

NOTES:

1. DENOTES 4" x 4" CONCRETE MONUMENT SET.
 DENOTES 3/8" PIPE OR STEEL MARKER SET.
 DENOTES STONE FOUND.
 DENOTES IRON PIPE FOUND.
2. THIS PLAN IS SUBJECT TO THE FOLLOWING PLAN OF PLANNING AND ZONING FILE NUMBERS:
 CMP-5300
3. COORDINATES SHOWN HEREON ARE BASED ON THE NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HO. CO. GEODETIC STATIONS 2647005 AND 2647006
4. THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. ON OR ABOUT MARCH 6, 2000
5. SUBJECT PROPERTY ZONED R-12 PER 1993 COMPREHENSIVE ZONING PLAN AND LIES WITHIN THE METROPOLITAN WATER & SEWER DISTRICT.
6. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO CEMETERY LOCATIONS ON-SITE.
7. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN WETLANDS, WETLANDS BUFFERS, STREAMS, STREAM BUFFERS OR FLOODPLAIN AREAS EXCEPT FOR THE WORK APPROVED AS PART OF THESE PLANS.
8. ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
9. UNLESS OTHERWISE NOTED AS "PRIVATE", ALL EASEMENTS ARE "PUBLIC".
10. PUBLIC WATER AND SEWER FOR THIS DEVELOPMENT IS PROVIDED UNDER CONTR. No.14-3916-D
11. THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH PARCEL 873. ANY AND ALL CONVEYANCES OF THE AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(S). DEVELOPER SHALL EXECUTE AND DELIVER THE DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENTS IN THE LAND RECORDS OF HOWARD COUNTY.
12. THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION. HARWOOD PARK WAS IN EXISTENCE PRIOR TO THE ENACTMENT OF THE FOREST CONSERVATION REGULATIONS AND NO ADDITIONAL LOTS ARE BEING CREATED
13. STORMWATER MANAGEMENT WILL BE PROVIDED UNDER F-01-35 ROAD CONSTRUCTION PLANS BY MEANS OF A DETENTION FACILITY FOR QUANTITY AND EXTENDED DETENTION FOR QUALITY. THE SWMF SHALL BE PRIVATELY OWNED & MAINTAINED AND LOCATED ON LOTS 1098B, 1093C & 1094C TO BE OWNED BY THE H.O.A.
14. WETLANDS DELINEATION COMPILED BY ECO-SCIENCE PROFESSIONALS, INC. ON OR ABOUT 5/00
15. EX. FLOODPLAIN INFORMATION SHOWN WAS TAKEN FROM THE HOWARD COUNTY FLOODPLAIN MAP ON FILE FOR THE SHALLOW RUN.
16. 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 ROAD RIGHT-OF-WAY LINE AND NOT THE FLAG OR PIPE STEM LOT DRIVEWAY.
17. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 a) WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE)
 b) SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR.
 c) GEOMETRY - MAX. 15% GRADE; MAX. 10% GRADE CHANGE; MIN. 45' TURNING RADIUS.
 d) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 e) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN ONE (1) FOOT DEPTH OVER DRIVEWAY.
 f) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
18. THERE IS AN EXISTING DWELLING ON LOT 1104A TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EX. DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE. ACCESS TO THIS LOT SHALL BE FROM A USE-IN-COMMON DRIVEWAY ONTO IVY SPRING ROAD.
19. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1101A & 1103A HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 5787 AT FOLIO 0576. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR LOTS 1104A & 1106A-1108A HAS BEEN RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MD IN LIBER 5767 AT FOLIO 0581.
20. HOMEOWNER'S ASSOCIATION DOCUMENTS HAVE BEEN FILED WITH THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS ON OCTOBER 23, 2001 AS RECORDING REFERENCE: 006511708
21. LOTS 1133B TO 1137B AND LOTS 1118B TO 1118B SHALL DERIVE ACCESS ONTO CROSS IVY ROAD ONLY AND ACCESS ACROSS THE FLOODPLAIN AREA IS NOT PERMITTED.
22. THE LOTS SHOWN HEREON ARE EXISTING AND HAVE BEEN RECONFIGURED BY ADJOINER TRANSFER IN ACCORDANCE WITH SECTION 16.102(b) OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS
23. THERE ARE TWO ROAD R.O.W. AREAS WITHIN THE "IVY TERRACE" THE IVY TERRACE SOUTH OF THE SITE CONTAINS AN EXISTING ROADWAY; THE IVY TERRACE WITHIN THE MIDDLE OF THE SITE IS A PAPER STREET SHOWN ON PLAT CMP-5300
24. A LANDSCAPE SURETY FOR THE STREET TREES IN THE AMOUNT OF \$4,500.00 AND FOR SWMF LANDSCAPING IN THE AMOUNT OF \$4,350.00 WILL BE PART OF THE DEVELOPER'S AGREEMENT. PERIMETER LANDSCAPING IS NOT REQUIRED FOR SITE SINCE LOTS WERE IN EXISTENCE PRIOR TO ADOPTION OF THE HO. CO. LANDSCAPE MANUAL. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
25. THIS PROJECT HAS BEEN APPROVED FOR CONSTRUCTION WITHIN THE B.W.I. AIRPORT 4 MILE HEIGHT RESTRICTION AREA BY THE MARYLAND AVIATION ADMINISTRATION UNDER PERMIT NO.00-183 DATED OCTOBER 2000.
26. THIS PLAT FOR PUBLIC DEDICATION IS SUBJECT TO WAIVER PETITION WP-02-45 REQUESTING AN EXTENSION TO SECTION 16.144(P) REQUIRING SUBMISSION WITHIN 180 DAYS OF SECTION 16.144(A)(1)(i) REQUIRING VOIDED SUBMISSION IF DEADLINE IS MISSED. THIS WAS APPROVED DEC. 10, 2001 GRANTING A 90 DAY EXTENSION UNTIL JAN. 16, 2001.

