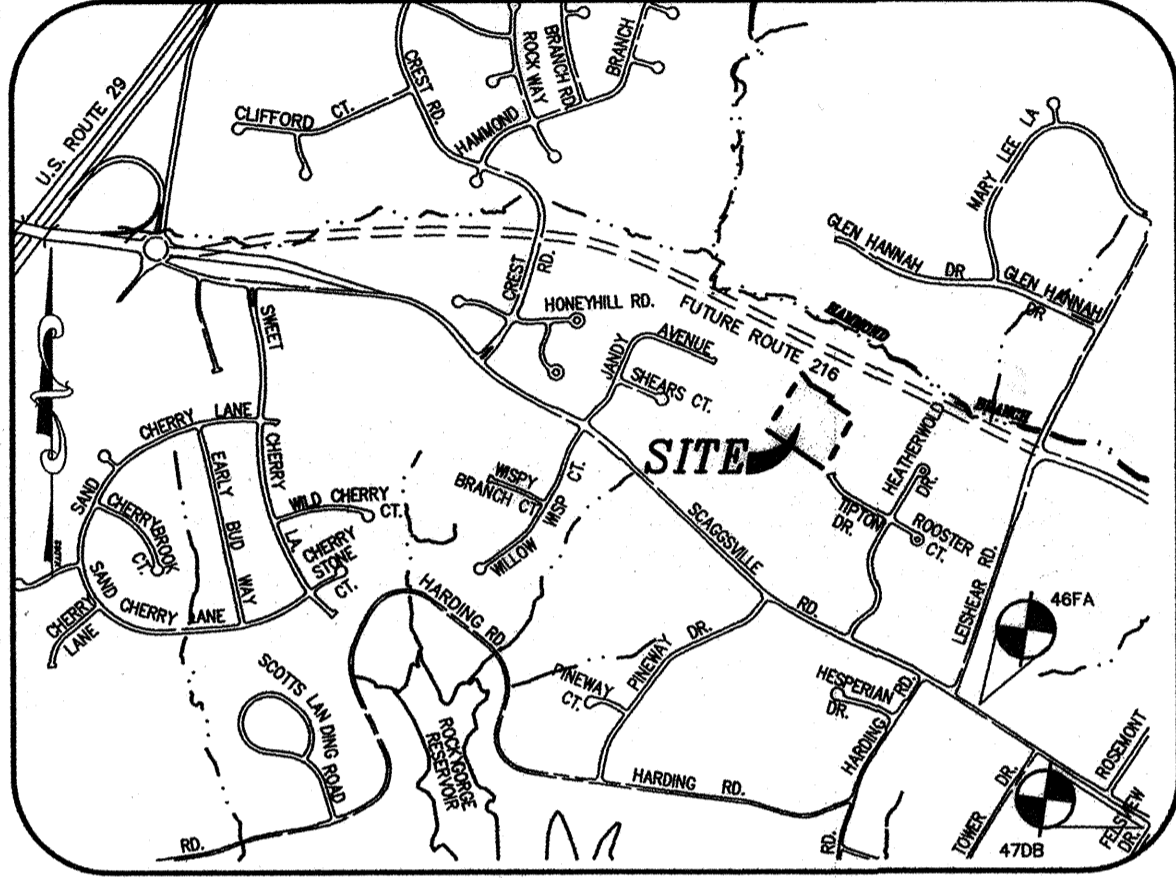


28. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
29. PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED PRIOR TO RECORDATION OF THIS PLAT, IF CAPACITY IS AVAILABLE AT THAT TIME
30. PUBLIC WATER WILL BE UTILIZED VIA PROPOSED PUBLIC WATER CONTRACT # 24-4244-D.
31. PUBLIC 8" SEWER WILL BE CONSTRUCTED BY THE DEVELOPER AS PART OF THIS SUBDIVISION UNDER CONTRACT # 24-4244-D.
32. THE 65dBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5, REVISED FEBRUARY, 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 dBA NOISE EXPOSURE. THE 65dBA NOISE LINE WAS ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
33. APFO TRAFFIC TEST EVALUATION PERFORMED BY THE TRAFFIC GROUP ON OR ABOUT JULY 2000 AND APPROVED UNDER S-01-03.
34. NOISE STUDY PREPARED BY WILDMAN ENVIRONMENTAL ASSOCIATES AND APPROVED UNDER S-01-03. ADDITIONAL NOISE STUDY OF MSHA NOISE WALL PROVIDED BY MARS GROUP ON OR ABOUT DECEMBER 2003.
35. NOISE WALL TO BE PROVIDED BY MARYLAND STATE HIGHWAY ADMINISTRATION AS PART OF THE MARYLAND ROUTE 216 RELOCATION. NOISE ANALYSIS PERFORMED BY MARS GROUP IN DECEMBER 2003 SHOWS THAT ADEQUATE NOISE MITIGATION FOR TIPTON OVERLOOK IS PROVIDED BY THE MSHA NOISE WALL. THEREFORE, THE NOISE MITIGATION BERM PROPOSED UNDER S-01-03 IS NOT REQUIRED.
36. THIS DISTURBANCE TO THE STREAM, STREAM BUFFER, WETLANDS, AND WETLAND BUFFER, ASSOCIATED WITH THE EXTENSION OF TIPTON DRIVE, IS CONSIDERED "NECESSARY" IN ACCORDANCE WITH SECTION 16.116 OF THE SUBDIVISION REGULATIONS.
37. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, FOREST CONSERVATION ACT. NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
