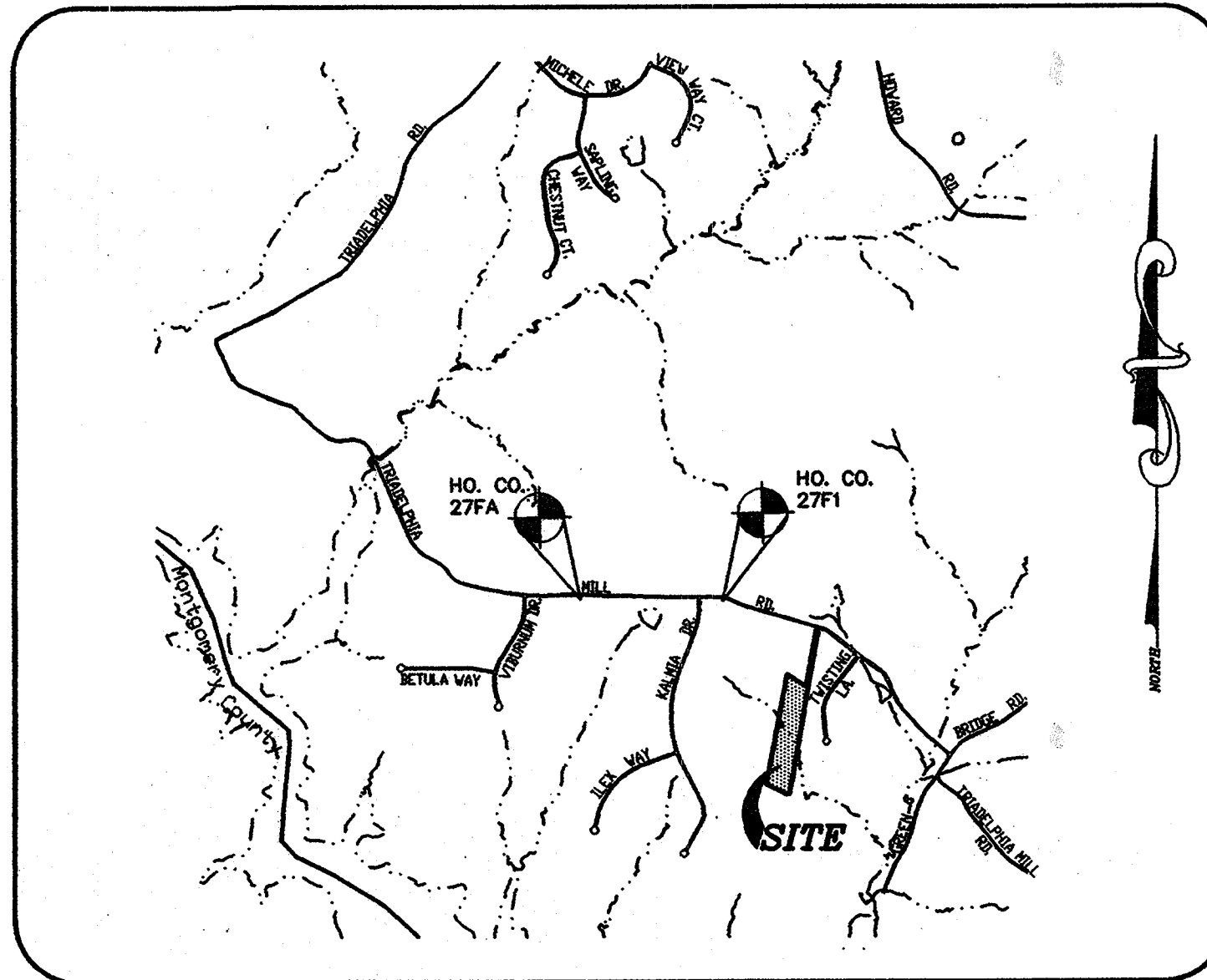


COORDINATE LIST		MINIMUM LOT SIZE CHART				
NO.	NORTH	EAST	LOT NO.	MINIMUM LOT AREA	PIPESTEM	TOTAL LOT AREA
1	534,123.012	1,338,446.987	3	51,579 SQ. FT.	8,421 SQ. FT.	60,000 SQ. FT.
2	534,110.175	1,338,395.510	BUILDABLE	353,255 SQ. FT.	9,164 SQ. FT.	362,419 SQ. FT.
3	534,083.767	1,338,401.181	PRESERVATION	(8.11 ACRES)	(0.21 ACRES)	(8.32 ACRES)
4	568,575.068	1,309,836.365	PARCEL A			
5	534,302.276	1,337,729.831				
6	534,602.073	1,337,747.729				
7	534,600.562	1,337,761.443				
8	568,045.666	1,309,457.013				
9	567,889.808	1,309,692.512				
10	568,581.769	1,309,813.171				

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE BASED ON NAD '83 AND ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.



