

- APPROVAL OF A SITE DEVELOPMENT PLAN IS REQUIRED FOR THE DEVELOPMENT OF ALL RESIDENTIAL LOTS (EXCEPT LOT 14) WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR NEW HOUSE CONSTRUCTION IN ACCORDANCE WITH SECTION 16.155 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENTS FOR LOTS 2 THRU 7 AND LOTS 10 THRU 15 HAVE BEEN RECORDED IN THE HOWARD COUNTY LAND RECORDS OFFICE WITH RECORDING OF THIS SUBDIVISION PLAT.
- OPEN SPACE LOT 16 SHOWN ON THIS PLAT IS HEREBY DEDICATED TO A HOMEOWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND THE RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION TO ESTABLISH THE H.O.A. WAS RECORDED ON 6-14-06 AS LIBER FOLIO NO. 18581 OR RECEIPT NO. 511343720.

- PERIMETER LANDSCAPING HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING (23 SHADE TREES, 10 EVERGREENS) HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE AMOUNT OF \$8,400.00.
- DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), 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 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.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT FOR THIS SUBDIVISION HAVE BEEN FULFILLED BY RETENTION OF 1.17 ACRES, REFORESTATION OF 1.03 ACRES, AND A FEE-IN-LIEU OF 0.36 ACRES (15,682 SQ.FT.) IN THE AMOUNT OF \$7,841.08. FINANCIAL SURETY FOR THE ON-SITE RETENTION OF 1.17 ACRES (50,965.2 SQ.FT.) IN THE AMOUNT OF \$1,193.04 AND REFORESTATION OF 1.03 ACRES (44,886.8 SQ. FT.) IN THE AMOUNT OF \$22,433.40 HAS BEEN POSTED AS PART OF THE DPW DEVELOPERS AGREEMENT IN THE TOTAL AMOUNT OF \$32,627.00.
- STORM WATER MANAGEMENT IS PRIVATELY OWNED AND MAINTAINED BY THE H.O.A AND WILL BE PROVIDED VIA: THE CHANNEL PROTECTION VOLUME IS PROVIDED BY THE EXISTING WET POND LOCATED ON STONE MANOR SECTION 1. THIS POND ALSO MANAGES THE 2 AND 10 YEAR EVENTS FOR ITS ASSOCIATED DRAINAGE AREA. THE WqV AND Rev FOR THE REMAINING AREAS OF THE SITE ARE PROVIDED BY: NATURAL AREA CONSERVATION CREDIT, SHEET FLOW TO BUFFER CREDIT AND NON-ROOFTOP DISCONNECTION CREDITS. THESE AREAS INCLUDE LOTS 1&2, AND 11-15
- FOR FLAG OR PIPE STEM 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 ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.
- WETLANDS, STREAM AND FOREST STAND DELINEATION WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS, INC. ON OR ABOUT AUGUST 2003. FLOODPLAIN STUDY WAS CONDUCTED BY MILDENBERG, BOENDER, & ASSOCIATES, INC. ON OR ABOUT SEPTEMBER 2003.
- UTILITY AND ROADWAY (STONECREST DRIVE) CROSSINGS SHOWN ARE DETERMINED NECESSARY DISTURBANCE BY THE DEPARTMENT OF PLANNING AND ZONING AND THE HOWARD CONSERVATION DISTRICT IN ACCORDANCE WITH SECTION 16.116(C) OF THE FIFTH EDITION SUBDIVISION AND LAND DEVELOPMENT REGULATION. (MDE TRACKING NUMBER 05-NT-0317)

