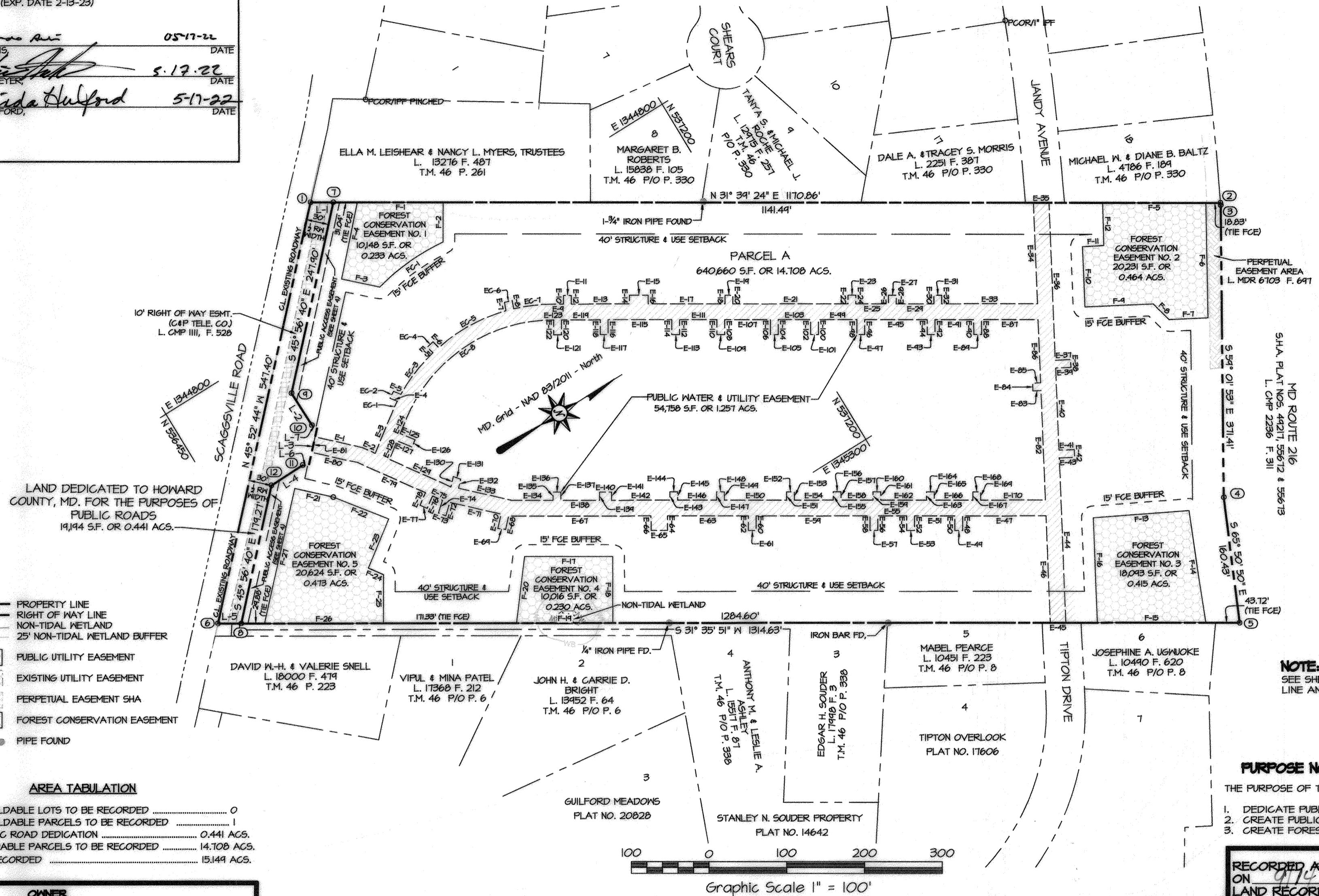
**SHEET 1 OF 4**  
 SCALE: AS SHOWN DATE: 04/06/2022 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 19540x05

THE REQUIREMENTS OF SECTION 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.

MORRIS & RITCHIE ASSOCIATES, INC.

