

OPEN SPACE TABULATION

GROSS AREA OF TRACT	13,1327 AC.
REQUIRED OPEN SPACE AT 40%*	5,2531 AC.
OPEN SPACE PROVIDED AT 44.07%	5,7672 AC.

* REQUIRED OPEN SPACE FOR 12,000 SQ. FT. LOTS

THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS THEREOF EFFECTIVE 6/15/05, ON WHICH DATE DEVELOPER AGREEMENT 14-4182-D WAS FILED AND ACCEPTED.

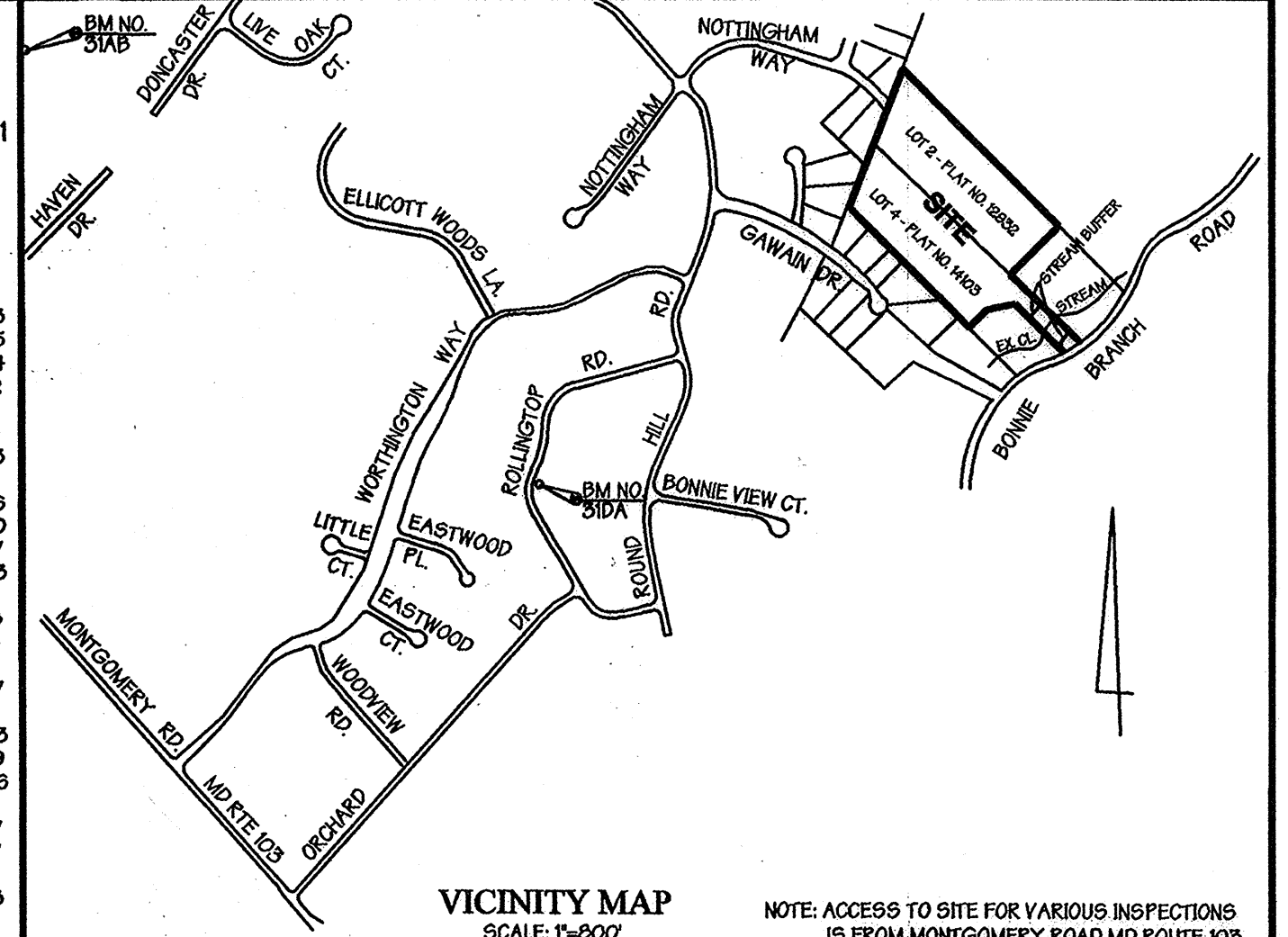
MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
14	14,329 SQ. FT.	82 SQ. FT.	14,246 SQ. FT.
15	15,170 SQ. FT.	82 SQ. FT.	14,344 SQ. FT.
16	15,222 SQ. FT.	82 SQ. FT.	14,620 SQ. FT.

COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NO. 31AB N 573,984.472 E 1,369,949.391 NO. 31DA N 571,928.646 E 1,372,144.970

COORDINATES

NAME	NORTH	EAST
BD2	572522.41	1374104.32
BD3	572601.89	1374192.70
BD4	572622.40	1374321.05
BD5	572426.26	1374497.03
BD6	572961.52	1374529.05
BD11	572747.62	1374283.34
PF6	573106.14	1373579.32
PF7	573596.42	1373711.22
PF20	573712.59	1373654.18
PF22	572455.95	1374555.03
RW7	573559.97	1373785.17
RW8	573510.19	1373762.66
RW9	573489.09	1374065.00
RW10	573518.84	1374028.27
RW11	573303.10	1373549.43
RW12	573422.58	1373921.87
RW13	573423.31	1373907.78
RW14	572872.15	1374028.16
RW15	572830.57	1374012.77
RW16	572864.91	1374054.87
RW17	572814.89	1374019.16
RW18	573057.76	1373808.43
RW19	573332.76	1373822.59
RW20	573375.62	1373869.96
RW22	573407.47	1373864.81
RW23	573406.36	1373863.57
RW24	573387.41	1373870.57
RW25	573084.51	1373836.17
RW28	573489.59	1373782.03
RW29	573522.53	1373818.76



GENERAL NOTES:

- PROPERTY ZONED R-20 PER THE COMPREHENSIVE ZONING PLAN DATED APRIL 15, 2004.
- NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE WETLAND OR REQUIRED WETLAND BUFFER UNLESS APPROPRIATE STATE, FEDERAL AND LOCAL PERMITS, CERTIFICATIONS OR WAIVERS HAVE BEEN ACQUIRED TO DO SO. THE DEPARTMENT OF PLANNING AND ZONING DETERMINED, PER SECTION 18.16(a), AFTER CONSULTATION WITH THE SOIL CONSERVATION DISTRICT, THAT THE INTRUSION INTO STRAM AND WETLAND BUFFERS IS ESSENTIAL FOR THE PURPOSE OF THE SWM OUTFALL AND RIP RAP STABILIZATION.
- THIS PLAT IS BASED ON A FIELD RUN SURVEY PERFORMED ON SEPTEMBER 06, 2003, BY ROBERT P. HENRY PROFESSIONAL LAND SURVEYOR (MARYLAND NO. 10866) OF GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES, INC.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND / OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, EFFECTIVE 6/15/05, ON WHICH DATE DEVELOPER AGREEMENT CONT. NO. 14-4182-D WAS FILED AND ACCEPTED.
- AREAS SHOWN HEREON INDICATED AS AREAS OF FOREST OR WETLAND WITH THE SOIL CONSERVATION DISTRICT. THAT THE INTRUSION INTO STRAM AND WETLAND BUFFERS IS ESSENTIAL FOR THE PURPOSE OF THE SWM OUTFALL AND RIP RAP STABILIZATION.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 18.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU INTO THE HOWARD COUNTY FOREST CONSERVATION FUND IN THE AMOUNT OF \$24,223.00 TO MEET THE REFORESTATION OBLIGATION OF THIS PROJECT. THIS FEE INCLUDES \$19,602.00 (\$9,204 SQ. FT. X \$0.50 SQ. FT.) TO MEET THE 0.9 ACRE REFORESTATION OBLIGATION AND \$4,021.00 (\$100 SQ. FT. X \$100.10 SQ. FT.) TO ADDRESS THE ABANDONMENT OF 3,129 SQ. FT. OF EXISTING FOREST CONSERVATION EASEMENT.
- LANDSCAPING FOR THIS SUBDIVISION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 18.24 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE PROVIDED UNDER THE FINAL PLAN. THE LANDSCAPE SURETY AMOUNT IS \$19,600.00, WHICH IS A PART OF THE DEVELOPER'S AGREEMENT. STREET TREE SURETY AMOUNT IS \$14,400.
- NO BURIAL GROUNDS OR CEMETARIES EXIST ON-SITE.
- DRIVEWAYS SHALL BE PROVIDED TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (4" SERVING MORE THAN ONE RESIDENCE)
 - SURFACE - 6" OF COMPOUNDED CRUSHER RUN BASE WITH AR AND CHP COATINGS (1-1/2" MIN)
 - GEOMETRY - MAX 15% GRADE, MAX 10% GRADE CHANGE AND MIN 45' TURNING RADIUS
 - STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE AND NOT ON THE FLAG OR PIPE STEM LOT DRIVEWAY.
 - WETLANDS ARE ON-SITE AND SHOWN ON THIS PLAT. ALSO SEE WETLAND DELINEATION REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED MAY 01, 2002. MDE TRACKING NO. 2005060235.