**GENERAL NOTES:**

- TAX MAP 25 PARCEL 68 & 69
- SUBJECT PROPERTY IS ZONED R-20 PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND PER THE COMRA LITE REGS. EFFECTIVE 7/28/06.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT AUGUST 2003 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 2411 & 2413. HOWARD COUNTY CONTROL STATIONS CONSIST OF A STANDARD STAMPED DISC SET ON TOP OF CONCRETE COLUMN.  
STATION NO. 2411 N 577,298.654 ELEVATION 437.831  
E 1,366,075.133  
STATION NO. 2413 N 580,648.904 ELEVATION 404.482  
E 1,364,974.471
- DENOTES AN IRON PIN OR IRON PIPE FOUND  
○ DENOTES AN ANGULAR CHANGE IN BEARING OR RIGHT-OF-WAY.  
BRL DENOTES A BUILDING RESTRICTION LINE
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. PUBLIC WATER & SEWER WILL BE UTILIZED.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON SITE. HISTORIC STRUCTURE HO-421 (STONE HOUSE @ BON AIR) IS TO REMAIN AS PART OF LOT 14.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 14 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- REQUIRED OPEN SPACE=7.91 X 40% = 3.16 Ac±  
\*PROVIDED OPEN SPACE= 3.00 Ac±  
\* EXCESS OPEN SPACE PROVIDED ON STONE MANOR SECTION 1 WILL BE UTILIZED TO COVER THE OPEN SPACE SHORTAGE OF 0.16 ACRES. STONE MANOR SECTION 1 HAS 5.583 ACRES OF EXCESS OPEN SPACE.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A) WIDTH - 12 FEET (14 FEET SERVING MORE THAN ONE RESIDENCE).  
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2").  
C) GEOMETRY - MAX. 14% GRADE, MAX. 10% GRADE CHANGE AND MIN. OF 45 FOOT TURNING RADIUS.  
D) STRUCTURES (CULVERTS/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.
- ALL EXISTING STRUCTURES TO BE REMOVED EXCEPT THE EXISTING DWELLING LOCATED ON LOT 14.
- NO CLEARING, GRADING, OR CONSTRUCTION IS PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR THEIR BUFFERS, 100 YEAR FLOODPLAIN EASEMENT AND FOREST CONSERVATION EASEMENT AREAS, EXCEPT AS SHOWN ON APPROVED PLANS.
- 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 AUGUST 14, 2006 ON WHICH DATE DEVELOPERS AGREEMENT # 14-4202-D WAS FILED & ACCEPTED.
- THIS PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL #75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACKS AND BUFFER REGULATIONS (TO INCLUDE WATER & SEWER STRUCTURE SETBACK BULLETIN FROM DED DATED DEC. 9 2003), IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT.

**LEGEND**

- DENOTES WETLANDS
- 100 YR FLOODPLAIN EASEMENT
- 400.0 APPROXIMATE 100 YR FLOODPLAIN ELEVATION
- FOREST CONSERVATION EASEMENT (RETENTION)
- FOREST CONSERVATION EASEMENT (REFORESTATION)
- PRIVATE USE-IN-COMMON DRIVEWAY & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PROPOSED PUBLIC TREE MAINTENANCE EASEMENT
- AREA OF ROAD DEDICATION
- PUBLIC SEWER, WATER, DRAINAGE & UTILITY EASEMENT

