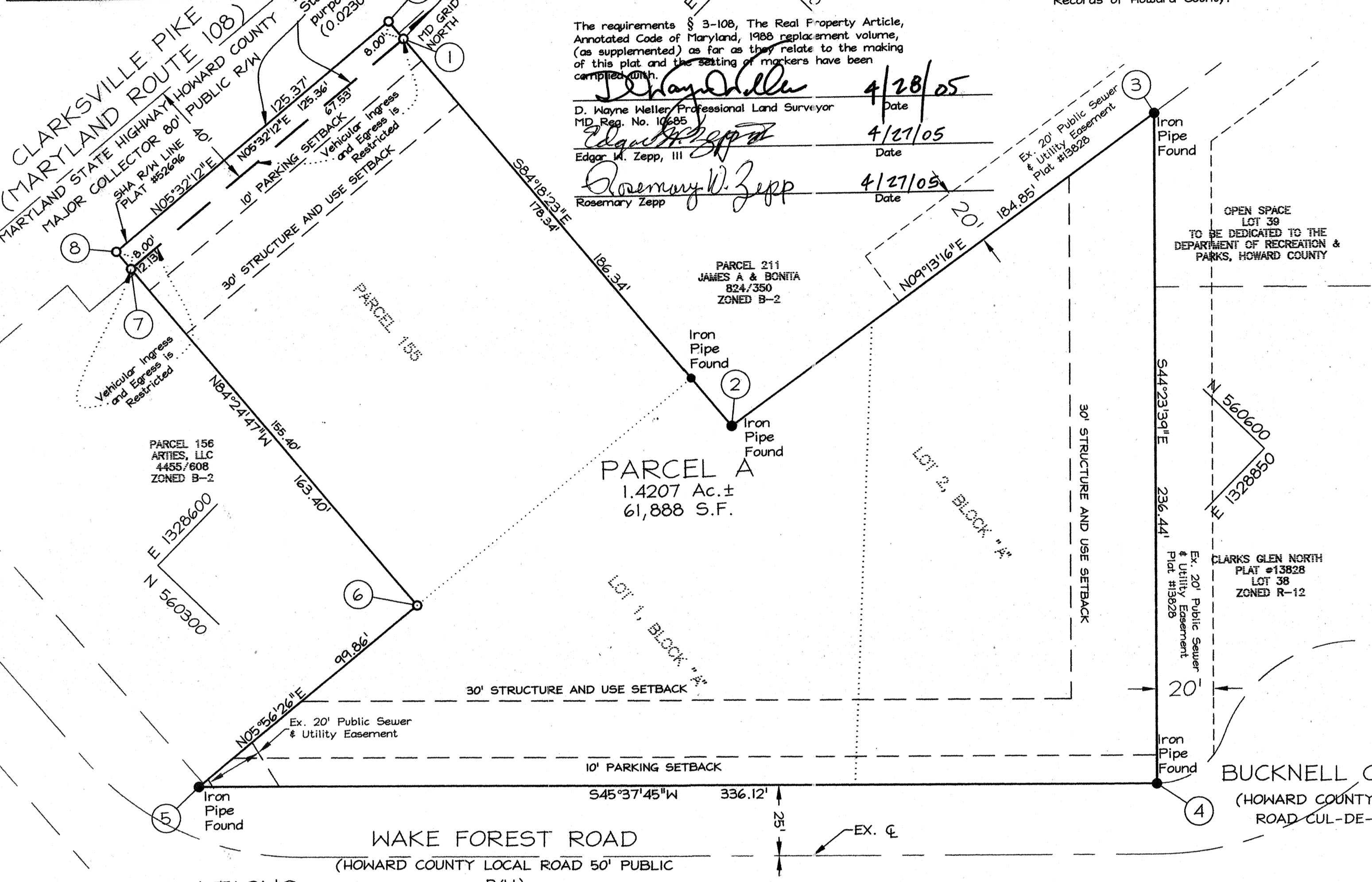