GENERAL NOTES CONTINUED:

- STORMWATER MANAGEMENT IS PROVIDED UNDER FINAL PLAN F 04-181. STORMWATER MANAGEMENT IS DESIGNED TO FINAL ULTIMATE SIZE AND SHAPE FOR THE NUMBER OF UNITS SHOWN ON THIS DEVELOPMENT. POND TYPE IS DRY EXTENDED DETENTION. THE FACILITY INCLUDING THE SAND FILTER TO BE OWNED AND MAINTAINED BY THE HOA.
- DEVELOPER RESERVES INTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES LOCATED IN, OVER AND THROUGH THIS SUBDIVISION. ANY AND ALL CONVEYANCES OF AFORESAID SUBDIVISION SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID SUBDIVISION. DEVELOPER SHALL EXECUTE AND DELIVER DEED(S) FOR THE EASEMENTS 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 EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.
- BONNIE BRANCH ROAD IS A SCENIC ROAD AND THE SCENIC ROAD STUDY WAS APPROVED UNDER S 02-18.
- PREVIOUS FILE REFERENCES S 02-18 AND P 04-06. THE EXISTING FOREST CONSERVATION EASEMENT WHICH IS SHOWN ON LOT 20 WAS RECORDED UNDER F 97-164 (LIBER 467 FOLIO 032). RECORDED PLAT FILE REFERENCE FOR J.R. ROGERS PROPERTY LOT 4 F 97-164, PLAT 14103 AND WASHINGTON PROPERTY LOT 2 F 00-98, PLAT 12932.
- OPEN SPACE LOT 20 IS OWNED BY HOWARD COUNTY. OPEN SPACE LOT 21 IS OWNED BY HOA. RECREATION AREA OPEN SPACE LOT 22 OWNED BY HOMEOWNERS ASSOCIATION.
- THIS PROJECT IS SUBJECT TO THE 1995 ZONING REGULATIONS AS AMENDED BY CB 90-2001 BECAUSE S 02-18 WAS TECHNICALLY COMPLETE 9-24-02. IT IS SUBJECT TO THE 5TH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE S 02-18 WAS SUBMITTED 6-4-02, WHICH IS BETWEEN 11-01 AND 5-22-03.
- AT THE SITE DEVELOPMENT PLAN STAGE, ALL LOTS WILL BE SUBJECT TO THE FRONT YARDS IN THE 4-15-04 ZONING REGULATIONS, SECTION 18B.14(a)(i) AND NOT TO THE FRONT YARDS CURRENTLY SHOWN FOR THE PIPESYSTEM LOTS.
- A PORTION OF THE EXISTING RECORDED PCE F 97-164 IS ABANDONED WITH THIS PLAT 3,129 SQ. FT. THE OBLIGATION WILL BE ADDRESSED INSTEAD THROUGH PAYMENT OF A FEE. (1) (\$100 PER SQUARE FOOT) THIS IS IN ADDITION TO THE FEE-IN-LIEU FOR 0.9 ACRES IDENTIFIED IN THE FOREST CONSERVATION WORKSHEET.