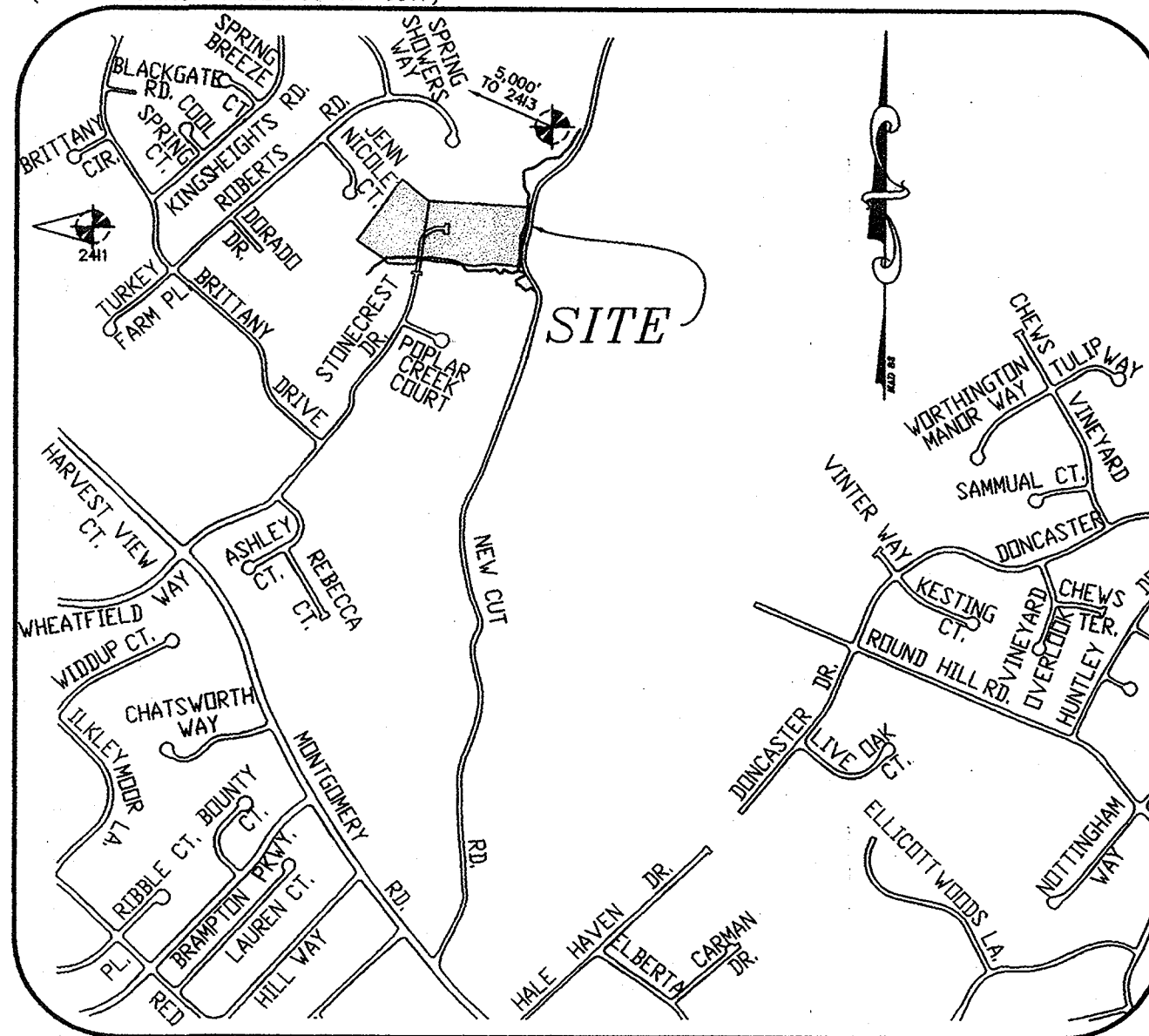
**COORDINATES TABLE**

POINT #	NORTHING	EASTING
101	577426.46	1368455.24
102	577268.97	1368615.08
103	577241.98	1369210.65
104	577134.44	1369201.85
105	577021.47	1369171.38
106	576881.40	1369162.42
107	576885.54	1369112.40
108	576896.34	1368991.63
109	576883.05	1368875.19
110	576882.58	1368849.00
111	576884.88	1368821.85
112	576906.40	1368740.98
113	576919.83	1368646.08
114	576917.40	1368533.83
115	576920.33	1368368.53
116	576967.04	1368363.12
117	577057.30	1368186.14
118	576917.21	1368574.23
119	577037.07	1368551.37
120	577031.27	1368590.95
121	577099.61	1368673.18
122	577098.41	1368704.39
123	577083.43	1368703.58
124	577082.28	1368733.56
125	577144.08	1368749.40
126	577153.37	1368706.14
127	577138.39	1368705.59
128	577139.58	1368674.71
129	577242.34	1369202.50
130	577212.32	1369198.75
131	577191.03	1369197.13
132	577155.74	1369193.94
133	577118.61	1369186.35
134	577085.58	1369177.61
135	577046.87	1369166.81
136	577014.74	1369160.52
137	576973.04	1369157.53
138	576940.40	1369158.80
139	576914.25	1369164.52
140	576916.85	1368564.51