*Kenneth L. Evans, Jr.* 4/6/2022  
 BY: KENNETH L. EVANS, JR., PROF. L.S. DATE  
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 MONICA HINES HALTMEYER DATE  
*Donna Dorinda Hurford* 5-17-22  
 DONNA DORINDA HURFORD DATE



- PROPERTY LINE
- - - RIGHT OF WAY LINE
- NON-TIDAL WETLAND
- 25' NON-TIDAL WETLAND BUFFER
- PUBLIC UTILITY EASEMENT
- EXISTING UTILITY EASEMENT
- PERPETUAL EASEMENT SHA
- FOREST CONSERVATION EASEMENT
- PIPE FOUND

**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
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TOTAL AREA OF PUBLIC ROAD DEDICATION	0.441 ACS.
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TOTAL AREA TO BE RECORDED	15.149 ACS.

**NOTE:**  
 SEE SHEET 3 OF 4 FOR COORDINATES, LINE AND CURVE TABLES

**PURPOSE NOTE**  
 THE PURPOSE OF THIS PLAT IS TO:

1. DEDICATE PUBLIC ROADWAY RIGHT OF WAY,
2. CREATE PUBLIC ACCESS, UTILITY & STORM DRAIN EASEMENTS, AND
3. CREATE FOREST CONSERVATION EASEMENTS.

RECORDED AS PLAT NO. 26166  
 ON 07/14/2022 IN THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**OWNER**  
 WANDA MELINDA ALLIS, MONICA HINES HALTMEYER AND DONNA DORINDA HURFORD  
 ADDRESS: 7535 FLAMENWOOD ROAD CLARKSVILLE, MD 21024  
 CONTACT: MONICA HALTMEYER PHONE: 410-258-3224  
 EMAIL: MHALTMEYER@VERIZON.NET

**DEVELOPER**  
 WILLIAMSBURG GROUP, LLC  
 ADDRESS: 5485 HARPERS FARM ROAD - SUITE 200  
 COLUMBIA, MD, 21044  
 CONTACT: BRUCE HARVEY PHONE: 410-997-8800

**OWNER'S DEDICATION**

WANDA MELINDA ALLIS, MONICA HINES HALTMEYER AND DONNA DORINDA HURFORD, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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 SHOWN HEREON;
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- (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

**SURVEYOR'S CERTIFICATE**

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**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

14280 Park Center Drive, Suite A  
 Laurel, Maryland 20707  
 Phone: 410-792-9792  
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APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

*[Signature]* For 9/13/22  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 9.1.22  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 9/13/22  
 DIRECTOR DATE

*Wanda Melinda Allis* 05-17-22  
 WANDA MELINDA ALLIS DATE  
*Monica Hines Haltmeyer* 5-17-22  
 MONICA HINES HALTMEYER DATE  
*Donna Dorinda Hurford* 5-17-22  
 DONNA DORINDA HURFORD DATE

*[Witness Signatures]*  
 WITNESS DATE

*Kenneth L. Evans, Jr.*  
 KENNETH L. EVANS, JR. DATE

**PLAT OF EASEMENT**  
**ENCLAVE AT HINES FARM**  
 PARCEL A

A PLAT OF TAX MAP 46, PARCEL 5  
 REF. NO.: SDP-21-038  
 ZONED R-20  
 TAX MAP 46, BLK II, PARCEL 5  
 6th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 20723

**SHEET 2 OF 4**

SCALE: AS SHOWN | DATE: 04/06/2022 | DRAWN BY: DDA | REVIEW BY: KLE | JOB NO: 19540x05

THE REQUIREMENTS OF SECTION 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.

MORRIS & RITCHIE ASSOCIATES, INC.

BY: *Kenneth L. Evans, Jr.* 4/6/2022 DATE  
BY: KENNETH L. EVANS, JR., PROF. L.S. MD. REG. NO. 21085 (EXP. DATE 2-13-23)

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*Monica Hines Haltmeyer* 5-17-22 DATE  
MONICA HINES HALTMEYER  
*Donna Dorinda Hurford* 5-17-22 DATE  
DONNA DORINDA HURFORD

Table with 4 columns: PUBLIC WATER AND UTILITY EASEMENT LINE TABLE. Each column contains line numbers (E-1 to E-42), bearings, and distances.