RECORDED AS PLAT NUMBER **17585** ON **7/13/05** AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

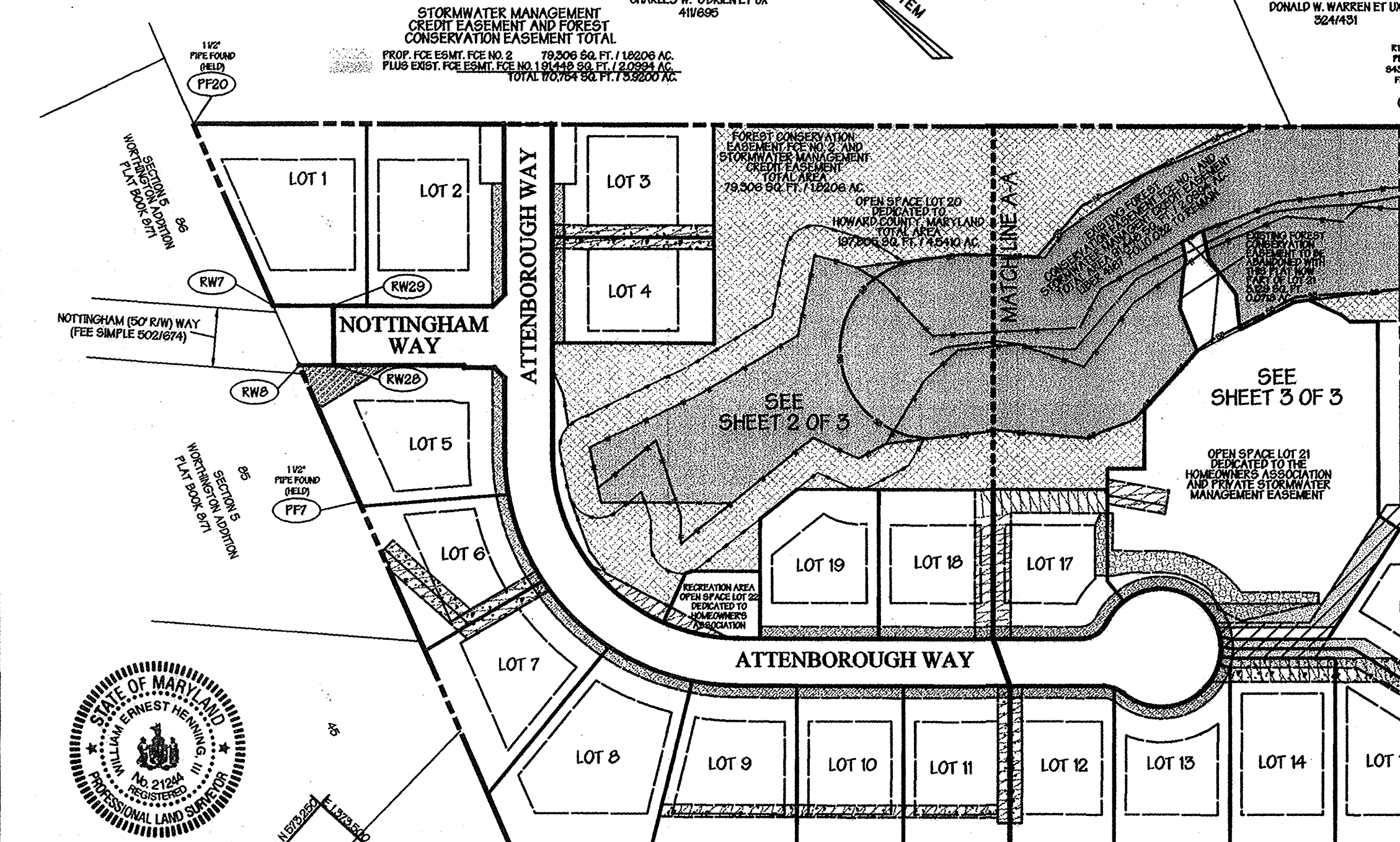
NOTTINGHAM WAY ACRES LOTS 1 THRU 22

A RESUBDIVISION OF THE J.B. ROGERS PROPERTY, LOT 4, PLAT NO. 14103 AND WASHINGTON PROPERTY, LOT 2, PLAT NO. 12932

SHEET 1 OF 3
2ND ELECTION DISTRICT
SCALE: 1" = 100'
F 04-181

ZONED R-20
TAX MAP 31, PARCEL 25 & 751
HOWARD COUNTY, MD.
MAY 07, 2004

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
(410) 825-9120



OWNERS

LOT 2 - PLAT 12932
MICHAEL L. WASHINGTON
916 FROG MORTAR ROAD
BALTIMORE, MARYLAND 21220-4304

LOT 4 - PLAT 14103
NOTTINGHAM WAY ACRES LLC
100 WEST PENNSYLVANIA AVENUE
BALTIMORE, MARYLAND 21204

DEVELOPER
NOTTINGHAM WAY ACRES, LLC
100 WEST PENNSYLVANIA AVENUE
BALTIMORE, MARYLAND 21204

AREA TABULATION CHART:

TOTAL NUMBER OF RESIDENTIAL LOTS TO BE RECORDED: 19 = 6.0933 AC +/-
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED: 3 = 5.8566 AC +/-
TOTAL AREA OF PLAT TO BE RECORDED: 13.0872 AC +/-
TOTAL AREA OF LOTS: 11.9499 AC +/-
TOTAL AREA OF PROPOSED RIGHT-OF-WAY DEDICATION: 11373 AC +/-
TOTAL AREA OF RIGHT-OF-WAY WIDENING DEDICATION: NONE
TOTAL AREA OF FLOODPLAIN DEDICATION: NONE
TOTAL AREA OF PUBLIC SEWER AND UTILITY EASEMENT: 0.2927 AC +/-