38. ARTICLES OF INCORPORATION FOR TIPTON OVERLOOK HOMEOWNERS ASSOCIATION INC. APPROVED ON 4/13/05 BY THE STATE DEPARTMENT OF TAXATION AND ASSESSMENTS UNDER DEPARTMENT ID NO. D1066099 HOMEOWNERS ASSOCIATION COVENANTS WILL BE RECORDED CONCURRENT WITH THIS PLAT.
39. OPEN SPACE LOTS 1 & 9 ARE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THE SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON.

20. LANDSCAPING FOR LOTS 2 THRU 8 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN AS PART OF ROAD CONSTRUCTION DRAWINGS IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (17 SHADE TREES, 15 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$7,350.00
21. THIS PLAN IS GRANDFATHERED TO THE FOURTH EDITION OF THE SUBDIVISION REGULATIONS (2nd AMENDMENT) AND THE ZONING REGULATIONS, AS AMENDED BY COUNTY COUNCIL BILL 50-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
22. WETLAND DELINEATION PERFORMED BY ECO-SCIENCE PROFESSIONAL, INC. ON OR ABOUT AUGUST 2000 AND PREVIOUSLY APPROVED UNDER S-01-03.
23. EXISTING HOUSE ON LOT 4 WILL BE REMOVED AFTER RECORDATION OF FINAL PLAT. ALL EXISTING ACCESSORY STRUCTURES WILL ALSO BE REMOVED.
24. THE FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 0.50 ACRES OF FOREST, REFORESTATION OF 0.26 ACRES, AND PAYMENT OF A FEE-IN-LIEU OF REFORESTATION FOR 0.57 ACRES (24,829.2 SQ. FT.) IN THE AMOUNT OF \$12,414.60. FINANCIAL SURETY FOR THE ON-SITE RETENTION (0.50 ACRES OR 21,780 SQ. FT. IN THE AMOUNT OF \$4,356.00) AND REFORESTATION (0.26 ACRES OR 11,325.6 SQ. FT. IN THE AMOUNT OF \$5,662.80) HAS BEEN POSTED AS PART OF THE DEVELOPERS AGREEMENT IN THE AMOUNT OF \$10,018.80.

