

COORDINATE TABLE

| POINT | NORTHING | EASTING |
|-------|------------|-------------|
| 100 | 594809.669 | 1330793.012 |
| 101 | 594481.869 | 1331536.818 |
| 102 | 594048.219 | 1331378.809 |
| 103 | 594010.592 | 1331365.099 |
| 104 | 594160.238 | 1330883.329 |
| 105 | 594204.014 | 1330877.241 |

NOTE: COORDINATES AND GRIDS TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.280333.

FLOODPLAIN TABLE

| LINE | LENGTH | BEARING | ELEVATION |
|------|--------|-------------|-----------|
| F1 | 2.43 | N81°52'32"W | 474.20 |
| F2 | 36.34 | N16°13'52"W | 473.90 |
| F3 | 33.30 | N30°58'54"W | 474.10 |
| F4 | 7.18 | N45°01'13"W | 474.00 |
| F5 | 29.24 | N03°44'02"W | 474.20 |
| F6 | 38.66 | N02°50'42"W | 471.00 |
| F7 | 23.62 | N03°10'04"E | 470.00 |
| F8 | 28.06 | N04°05'25"W | 469.00 |
| F9 | 37.18 | N21°28'52"W | 468.90 |
| F10 | 46.06 | N36°10'39"W | 468.00 |
| F11 | 82.69 | N26°49'01"W | 466.60 |
| F12 | 26.49 | N03°05'46"W | 464.30 |
| F13 | 58.91 | N05°34'34"W | 463.80 |
| F14 | 43.90 | N16°05'04"W | 463.10 |
| F15 | 59.78 | N55°05'01"W | |
| F16 | 48.46 | N85°10'01"W | |
| F17 | 28.65 | N42°23'38"W | |
| F18 | 40.08 | N60°36'06"W | |
| F19 | 31.75 | N85°20'08"W | |
| F20 | 28.14 | N60°24'47"W | |
| F21 | 60.27 | N56°56'48"W | |
| F22 | 25.33 | N31°53'03"W | |
| F23 | 10.08 | N43°51'04"W | |
| F24 | 20.03 | N62°20'08"W | |
| F25 | 40.01 | N72°14'07"W | |
| F26 | 29.49 | N75°09'05"W | |
| F27 | 12.51 | N30°45'12"W | |
| F28 | 14.15 | N80°32'39"W | |
| F29 | 35.92 | S87°58'38"W | |
| F30 | 16.59 | N77°29'43"W | |

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] 2/9/05
 JOHN S. MILDENBERG, SURVEYOR
 DATE

[Signature] 2/16/05
 TIMOTHY G. RAGEN, MANAGING AGENT
 NORTHTRIDGE DEVELOPMENT LLC.
 DATE

TOTAL AREA TABULATION

| | |
|----------------------------------|------------|
| NUMBER OF BUILDABLE LOTS | 2 |
| NUMBER OF BUILDABLE PARCELS | 1 |
| NUMBER OF NON-BUILDABLE PARCELS | 1 |
| TOTAL NUMBER OF LOTS AND PARCELS | 4 |
| AREA OF BUILDABLE LOTS | 1.944 AC ± |
| AREA OF BUILDABLE PARCELS | 2.101 AC ± |
| AREA OF NON-BUILDABLE PARCELS | 3.588 AC ± |
| TOTAL AREA OF LOTS AND PARCELS | 7.633 AC± |
| AREA OF 100 YEAR FLOODPLAIN | 1.203 AC ± |
| AREA OF ROAD DEDICATION | 0.473 AC ± |
| TOTAL AREA | 8.106 AC ± |

OWNER
 NORTHTRIDGE DEVELOPMENT, LLC
 14045 GARED DRIVE
 GLENWOOD, MARYLAND 21738
 (410) 730-1074

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

[Signature] 2/16/05
 for HOWARD COUNTY HEALTH OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 2/11/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

[Signature] 2/14/05
 DIRECTOR
 DATE

OWNER'S STATEMENT

WE, NORTHTRIDGE DEVELOPMENT, LLC, 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:

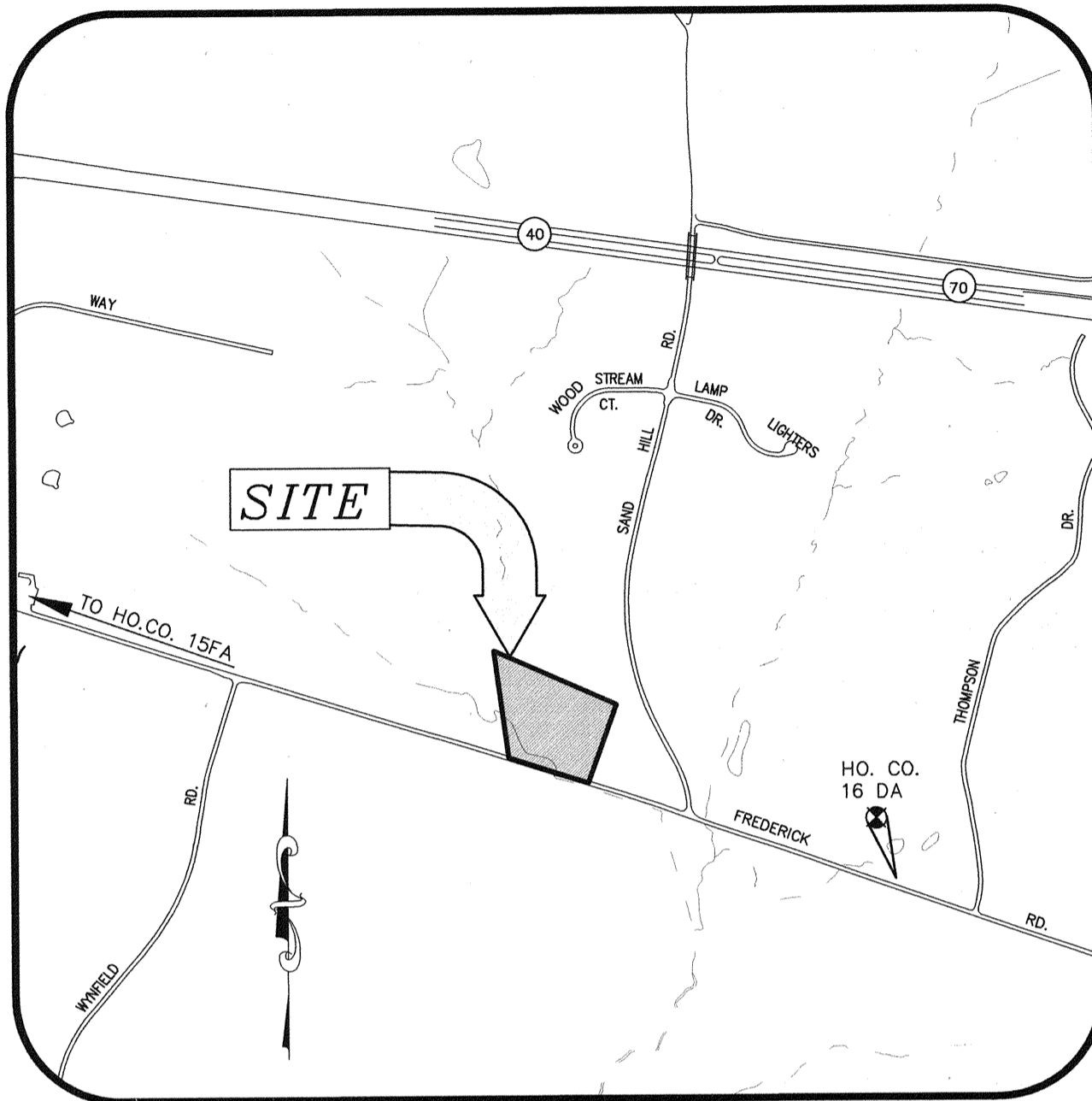
1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS 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 WATERWAY 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 EASEMENT AND RIGHTS OF WAY.