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

**OWNERS**

MID-ATLANTIC LAND SERVICES, INC.  
5300 DORSEY HALL DRIVE  
ELLCOTT CITY, MD 21042  
  
JOHN B. MILDENBERG &  
R. JACOB HIKMAT  
5072 DORSEY HALL DRIVE, SUITE 202  
ELLCOTT CITY, MARYLAND 21042



**VICINITY MAP**

SCALE: 1"=1000'

**DENSITY & OPEN SPACE TABULATION CHART FOR STONE MANOR SECTIONS 1 THRU 3**

	EXISTING SECTION 1 F-00-54	SECTION 2 F-02-06	SECTION 3 F-06-36	TOTAL
GROSS AREA:	30.814 AC ±	9.797 AC ±	7.91 AC ±	48.52 AC ±
AREA OF STEEP SLOPES:	00.00 AC ±	00.00 AC ±	0.99 AC ±	0.99 AC ±
AREA OF FLOODPLAIN:	3.288 AC ±	00.00 AC ±	0.45 AC ±	3.74 AC ±
NET AREA:	27.53 AC ±	9.797 AC ±	6.47 AC ±	43.80 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFD:	13.471 AC ±	4.168 AC ±	4.52 AC ±	22.16 AC ±
AREA OF PROPOSED BUILDABLE LOTS SFA:	00.00 AC ±	00.00 AC ±	00.00 AC ±	00.00 AC ±
TOTAL AREA OF PROPOSED BUILDABLE LOTS:	13.471 AC ±	4.168 AC ±	4.52 AC ±	22.16 AC ±
AREA OF PROPOSED ROAD (R/W):	2.520 AC ±	0.473 AC ±	0.393 AC ±	3.386 AC ±
REQUIRED OPEN SPACE (40% OF GROSS AREA):	9.24 AC ± (30%)	2.94 AC ±	3.16 AC ±	15.34 AC ±
PROVIDED OPEN SPACE:	14.823 AC ±	5.16 AC ±	3.00 AC ±	22.98 AC ±
NON CREDITED OPEN SPACE:	00.00 AC ±	00.00 AC ±	00.00 AC ±	00.00 AC ±
CREDITED OPEN SPACE:	00.00 AC ±	5.063 AC ±	3.00 AC ±	8.06 AC ±
REQUIRED RECREATIONAL OPEN SPACE (200 S.F. PER LOT):	5600 S.F.	2400 S.F.	3000 S.F.	11000 S.F.
PROVIDED RECREATIONAL OPEN SPACE:	7378 S.F.	3000 S.F.	4435 S.F.	14813 S.F.
NUMBER OF PROPOSED BUILDABLE LOTS (SFD):	28	12	15	55
NUMBER OF PROPOSED BUILDABLE LOTS (SFA):	0	0	0	0
NUMBER OF PROPOSED BUILDABLE LOTS:	28	12	15	55
NUMBER OF PROPOSED OPEN SPACE LOTS:	3	2	3	8
NUMBER OF BULK PARCELS:	0	0	0	0
TOTAL NUMBER OF PROPOSED LOTS:	31	14	18	63

\* : EXCESS OPEN SPACE FROM SECTION 1 TO SATISFY SECTION 3 OPEN SPACE REQUIREMENTS.

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 B. MILDENBERG, SURVEYOR  
DATE 8/30/06  
STONE MANOR III LLC, DONALD R. REUWER JR.  
DATE 8/30/06  
MID-ATLANTIC LAND SERVICES, INC., DONALD R. REUWER JR.  
DATE 8/30/06  
R. JACOB HIKMAT  
DATE 8/30/06  
JOHN B. MILDENBERG  
DATE 8/30/06

**AREA TABULATION**

NUMBER OF BUILDABLE LOTS	15
NUMBER OF OPEN SPACE LOTS	3
NUMBER OF LOTS OR PARCELS	18
AREA OF BUILDABLE LOTS	4.52 AC. ±
AREA OF NON-BUILDABLE LOTS	N/A
AREA OF OPEN SPACE LOTS	3.00 AC.
AREA OF ROADWAY	0.39 AC.
AREA	7.91 AC. ±