GENERAL NOTES

1. SITE DATA :
 TAX MAP : 46 , PARCEL : 8, BLOCK : 12
 DEED REFERENCE : L. 5280, F. 270
 AREA OF SITE : 4.44 ACRES±
 ZONING : R-20
 MINIMUM LOT SIZE : 14,000 SQ. FT.
 NUMBER OF PROPOSED BUILDABLE LOTS : 7
 AREA OF PROPOSED BUILDABLE LOTS : 2.41 AC±
 AREA OF REQUIRED OPEN SPACE : 30% x 4.44 AC OR 1.33 AC (57,935 SQ.FT.)
 AREA OF PROPOSED OPEN SPACE : 1.34 AC± (58,539 SQ.FT.)
 AREA OF CREDITED OPEN SPACE : 1.33 AC± (57,935 SQ.FT.)
 AREA IN PROPOSED ROAD DEDICATION: 0.69 AC±
 DPZ REFERENCE: S-01-03, WP-03-136, P-04-07
2. THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED AUGUST 2003 BY MILDENBERG, BOENDER & ASSOC., INC.
3. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND NAD83 (HORZ) AND NAVD88 (VERT) AS PROJECTED FROM HOWARD COUNTY GEODETIC CONTROL STATION NOS. 46FA & 47DB (ALL UNITS IN FEET).
 STA. No. 46FA N 535,140.866 ELEV. 403.650
 E 1,346,962.69
 STA. No. 47DB N 534,316.917 ELEV. 398.560
 E 1,348,131.25
4. ● DENOTES AN IRON PIN OR IRON PIPE FOUND.
 ○ DENOTES ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.
 BRL DENOTES A BUILDING RESTRICTION LINE.
5. SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
6. ALL AREAS ARE MORE OR LESS.
7. THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
8. STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET ON-SITE VIA A SAND FILTER. Rev. REQ'D IS 1,525 CFT, PROVIDED IN A GRAVEL STORAGE RESERVOIR BENEATH THE SAND FILTER. Cpv TREATMENT IS NOT REQ'D AS DISCHARGE FROM SITE IS 1.3 cfs (<2 cfs). SURFACE SAND FILTER WILL BE PRIVATELY OWNED AND MAINTAINED. CREDIT FOR THE USE OF NATURAL CONSERVATION AREA (A=0.7 AC) HAS BEEN USED TO REDUCE THE SIZE OF THE SAND FILTER.
9. SITE IS NOT ADJACENT TO A SCENIC ROAD.
10. NO HISTORIC STRUCTURES OR BURIAL GROUNDS EXIST ON-SITE PER THE HOWARD COUNTY HISTORIC SITES LIST DATED DECEMBER 1994 AND THE HOWARD COUNTY CEMETERIES AND GRAVESITES INVENTORY, RESOLUTION # 47-1994.
11. [Symbol] DENOTES PUBLIC DRAINAGE & UTILITY EASEMENT
12. [Symbol] DENOTES FOREST CONSERVATION (RETENTION) CREDIT.
13. [Symbol] DENOTES FOREST CONSERVATION (REFORESTATION) CREDIT.
14. [Symbol] DENOTES WETLANDS
15. [Symbol] DENOTES OPEN SPACE AND STORMWATER MANAGEMENT CREDIT AND UTILITY EASEMENT.
16. [Symbol] DENOTES 10' PUBLIC TREE MAINTENANCE EASEMENT
17. [Symbol] DENOTES PUBLIC WATER AND UTILITY EASEMENT.
18. [Symbol] DENOTES PRIVATE STORMWATER MANAGEMENT, DRAINAGE AND UTILITY EASEMENT
19. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION EASEMENT"), LOCATED IN, ON, OVER AND THROUGH OPEN SPACE LOTS 1 AND 9, ANY CONVEYANCE OF AFORESAID PARCEL SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION EASEMENT. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT, 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 THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF THE EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



VICINITY MAP
SCALE: 1"=1000'