VICINITY MAP

SCALE 1"=2000'

GENERAL NOTES

- TAX MAP: 27, PARCEL: 15, BLOCK: 24, LOT: 2.
- SUBJECT PROPERTY ZONED RR-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUGUST 2002 BY MILDENBERG, BOENDER & ASSOC., INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS.
 - STA. No. 27FA N 569,002.154 ELEV. 497.15 STAMPED BRASS OR ALUMINUM DISC SET ON TOP OF A 3" DEEP CONCRETE COLUMN ON SOUTH SIDE OF TRIADELPHIA MILL ROAD APPROXIMATELY 55.1' WEST OF C&P POLE #92 NEAR DRIVEWAY TO HOUSE #14551
 - STA. No. 27F1 N 568,964.659 ELEV. 527.26 STAMPED BRASS OR ALUMINUM DISC SET ON TOP OF A 3" DEEP CONCRETE COLUMN APPROXIMATELY 6.3' EAST OF C&P POLE #836 & G&E POLE #157488 ON THE SOUTH SIDE OF TRIADELPHIA MILL ROAD NEAR HOUSE #14429
- DENOTES AN IRON ROD 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.
- JOHNSON FAMILY CEMETERY EXISTS ADJACENT TO THE SITE PER LIBER 5183, FOLIO 0672 AND IS IDENTIFIED AS HO CO ID #27-2 AND ID #80-6S. THE HOWARD COUNTY PLANNING BOARD APPROVED THE "CEMETERY BOUNDARY DOCUMENTATION AND ACCOMMODATION PLAN" FOR THIS PROPERTY ON JANUARY 8, 2004. THE CEMETERY IS A SEPARATE DEEDED PARCEL OF LAND THAT IS NOT PART OF THIS SUBDIVISION AND IS UNDER OWNERSHIP BY AN UNKNOWN PARTY.
- NO HISTORIC STRUCTURES EXIST ON-SITE.
- NO FLOODPLAIN EXISTS ON-SITE.
- WETLANDS SHOWN BASED ON FIELD INVESTIGATION BY WILDMAN ENVIRONMENTAL SERVICES, INC. IN JULY 2003.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS SUBDIVISION HAS BEEN FULFILLED BY A RETENTION CREDIT OF 4.02 ACRES (175,111 SQ. FT.) OF EXISTING FOREST LOCATED ON PRESERVATION PARCEL 'A', WHICH IS SUFFICIENT TO EXCEED THE BREAK-EVEN POINT OF 3.75 ACRES IN ACCORDANCE WITH THE ADOPTED DPZ POLICY MAY 11, 1999 FOR RESIDENTIAL LOTS GREATER THAN 60,000 SQUARE FEET. THIS OBLIGATION WAS PREVIOUSLY ADDRESSED UNDER THE FOREST CONSERVATION PLAN ON FILE WITH F-04-32, TRIADELPHIA MILL ROAD PROPERTY, LOTS 1 & 2.
- NO SCENIC ROADS ARE ADJACENT TO THIS SITE.
- DENOTES EXISTING 100 YEAR FLOODPLAIN.
- DENOTES AN EXISTING OR PROPOSED PRIVATE STORMWATER MANAGEMENT & USE-IN-COMMON DRIVEWAY EASEMENT.
- DENOTES AN EXISTING CEMETERY.
- DENOTES AN EXISTING PRIVATE INGRESS & EGRESS EASEMENT FOR THE JOHNSON FAMILY CEMETERY.
- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT 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 EASEMENT 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 EASEMENT, & RECORDATION OF A MODIFIED EASEMENT SHALL NOT BE NECESSARY.
- AREA OF SUBDIVISION = 9.70 AC. ±
AREA OF THE SMALLEST LOT = 60,000 SQ.FT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
 - STRUCTURES (CULVERT/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.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET
 - 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.
- STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA ROOFTOP DISCONNECTION, NON-ROOFTOP DISCONNECT, AND GRASS SWALE CREDITS IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL. GRADING FOR LOT 3 AND BUILDABLE PRESERVATION PARCEL A CANNOT BE MODIFIED IN ANY WAY FROM THAT SHOWN ON THE SWM CREDIT PLAN ON FILE WITH THIS PLAT WITHOUT A REVISED SWM PLAN. SIX DOWNSPOUTS ARE REQUIRED FOR EACH HOUSE PER THE APPROVED SWM CREDIT PLAN AND CANNOT BE RELOCATED OR ELIMINATED WITHOUT A REVISED SWM PLAN.
- LANDSCAPING FOR LOT 2 (NOW LOT 3 & PRESERVATION PARCEL A) IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (30 SHADE TREES) WILL BE PROVIDED ALONG WITH THE GRADING PERMIT FOR LOT 3 & PRESERVATION PARCEL A IN THE AMOUNT OF \$9,000.00. THESE OBLIGATIONS WERE PREVIOUSLY ADDRESSED UNDER F-04-32. LANDSCAPING FOR LOT 1 WILL BE ADDRESSED WITH THE PERMIT FOR THE RESIDENTIAL CARE FACILITY FOR LOT 1 & WP-03-147.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS AND FOREST CONSERVATION RETENTION CREDIT AREAS, UNLESS APPROVED UNDER WAIVER PETITION, WP-04-15.