PUBLIC WATER AND UTILITY EASEMENT CURVE TABLE. Columns: CURVE, RADIUS, LENGTH, CHORD BEARING. Rows: EC-1 to EC-8.

FOREST CONSERVATION EASEMENT LINE TABLE. Columns: LINE, BEARING, DISTANCE. Rows: F-1 to F-24.

FOREST CONSERVATION EASEMENT CURVE TABLE. Columns: CURVE, RADIUS, LENGTH, CHORD. Row: FC-1.

COORDINATE TABLE. Columns: NO., NORTHING, EASTING. Rows: 1 to 12.

LINE TABLE. Columns: LINE, BEARING, DISTANCE. Rows: L-1 to L-7.

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED ..... 0  
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED ..... 1  
TOTAL AREA OF PUBLIC ROAD DEDICATION ..... 0.441 ACS.  
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED ..... 14.708 ACS.  
TOTAL AREA TO BE RECORDED ..... 15.149 ACS.

OWNER

WANDA MELINDA ALLIS, MONICA HINES HALTMEYER AND DONNA DORINDA HURFORD  
ADDRESS: 1535 FLAMENWOOD ROAD CLARKSVILLE, MD 21024  
CONTACT: MONICA HALTMEYER PHONE: 410-258-3224  
EMAIL: MHALTMEYER@VERIZON.NET

DEVELOPER

WILLIAMSBURG GROUP, LLC  
ADDRESS: 5485 HARPERS FARM ROAD - SUITE 200 COLUMBIA, MD, 21044  
CONTACT: BRUCE HARVEY PHONE: 410-997-8800

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

*[Signature]* For: 9/13/22 DATE  
HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 9/1/22 DATE  
CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 9/13/22 DATE  
DIRECTOR

OWNER'S DEDICATION

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*Kenneth L. Evans, Jr.* 4/6/2022 DATE  
KENNETH L. EVANS, JR.  
PROFESSIONAL LAND SURVEYOR  
STATE OF MARYLAND  
LICENSE NO. 21085

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO:  
1. DEDICATE PUBLIC ROADWAY RIGHT OF WAY,  
2. CREATE PUBLIC ACCESS, UTILITY & STORM DRAIN EASEMENTS, AND  
3. CREATE FOREST CONSERVATION EASEMENTS.

RECORDED AS PLAT NO. 26167  
ON 9/13/2022 IN THE  
LAND RECORDS OF HOWARD COUNTY, MD.

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS  
14280 Park Center Drive, Suite A  
Laurel, Maryland 20707  
Phone: 410-792-9792  
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PLAT OF EASEMENT  
ENCLAVE AT HINES FARM

PARCEL A  
A PLAT OF TAX MAP 46, PARCEL 5  
REF. NO.: SDP-21-038  
ZONED R-20  
TAX MAP 46, BLK II, PARCEL 5  
6th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 20723

SHEET 3 OF 4

SCALE: NONE DATE: 04/06/2022 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 14590x03

THE REQUIREMENTS OF SECTION 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.

MORRIS & RITCHIE ASSOCIATES, INC.

BY: *Kenneth L. Evans, Jr.* 4/6/2022 DATE  
 MD. REG. NO. 21085 (EXP. DATE 2-13-23)