TOTAL AREA OF PRIVATE INGRESS AND EGRESS ACCESS EASEMENT: 0.0883 AC +/-
TOTAL AREA OF 24' PRIVATE SHARED USE IN COMMON DRIVEWAY EASEMENT: 0.1160 AC +/-
TOTAL AREA OF FOREST CONSERVATION EASEMENT FCE NO. 1: 2.0994 AC +/-
TOTAL AREA OF FOREST CONSERVATION EASEMENT FCE NO. 2: 1.8206 AC +/-

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

William E. Henning 6/24/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark M. Leyle 7/6/05
DIRECTOR DATE

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

Robert J. Wabon 6/29/05
HOWARD COUNTY HEALTH OFFICER DATE

THE REQUIREMENTS OF SECTION 5-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

William E. Henning 5/17/05
WILLIAM E. HENNING, III
PROFESSIONAL LAND SURVEYOR, REG. NO. 21244 DATE

Michael L. Washington 5/10/05
MICHAEL L. WASHINGTON
OWNER LOT 2 - PLAT NO. 12932 DATE

B. Ball 5/10/05
NOTTINGHAM WAY ACRES LLC
BY: BRUCE S. CAMPBELL, III - MANAGING MEMBER
OWNER LOT 4 - PLAT NO. 14103 DATE

OWNER CERTIFICATE

MICHAEL L. WASHINGTON AND NOTTINGHAM WAY ACRES 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 OFFICE 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 EASEMENT AREAS 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 WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSES 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.