NOTE: THE PURPOSE OF THIS RESUBDIVISION IS TO SUBDIVIDE LOT 2 INTO LOT 3 AND PRESERVATION PARCEL A.

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.

John J. Mildeberg 1-18-06
JOHN J. MILDENBERG, SURVEYOR DATE

Eugene Valentine 1-23-06
EUGENE VALENTINE, OWNER DATE

Victoria Sessler 1/23/06
VICTORIA SESSLER, OWNER DATE

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	1
NUMBER OF BUILDABLE PRESERVATION PARCELS	1
NUMBER OF OPEN SPACE LOTS	0
NUMBER OF LOTS OR PARCELS	2
AREA OF BUILDABLE LOTS	1.38 AC ±
AREA OF BUILDABLE PRESERVATION PARCELS	8.32 AC ±
AREA OF OPEN SPACE LOTS	0 AC
AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0 AC
AREA	9.70 AC ±

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

Robert J. Wahn 2/7/06
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William J. ... 2/9/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Mark J. ... 02/13/06
DIRECTOR DATE

33. THE PURPOSE OF BUILDABLE PRESERVATION PARCEL A IS TO CONSTRUCT ONE DWELLING UNIT AND TO PRESERVE AND PROTECT THE EXISTING ENVIRONMENTAL FEATURES AND REQUIRED BUFFERS. THIS PARCEL WILL BE PRIVATELY OWNED.

30. PRESERVATION PARCELS A IS ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND HOMEOWNERS ASSOCIATION. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.

31. THE ARTICLES OF INCORPORATION HAVE BEEN RECORDED WITH THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION AS RECORDING LIBER:00900, FOLIO:0002 ON 12/30/05. THE ARTICLES OF INCORPORATION ARE TO ESTABLISH AN EASEMENT HOLDER FOR THE PRESERVATION PARCEL.

32. THE PRESERVATION PARCEL ACREAGE NECESSARY TO SUPPORT THE CLUSTER SUBDIVISION IS LOCATED ON-SITE. DENSITY ALLOWED FOR THIS SUBDIVISION IS AS FOLLOWS: 9.70 ACRES / 4.25 ACRES = 2 UNITS.

OWNER
EUGENE T. VALENTINE AND VICTORIA SESSLER
P.O. BOX 867
ARNOLD, MARYLAND 21012
(410) 974-4710

24. THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS OR PARCELS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF A BUILDING/GRADING PERMIT APPLICATION.

25. A PRIVATE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 1, 2, AND THE FUTURE RESUBDIVISION OF LOT 2 HAS BEEN RECORDED CONCURRENTLY WITH THE RECORDING OF THE FINAL PLAT, F-04-32, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

26. A PRIVATE STORMWATER MANAGEMENT & USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 3 & PRESERVATION PARCEL A WILL BE RECORDED CONCURRENTLY WITH THE RECORDING OF THIS FINAL PLAT AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

27. THE LOTS SHOWN HEREON COMPLY WITH THE APPROVED VARIANCE TO THE MINIMUM OWNERSHIP LOT WIDTH AND AREA AS ALLOWED BY MDE LETTER DATED APRIL 6, 2004.

28. PRIVATE WELL AND PRIVATE SEWERAGE WILL BE UTILIZED.

29. THIS PROJECT IS SUBJECT TO WP-04-15, APPROVED ON OCTOBER 29, 2003, WAIVING SECTION 16.120(b)(4)(iii)(b) TO ALLOW PLACEMENT OF WETLANDS, STREAMS, AND THEIR BUFFERS ON LOT 2. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITION:

- NO GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF FLOOD PLAIN, STREAM BANK, WETLANDS, OR THEIR BUFFERS AND FOREST CONSERVATION CREDIT AREAS IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. NO WAIVERS WILL BE GRANTED FOR IMPACTS TO THE 100 YEAR FLOOD PLAIN, STREAM, WETLANDS, OR THEIR REQUIRED BUFFERS.