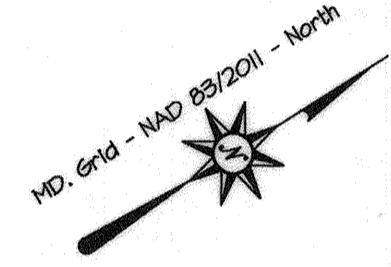
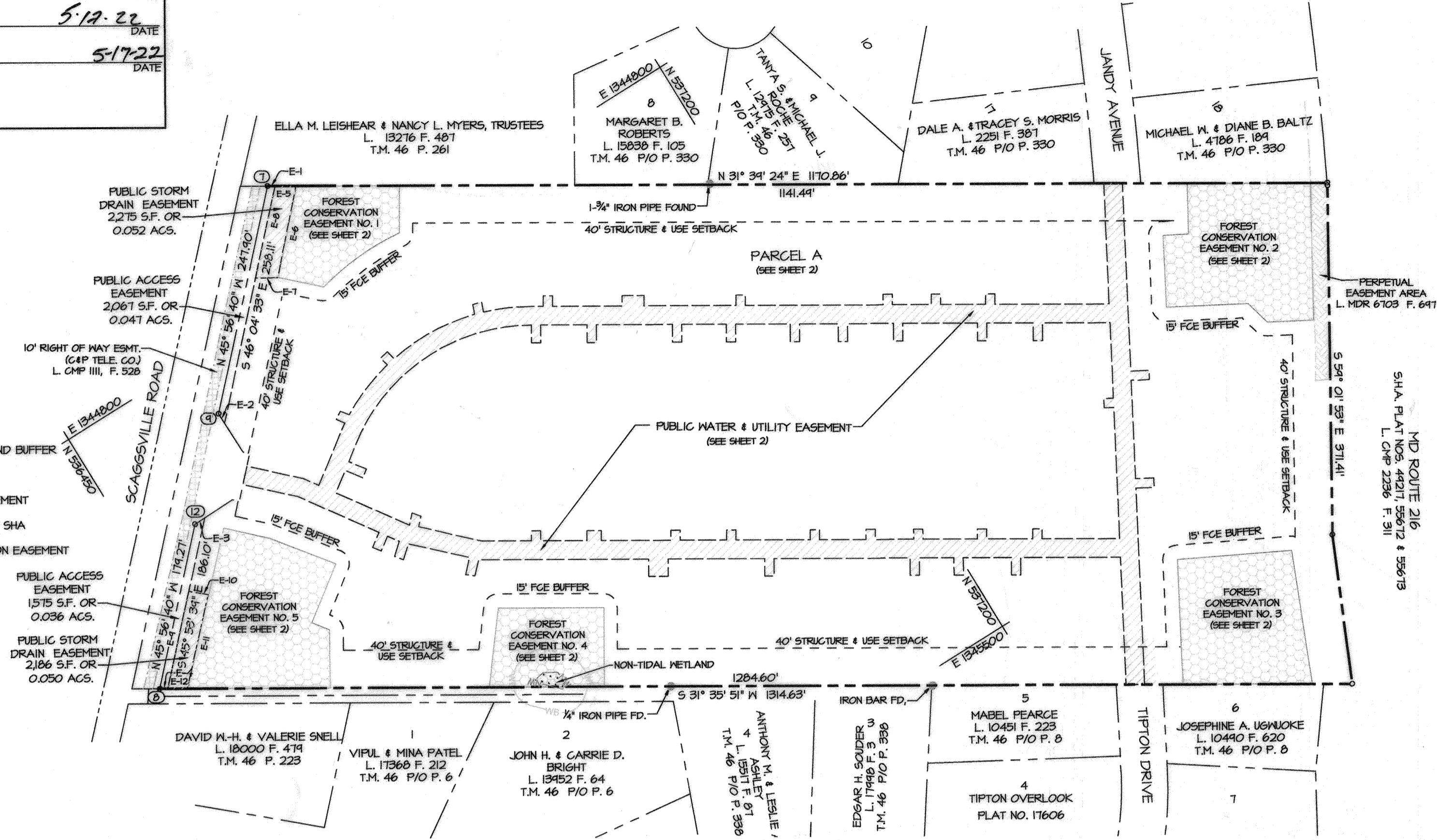
*Wanda Melinda Allis* 05-17-22 DATE  
 WANDA MELINDA ALLIS  
*Monica Hines Haltmeyer* 5-17-22 DATE  
 MONICA HINES HALTMEYER  
*Donna Dorinda Hurford* 5-17-22 DATE  
 DONNA DORINDA HURFORD

PUBLIC ACCESS EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	N 31° 34' 24" E	8.07'
E-2	S 89° 06' 30" W	11.99'
E-3	N 00° 58' 23" W	12.32'
E-4	S 31° 35' 51" W	8.75'