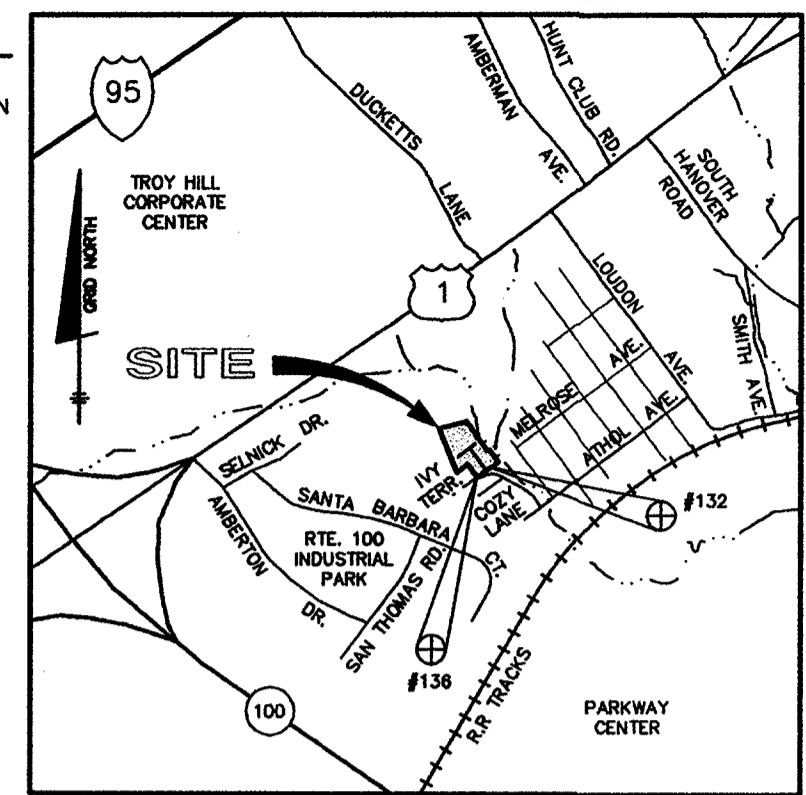
BENCH MARKS (NAD27)

No. 132
REBAR AND CAP FOUND ON THE NORTHERN RIGHT-OF-WAY LINE OF IVY TERRACE AT THE SOUTHWEST CORNER OF LOT 1159 N. 494510.8884 E. 872966.8690

No. 136
REBAR AND CAP FOUND AT THE CORNER OF LOT 1154, 1155 AND THE SOUTHERN RIGHT-OF-WAY LINE OF IVY TERRACE N. 494438.0155 E. 872865.3084

ENGINEER
BENCHMARK ENGINEERING, INC.
 8480 BALT. NAT. PIKE
 SUITE 418
 ELLICOTT CITY, MD 21043
 410-465-6105

OWNER
SPRINGLAND, L.L.C.
 5570 STERRET PLACE
 COLUMBIA, MD 21044
 PHONE: 410-472-2993



VICINITY MAP

SCALE: 1" = 2000'

LEGEND

- PUBLIC DRAINAGE AND UTILITY EASEMENT TO BE RECORDED 450± SF
- PUBLIC WATER, SEWER, DRAINAGE & UTILITY EASEMENT TO BE RECORDED 5724± SF
- 10' PUBLIC TREE MAINTENANCE EASEMENT TO BE RECORDED 7991± SF
- RIGHT-OF-WAY FOR A PUBLIC ROAD TO BE RECORDED 19,160± SF
- (2) 10'x24' TEE TURN-AROUND EASEMENTS TO BE RECORDED 480± SF
- 24' PRIVATE USE-IN-COMMON ACCESS EASEMENTS TO BE RECORDED 5224± SF
- 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT TO BE RECORDED 12,587± SF
- PRIVATE SWMF ACCESS, RETAINING WALL MAINTENANCE & PRIVATE SWMF EASEMENT 28,201± SF

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.