WITNESS MY HAND THIS 9 DAY OF Feb 2005

[Signature]
 TIMOTHY G. RAGEN, MANAGING AGENT - NORTHTRIDGE DEVELOPMENT LLC.

[Signature]
 WITNESS

- PRESERVATION PARCELS "A" AND "B" ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY, MARYLAND AND FREDERICK OVERLOOK HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCELS, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- USING THE DEO DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR 2 LOTS OF THE 3 UNIT RESIDENTIAL LOTS/PARCELS INCLUDED ON THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED FROM HIGH POINT AT BREEZEWOOD FARMS, LOT 2. THE CREATION OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY TWO NET ACRES. HIGHPOINT AT BREEZEWOOD FARMS, LOT 2 (T.M. 10, PARCEL 36, GRID 23)
- THE ARTICLES OF INCORPORATION HAVE BEEN RECORDED UNDER F-02-168 WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION. I.D. (D10127603) RECORDED ON JULY 26, 2004.
- DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 1, 2 AND PRESERVATION PARCEL A TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND WITH THE RECORDING OF THIS PLAT.



VICINITY MAP

SCALE 1" = 1000'

- THE GRANTOR ACKNOWLEDGES THAT THE DEDICATION OF THE EASEMENT AREA TO THE COUNTY HAS BENEFITED THE GRANTOR BY REDUCING THE SIZE OF THE STORMWATER MANAGEMENT FACILITY REQUIRED BY THE DEVELOPMENT OF THE PROPERTY ASSOCIATED WITH THE EASEMENT AREA. ACCORDINGLY, THE GRANTOR FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, SHALL NOT AND SHALL NOT PERMIT OTHERS TO GRADE WITHIN THE EASEMENT AREA OR MOW GRASSY VEGETATION WITHIN THE EASEMENT AREA. THE GRANTOR AND ITS SUCCESSORS AND ASSIGNS SHALL PERIODICALLY INSPECT THE EASEMENT AREA AND TAKE NECESSARY STEPS TO REMOVE DEBRIS AND TRASH, CONTROL THE GROWTH OF NOXIOUS WEEDS AND THE GRANTOR SHALL POST AND MAINTAIN MARKERS AT REGULAR INTERVALS NO MORE THAN FIFTY (50) FEET APART IDENTIFYING THE BOUNDARY OF THE EASEMENT AREA. THE MARKERS SHALL CONTAIN A STATEMENT OF THE PROHIBITED ACTIVITIES WITHIN THE EASEMENT AREA. THE PENALTIES FOR A VIOLATION OF THE TERMS OF THE EASEMENT ARE SET FORTH IN HOWARD COUNTY CODE SECTION 18.907.
- NOISE STUDY PREPARED BY MARS GROUP ON SEPTEMBER 2002 DETERMINED THAT UNMITIGATED 65dBA LINE IS OUTSIDE PROPOSED UNIT ON LOT 1.
- THE PRESERVATION PARCEL ACREAGE NECESSARY TO SUPPORT THE CLUSTER SUBDIVISION IS LOCATED ON-SITE AND OFF-SITE ON A PLAT OF EASEMENT TITLED "HIGH POINT AT BREEZEWOOD FARMS, LOT 2"
- DENSITY TABULATION:
 8.11 ACRES / 4.25 = 1 UNIT BY RIGHT
 6.16 ACRES / 2 = 3 UNITS WITH PURCHASE OF 2 DEO DEVELOPMENT RIGHTS.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT LAND CONVEYED BY 12118 FREDRICK ROAD LLC, TO NORTHTRIDGE DEVELOPMENT LLC IN A DEED DATED APRIL 11, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6113 FOLIO 285 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY REGULATIONS.