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

Robert J. Weber  
HOWARD COUNTY HEALTH OFFICER  
DATE 9/19/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief Development Engineering Division  
DATE 9/14/06

DIRECTOR  
DATE 10/12/06

**OWNER'S STATEMENT**

WE, MID-ATLANTIC LAND SERVICES, INC. A MARYLAND CORPORATION, JOHN B. MILDENBERG AND R. JACOB HIKMAT, 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 RIGHTS-OF-WAY 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 ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND AND SEAL THIS 30 DAY OF Aug 2006

MID-ATLANTIC LAND SERVICES, INC.  
DONALD R. REUWER JR.  
STONE MANOR III LLC  
DONALD R. REUWER JR.

R. JACOB HIKMAT, OWNER  
JOHN B. MILDENBERG, OWNER

Debra Ziea  
Debra Ziea  
Witness  
Witness

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY EDUARDO VALDA TO VALDA LLC BY DEED DATED 08/06/2003 AND CONVEYED BY VALDA LLC TO JOHN B. MILDENBERG, R. JACOB HIKMAT AND MID-ATLANTIC LAND SERVICES, INC. A MARYLAND CORPORATION, BY A DEED DATED MAY 16, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10031 FOLIO 328, AND A SUBDIVISION OF THE PARCEL OF LAND CONVEYED BY WILLIAM T. ROBERTS & WIFE TO WILLIAM PAUL CORUN & ALICE GERTRUDE CORUN BY DEED DATED 12/26/1949 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7457 FOLIO 328 AND LIBER 214 FOLIO 266 AND FROM WILLIAM PAUL CORUN AND ALICE ALICE GERTRUDE CORUN TO STONE MANOR III LLC BY DEED DATED JUNE 14, 2006 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10063 FOLIO 540, 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.

STATE OF MARYLAND  
JOHN B. MILDENBERG, SURVEYOR  
NO. 0718  
DATE 8/30/06

RECORDED AS PLAT 18581 ON 10/26/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

STONE MANOR, SECTION 3,  
LOTS 1 THRU 15  
AND OPEN SPACE LOTS 16 THRU 18

TAX MAP 25 2ND ELECTION DISTRICT SCALE: 1"=50'  
PARCEL 68 & 69 HOWARD COUNTY, MARYLAND DATE: AUGUST 2006  
GRID 19 EX. ZONING R-20  
DPZ FILE#S: SP-04-04, F-00-54, F-02-06, SP-98-15, P-01-14, S-97-16, S-99-21