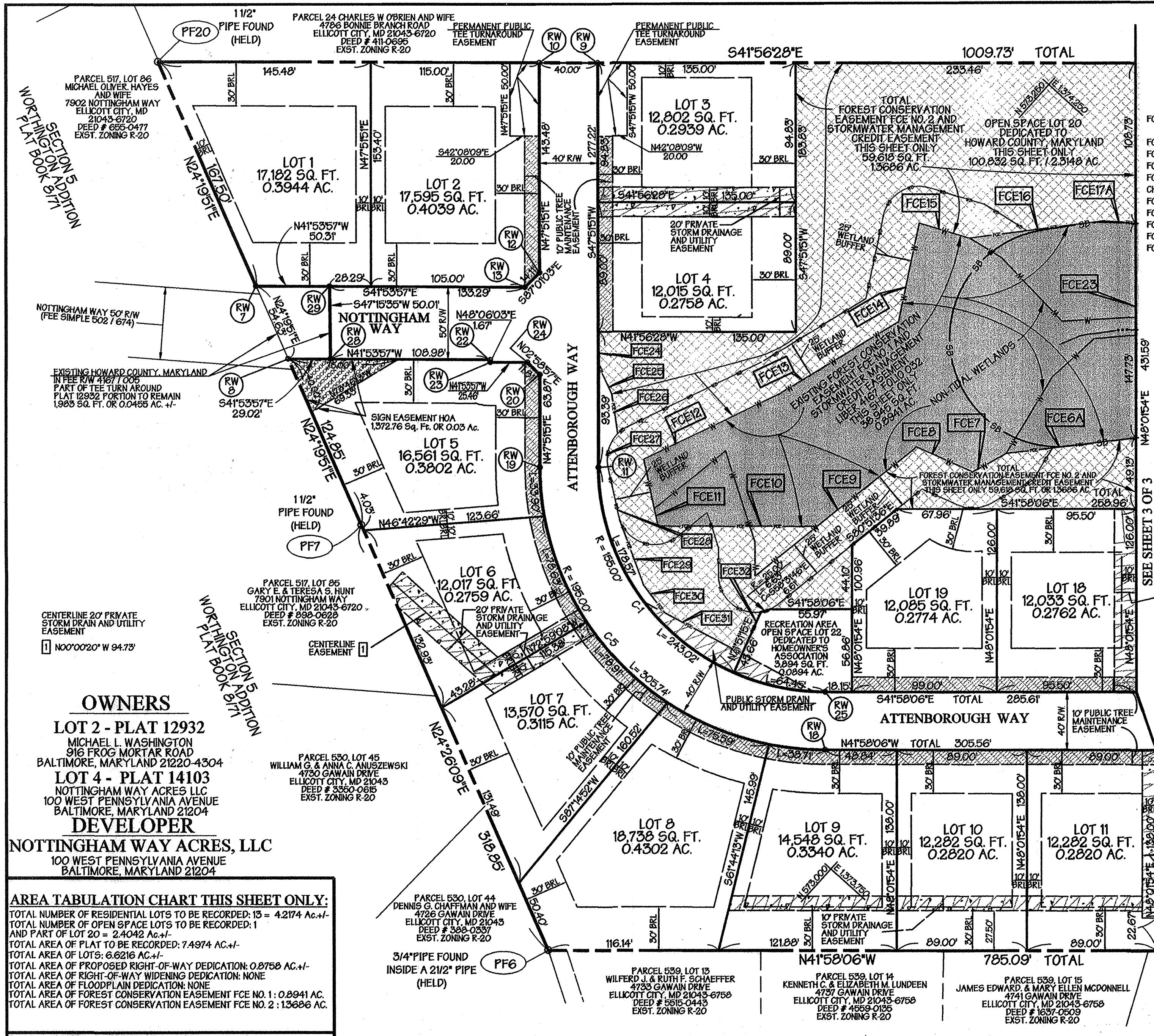
LEGEND FOR THIS SHEET ONLY

- EXISTING BOUNDARY LINE
- INTERIOR PROPERTY LINE
- BUILDING RESTRICTION LINE
- ROAD RIGHT OF WAY
- EXISTING FOREST CONSERVATION EASEMENT FCE NO. 1
- FOREST CONSERVATION EASEMENT FCE NO. 2
- PUBLIC SEWER AND UTILITY EASEMENT
- PUBLIC STORM DRAINAGE AND UTILITY EASEMENT
- PRIVATE INGRESS & EGRESS ACCESS EASEMENT
- PRIVATE SHARED USE INCOMMON DRIVEWAY EASEMENT
- WETLANDS
- WETLAND BUFFER
- FLOOD PLAIN
- CENTERLINE STREAM
- 75' STREAM BUFFER
- PIN & CAP PD
- DENOTES COORDINATE NUMBER
- PUBLIC TREE MAINTENANCE ESMT.
- PRIVATE PERMANENT WALL EASEMENT
- SIGN EASEMENT HOA
- PRIVATE STORM DRAINAGE AND UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IS A RESUBDIVISION OF THE LANDS BEING ALL OF THE PROPERTY DESCRIBED IN DEED DATED JULY 7, 1999 BETWEEN KENNETH CHARLES & ELIZABETH MARY, LUNDEEN AND NOTTINGHAM WAY ACRES LLC, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4251 FOLIO 384 AND DEED DATED JANUARY 12, 2001 BETWEEN GARY JAMES & SIAN LOUISE, CURTIS AND NOTTINGHAM WAY ACRES, LLC, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5350 FOLIO 471 AND DEED DATED JUNE 15, 1998 BETWEEN MICHAEL L. WASHINGTON, SUCCESSOR TRUSTEE AND MICHAEL L. WASHINGTON, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4327 FOLIO 328 AND DEED DATED DECEMBER 13, 2004 BETWEEN HOWARD COUNTY, MARYLAND AND NOTTINGHAM WAY ACRES, LLC, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6949 FOLIO 096 AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