[Signature] 2/9/05
 JOHN S. MILDENBERG, L.S. NO. 0718
 DATE

GENERAL NOTES

- TAX MAP: 16, PARCEL: 23, BLOCK: 13
- THIS PLAN IS SUBJECT TO THE 5TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE AUGUST 1, 2002.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- THE COORDINATES SHOWN HEREON ARE BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 16DA AND 16R1.
 STATION NO. 16DA N 593712.917, E 1332332.040, ELEVATION 469.674
 STATION NO. 15FA N 595906.955, E 1325627.710, ELEVATION 486.950
- DENOTES AN IRON PIN OR IRON PIPE FOUND
 ○ DENOTES AN ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE.
- STEEP SLOPES OF 25% OR GREATER WITH A CONTIGUOUS AREA OVER 20,000 SQ.FT. DO EXIST ON SITE.
- WETLANDS EXIST ONLY ON THE NON BUILDABLE PRESERVATION PARCEL AS PER THE STUDY CONDUCTED BY ECO-SCIENCE PROFESSIONALS INC. ON OR ABOUT MAY 2002.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. THE SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- AREA OF SUBDIVISION = 8.11 ACRES ±
 AREA OF THE SMALLEST LOT = 40,000 SQUARE FEET
 NUMBER OF BUILDABLE LOTS OR PARCELS = 3
 AREA OF BUILDABLE LOTS OR PARCELS = 4.45 AC±
 NUMBER OF NON-BUILDABLE LOTS OR PARCELS = 1
 AREA OF NON-BUILDABLE LOTS OR PARCELS = 1.90 AC±
 AREA OF ROAD DEDICATION = 0.47 AC±
 AREA OF FLOODPLAIN = 1.20 AC±
 AREA OF STEEP SLOPES ONSITE = 0.45 AC±
 NET AREA = 6.16 AC±
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENT).
 B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FOOT TURNING RADIUS.
 D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD PLAIN WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 INCHES
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT TO THE PIPESTEM LOT DRIVEWAY.
- WATER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER ALLOCATION IS TO BE GIVEN UPON APPROVAL OF THE CONSTRUCTION PLANS FOR THE SERVICE EXTENSIONS.
- PRIVATE SEWERAGE WILL BE UTILIZED.
- THIS PROJECT IS IN THE METROPOLITAN DISTRICT.
- STORMWATER MANAGEMENT IS PROVIDED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL VOLUMES I & II VIA NON-ROOFTOP DISCONNECTION AND NATURAL CONSERVATION AREA CREDITS.
- DENOTES PRIVATE USE-IN-COMMON EASEMENT.
- DENOTES 100 YR FLOODPLAIN AND UTILITY EASEMENT
- DENOTES LAND DEDICATED TO STATE HIGHWAY FOR THE PURPOSE OF PUBLIC ROAD.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE RESERVE AREA OF AT LEAST 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS RESERVE AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE RESERVE AREA.
- FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.200 OF HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT, EXCEPT AS SHOWN ON AN APPROVED ROAD CONSTRUCTION DRAWING OR SITE DEVELOPMENT PLAN. HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OR CONSERVATION EASEMENT ARE ALLOWED.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAS BEEN FULFILLED BY THE RETENTION OF (2.10 ACRES OR 91,476 SQ. FT.) IN A FOREST CONSERVATION EASEMENT ON NON-BUILDABLE PRESERVATION PARCEL "B" AND BY A RETENTION CREDIT OF (0.75 ACRES 32,670 SQ. FT.) OF EXISTING FOREST LOCATED ON BUILDABLE PRESERVATION PARCEL A, WHICH IS SUFFICIENT TO EXCEED THE BREAK-EVEN POINT OF 2.42 ACRES IN ACCORDANCE WITH THE ADOPTED DPZ POLICY MAY 11, 1999 FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET. FINANCIAL SURETY FOR THE 2.10 ACRES (91,476 SQ. FT.) OF RETENTION HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$18,295.20. THE 0.75 ACRES OF RETENTION CREDIT ON BUILDABLE PRESERVATION PARCEL A IS NOT SUBJECT TO SURETY.
- THIS SUBDIVISION IS IN COMPLIANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE POSTED WITH THE GRADING PERMIT FOR LOT 1 FOR 8 SHADE TREES IN THE AMOUNT OF \$2,400.00 AND FOR LOT 2 FOR 15 SHADE TREES IN THE AMOUNT OF \$4,500.00.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND ALL OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH ANY LOT OR PARCEL SHOWN ON THIS PLAT. ANY AND ALL CONVEYANCES OF THE AFORESAID LOTS AND PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING THE SAID LOT(S) 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, THE COUNTY SHALL ACCEPT THE EASEMENT AND RECORD THE DEED(S) OF THE EASEMENT AMONG THE LAND RECORDS FOR HOWARD COUNTY.