OWNER'S STATEMENT

WE, EUGENE T. VALENTINE AND VICTORIA SESSLER 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, 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS 23rd DAY OF JANUARY 06

Eugene Valentine
EUGENE VALENTINE

Victoria Sessler
VICTORIA SESSLER

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY CONSOLIDATED SOUTHERN INVESTMENTS, INC. TO EUGENE T. VALENTINE AND VICTORIA SESSLER BY DEED DATED JULY 29, 2004, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 00900 AT FOLIO 0002 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildeberg
JOHN B. MILDENBERG, SURVEYOR NO. 10718

1-18-06
DATE

RECORDED AS PLAT 18054 ON 2-16-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

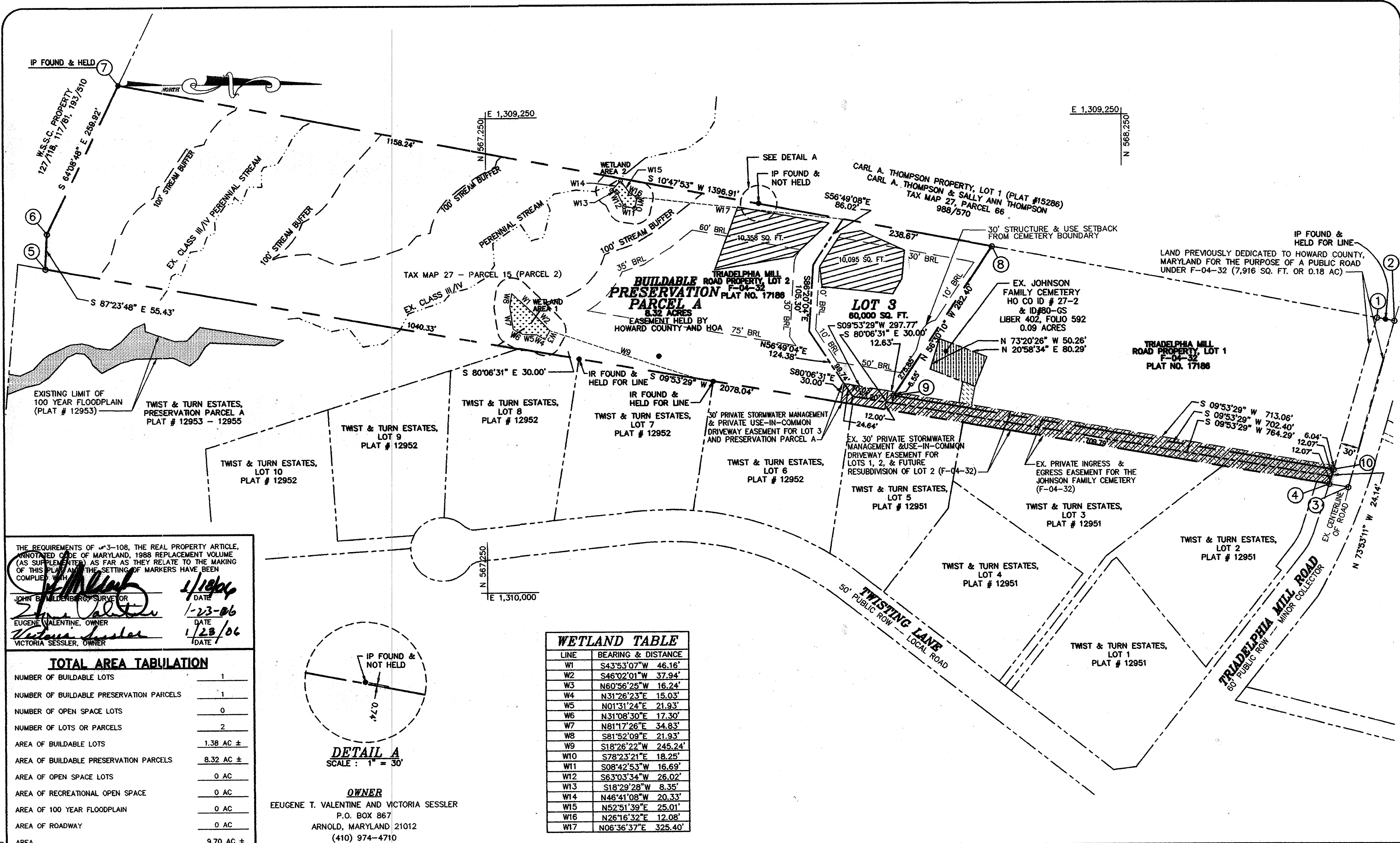
TRIADELPHIA MILL ROAD PROPERTY, LOT 3 & BUILDABLE PRESERVATION PARCEL A A RESUBDIVISION OF TRIADELPHIA MILL ROAD PROPERTY, LOT 2 PLAT NO. 17186 SHEET 1 OF 2