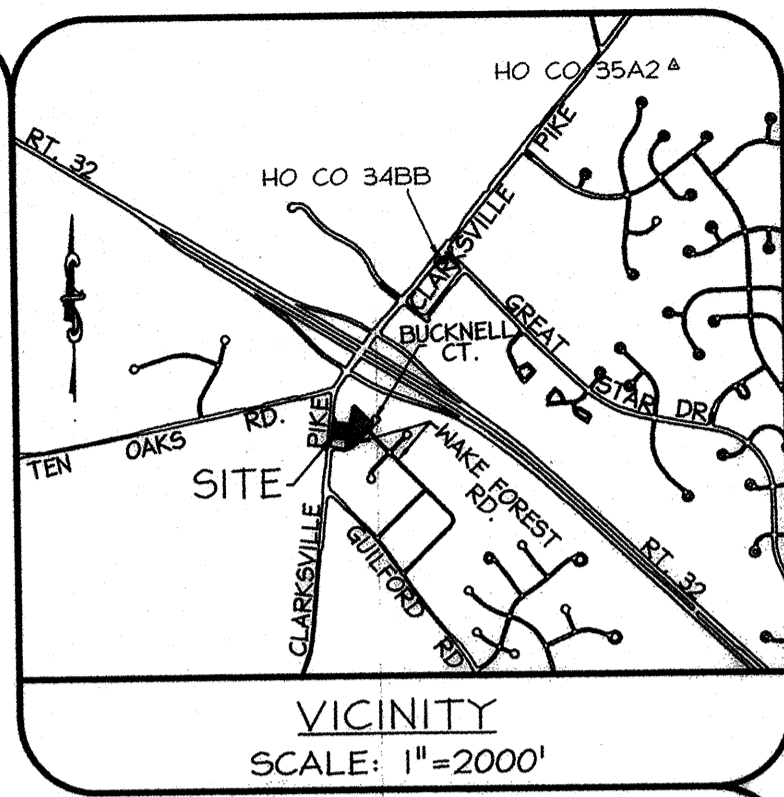