RECORDED AS PLAT 17301 ON 3/18/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FREDERICK OVERLOOK
 "LOTS 1, 2, BUILDABLE
 PRESERVATION PARCEL A &
 NON-BUILDABLE PRESERVATION PARCEL B"
 SHEET 1 OF 2

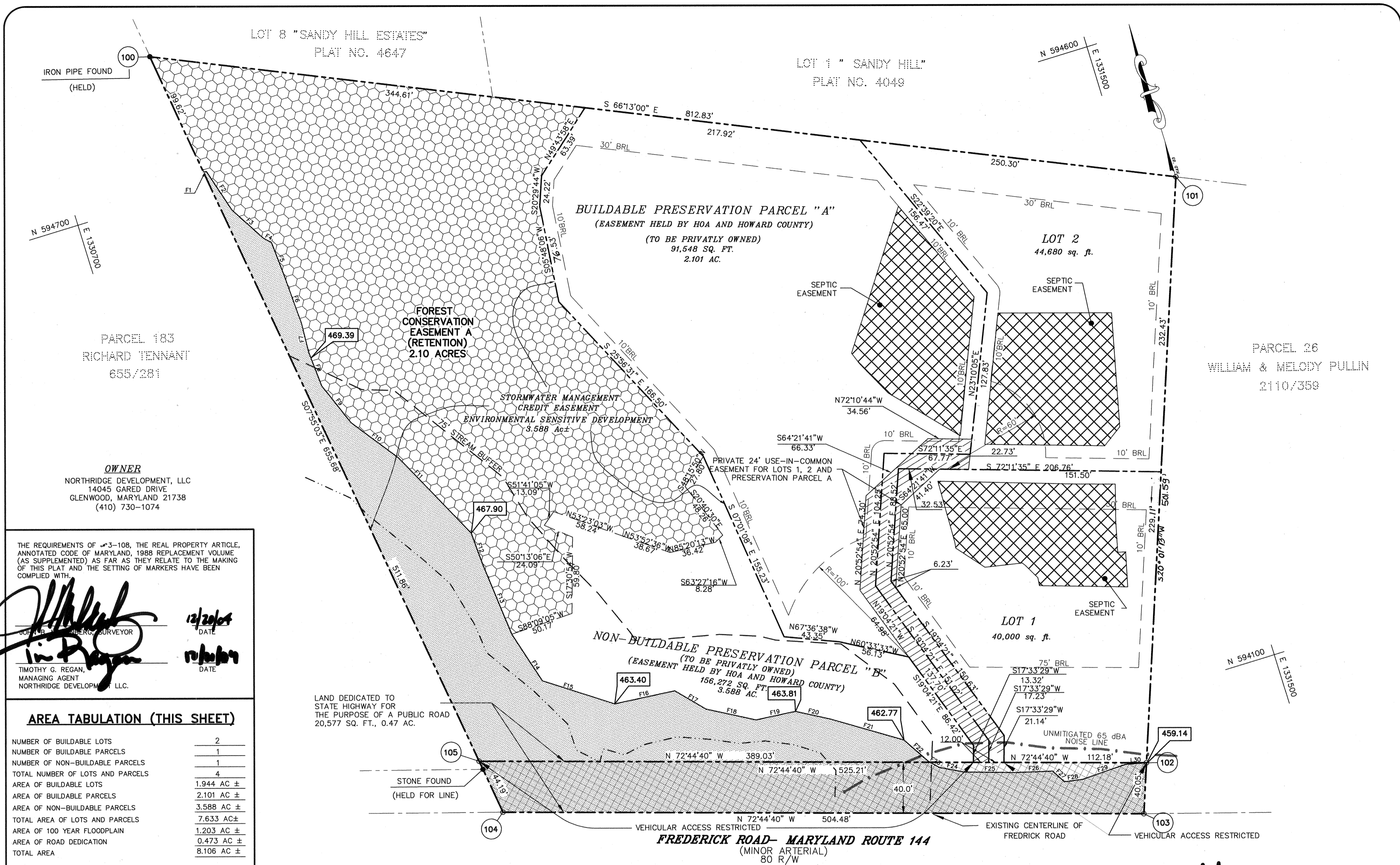
TAX MAP 16 THIRD ELECTION DISTRICT SCALE: 1" = 50'
 PARCEL 23 HOWARD COUNTY, MARYLAND DATE: FEB. 2005
 BLOCK: 13 EX. ZONING RR-DEO DPZ FILE NOS. P 98-11