DAVID M. HARRIS 11/13/01 DATE
 FOR BENCHMARK ENGINEERING, INC. #351
 STEVE SHIPP 4/13/01 DATE
 SIGNATURE OF OWNER
 STEVE SHIPP, SPRINGLAND, L.L.C.

THE PURPOSE OF THIS PLAT IS TO DEDICATE LOTS FROM SPRINGLAND, INC. TO CREATE TWO PUBLIC ROADS R.O.W.'s AND TO DEDICATE LAND FOR THE PURPOSE OF VARIOUS PUBLIC AND PRIVATE EASEMENTS

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD
C1	302.50	107.44	20°20'58"	54.29	N25°30'07"W 106.87
C2	262.50	93.23	20°20'58"	47.11	N25°30'07"W 92.74

AREA TABULATION CHART

TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	N/A
BUILDABLE	N/A
NON-BUILDABLE	N/A
OPEN SPACE	N/A
PRESEVATION PARCELS	N/A
TOTAL AREA OF LOTS/PARCELS	N/A
BUILDABLE	N/A
NON-BUILDABLE	N/A
OPEN SPACE	N/A
PRESEVATION PARCELS	N/A
TOTAL AREA OF EASEMENTS TO BE RECORDED	1.39± Ac.
TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.44± Ac.
TOTAL AREA OF PLAT TO BE RECORDED (R/W & ESMT.)	1.83± Ac.

COORDINATE TABLE

NO.	NORTHING	EASTING
10001	494988.485	872499.372
10002	495064.415	872785.209
10003	494764.059	873000.851
10004	494536.759	872684.256
10043	494618.257	872797.770
10059	494755.936	873006.883
10080	494770.516	873028.991
10083	494664.806	873117.388
10101	494495.049	872909.078
10102	494489.816	872889.985
10555	494527.887	872954.816
10666	494511.641	872966.480

PLAN VIEW
 SCALE: 1" = 50'

NOTES (cont)
 27. THIS PLAT CONFORMS TO THE 4th EDITION OF THE HO. CO. SUBDIVISION & LAND DEVELOPMENT REGULATIONS

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:
 HOWARD COUNTY HEALTH DEPARTMENT

Diane Maloney, M.D. 12/19/01 DATE
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mike 12/19/01 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Leah R... 12/21/01 DATE
 DIRECTOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY SPRINGLAND, INC., FROM JAMES F. FEENEY & LOLA NADINE FEENEY, BY DEED DATED MARCH 23, 2000 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5053 AT FOLIO 0004 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE DEVELOPMENT BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS NOW AMENDED.

David M. Harris DATE:
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.10978
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

OWNER'S DEDICATION

THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THE PLAT, HEREBY GRANTS 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 ROADBEDS AND STREET RIGHTS-OF-WAY, AND THE SPECIFIC RESERVED EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS 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, (4) IT IS AGREED THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED IN, ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY BY THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, OR THE GRANTEE, (5) IT IS AGREED THAT HOWARD COUNTY, MARYLAND IS IN NO WAY BOUND BY THE RECORDING OF THIS PLAT TO THE OWNERSHIP OF THE EASEMENT AREAS UNTIL SUCH TIME AS THE PUBLIC FACILITIES LOCATED WITHIN THE EASEMENT AREAS ARE ACCEPTED INTO THE PUBLIC SYSTEM BY HOWARD COUNTY, MARYLAND AND THE DEED OF EASEMENT AND AGREEMENT SIGNED BY THE GRANTOR HEREIN IS RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND. NEVERTHELESS, GRANTEE HEREBY ACCEPTS THAT ANY AND ALL SALES OF THE PROPERTY AND/OR PROPERTIES DESCRIBED ON THIS PLAT PRIOR TO THE RECORDATION OF THE DEED OF EASEMENT AND AGREEMENT SHALL SPECIFICALLY REFER TO THIS PLAT AND SHALL BE MADE SUBJECT TO THE RESERVED EASEMENT GRANTED HEREIN.

Steve Shipp 11/13/01 DATE
 STEVE SHIPP, L.L.C.

Mark C. B... DATE:
 WITNESS

RECORDED AS PLAT 15132
 ON 12/21/01 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT FOR PUBLIC DEDICATION TO HOWARD COUNTY, MARYLAND

HARWOOD PARK
CROSS IVY ROAD
IVY SPRING ROAD

PREVIOUSLY RECORDED AS LOT 1141B AND IVY TERRACE A PAPER STREET RESPECTIVELY

HO. CO. FILE REF. No. CMP No.5300
 1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP NO. 38
 P/O PARCEL 873
 GRIDS 13 & 19
 ZONED: R-12

SCALE: AS SHOWN
 DATE: NOVEMBER 16, 2001
 SHEET: 1 OF 1