25. DRIVEWAYS SHALL BE PROVIDED PRIOR 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:
 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 (1-1/2" MIN.).
 C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45' TURNING RADIUS.
 D) STRUCTURES (CULVERT/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET
 G) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
26. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING(S) ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
27. WAIVER (WP-03-136) TO HOWARD COUNTY SUBDIVISION REGULATIONS SECTION 16.116.a.2.(ii), WHICH PROHIBITS GRADING WITH 75-FT OF A PERENNIAL STREAM, APPROVED UNDER S-01-03, ON JUNE 24, 2003. THE APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: (1) THE SUBDIVISION REVIEW COMMITTEE WILL MAKE A FINAL DETERMINATION ON THE EXTENT OF ALLOWED DISTURBANCE (FOR CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY), IF ANY, AS PART OF THE REVIEW OF [THIS] PRELIMINARY PLAN. THE DEVELOPER/PETITIONER IS ADVISED THAT DISTURBANCE TO THE RELOCATED STREAM BUFFER WILL ONLY BE ALLOWED AS A LAST RESORT, AND WILL BE MINIMIZED TO THE EXTENT POSSIBLE BY SHIFTING THE SWM FACILITY AWAY FROM THE STREAM BUFFER AND/OR RECONFIGURING IT. THE SRC WILL NOT REQUIRE RECONFIGURATION OR DELETION OF RESIDENTIAL LOTS SHOWN ON THE APPROVED SKETCH PLAN (S-01-03), (2) THE DEVELOPER'S ENGINEER SHALL SHOW THE CONCEPTUAL MSHA STREAM RESTORATION IMPROVEMENTS ON THE PRELIMINARY PLAN. STORMWATER MANAGEMENT RELEASE RATES FOR THIS SUBDIVISION SHALL BE COORDINATED WITH THE STREAM DESIGN BANK FULL FLOWS SO NOT TO EXCEED.
 THE PRELIMINARY PLAN (P-04-07) WAS APPROVED SHOWING NO DISTURBANCE TO THE STREAM BUFFER FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY.

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 COMPLETED.

[Signature] 6/13/05
 DATE
 6-13-05
 DATE

FOREST CONSERVATION EASEMENTS		
ID	ACREAGE	TYPE
FCE A	0.5 ACRES	RETENTION
FCE B	0.26 ACRES	REFORESTATION
TOTAL	0.76 ACRES	

DEVELOPER
 Reuwer Long Term Holdings, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEYHALL DRIVE
 ELLICOTT CITY, MD 21042
 (443) 367 0422

AREA TABULATION	
NUMBER OF BUILDABLE LOTS	7
NUMBER OF OPEN SPACE LOTS	2
NUMBER OF LOTS OR PARCELS	9
AREA OF BUILDABLE LOTS	2.41±
AREA OF OPEN SPACE LOTS	1.34±
PUBLIC ROAD RIGHT-OF-WAY	0.69±
TOTAL AREA	4.44±

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

[Signature] 6/29/05
 DATE
 6/29/05
 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 6/29/05
 DATE
 6/29/05
 DATE

[Signature] 7/6/05
 DATE
 7/6/05
 DATE

OWNER'S CERTIFICATE

WE, REUWER LONG TERM HOLDING, LLC, OWNER 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.

[Signature]
 DONALD REUWER, PRESIDENT

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY ELLICOTT CITY LAND HOLDING, INC. TO REUWER LONG TERM HOLDING, LLC, BY DEED DATED JUNE 1, 2005 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND IN LIBER 9216 AT FOLIO 109 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.

[Signature]
 DATE
 6/13/05

RECORDED AS PLAT 17605 ON 7/25/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TIPTON OVERLOOK
 LOTS 2 THRU 8 AND
 OPEN SPACE LOTS 1 AND 9