**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-06-030



**MINIMUM LOT SIZE TABLE**

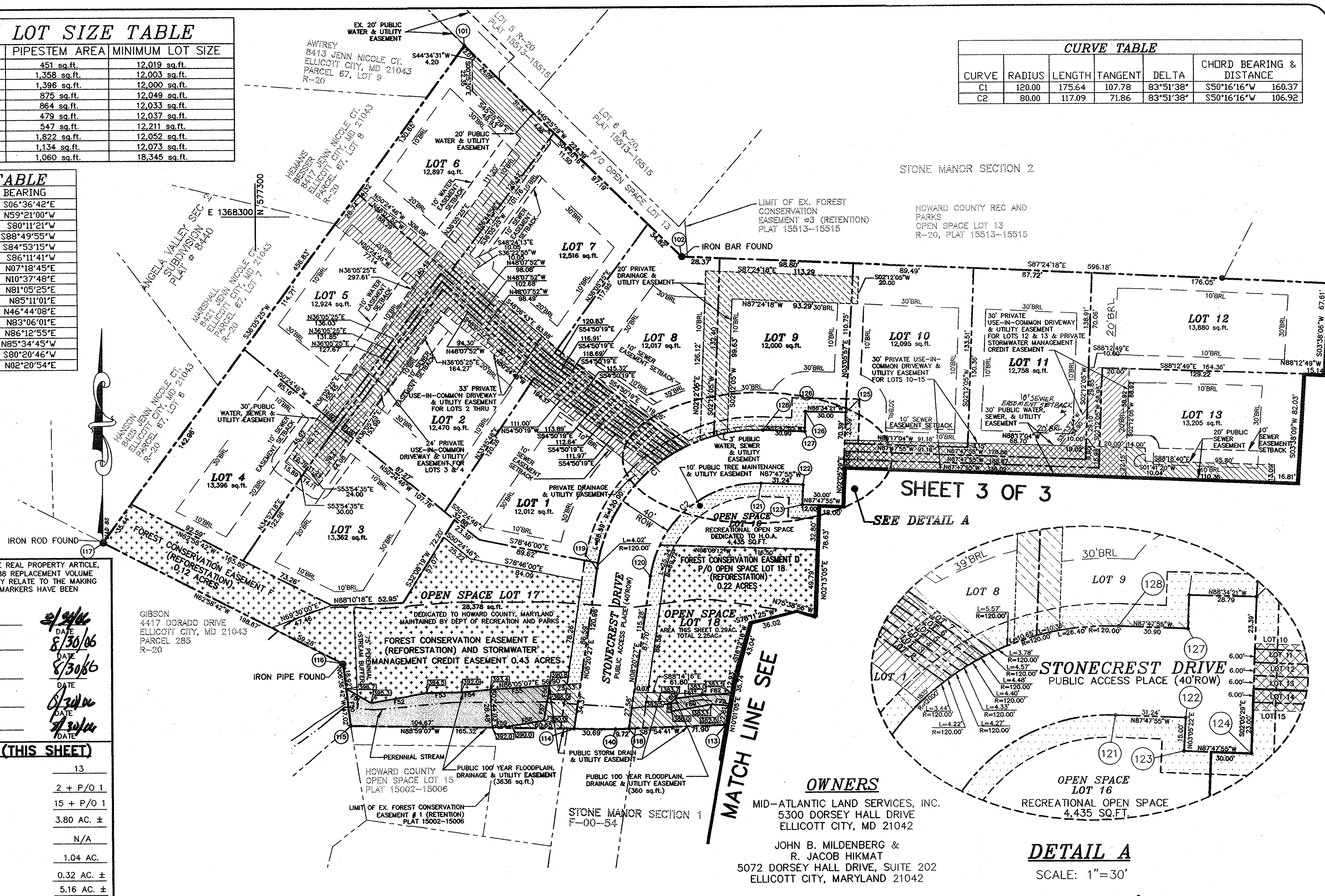
LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
2	12,470 sq.ft.	451 sq.ft.	12,019 sq.ft.
3	13,361 sq.ft.	1,358 sq.ft.	12,003 sq.ft.
4	13,396 sq.ft.	1,396 sq.ft.	12,000 sq.ft.
5	12,924 sq.ft.	875 sq.ft.	12,049 sq.ft.
6	12,897 sq.ft.	864 sq.ft.	12,033 sq.ft.
7	12,516 sq.ft.	479 sq.ft.	12,037 sq.ft.
11	12,758 sq.ft.	547 sq.ft.	12,211 sq.ft.
12	13,874 sq.ft.	1,822 sq.ft.	12,052 sq.ft.
13	13,207 sq.ft.	1,134 sq.ft.	12,073 sq.ft.
14	19,405 sq.ft.	1,060 sq.ft.	18,345 sq.ft.

**FLOODPLAIN TABLE**

LINE	LENGTH	BEARING
F50	28.10	S06°36'42"E
F51	21.30	N59°21'00"W
F52	41.54	S80°11'21"W
F53	25.73	S88°49'55"W
F54	21.64	S84°53'15"W
F55	43.80	S96°11'41"W
F56	9.84	N07°18'45"E
F57	16.98	N10°37'48"E
F58	23.71	N81°05'25"E
F59	14.59	N85°11'01"E
F60	3.85	N46°44'08"E
F61	19.08	N83°06'01"E
F62	22.60	N86°12'55"E
F79	12.82	N85°34'45"W
F80	30.60	S80°20'46"W
F81	6.93	N02°20'54"E