PUBLIC STORM DRAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-5	N 31° 34' 24" E	22.69'
E-6	S 46° 49' 00" E	99.14'
E-7	S 30° 13' 08" W	24.15'
E-8	N 46° 04' 33" W	100.03'
E-10	N 41° 52' 54" E	21.21'
E-11	S 45° 34' 56" E	102.72'
E-12	S 31° 35' 51" W	21.13'

COORDINATE TABLE		
NO.	NORTHING	EASTING
7	536774.1166	1344604.0076
8	536393.5943	1345071.2856
9	536601.7409	1344862.1616
12	536518.2524	1344448.4487

- PROPERTY LINE
- RIGHT OF WAY LINE
- NON-TIDAL WETLAND
- 25' NON-TIDAL WETLAND BUFFER
- PUBLIC EASEMENTS
- EXISTING UTILITY EASEMENT
- PERPETUAL EASEMENT SHA
- FOREST CONSERVATION EASEMENT



**AREA TABULATION**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED ..... 0  
 TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED ..... 1  
 TOTAL AREA OF PUBLIC ROAD DEDICATION ..... 0.441 ACS.  
 TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED ..... 14.708 ACS.  
 TOTAL AREA TO BE RECORDED ..... 15.149 ACS.



**PURPOSE NOTE**

THE PURPOSE OF THIS PLAT IS TO:

1. DEDICATE PUBLIC ROADWAY RIGHT OF WAY,
2. CREATE PUBLIC ACCESS, UTILITY & STORM DRAIN EASEMENTS, AND
3. CREATE FOREST CONSERVATION EASEMENTS.

RECORDED AS PLAT NO. 26168  
 ON 9/14/2022 IN THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

**OWNER**  
 WANDA MELINDA ALLIS, MONICA HINES HALTMEYER AND DONNA DORINDA HURFORD  
 ADDRESS: 1535 FLAMWOOD ROAD CLARKSVILLE, MD 21029  
 CONTACT: MONICA HALTMEYER PHONE: 410-258-3229  
 EMAIL: MHALTMEYER@VERIZON.NET

**DEVELOPER**  
 WILLIAMSBURG GROUP, LLC  
 ADDRESS: 5485 HARPERS FARM ROAD - SUITE 200  
 COLUMBIA, MD. 21044  
 CONTACT: BRUCE HARVEY PHONE: 410-997-8800

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY

*[Signature]* 9/13/22 DATE  
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING

*[Signature]* 9-1-22 DATE  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*[Signature]* 9/13/22 DATE  
 DIRECTOR

**OWNER'S DEDICATION**

WANDA MELINDA ALLIS, MONICA HINES HALTMEYER AND DONNA DORINDA HURFORD, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTED 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 INTO 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 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 STREET AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND
- (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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

*Wanda Melinda Allis* 05-17-22 DATE  
 WANDA MELINDA ALLIS  
*Monica Hines Haltmeyer* 5-17-22 DATE  
 MONICA HINES HALTMEYER  
*Donna Dorinda Hurford* 5-17-22 DATE  
 DONNA DORINDA HURFORD

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY DONNA DORINDA HURFORD, et al, TRUSTEES AND WANDA MELINDA ALLIS, et al, TO WANDA MELINDA ALLIS, et al. BY DEED DATED NOVEMBER 22, 2021 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY IN LIBER 21306, FOLIO 374, 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.  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21085, EXPIRATION DATE: 02-13-2023.



*Kenneth L. Evans, Jr.* DATE  
 KENNETH L. EVANS, JR.



**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

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 Laurel, Maryland 20107  
 Phone: 410-792-9792  
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**PLAT OF EASEMENT**  
**ENCLAVE AT HINES FARM**  
**PARCEL A**

A PLAT OF TAX MAP 46, PARCEL 5  
 REF. NO.: 5DP-21-038  
 ZONED R-20  
 TAX MAP 46, BLK II, PARCEL 5  
 6th ELECTION DISTRICT, HOWARD COUNTY, MARYLAND 20723

SHEET 4 OF 4

SCALE: AS SHOWN DATE: 04/06/2022 DRAWN BY: DDA REVIEW BY: KLE JOB NO: 19540x05