SHEET 1 OF 2

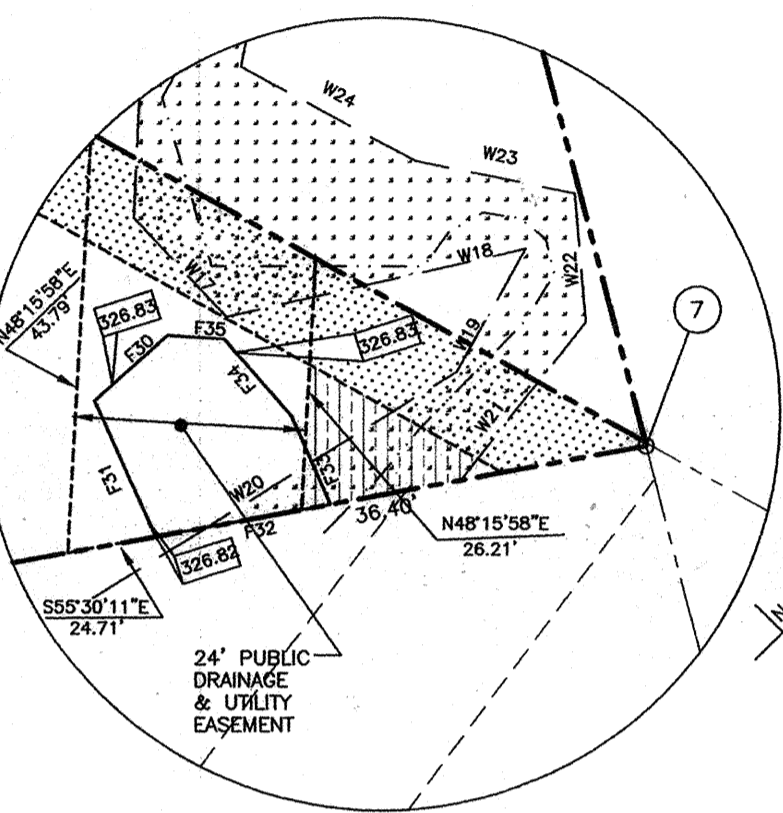
TAX MAP 46 6th ELECTION DISTRICT SCALE : 1"=50'
 PARCEL NO. 8 HOWARD COUNTY, MARYLAND DATE : JUNE 2004
 GRID 12 EX. ZONING R-20 DPZ FILE NOS. P-04-007
 S-01-03
 WP-03-136

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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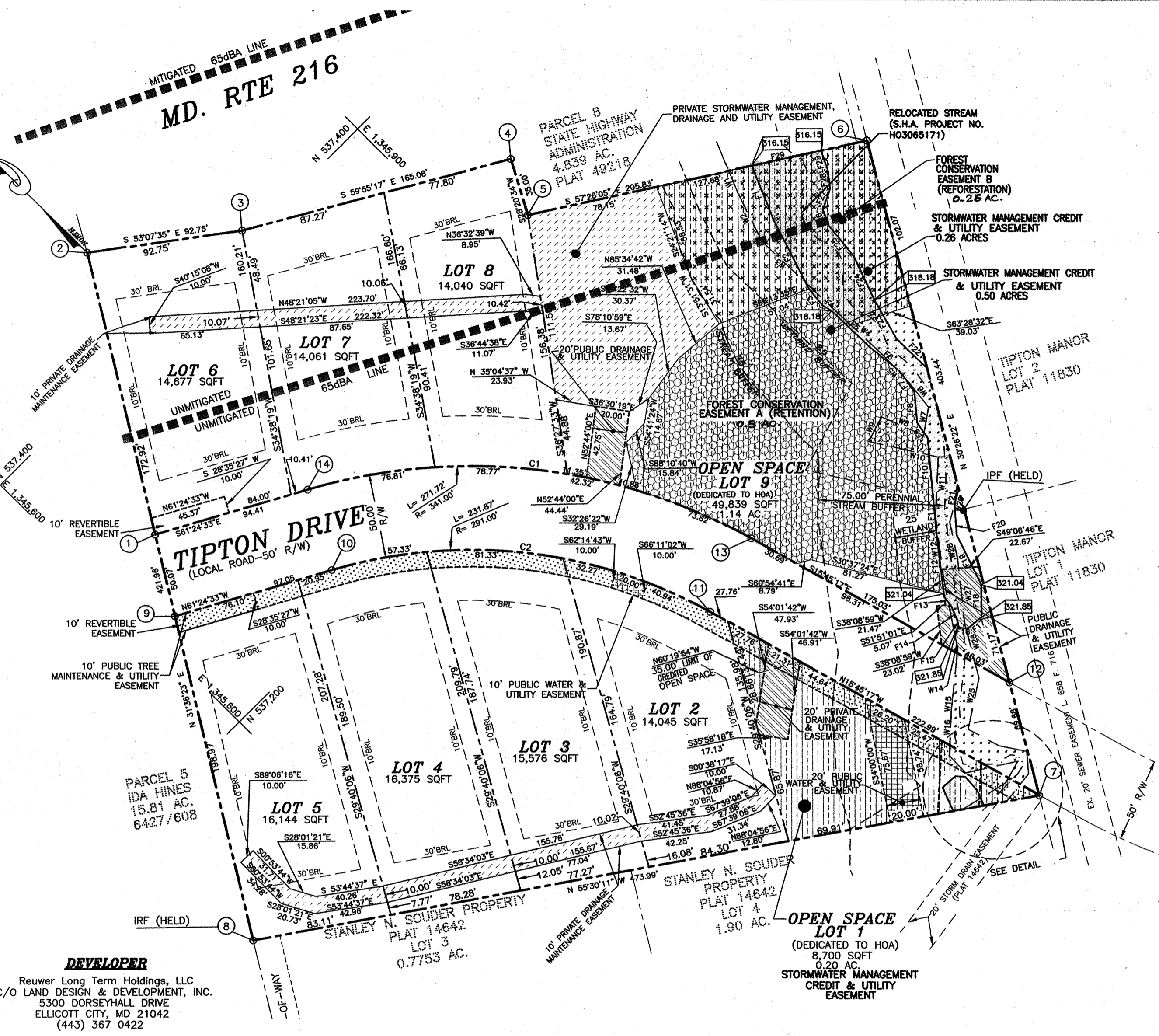
COORDINATE LIST		
NO.	NORTH	EAST
1	537,314.188	1,345,644.155
2	537,461.201	1,345,734.173
3	537,405.633	1,345,808.600
4	537,323.085	1,345,951.387
5	537,292.139	1,345,934.982
6	537,181.465	1,346,108.181
7	536,833.671	1,345,903.855
8	537,101.968	1,345,513.561
9	537,271.416	1,345,617.608
10	537,225.029	1,345,702.675
11	537,048.406	1,345,843.780
12	536,893.736	1,345,939.108
13	537,061.862	1,345,891.624
14	537,268.790	1,345,726.797