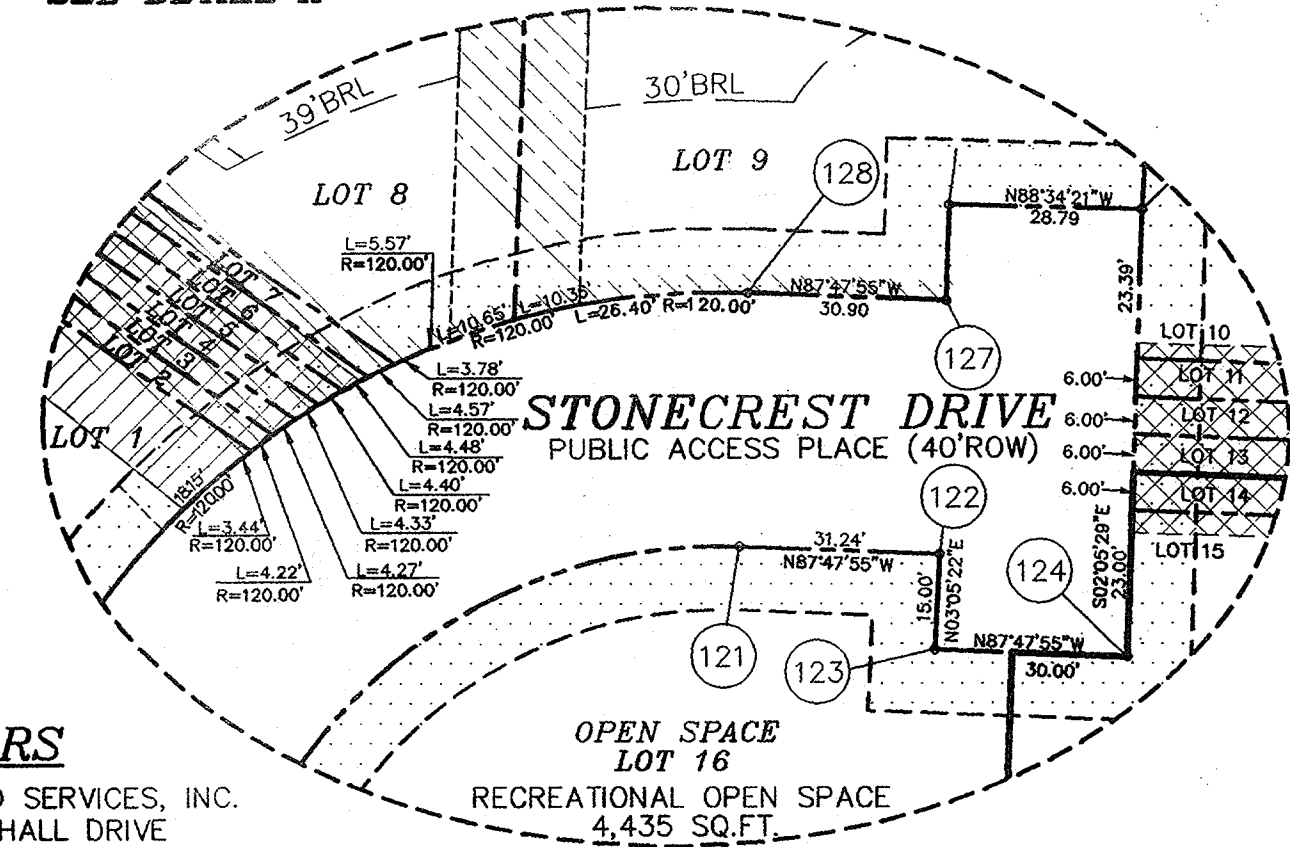
**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE
C1	120.00	175.64	107.78	83°51'38"	S50°16'16"W 160.37
C2	80.00	117.09	71.86	83°51'38"	S50°16'16"W 106.92



**SHEET 3 OF 3**

SEE DETAIL A



**DETAIL A**

SCALE: 1"=30'

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]* DATE 8/30/06  
 JOHN B. MILDENBERG SURVEYOR

*[Signature]* DATE 8/30/06  
 MID-ATLANTIC LAND SERVICES, INC.  
 DONALD R. REUWER JR.