TAX MAP 27 FIFTH ELECTION DISTRICT SCALE: AS SHOWN
PARCEL NO. 15 HOWARD COUNTY, MARYLAND DATE: DEC 2004
GRID NO. 24 EX. ZONING RR-DEO DPZ FILE NOS. BA-02-24C;
LOT NO. 2 WP-03-147; WP-04-15; F-04-32.

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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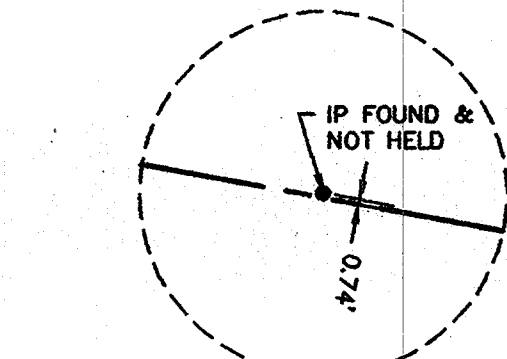
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John B. Mildenberg 1/18/06
 JOHN B. MILDENBERG, SURVEYOR
 DATE

Eugene Valentine 1-23-06
 EUGENE VALENTINE, OWNER
 DATE

Victoria Sessler 1/23/06
 VICTORIA SESSLER, OWNER
 DATE

TOTAL AREA TABULATION	
NUMBER OF BUILDABLE LOTS	1
NUMBER OF BUILDABLE PRESERVATION PARCELS	1
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AREA OF RECREATIONAL OPEN SPACE	0 AC
AREA OF 100 YEAR FLOODPLAIN	0 AC
AREA OF ROADWAY	0 AC
AREA	9.70 AC ±



OWNER
 EUGENE T. VALENTINE AND VICTORIA SESSLER
 P.O. BOX 867
 ARNOLD, MARYLAND 21012
 (410) 974-4710

LINE	BEARING & DISTANCE
W1	S43°53'07"W 46.16'
W2	S46°02'01"W 37.94'
W3	N60°56'25"W 16.24'
W4	N31°26'23"E 15.03'
W5	N01°31'24"E 21.93'
W6	N31°08'30"E 17.30'
W7	N81°17'26"E 34.83'
W8	S81°52'09"E 21.93'
W9	S18°26'22"W 245.24'
W10	S78°23'21"E 18.25'
W11	S08°42'53"W 16.69'
W12	S63°03'34"W 26.02'
W13	S18°29'28"W 8.35'
W14	N46°41'08"W 20.33'
W15	N52°51'39"E 25.01'
W16	N26°16'32"E 12.08'
W17	N06°36'37"E 325.40'

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

Robert J. Wahn 2/2/06
 ROBERT J. WAHN, HOWARD COUNTY OFFICER
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark J. Cougle 2/9/06
 MARK J. COUGLE, CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE

Marvin J. Cougle 2/13/06
 MARVIN J. COUGLE, DIRECTOR
 DATE

OWNER'S STATEMENT

WE, EUGENE T. VALENTINE AND VICTORIA SESSLER 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, 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 23rd DAY OF JANUARY 06

Eugene Valentine
 EUGENE VALENTINE

Victoria Sessler
 VICTORIA SESSLER

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THAT LAND CONVEYED BY CONSOLIDATED SOUTHERN INVESTMENTS, INC. TO EUGENE T. VALENTINE AND VICTORIA SESSLER BY DEED DATED JULY 29, 2004, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 00900 AT FOLIO 0002 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, AND THE BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

John B. Mildenberg
 JOHN B. MILDENBERG, SURVEYOR
 DATE

RECORDED AS PLAT 18055 ON 2-16-06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TRIADELPHIA MILL ROAD PROPERTY, LOT 3 & BUILDABLE PRESERVATION PARCEL A A RESUBDIVISION OF TRIADELPHIA MILL ROAD PROPERTY, LOT 2 PLAT NO. 17186 SHEET 2 OF 2

TAX MAP 27
 PARCEL NO. 15
 GRID NO. 24

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

SCALE: 1" = 100'
 DATE: DEC 2004
 DPZ FILE NOS. BA-02-24C;
 WP-03-147; WP-04-15.

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 Paz.

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