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON NAD'83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.2808333.



SCALE 1"=20'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CORD BEARING	CHORD
C1	271.72	341.00	45°39'16"	143.53	N38°34'55"W	264.58
C2	231.87	291.00	45°39'16"	122.49	N38°34'55"W	225.79



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 PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

John B. Mildeberg 6/13/05
 JOHN B. MILDEBERG, SURVEYOR DATE
Donald Reumer 6-13-05
 DONALD REUMER, PRESIDENT DATE

AREA TABULATION	
NUMBER OF BUILDABLE LOTS (THIS SHEET)	7
NUMBER OF OPEN SPACE LOTS (THIS SHEET)	2
NUMBER OF LOTS OR PARCELS (THIS SHEET)	9
AREA OF BUILDABLE LOTS (THIS SHEET)	2.41±
AREA OF OPEN SPACE LOTS (THIS SHEET)	1.34±
PUBLIC ROAD RIGHT-OF-WAY (THIS SHEET)	0.69±
TOTAL AREA (THIS SHEET)	4.44±

DEVELOPER
 Reumer Long Term Holdings, LLC
 C/O LAND DESIGN & DEVELOPMENT, INC.
 5300 DORSEYHALL DRIVE
 ELLICOTT CITY, MD 21042
 (443) 367 0422

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

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

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Mark D. Long 7/6/05
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, REUMER LONG TERM HOLDING, LLC, OWNER 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 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 _____ DAY OF _____

Donald Reumer
 DONALD REUMER, PRESIDENT

John B. Mildeberg
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF LAND CONVEYED BY ELLICOTT CITY LAND HOLDING, INC. TO REUMER LONG TERM HOLDING, LLC. BY DEED DATED JUNE 1, 2005 AND RECORDED AMONG THE LAND RECORDS FOR HOWARD COUNTY, MARYLAND IN LIBER 9216 AT FOLIO 109 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 6/13/05
 JOHN B. MILDEBERG, L.S. NO. 10718 DATE

RECORDED AS PLAT 17606 ON 7/23/05 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

TIPTON OVERLOOK
 LOTS 2 THRU 8 AND
 OPEN SPACE LOTS 1 AND 9

SHEET 2 OF 2

TAX MAP 46 6th ELECTION DISTRICT SCALE: 1"=50'
 PARCEL NO. 8 HOWARD COUNTY, MARYLAND DATE: JUNE 2005
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MILDEBERG, BOENDER & ASSOC., INC.
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