*[Signature]* DATE 9/14/06  
 STONE MANOR III LLC  
 DONALD R. REUWER JR.

*[Signature]* DATE 9/14/06  
 R. JACOB HIKMAT  
 JOHN B. MILDENBERG

**AREA TABULATION (THIS SHEET)**

NUMBER OF BUILDABLE LOTS	13
NUMBER OF OPEN SPACE LOTS	2 + P/O 1
NUMBER OF LOTS OR PARCELS	15 + P/O 1
AREA OF BUILDABLE LOTS	3.80 AC. ±
AREA OF NON-BUILDABLE LOTS	N/A
AREA OF OPEN SPACE LOTS	1.04 AC.
AREA OF ROADWAY DEDICATION	0.32 AC. ±
AREA	5.16 AC. ±

GIBSON  
 4417 DORADO DRIVE  
 ELLICOTT CITY, MD 21043  
 PARCEL 285  
 R-20

**OWNERS**  
 MID-ATLANTIC LAND SERVICES, INC.  
 5300 DORSEY HALL DRIVE  
 ELLICOTT CITY, MD 21042

JOHN B. MILDENBERG &  
 R. JACOB HIKMAT  
 5072 DORSEY HALL DRIVE, SUITE 202  
 ELLICOTT CITY, MARYLAND 21042

**OWNER'S STATEMENT**

WE, MID-ATLANTIC LAND SERVICES, INC. A MARYLAND CORPORATION, JOHN B. MILDENBERG AND R. JACOB HIKMAT, 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 RIGHTS-OF-WAY 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 30 DAY OF AUG 2006

*[Signature]*  
 MID-ATLANTIC LAND SERVICES, INC.  
 DONALD R. REUWER JR. WITNESS

*[Signature]*  
 STONE MANOR III LLC  
 DONALD R. REUWER JR. WITNESS

*[Signature]*  
 R. JACOB HIKMAT, OWNER WITNESS

*[Signature]*  
 JOHN B. MILDENBERG, OWNER WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE PARCEL OF LAND, CONVEYED BY EDUARDO VALDA TO VALDA LLC BY DEED DATED 08/06/2003 AND CONVEYED BY VALDA LLC TO JOHN B. MILDENBERG, R. JACOB HIKMAT AND MID-ATLANTIC LAND SERVICES, INC. A MARYLAND CORPORATION, BY A DEED DATED MAY 16, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10031 FOLIO 328, AND A SUBDIVISION OF THE PARCEL OF LAND CONVEYED BY WILLIAM T. ROBERTS & WF TO WILLIAM PAUL CORUN & ALICE GERTRUDE CORUN BY DEED DATED 12/26/1949 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 7457 FOLIO 328 AND LIBER 214 FOLIO 266 AND FROM WILLIAM PAUL CORUN AND ALICE ALICE GERTRUDE CORUN TO STONE MANOR III LLC BY DEED DATED JUNE 14, 2008 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10035 FOLIO 540, 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]*  
 JOHN B. MILDENBERG, L.S. NO. 10718

RECORDED AS PLAT 18585 ON 9/14/06 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

**STONE MANOR, SECTION 3,  
 LOTS 1 THRU 15  
 AND OPEN SPACE LOTS 16 THRU 18**

SHEET 2 OF 3

TAX MAP 25 2ND ELECTION DISTRICT SCALE: 1"=50'  
 PARCEL 68 & 69 HOWARD COUNTY, MARYLAND DATE: AUGUST 2006  
 GRID 19 EX. ZONING R-20  
 DPZ FILE#S: SP-04-04, F-00-54, F-02-06, SP-98-15, P-01-14, S-97-16, S-99-21

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

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 (410) 997-0296 Balt. (301) 621-5521 Wash. (410) 997-0298 Fax.