William E. Henning 5/17/05
WILLIAM E. HENNING, III, PROFESSIONAL LAND SURVEYOR REG. NO. 21244 DATE



EXISTING FOREST CONSERVATION EASEMENT CHART
FCE NO. 1 THIS SHEET ONLY
38,945 SQ. FT. / 0.8941 AC.
LIBER 4167 FOLIO 032

FCE NO.	BEARING	DISTANCE
FCE6A	N48°57'21"W	89.59'
FCE7	N70°50'39"W	26.27'
FCE8	N17°53'34"W	42.07'
FCE9	N80°51'56"W	87.42'
FCE10	N41°53'57"W	108.48'
FCE11	N35°59'25"E	47.25'
FCE12	S67°59'01"E	104.40'
FCE13	S73°22'57"E	93.78'
FCE14	N58°47'22"E	69.29'
FCE15	S25°27'56"E	35.78'
FCE16	S49°14'05"E	91.76'
FCE17A	S38°58'09"E	23.45'
FCE23	S48°01'54"W	147.73'

STORMWATER MANAGEMENT CREDIT EASEMENT AND FOREST CONSERVATION EASEMENT TOTAL: THIS SHEET ONLY

PROP. FCE E5MT. FCE NO. 2	59,618 SQ. FT. / 1.3686 AC.
PLUS EXIST. FCE E5MT. FCE NO. 1	38,945 SQ. FT. / 0.8941 AC.
TOTAL	98,563 SQ. FT. / 2.2627 AC.

CURVE DATA

	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BRG. & DIST.
C-1	89°49'57"	155.00'	243.02'	154.55'	502°56'53"W	218.88'
C-5	89°49'57"	195.00'	305.74'	194.43'	N02°56'53"E	275.57'

LEGEND FOR THIS SHEET ONLY

EXISTING BOUNDARY LINE	---
INTERIOR PROPERTY LINE	----
ROAD RIGHT OF WAY	=====
BUILDING RESTRICTION LINE	=====
EXISTING FOREST CONSERVATION EASEMENT FCE NO. 1	-----
FOREST CONSERVATION EASEMENT FCE NO. 2	-----
PUBLIC SEWER AND UTILITY EASEMENT	-----
PUBLIC STORM DRAINAGE AND UTILITY EASEMENT	-----
PRIVATE INGRESS & EGRESS ACCESS EASEMENT	-----
PRIVATE SHARED USE INCOMMON DRIVEWAY EASEMENT	-----
WETLANDS	-----
WETLAND BUFFER	-----
FLOOD PLAIN	-----
CENTERLINE STREAM	-----
75' STREAM BUFFER	-----
PIN & CAP OR PIPE FD	-----
DENOTES COORDINATE NUMBER	-----
PUBLIC TREE MAINTENANCE E5MT.	-----
SIGN EASEMENT HOA	-----
PRIVATE STORM DRAINAGE AND UTILITY EASEMENT	-----

OWNERS

LOT 2 - PLAT 12932
MICHAEL L. WASHINGTON
916 FROG MORTAR ROAD
BALTIMORE, MARYLAND 21220-4304

LOT 4 - PLAT 14103
NOTTINGHAM WAY ACRES LLC
100 WEST PENNSYLVANIA AVENUE
BALTIMORE, MARYLAND 21204

DEVELOPER
NOTTINGHAM WAY ACRES, LLC
100 WEST PENNSYLVANIA AVENUE
BALTIMORE, MARYLAND 21204

AREA TABULATION CHART THIS SHEET ONLY:

TOTAL NUMBER OF RESIDENTIAL LOTS TO BE RECORDED:	13 = 4.2174 AC.+/-
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED:	1
AND PART OF LOT 20 =	2.4042 AC.+/-
TOTAL AREA OF PLAT TO BE RECORDED:	7.4974 AC.+/-
TOTAL AREA OF LOTS:	6.6216 AC.+/-
TOTAL AREA OF PROPOSED RIGHT-OF-WAY DEDICATION:	0.8758 AC.+/-
TOTAL AREA OF RIGHT-OF-WAY WIDENING DEDICATION:	NONE
TOTAL AREA OF FLOODPLAIN DEDICATION:	NONE
TOTAL AREA OF FOREST CONSERVATION EASEMENT FCE NO. 1:	0.8941 AC.
TOTAL AREA OF FOREST CONSERVATION EASEMENT FCE NO. 2:	1.3686 AC.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

[Signature] 6/24/05
CHIEF, DEVELOPMENT ENGINEERING DIVISION *ya* DATE

[Signature] 7/15/05
DIRECTOR *SK* DATE

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

[Signature] 6/29/05
HOWARD COUNTY HEALTH OFFICER *sp* DATE

OWNER CERTIFICATE

MICHAEL L. WASHINGTON AND NOTTINGHAM WAY ACRES LLC OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN BY THE OFFICE 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 EASEMENT AREAS 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 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 PURPOSES OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

[Signature] 5/17/05
MICHAEL L. WASHINGTON - OWNER LOT 2 PLAT 12932 DATE

[Signature] 5/17/05
NOTTINGHAM WAY ACRES LLC - OWNER LOT 4 PLAT 14103
BY: BRUCE S. CAMPBELL, III - MANAGING MEMBER DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IS A RESUBDIVISION OF THE LANDS BEING ALL OF THE PROPERTY DESCRIBED IN DEED DATED JULY 7, 1999 BETWEEN KENNETH CHARLES & ELIZABETH MARY, LUNDEEN AND NOTTINGHAM WAY ACRES LLC, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4831 FOLIO 584 AND DEED DATED JANUARY 12, 2001 BETWEEN GARY JAMES & SIAN LOUISE, CURTIS AND NOTTINGHAM WAY ACRES, LLC, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 5350 FOLIO 471 AND DEED DATED JUNE 15, 1998 BETWEEN MICHAEL L. WASHINGTON, SUCCESSOR TRUSTEE AND MICHAEL L. WASHINGTON, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 4327 FOLIO 528 AND DEED DATED DECEMBER 13, 2004 BETWEEN HOWARD COUNTY, MARYLAND AND NOTTINGHAM WAY ACRES, LLC, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 8949 FOLIO 095 AND THAT ALL MONUMENTS ARE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, MARYLAND AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED AND MONUMENTATION IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

[Signature] 5/17/05
WILLIAM E. HENNING, III, PROFESSIONAL LAND SURVEYOR REG. NO. 21244 DATE

PURPOSE NOTE FOR SUBDIVISION

TO RESUBDIVIDE THE J.B. ROGERS PROPERTY, LOT 4, PLAT NO. 14103 AND WASHINGTON PROPERTY, LOT 2, PLAT NO. 12932, INTO 19 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS.

RECORDED AS PLAT NUMBER **17586** ON **7/13/05**
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

NOTTINGHAM WAY ACRES
LOTS 1 THRU 22

A RESUBDIVISION OF THE J.B. ROGERS PROPERTY, LOT 4, PLAT NO. 14103 AND WASHINGTON PROPERTY, LOT 2, PLAT NO. 12932

SHEET 2 OF 3
2nd ELECTION DISTRICT
SCALE: 1" = 50'
F 04-181

ZONED R-20
TAX MAP 31, PARCEL 25 & 751
HOWARD COUNTY, MD.
MAY 07, 2004

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
(410) 225-8120