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors

5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

F-021168

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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]
 SURVEYOR
 DATE: 12/29/04
[Signature]
 DATE: 12/29/04
 TIMOTHY G. REGAN,
 MANAGING AGENT
 NORTHTRIDGE DEVELOPMENT LLC.

AREA TABULATION (THIS SHEET)

| | |
|----------------------------------|------------|
| NUMBER OF BUILDABLE LOTS | 2 |
| NUMBER OF BUILDABLE PARCELS | 1 |
| NUMBER OF NON-BUILDABLE PARCELS | 1 |
| TOTAL NUMBER OF LOTS AND PARCELS | 4 |
| AREA OF BUILDABLE LOTS | 1,944 AC ± |
| AREA OF BUILDABLE PARCELS | 2,101 AC ± |
| AREA OF NON-BUILDABLE PARCELS | 3,588 AC ± |
| TOTAL AREA OF LOTS AND PARCELS | 7,633 AC ± |
| AREA OF 100 YEAR FLOODPLAIN | 1,203 AC ± |
| AREA OF ROAD DEDICATION | 0.473 AC ± |
| TOTAL AREA | 8,106 AC ± |

LAND DEDICATED TO STATE HIGHWAY FOR THE PURPOSE OF A PUBLIC ROAD 20,577 SQ. FT., 0.47 AC.

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

[Signature] 2/16/05
 HOWARD COUNTY HEALTH OFFICER KN DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 3/1/05
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 3/1/05
 DIRECTOR DATE

OWNER'S STATEMENT

WE, NORTHTRIDGE DEVELOPMENT, LLC, 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, 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 EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF 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 WATERWAY 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 EASEMENT AND RIGHTS OF WAY.

WITNESS MY HAND THIS DAY OF

[Signature]
 TIMOTHY G. REGAN, MANAGING AGENT - NORTHTRIDGE DEVELOPMENT LLC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL THAT LAND CONVEYED BY 12118 FREDERICK ROAD LLC, TO NORTHTRIDGE DEVELOPMENT LLC IN A DEED DATED APRIL 11, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6113 FOLIO 285 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION OF HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY REGULATIONS.

[Signature] 12/29/04
 DATE

RECORDED AS PLAT 17302 ON 3/16/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FREDERICK OVERLOOK
 "LOTS 1, 2, BUILDABLE
 PRESERVATION PARCEL A &
 NON-BUILDABLE PRESERVATION PARCEL B"
 SHEET 2 OF 2

TAX MAP 16
 PARCEL 23
 BLOCK: 13

THIRD ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 EX. ZONING RR-DEO

SCALE: 1" = 50'
 DATE: OCTOBER 2004
 DPZ FILE NOS. P 98-11

MILDENBERG, BOENDER & ASSOC., INC.
 Engineers Planners Surveyors
 5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042
 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.

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