	NORTHING	EASTING
1	560493.1247	1328532.6088
2	560475.4315	1328710.0723
3	560657.8909	1328739.6931
4	560488.9438	1328905.1046
5	560253.8951	1328664.8370
6	560353.2220	1328675.1724
7	560368.3570	1328520.5137
8	560369.1296	1328512.5517
9	560493.9184	1328524.6482



Reservation of Public Utility Easements
 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 A, any conveyances of the aforesaid lots shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lots. 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 and maintenance agreement executed by the developer and the County, and the release of developer's surety posted with said agreement. The County shall accept the easements and record the deed(s) of easement in the Land Records of Howard County.



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.

D. Wayne Weller 4/28/05
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date
Edgar W. Zepp III 4/27/05
 Edgar W. Zepp III Date
Rosemary W. Zepp 4/27/05
 Rosemary W. Zepp Date

- General Notes**
- 1.) The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated October, 1999.
 - 2.) These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 34BB & 35A2.
 - 3.) Stone or Concrete Monument Found or Set
 Pipe or Rebar Found or Set
 - 4.) Deed References: Parcel 155 - Liber 1986 Folio 448
 Parcel 204, Lot 1 - Liber 1086 Folio 448
 Parcel 204, Lot 2 - Liber 1546 Folio 400
 - 5.) Subject property is zoned B-2 per the February 2, 2004 Comprehensive Zoning Plan.
 - 6.) BRL denotes Building Restriction Line.
 - 7.) All areas shown on this plat are +/-, more or less.
 - 8.) There is an existing structure located on Parcel 155.
 - 9.) No non-tidal wetlands areas are located within this subdivision.
 - 10.) No 100 Yr Floodplain areas are located within this subdivision.
 - 11.) Landscaping for this parcel is provided in accordance with a certified Landscape Plan filed under SDP-05-021 in accordance with Section 16.124 of the Howard County Code and the Landscape Manual.
 - 12.) Stormwater management facilities will be required on the parcels shown on this plat in accordance with the Design Manuals. Prior to signature approval of the site development plan, the developer will be required to execute the developer's agreement for the construction of the storm water management facility and a maintenance agreement.
 - 13.) Water and sewer service to this parcel will be granted under the provisions of Section 18.122.B of the Howard County Code.
 - 14.) Public water and sewage allocation will be granted at the time of issuance of the building permit if capacity is available at that time.
 - 15.) Forest conservation for this project is addressed under SDP-05-021.
 - 16.) This plat is subject to the Amended Fifth Edition of the Subdivision and Land Development Regulations per Council Bill No. 45-2003 and the Zoning Regulations as amended by CB 75-2003. Development or construction of this parcel 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.
 - 17.) The entire property is located within the Metropolitan District.
 - 18.) The existing septic system and well, located on parcel 155, shall be abandoned in accordance with the Bureau of Environmental Health abandonment procedures prior to issuance of the building permit.

AREA TABULATIONS

1. Total number of lots to be recorded: 1
 - a) Buildable: 1
 - b) Non-Buildable: 0
 - c) Open Space: 0
 - d) Preservation Parcels: 0
2. Total area of lots to be recorded: 1.3977 Ac. ±
 - a) Buildable: 1.3977 Ac. ±
 - b) Non-Buildable: 0.0000 Ac. ±
 - c) Open Space: 0.0000 Ac. ±
 - d) Preservation Parcel: 0.0000 Ac. ±
3. Total area of road right-of-way to be recorded: 0.0230 Ac. ±
4. Total area of subdivision to be recorded: 1.4207 Ac. ±

APPROVED: For Public Water and Public Sewerage Systems
 Howard County Health Department.
Robert J. Walker 5/16/05
 Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.
Mark S. Gyle 5/25/05
 Director Date
William J. ... 5/5/05
 Chief, Development Engineering Division Date

SURVEYOR'S CERTIFICATE
 I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed by Edgar W Zepp III and Rosemary W Zepp to Zepp Plaza, LLC, a Maryland Limited Liability Corporation, by deed dated April 26, 2005 and recorded among the Land Records of Howard County, Maryland in Liber 9150 Folio 162; 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.

D. Wayne Weller 4/28/05
 D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 Date

OWNER'S CERTIFICATE
 We, Edgar W. Zepp III and Rosemary Zepp, Managing Members of the Zepp Plaza, 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 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 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 easements and rights-of-ways.
 Witness by my hand this ___ day of March, 2004.
Edgar W. Zepp III *Rosemary W. Zepp*
 Edgar W. Zepp III Rosemary W. Zepp
Steve Harris *Steve Harris*
 Witness Witness

RECORDED AS PLAT NUMBER 17437
 ON MAY 31, 2005
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

RESUBDIVISION PLAT
ZEPP PLAZA
PARCEL A
 A Resubdivision of Lots 1 and 2 of Heritage Heights
Plat Book 4, Folio 14
 Tax Map No. 34 - Grid No. 12 - Parcels 155 & P/O 204
 5th Election District - Howard County, Maryland Scale: 1"=30'
 Date: March 2005 Sheet 1 of 1
 Previous Submittals: SDP-05-021 Job # 99-062

LDE INC.
 Planning/Engineering/Surveying
 9250 Rumsy Road Suite 106/Columbia, Maryland/21045
 (410)715-1070 (Baltimore) (301)596-3424 (Washington) (410)715-9540 FAX

The purpose of this plat is to consolidate Heritage Heights, Section 1, Block 1A, Lots 1 & 2 & Parcel 155.

Owner: Zepp Plaza, LLC
 12447 Clarksville Pike
 Clarksville, Maryland 21029